



**DEVELOPMENT SERVICES CENTER**  
808 W. SPOKANE FALLS BLVD.  
SPOKANE, WASHINGTON 99201-3329  
509.625.6300  
MY.SPOKANECITY.ORG

## **Notice of Application** **Optional DNS**

The City of Spokane has received a SEPA application for the following project:

**Date of Issuance: 7/10/2024**

**File No.** B2410915SEPA

**Proponent:** Clifton Trimble (Storhaug Engineering), 510 E Third Ave, Spokane, WA 99202

**Location of proposal:** 2435-2471 W Clarke Ave

**Description of proposal:** Construction of three, three-story multi-family buildings totaling 30 units including parking.

**Lead agency and Contact:** City of Spokane, Development Services Center, Ryan Benzie, [rbenzie@spokanecity.org](mailto:rbenzie@spokanecity.org) 509-625-6300

**Date of Permit Application:** 6/21/2024

**Determined Complete:** 7/9/2024

**Comment Due Date:** 7/31/2024

**SEPA Environmental Review:** The City of Spokane has reviewed the proposed project and determined that it does not have a probable significant adverse impact on the environment and expects to issue a Mitigated Determination of Non-significance (MDNS). An Environment Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, City of Spokane Municipal Code Title 17, a site assessment, and comments from affected agencies. This information is available to the public on request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to Development Services Center, 808 W Spokane Falls Blvd. Spokane WA 99201**

**Environmental Documents and/or Studies Applicable to this Application:** Permit Number B2410915SEPA has been assigned to this proposal. The SEPA comment period will end **July 31, 2024**. It is probable that a Determination of Non-Significance or Mitigated Determination of Non-significance will be issued for this proposal (WAC 197.11.355 optional DNS process). The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** A copy of the completed SEPA Checklist and any other

information concerning this proposal may be obtained by contacting Ryan Benzie at [rbenzie@spokanecity.org](mailto:rbenzie@spokanecity.org).

**Anticipated Mitigations:**

**Spokane City/County Historic Preservation – Megan Duvall:**

1. A Cultural Resource Survey must be conducted prior to the issuance of grading permits/ground disturbing activities.

**Spokane Tribe- Randy Abrahamson :**

1. A Cultural Resource Survey must be conducted prior to the issuance of grading permits/ground disturbing activities along with the incorporation of an inadvertent discovery plan into the scope of work.

**Washington Department of Archaeology and Historic Preservation – Sydney Hanson:**

1. A Cultural Resource Survey must be conducted prior to the issuance of grading permits/ground disturbing activities.

A DNS or MDNS will be issued following the close of the comment period. Any member of the public who submits comments will be notified of the determination.

\*\*\*\*\*

**Responsible official:** Dermott Murphy  
**Position/Title:** Building Official  
**SEPA Coordinator:** Ryan Benzie; [rbenzie@spokanecity.org](mailto:rbenzie@spokanecity.org) **Phone:** (509) 625-6300  
**Address:** City of Spokane  
Development Services Center, Attention: Ryan Benzie  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3343

**Signature:** \_\_\_\_\_ **Date Issued:** \_\_\_\_\_