



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

Notice of Application

Optional DNS per WAC 197-11-355

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

Date of Issuance: 3/19/2025

File No. B2504375SEPA

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

Location of proposal: 2435-2471 W Clarke Ave; 2423 W Bennett Ave

Description of proposal: Construction of four multi-family buildings totaling 36 units including parking.

Lead agency and Contact: City of Spokane, Development Services Center, Ryan Benzie, rbenzie@spokanecity.org 509-625-6300

Date of Permit Application: 3/17/2025

Determined Complete: 3/19/2025

Comment Due Date: 4/9/2025

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: A portion of this project was previously reviewed under Permit Number B2410915SEPA. The original checklist and MDNS issued August 6, 2024 will be adopted as part of this review. Permit Number B2504375SEPA has been assigned to this proposal. The SEPA comment period will end **April 9, 2025** 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.

Anticipated Mitigations:

Spokane City/County Historic Preservation:

1. A Cultural Resource Survey must be conducted prior to the issuance of grading permits/ground disturbing activities. This survey shall include the project site identified in B2410915SEPA and the additional scope included in the current proposal.

Spokane Tribe:

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. This survey shall include the project site identified in B2410915SEPA and the additional scope included in the current proposal.

Washington Department of Archaeology and Historic Preservation:

1. A Cultural Resource Survey must be conducted prior to the issuance of grading permits/ground disturbing activities. This survey shall include the project site identified in B2410915SEPA and the additional scope included in the current proposal.

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 **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:** _____