



**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: 9/9/2025**

**File No.** B2512898SEPA

**Proponent:** Matthew Collins (Uptic Studios), 402 E Sprague Ave Spokane, WA 99202

**Location of proposal:** 2950 W Sunset Blvd

**Description of proposal:** Construction of a new gas station on an approx. 1.43 acre site including a 5,000sf convenience store, 10 fuel pumps, underground gas tank, and 42 parking spaces

**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:** 7/29/2025

**Determined Complete:** 8/20/2025

**Comment Due Date:** 9/25/2025

**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 Determination of Non-significance (DNS). 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 B2512898SEPA has been assigned to this proposal. The SEPA comment period will end 9/10/2025. 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](mailto:rbenzie@spokanecity.org).

**Anticipated Mitigations:** None

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.

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**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:** *Dermott Murphy* **Date Issued:** 09/09/2025






# SPOKANE ENVIRONMENTAL ORDINANCE

Final Audit Report

2025-09-09

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