



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: 9/24/2025

File No. B2514782SEPA

Proponent: Storhaug Engineering, 510 E Third Ave, Spokane, WA 99202

Location of proposal: 7724 N Austin Rd

Description of proposal: Construction of approx. 24 townhome units and four garage buildings. Each garage will contain three parking spaces.

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

Date of Permit Application: 9/3/2025

Determined Complete: 9/19/2025

Comment Due Date: 10/15/2025

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: Permit Number B2514782SEPA has been assigned to this proposal. The SEPA comment period will end **October 15, 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:

City of Spokane Engineering – Joellie Eliason:

1. Provide a 24' strip pave (no curb or sidewalk) that extend along the full frontage of the property to existing roadway pavement (to the north or south of the development). Include a minimum of 3-foot gravel shoulders. Align the centerline of the new street to follow the ROW centerline as much as possible. The minimum limits for this improvement shall be from the south property line of 7612 N Austin Rd (parcel 26251.3212) to the north property line of 7724 N Austin Rd (parcel 26251.3213); and
2. A 24-foot strip pave connecting the newly improved section to existing asphalt either north to Cascade Way or south to Quamish Drive ([SMC 17H.010.040](#))

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: *Dermott Murphy* **Date Issued:** 09/24/2025

SPOKANE ENVIRONMENTAL ORDINANCE

Final Audit Report

2025-09-24

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