CITY OF SPOKANE
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: 8/14/2026

File No. B2611739SEPA

Proponent: Coffman Engineers, Inc. 221 N Wall St Ste 500, Spokane, WA 99201

Location of proposal: 2813 & 2825 E Gordon Ave

Description of proposal: New 22,000 SF build-to-suit pharmaceutical allergy raw material processing and formulation facility

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

Date of Permit Application: 7/29/2026 **Determined Complete: 8/14/2026**

Comment Period Begins: 8/21/2026 **Comment Due Date: 9/4/2026**

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 B2611739SEPA has been assigned to this proposal. The SEPA comment period will end 9/4/2026 at 5:00 PM . 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: 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: Johnathan Goldsmith

Position/Title: Deputy 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**: 8-14-24