

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z20-208COMP

PROPONENT: Ten Talents LLC (Agent: Dwight Hume, Land Use Solutions and Entitlement); City of Spokane

DESCRIPTION OF PROPOSAL: Amendment of the Land Use Plan Map designation for eight parcels totaling 1.3 acres from "Residential 10-20" to "Residential 15+" and a concurrent change of zoning from "Residential Two-Family (RTF)" to "Residential High Density (RHD-55)." No specific development proposal is being approved at this time.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The proposal concerns eight parcels: 35182.2405 & 35182.2406 (private application); and 35182.2401 thru 35182.2407 & 35182.2409 (City-sponsored application). These parcels are located at 1022 & 1028 W Sinto Ave (private application); 1011, 1017, 1023, & 1027 W Maxwell Ave and 1014 W Sinto Ave (City-sponsored application). All parcels are NE of N Madison Street and W Sinto Avenue in the West Central neighborhood.

LEGAL DESCRIPTION: BINGAMANS ADDITION, LOTS 1-8, BLOCK 8; S142FT OF TR L YG BET B8 BINGAMANS & B31 STRATTONS; ALSO N158FT OF TR LYG BET B8 BINGAMANS & B31 STRATTONS SUBJ TO ESMT OVER S16FT DESC IN DOC 1395 11C. Located in 18-25-43 NW.

LEAD AGENCY: City of Spokane

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- [] There is no comment period for this DNS.
- [] This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- [X] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on October 12, 2021 if they are intended to alter the DNS.

Responsible Official: Louis Meuler

Position/Title: Interim Director, Planning Services **Phone:** (509) 625-6300

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Date Issued: September 28, 2021 **Signature:** 
Louis Meuler (Sep 16, 2021 14:20 PDT)

APPEAL OF THIS DETERMINATION, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on October 19, 2021 (21 days from the date of the signing of this DNS). This appeal must be on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.
