



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

**SEPA DETERMINATION**  
**Determination of Non-Significance**  
Optional DNS per WAC 197-11-355

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

**Date of Issuance: 2/21/2025**

**File No. Z23-587PPLT**

**Proponent:** Whipple Consulting Engineers representing Grove Road LLC., 21 S. Pines Rd., Spokane Valley, WA 99206

**Location of proposal:** 3242, 3230, and 3224 N Ash Place; Parcels 25014.4207/.4701/.4702; SE 1/4 S.01, T.25N., R.42E., W.M

**Description of proposal:** The applicant is proposing to subdivide three parcels (a total of 1.32 acres) in the RSF zone (R1 effective 01/01/24) into 20 lots for construction of attached housing units under the City’s Interim Zoning ordinance found in chapter 17C.400 – Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1). The proposal is served by public streets and includes a private driveway access from N. Ash Place for lots fronting N. Ash Street. Private water and sewer utilities will serve proposed lots.


**Lead agency and Contact:** City of Spokane, Development Services Center, Melissa Owen, Planner II [mowen@spokanecity.org](mailto:mowen@spokanecity.org) 509-625-6063

**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 is issuing a Determination of Non-significance (DNS). 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, City of Spokane Municipal Code Title 17, a site assessment, and comments from affected agencies. This information is available to the public on request.

The optional DNS process in WAC 197-11-355 was used. A copy of the completed SEPA Checklist and any other information concerning this proposal may be obtained by contacting Melissa Owen at [mowen@spokanecity.org](mailto:mowen@spokanecity.org). There is no further comment period on this proposal.

\*\*\*\*\*

**Responsible official:** Spencer Gardner  
**Position/Title:** Planning Director **Phone:** (509) 625-6300  
**SEPA Coordinator:** Melissa Owen; [mowen@spokanecity.org](mailto:mowen@spokanecity.org) **Phone:** (509)625-6300  
**Address:** City of Spokane  
Development Services Center, Attention: Admin Team  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3343

**Signature:**  \_\_\_\_\_ **Date Issued:** Feb 21, 2025

You may appeal this determination in writing to the Hearing Examiner, City of Spokane, 808 West Spokane Falls Boulevard, Spokane WA 99201-3343. The appeal deadline is fourteen (14) calendar days after the signing of the DNS. This appeal must be submitted on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Information on SEPA appeal procedures can be provided at the Development Services Center.






# Z23-587PPLT\_SEPA DNS - final

Final Audit Report

2025-02-21

Created:	2025-02-21
By:	Emily King (eking@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAACQs4i06xZfuLXcFTQK0mcOx0AWmvVK2d

## "Z23-587PPLT\_SEPA DNS - final" History

-  Document created by Emily King (eking@spokanecity.org)  
2025-02-21 - 3:11:27 PM GMT
-  Document emailed to Spencer Gardner (sgardner@spokanecity.org) for signature  
2025-02-21 - 3:12:48 PM GMT
-  Email viewed by Spencer Gardner (sgardner@spokanecity.org)  
2025-02-21 - 4:29:31 PM GMT
-  Document e-signed by Spencer Gardner (sgardner@spokanecity.org)  
Signature Date: 2025-02-21 - 4:30:07 PM GMT - Time Source: server
-  Agreement completed.  
2025-02-21 - 4:30:07 PM GMT