



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

SEPA DETERMINATION
Mitigated 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: 3/25/2026

File No. Z25-618PPLT

Proponent: Morgan Will – Storhaug Engineering – 510 E Third Ave. Spokane, WA 99202

Location of proposal: 3287 & 3391 E 53rd Ave. Spokane, WA 9923 – parcel numbers 34032.9179 & 34032.9180.

Description of proposal: The applicant is proposing a 44-lot preliminary plat with intent of constructing 44 attached single-family dwellings.

Lead agency and Contact: City of Spokane, Development Services Center, Steven Bafus, sbafus@spokanecity.org 509-625-6312

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 Mitigated Determination of Non-significance (MDNS). 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 Steven Bafus at sbafus@spokanecity.org. There is no further comment period on this proposal.

Mitigations:

Spokane Tribe of Indians – Randy Abrahamson:


1. After archive research, this area has a high potential for cultural resources, however the area has been extensively developed in the surrounding areas, and the Spokane Tribe is not requesting a cultural survey at this time. **This project will require an Inadvertent Discovery Plan (IDP) and must be onsite at all times.** If any artifacts or human remains are found upon excavation, the Tribal Historic Preservation office (THPO) should be immediately notified and the work in the immediate area cease.

Responsible official: Spencer Gardner

Position/Title: Planning Director

Staff Contact: Steven Bafus; sbafus@spokanecity.org **Phone:** (509) 625-6312

Address: City of Spokane
Development Services Center, Attention: Steven Bafus
808 West Spokane Falls Boulevard
Spokane, WA 99201-3343

Signature:  _____ **Date Issued:** Mar 25, 2026 _____

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 MDNS. 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.






Z25-618PPLT MDNS - final #3_25_26

Final Audit Report

2026-03-25

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