



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:

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 99223

Description of proposal: 44-lot preliminary long plat

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

Date of Permit Application:
11/24/2025

Determined Complete: 2/24/2026

Comment Period Begins: 3/7/2026

Comment Due Date: 3/23/2026

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 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 or to sbafus@spokanecity.org**

Environmental Documents and/or Studies Applicable to this Application: Permit Number Z25-618PPLT has been assigned to this proposal. The SEPA comment period will end **March 23, 2026**. 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 Steven Bafus at sbafus@spokanecity.org.

Anticipated Mitigations:

Agency Name - Reviewer

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.
2. **This project will require an Inadvertent Discovery Plan (IDP) and must be onsite at all times.**
3. 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.

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: Spencer Gardner
Position/Title: Planning Director
Permit Manager: 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:** 3/2/26