

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-970) SMC Section 17E.050.310(C)

File No. Z22-473VAR

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Description of Proposal: The applicant is proposing to construct a new 3-story, 90 bed resident hall for students of Gonzaga University. To match the architecture of the adjacent structures while meeting the current energy code standards, the applicant is seeking a height variance to allow a wall height of 35', and a maximum total height (to peak) of 50'. The current zoning designation, CA4 (Context Area 4) has a maximum wall height of 25', and a maximum roof height of 35'.

Property Owner: Gonzaga University
c/o Ken Sammons
502 E Boone Ave
Spokane WA 99258

Location of Proposal: The proposed project is located at 802, 808, & 814 E Sharp Ave. (parcel no. 35171.2502, 35171.2512 & 35171.2504).

Lead Agency: City of Spokane, Planning and Development

Determination: 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, City of Spokane Municipal Code Titles 17C, a site assessment and comments from the public and affected agencies. 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. The SEPA appeal deadline is February 15, 2023
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official:
Tami Palmquist, DSC Director
Development Services Center
City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201
PH: (509) 625-6300

Staff Contact:
Donna deBit, Associate Planner
Planning and Development
City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201
PH: (509) 625-6637

Date Issued: February 1, 2023

Signature:

Jami Palmquist

Appeal: An appeal of this determination shall be submitted to the Planning and Development Department within fourteen (14) calendar days after the date issued. The appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Spokane Municipal Code Section 17G.060.210 Appeals, and any required fees pursuant to the City's

adopted Fee Scheduled shall be paid at time of appeal submittal. Pursuant to WAC 197-11-680, appeals shall be limited to a review of a final threshold determination.