



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

March 23, 2026

Morgan Will
Habitat for Humanity-Spokane C/O Storhäug Engineering (Morgan Will)
10 E 3rd Ave.
Spokane, WA 99202

**Re: City of Spokane Conditional Use Permit No. Z25-553SCUP
Ecology Permit No. 2026-ERO-9509**

Dear Morgan Will:

On March 2, 2026, the Department of Ecology (Ecology) received notice that City of Spokane has approved with conditions your application for a Conditional Use Permit (CUP) consisting of a project to build a five lot Unit Lot Subdivision (ULS) of parcel 35103.0303 (0.33 acres) addressed at 3028 E South Riverton Ave. This project is located within the Shoreline Residential Environment.

By law, Ecology must review CUPs for compliance with:

- The Shoreline Management Act (Chapter 90.58 RCW),
- The CUP approval criteria (WAC 173-27-160), and
- The City of Spokane Shoreline Master Program

After reviewing CUPs for compliance, Ecology must decide whether to approve, approve with conditions, or disapprove.

Our Decision on Your CUP:

Ecology approves your CUP with conditions. Your project must comply with the conditions required by City of Spokane and Ecology (as outlined below):

Ecology Conditions:

1. Comply with all Conditions of Approval from the City of Spokane Hearing Examiner, dated February 20th, 2026 (Exhibit 1).
2. The site shall be developed in substantial compliance with the plans submitted to the Department of Ecology on March 2, 2026.

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What Happens Next?

Before you begin activities authorized by this permit, the law requires you to wait at least 21 days from the date of this letter. This appeal period allows anyone (including you) who disagrees with any aspect of this permit to appeal the decision to the state Shorelines Hearings Board (SHB). You must wait for the conclusion of an appeal before you can begin the activities authorized by this permit.

The SHB will notify you if they receive an appeal. We recommend that you contact the SHB before you begin permit activities to ensure they have not received an appeal. You may reach them at 360-664-9160, eluho@eluho.wa.gov, or <https://eluho.wa.gov/boards/shorelines-hearings-board>.

If you want to appeal this decision, you can find appeal instructions at <https://eluho.wa.gov/boards/shorelines-hearings-board/how-file-petition-review> or on the website of the Washington State Legislature at: <http://apps.leg.wa.gov/wac/default.aspx?cite=461-08> (Chapter 461-08 WAC).

Please note that other federal, state, and local permits may be required in addition to this shoreline permit.

If you have any questions about this letter, please contact Ryan McNair at 509-309-5547 or via email at ryan.mcnaair@ecy.wa.gov.

Sincerely,



Jeremy Sikes
Section Manager
Eastern Region Office
Shorelands and Environmental Assistance Program

Ecc: Steven Bafus, City of Spokane Building & Planning Department
Ryan McNair, Ecology