



DEVELOPMENT SERVICES CENTER
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6300
MY.SPOKANE CITY.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: 12/23/2025

File No. Z25-553SCUP

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

Location of proposal: 3028 E South Riverton Ave. Spokane, WA 99207 – Parcel no. 35103.0303

Description of proposal: The applicant is proposing a 5-lot preliminary short plat located within Spokane River 200' shoreline designation.

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:

Department of Archaeology and Historic Preservation (DAHP) – James MacNaughton:

1. We recommend a professional archaeological survey with testing of the project are be conducted prior to ground disturbing activities.
2. We also recommend continuing consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.
3. The survey report should be uploaded directly into the DAHP Online WISAARD system by the cultural resource consultant to expedite DAHP review. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports.

Spokane Tribe of Indians – Randy Abrahamson:

1. We have reviewed the project forwarded to our office mentioned above; we are concerned that the project area potentially contains cultural resources which would be impacted by the proposed ground disturbing action. Expressing the Spokane tribe concern in this sensitive area, this area has lot of history and TCP affected geographic area that may be impacted, this is due in part to proximity of the Spokane River.
2. Cultural survey and sub-surface testing before any ground disturbing activity.
3. Once the cultural survey is completed, we will do more mitigation if cultural resources are encountered. However, if any artifacts or human remains are found upon excavation activity this office is to be notified, and the immediate area ceases. Should additional information become available, or the scope of work changes, our assessment may be revised.

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: Spencer Gardner **Date Issued:** 12/23/25

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.