



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. Z25-553SCUP

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

Location of proposal: 3028 E South Riverton Ave. Spokane, WA 99207

Description of proposal: 5-lot preliminary short plat located within Spokane River shoreline jurisdiction

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

Date of Permit Application:
10/16/2025

Determined Complete: 12/5/2025

Comment Period Begins: 12/8/2025

Comment Due Date: 12/22/2025

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 Z25-553SCUP has been assigned to this proposal. The SEPA comment period will end December 22, 2025. 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:

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.

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: Ali Brast

Position/Title: Principal Planner / Development Case Manager

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: Alison Brast **Date Issued:** 12/5/25
for Spencer Gardner