

Notice of Application

The Spokane County Department of Building and Planning (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period written comments may be submitted to the Review Authority. The file may be examined between the hours of 7:30 a.m. and 4:00 p.m. Monday through Thursday and 7:30 a.m. and 12:00 p.m. Friday (except holidays) at the Department of Building and Planning in the Public Works Building, 1026 W. Broadway, Spokane, Washington. Questions may be directed to the Project Coordinator listed below.

PROJECT: B2002764

OWNER: THORPE-ABBOTT PROPERTIES, LLC

PHONE: 509-994-3395

CONTACT: DAVID EVANS & ASSOCIATES INC/KEN GEIBEL

PHONE: 509-327-8697

APPLICATION DATE: 10/21/2020

DETERMINATION OF COMPLETENESS: 10/21/2020

SITE ADDRESS: 5510 W THORPE RD

LOCATION: SPOKANE, WA 99224

PARCEL: 25343.9098 & 25343.9110

DESCRIPTION: REGRADE/RELOCATE EXISTING STORMWATER DRAINAGE PONDS & DRYWELLS (INCLDS PARCEL 25343.9110) FOR WEMCO MANUFACTURING

ZONING: Light Industrial

OTHER PERMITS: Possible NPDES through WA State Dept of Ecology

FURTHER STUDIES: None

ENVIRONMENTAL REVIEW: The Department of Building and Planning has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of subsequent threshold determination for the specific proposal may be obtained upon request. The Spokane Environmental Ordinance governs any SEPA appeal and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made.

EXISTING ENVIRONMENTAL DOCUMENTS: ZW-14-03; GEOTECH REPORT & MDNS DATED 9/10/2013

WRITTEN COMMENTS: Agencies, tribes and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date issued below will be considered prior to making a decision on this application.

DEVELOPMENT REGULATIONS: Spokane County Zoning Code, Spokane County Subdivision Ordinance, Spokane County Standards for Roads and Sewer Construction, Spokane County Guidelines for Stormwater Management, Spokane County Critical Area Ordinance and the regulations of the Spokane Regional Health District are the primary regulations applicable to the site.

CONSISTENCY: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent with the "type of land use", "level of development", "infrastructure", and "character of development".

PUBLIC HEARING: This action is not subject to a future public hearing.

REVIEW AUTHORITY: Kathy Cummings, Project Coordinator

John Pederson, Director of Planning

Spokane County Building and Planning

1026 W Broadway Avenue

Spokane, WA 99260

(509) 477-3675

Date Issued: 10-22-20 Signature: _____

The comment period closes at 4:00 p.m. on November 4, 2020