

# 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:** E-B2207046 & E-B2207246

**OWNER:** AMI HOLDINGS LL

**PHONE:**

**CONTACT:** PRO BUILDERS GEN CONTRS LLC

**PHONE:** 509-489-2330

**APPLICATION DATE:** 09/20/2022

**DETERMINATION OF COMPLETENESS:** 02/03/2023

**SITE ADDRESS:** 0 S SODA RD

**LOCATION:** SPOKANE, WA 99224

**PARCEL:** 24052.0402 & 24052.0108

**DESCRIPTION:** 42,300 SF NEW METAL BUILDING-FAB SHOP (GSL-43#)

**ZONING:** Light Industrial

**OTHER PERMITS:** ROW Permit w/Spokane County Public Works, Border Easement w/ Yellowstone, & Aviation Easement.

**FURTHER STUDIES:**

**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

**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:** Christine Fidler, Project Coordinator  
James Moore, Director of Building and Code Enforcement  
Spokane County Building and Planning  
1026 W Broadway Avenue  
Spokane, WA 99260  
(509) 477-3675

Date Issued: 02/09/23

Signature: 

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

February 22<sup>nd</sup>, 2023