



**Spokane County**  
WASHINGTON

BUILDING & PLANNING DEPARTMENT  
SCOTT R. CHESNEY, AICP – DIRECTOR OF PLANNING  
JAMES C. MOORE III, CBO, CFM – DIRECTOR OF BUILDING & CODE ENFORCEMENT

## Notice of Application Optional DNS Process

February 9, 2023

Spokane County has received a permit application for the following project.

**Date of permit application:** October 26, 2022

**Date of determination of completeness:** February 9, 2023

**Date of notice of application:** 02/24/23 **Comment due date:** March 9<sup>th</sup>, 2023

**Agency Contact:** *Gabe Kincaid* | *Planner 2* | 509-477-7230 | [gkincaid@spokanecounty.org](mailto:gkincaid@spokanecounty.org)

**Agency File Number:** E-B2208531

**Description of proposal:** Proposed driveway to serve future residence. Driveway will have both direct impacts and buffer impacts to a Category III emergent wetland on the property.

**Location of proposal:** 812 E Smythe Rd., Spangle, WA 9903 | PN 33205.9067

**Project Applicant:** Juan Pelayo | 509-998-4372 | [pelayo170@hotmail.com](mailto:pelayo170@hotmail.com)

**SEPA Environmental Review:** Spokane County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). This determination is based on the following findings and conclusions:

The driveway will be constructed to minimize direct wetland impacts. Proposed impacts to wetland and buffer areas will be mitigated through an approved Habitat Management Plan.

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.**

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:** *Gabe Kincaid* | *Planner 2* | 509-477-7230 | [gkincaid@spokanecounty.org](mailto:gkincaid@spokanecounty.org)

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

No additional conditions have been identified prior to the SEPA circulation. (*Note: These conditions are in addition to mitigation required by the development regulations listed below*)

**Required Permits:** The following local, state and federal permits/approvals are needed for the proposed project:

The Spokane County Building and Planning Department will require a Grading Permit and Wetland Buffer Adjustment Permit.

Other agencies, including but not limited to the Department of Ecology and U. S. Army Corps of Engineers, may have additional permit requirements.

The Washington Department of Fish and Wildlife has reviewed and approved the required Habitat Management Plan.

**Required Studies:** Wetland Delineation and Habitat Management Plan prepared by a Qualified Wetland Specialist.

**Existing Environmental Documents:** The "Wetland Delineation Report for the Pelayo Living Trust - Driveway Project" is attached.

**Preliminary determination of the development regulations that will be used for project mitigation and consistency:**

**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 Areas 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.