

MITIGATED DETERMINATION OF NONSIGNIFICANCE "MDNS"

FILE NO(S): Z1300043PPLT

DESCRIPTION OF PROPOSAL: The applicant is proposing to develop a 13-lot preliminary plat on approximately 18.9 acres to be named Aerie Ridge in NW Spokane, WA.. The application is available for review by the public in the Planning & Development Services Department, 3rd Floor, City Hall, 808 West Falls Boulevard, Spokane, WA 99201, between 8:00 a.m. and 5:00 p.m., Monday through Friday.

PUBLIC HEARING SCHEDULED FOR: October 31, 2013 @ 9:00 A.M.

**Applicant/
Property Owner:** D & J Rocky Ridge L.L.C.
1615 W. Pine Hill
Spokane, WA 99218
(509) 991-7568

Agent: Todd Whipple
(509) 893-2617

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The subject property to be used in this proposal is at the east end of W. Osage Way in NW Spokane, Spokane, WA. Parcel numbers are 26262.0016, 0017, 2606, 2607, 2608, 2609, and 26265.0710, 0711. The site is located in NW ¼ of section 26, T25N, R43E. The site is located within the Balboa/S. Indian Trail & Five Mile Prairie Neighborhood Council area. The complete legal description is available at Planning & Development Services Department, City of Spokane.

LEAD AGENCY: CITY OF SPOKANE

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment if mitigated as stipulated below. 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 and other information on file with the lead agency. This information is available to the public on request.

- () There is no comment period for this MDNS; pursuant to WAC 197-11-350 (1).
- (xx) This MDNS is issued under WAC 197-11-350 (2); the lead agency will not act on this proposal for at least 14 days from the date issued (below). Comments regarding this MDNS must be submitted no later than 5:00 p.m., **October 30, 2013**, if they are intended to alter the MDNS.

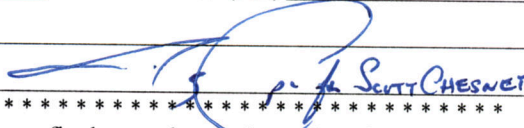
MITIGATING MEASURES:

- 1. See Atch. A
- 2.
- 3.

Responsible Official: Scott Chesney

Position/Title: Planning & Development Director **Phone:** (509) 625-6061

Address: 808 W. Spokane Falls Blvd, Spokane, WA 99201

Date Issued: October 17, 2013 **Signature:** 

APPEAL OF THIS DETERMINATION, after it becomes final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane, WA 99201. The appeal deadline is **October 30, 2013 at 5:00 P.M.** This appeal must be on forms provided by the Responsible Official, make specific factual objections and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.

ATTACHMENT "A"
MITIGATED DETERMINATION OF NON-SIGNIFICANCE

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Property Owner: 1615 W. Pine Hill
Spokane, WA 99218
(509) 991-7568

Description of Proposal: The applicant is proposing to develop a 13-lot preliminary plat on approximately 18.9 acres to be named Aerie Ridge in NW Spokane, WA.. The application is available for review by the public in the Planning & Development Services Department, 3rd Floor, City Hall, 808 West Falls Boulevard, Spokane, WA 99201, between 8:00 a.m. and 5:00 p.m., Monday through Friday.

MITIGATION: The property owner or his/her representatives and assignees shall strictly adhere to the conditions in this Mitigated Determination of Nonsignificance. They are based on comments by other departments or agencies.

1. The proposed plat is located in the Five Mile Special Drainage District. There is an existing 24-inch culvert crossing under Lincoln Road just east of the intersection to Hiawatha Drive. This culvert is north and uphill from the proposed plat. Runoff discharging through this culvert needs to be analyzed as to its potential impacts to the proposed plat. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer's recommendations, based on the drainage plan accepted for this final plat. Pre-development flow of any off-site runoff passing through this proposed plat shall not be increased (rate or volume) or concentrated due to development of this plat, based on a 50-year design storm. An escape route for a 100-year design storm shall be provided.

A conceptual drainage letter from Whipple Consulting Engineers, Inc., dated June 19, 2013 and a NRCS Soil Survey was submitted to City Staff as part of the preliminary plat submittal. A detention pond is planned to be constructed at the southwest corner of the site to handle and dispose of stormwater. If more area is needed, bio-filtration swales will be constructed along Osage Way.

Acceptance of the conceptual drainage letter **does not imply** that the concept proposed is inherently accepted as the final design. Acceptance only implies that the applicant or (agent) has demonstrated that stormwater

disposal is manageable. It does not relieve the applicant from changes to the design that may be necessary in order to comply with the City's Stormwater Ordinance and Design Standards.

If drywells are utilized, they will be tested to insure design infiltration rates are met. A minimum factor of safety of 2 (two) will be required. In accordance with State Law, existing and proposed Underground Injection Control structures need to be registered with the Washington State Department of Ecology. Proof of registration must be provided prior to plan acceptance.

2. The maximum profile grade for City streets is 8%. A variance may be granted considering topography, safety, maintainability, function, and emergency vehicle access. In no case shall the profile grade exceed 10% when a variance is granted.
3. Regarding transportation impacts, the City received a Trip Generation and Distribution letter prepared by Whipple Consulting Engineers, Inc., dated May 21, 2013. It is recommended that the City collect transportation impact fees, based on the schedules in SMC 17D.075.180 or an independent fee calculation provided for in SMC 17D.075.050, at the time of application for a building permit.
4. The applicant is required to coordinate with the Washington Department of Fish and Wildlife (WDFW) on the need and scope of a Habitat Management Plan (HMP) prior to approval of the final plat