

MITIGATED DETERMINATION OF NONSIGNIFICANCE "MDNS"

FILE NO(S): Z21-118PBSP

PROPONENT: Whipple Consulting Engineering / Vaughns 57th Avenue, LLC

DESCRIPTION OF PROPOSAL: Whipple Consulting Engineers, on behalf of Vaughns 57th Avenue, LLC, has requested an Administrative Preliminary Binding Site Plan Permit to divide one parcels of approximately 8.62 acres into four (4) lots for future commercial uses located west of Regal Street, north of 55th Avenue, East of Fiske Street and south of 53rd Avenue.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The subject property is comprised of the following parcel: 34032.0494

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).
- (X) This MDNS is issued under WAC 197-11-350 (2); the lead agency will not act on this proposal for at least 15 days from the date issued (below).

MITIGATING MEASURES:

1. Spokane County would request the development at 53rd and Regal install a rapid flashing beacon at the crosswalk crossing Regal, at 55th Ave to mitigate increased pedestrian activity from the development. This will be required to be installed and operational prior to approval of Certificates of Occupancy for the commercial development proposed on Lots 1, 2 and 3 of the Binding Site Plan.

Responsible Official: Louis Meuler

Position/Title: Interim Planning Director **Phone:** (509) 625-6300

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

Date Issued: Sep 2, 2021 **Signature:** *Louis Meuler*
Louis Meuler (Sep 2, 2021 16:29 PDT)

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 fourteen (14) calendar days after the signing of the MDNS. 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.

MDNS 53rd and Regal PBSP

Final Audit Report

2021-09-02

Created:	2021-09-02
By:	Jackie Churchill (jchurchill@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAACKuBnclLCov2JkOSow8_8ToyPyBKhV-o

"MDNS 53rd and Regal PBSP" History

-  Document created by Jackie Churchill (jchurchill@spokanecity.org)
2021-09-02 - 8:15:21 PM GMT- IP address: 73.83.158.109
-  Document emailed to Louis Meuler (lmeuler@spokanecity.org) for signature
2021-09-02 - 8:15:50 PM GMT
-  Email viewed by Louis Meuler (lmeuler@spokanecity.org)
2021-09-02 - 11:29:06 PM GMT- IP address: 174.31.116.44
-  Document e-signed by Louis Meuler (lmeuler@spokanecity.org)
Signature Date: 2021-09-02 - 11:29:35 PM GMT - Time Source: server- IP address: 174.31.116.44
-  Agreement completed.
2021-09-02 - 11:29:35 PM GMT