

MITIGATED DETERMINATION OF NONSIGNIFICANCE "MDNS"

FILE NO(S): Z19-151PBSP

PROPONENT: Bush Car Wash Preliminary Binding Site Plan – Bush Living Trust, Tim Bush

DESCRIPTION OF PROPOSAL: The applicant is proposing to subdivide 4.54 acres of vacant land into 7 parcels for commercial use including the construction of a Bush Car Wash, a Roasters Coffee, and 5 additional commercial building sites.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Parcel no. 25292.9066, site address 9014 W Hilton Ave, Spokane, WA 99224

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).
- This MDNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the MDNS.
- 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). Comments regarding this MDNS must be submitted no later than 5:00 p.m., ____, 20__ , if they are intended to alter the MDNS.

MITIGATING MEASURES:

1. The proposed development is anticipated to generate more than 5 PM peak hour trips to impact the Hayford Rd/US2 intersection and is eligible to participate in the City of Airway Heights' voluntary SEPA mitigation fee program.

The voluntary SEPA mitigation fee assessed by the City of Airway Heights for new development is \$616 per PM peak hour trip assigned to the intersection of Hayford Rd/US2. Per the Preliminary Binding Site Plan Trip Generation & Distribution letter, approximately 15-percent of net new trips are anticipated to use Hayford Rd/U.S. Route 2. Thus, the voluntary SEPA mitigation fee calculated by the City of Airway Heights is as follows:

+ 387 PM new trips* 15% distribution* \$616/PM trip= \$35,758

A Level of Service (LOS) study can be performed by the developer with alternate impact mitigation offered should the developer elect not to participate in the voluntary SEPA mitigation program establish by the City of Airway Heights.

Responsible Official: Tami Palmquist

Position/Title: Principal Planner, Planning and Development **Phone:** (509) 625-6157

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

Date Issued: September 25, 2019 **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 9, 2019 – 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.
