

**SPOKANE ENVIRONMENTAL ORDINANCE
MITIGATED DETERMINATION OF NON-SIGNIFICANCE**

FILE NUMBER: Z9400073PP/ZC

PROPONENT: Lief Sorenson c/o Sunset West Properties

DESCRIPTION OF PROPOSAL: Request for approval of McCarroll East, a 297 lot preliminary plat including zone changes of property within the preliminary plat from: "RS" Residential Suburban Zone and "R1-L" Limited One Family Residence Zone to "R1" One Family Residence Zone; "RS" Residential Suburban Zone to "R1" One Family Residence Zone; and, "RS" Residential Suburban Zone to "R2" Two Family Residence Zone.

LOCATION OF PROPOSAL: The property is located on the east side of Indian Trail Road and Farmdale Street. The northern boundary is generally the rear line of the lots fronting on Shawnee Avenue; the southern boundary is in the vicinity of Strong Road; and the eastern boundary is the section line between Sections 22 and 23.

The Lead Agency for this proposal is the City of Spokane, and the Responsible Official is Donald D. Carlson, Zoning and Subdivision Administrator, 3rd Floor, City Hall, Spokane, WA 99201, (625-6100).

The Lead Agency for this proposal has determined that it does not have a probable significant adverse impact on the environment provided that specific mitigating measures are imposed on the proposed development. An Environmental Impact Statement 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 Mitigated Determination of Nonsignificance includes the Mitigating Measures listed on the attached sheet, and are adopted herein as Conditions of City Approval of the proposed action.

This MDNS is issued under WAC 197-11-340 (2); the Lead Agency will not act on this proposal for 15 days from the date below. COMMENTS REGARDING THIS "MDNS" MUST BE SUBMITTED IN WRITING NO LATER THAN 5:00 P.M., AUGUST 15, 1994, IF THEY ARE INTENDED TO ALTER THE "MDNS".

RESPONSIBLE OFFICIAL: Donald D. Carlson, Zoning and
Subdivision Administrator
City of Spokane, Washington

Date issued: July 29, 1994

Signature: Donald D. Carlson

APPEAL OF THIS DETERMINATION may be made to the City of Spokane Hearing Examiner by filing an appeal in the Planning Department Office, 3rd Floor, City Hall, Spokane WA 99201. The appeal deadline for this MDNS is 5:00 P.M., AUGUST 15, 1994. This appeal must be made in writing on prescribed forms and contain factual objections. Contact the Responsible Official for assistance in filing an appeal.

**MITIGATING MEASURE FOR PROPOSED ZONE CHANGE
ZONING FILE NUMBER Z9400073PP/ZC**

The Determination of Non-Significance for the proposed McCarroll East preliminary plat and zone changes is made contingent on the following mitigation measures. Failure to comply with these measures nullifies the Determination of Non-Significance (DNS). All permits and approvals issued on the basis of this DNS shall then become void.

MITIGATION MEASURES:

Traffic:

1. The City has scheduled a series of improvements for the Indian Trail area that will improve and maintain the level of service through 1998.

Phase I of this plat was taken into consideration when these projects were identified. Therefore, a new traffic analysis for Phase II and beyond shall be required before construction is approved for any phase beyond Phase I.

2. Indian Trail Road is currently funded for design and R.O.W. acquisition, but not for construction. No building permits will be issued for this project until all construction funding for Indian Trail improvements is obligated.

Water:

Adequate water service for both domestic and fire needs will need to be demonstrated. The addition of new water users in the upper end of the North Hill Water System Pressure Zone will result in potential water pressure problems. The construction of any new homes in Phases 1 through 6 shall not be allowed until the City has the proposed new 3 million gallon water storage reservoir at Strong Road and Elizabeth Drive contracted for construction.

The development of Phases 7 through 11 is contingent on the extension of the water transmission main approximately one mile to the easterly boundary of McCarroll East by the plat proponent.

Fire protection:

The required fire flow must be demonstrated to be deliverable to the site. Considering the wooded site, a fire flow of 1,500 gpm at 20 psi will be required for the single family portions of the plat.

Phasing shall be coordinated so that two separate means of fire department access are provided for essentially all portions of the

developed areas. Those small portions which may have only one access at any given time as the development progresses must be coordinated with the Fire Department.

Stormwater:

This plat is located within a drainage basin which has been identified by the City of Spokane Public Works Department and the Spokane County Stormwater Utility as having stormwater runoff problems. Since this plat is affected by or is a contributor to stormwater flows, property owners should participate in the planning and implementation of a future basinwide stormwater management system. The following "condition of approval" shall be required: That the owner(s) or successors(s) in interest agree to join in any County and City approved Stormwater Management Program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, construction, maintenance or operation of stormwater control facilities.