

MITIGATED DETERMINATION OF NONSIGNIFICANCE "MDNS"

FILE NO(S): Z21-223PPLT

PROPONENT: Konstantin Vasilenko
19914 N Hazard
Spokane, WA 99208

DESCRIPTION OF PROPOSAL: The applicant is proposing to subdivide a 14.25 acre property addressed as 2500 W 17th Avenue (parcel 25252.0032) into 56 lots for development of single family homes. The project is proposed in one phase. This proposal is a type III application requiring a hearing before the hearing examiner.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 2500 W 17th Avenue (parcel 25252.0032), NE ¼ Section 25, Township 25N, Range 42E, W.M.

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 14 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. Per the traffic analysis, vehicular traffic from this project is expected to add 7 AM trips and 3 PM trips to the NB US 195 to EB I-90 ramp. WSDOT has commented that no additional peak hour trips may be added to the ramp due to safety concerns. Crystal Ridge is required to complete an improvement to the US 195 corridor that will reduce the impact of its traffic on NB US 195 to EB I-90 ramp ("Mitigation Project"). Crystal Ridge may not final plat any lots until a financial commitment is in place (secured by a letter of credit or bond), which has been approved by the City, providing for the design and construction for the Mitigation Project, which shall be under contract for construction within one year from recording of the final plat . The details of the mitigation project will be agreed upon by the developers, City, and WSDOT. The applicant's contributions to funding the design and construction of the mitigation project will qualify for a credit against transportation impact fees per SMC 17D.075.070.

Responsible Official: Tami Palmquist

Position/Title: Associate Planner **Phone:** (509) 625-6157

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

Date Issued: June 24, 2022 **Signature:** Jami Palmquist

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 DNS. 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.
