

MITIGATED DETERMINATION OF NONSIGNIFICANCE "MDNS"

FILE NO(S): Z20-185PPLT

PROPONENT: Whipple Consulting Engineers, Inc / Meadowlane Greens, LLC

DESCRIPTION OF PROPOSAL: The applicant is proposing 36 new single family lots on roughly 5.95 acres located at the west side of the intersection of Meadowlane Rd and SR-195. Currently the property is Par 3 Golf Course.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The subject property is located at 5840 S Meadowlane Road, on the west side of the intersection of Meadowlane Rd and SR-195, parcel 34064.0035. Section 6 – Township 24 N – Range 43 E. 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).
- (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. Based on existing golf course use of the site the project has already vested 6 PM peak hour trips which equates to 6 new home sites. These can be built without any traffic mitigation.
2. Vehicular traffic from this project is expected to deteriorate the level-of-service and negatively impact safety at the intersection of US 195/Meadowlane. The Greens at Meadowlane may not final plat beyond the 6th lot 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 construction of the J-turn improvement at US 195/Meadowlane. This commitment may be defined as an agreement between several developers to fund and construct the J-turn within a specified time frame, not to exceed six years, as agreed upon by city staff and WSDOT. The J-turn project will consist of removing the eastbound left from the US 195/Meadowlane intersection and provide a J-turn opportunity south of the intersection. The applicant's contributions to funding the design and construction of the Meadowlane/US 195 J-turn project will qualify for a credit against transportation impact fees per SMC 17D.075.070
3. Vehicular traffic from this project is expected to add 5 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. Greens at Meadowlane 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"). Greens at Meadowlane may not final plat beyond the 6th lot 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.

- 4. Due to high velocities with the 24-inch water transmission main serving the Eagle Ridge area, the City is requiring a phased approach for all developments until a second water transmission main is in service. The water transmission main is anticipated to be operational in 2024 barring any unforeseen circumstances. Until this second water transmission main is in service the City will allow you to obtain certificates of occupancy for 15 lots in 2023, 10 lots in 2024 and 11 lots in 2025.

Responsible Official: Spencer Gardner

Position/Title: Planning Director **Phone:** (509) 625-6097

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

Date Issued: 3/7/22 **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 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.
