

SPOKANE ENVIRONMENTAL DECISION

WAC 197-11-970 (Section 17E.050.310)

Spokane File No. B1701760SEPA

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Description of proposal: KXLY Shopping Center Development, Southeast Sports Complex Soccer Field Development and Street Improvements. .

Proponent: Stanley Schwartz c/o Queen B Radio Inc. 500 W Boone Spokane WA 99201.

Location of proposal: 5222 S Regal Spokane WA.

Lead agency: City of Spokane, Planning and Development

Plan Reviewer: John Halsey, 625-6140

Mitigation Shall Include:

1. Completion of an archaeological survey will be required before any ground disturbing activities begin on the site. The survey may be completed in phases determined by the development. After each phase of the survey, the City, the Tribes and DAHP shall be sent the survey report and have a two week review period for comments/requirements prior to permitting.
2. Per the 2009 KXLY Development Agreement, the applicant shall pay a SEPA Impact Fee of \$1,057.05 per net new PM peak trip. Per the Development Agreement, the SEPA fees will be applied towards system improvements intended to provide capacity for new growth and development in the City's South Service Area, and shall be in lieu of any impact fees assessed under Chapter 17D.075 SMC. The traffic study estimates that the development will generate 682 new PM peak trips. The SEPA fee for this amount of traffic is \$720,908.10. The applicant has submitted documentation confirming that it contributed \$200,000 towards the cost of a new signalized intersection at Palouse Hwy and Regal Street. The intersection improvements qualify as system improvements, entitling the applicant to a \$200,000 credit against its SEPA obligation pursuant to paragraph 8.3 of the Development Agreement. See July 17, 2017 letter from Stanley Schwartz, Witherspoon Kelley).
3. Per the integrated site plan, analysis and construction of a crosswalk on Regal with center island and rapid flash beacon will be required. The developer's engineer must first provide an engineering analysis of future traffic and pedestrian volumes to confirm the need for the RRFB. Location to be agreed up on by the city and developer. The crosswalk and rapid flash beacon qualify as system improvements for which a credit may be requested pursuant to paragraph 8.3 of the Development Agreement.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030. 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.

Responsible official: Kristen Becker

Position/Title: Development Services Center Director
Address: City of Spokane
Planning and Development, Attention: Kristen Becker
808 West Spokane Falls Boulevard
Spokane, WA 99201-3343
Phone: (509) 625-6300 **Fax:** (509) 625-6822

Date: July 27, 2017

Signature:



Print Name:

Kristen Becker

You may appeal this determination in writing to the Hearing Examiner, City of Spokane, 808 West Spokane Falls Boulevard, Spokane WA 99201-3343, no later than 14 days from the date of decision. Be prepared to make specific objections. Information on SEPA appeal procedures can be provided at the Planning and Development Department.

Copies:

Washington State Department of Ecology
Environmental Review
P.O. Box 47703
Olympia, WA 98504-7703
Department of Ecology, ERO (Attn: Terri Costello)
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Spokane, WA 99205