

**MITIGATED DETERMINATION OF NONSIGNIFICANCE "MDNS"**

**FILE NO(S):** Z23-117PSP

**PROPONENT:** Whipple Consulting Engineers  
21 S. Pines Rd.  
Spokane Valley, WA 99206

**DESCRIPTION OF PROPOSAL:** The applicant is proposing to subdivide one existing parcel (approximately 13.4 acres) into 8 parcels for multi-family development (208 units are proposed under this combine Preliminary Plat and SEPA application in addition to 96 units previously evaluated under B2118015SEPA). The plat will be served by City of Spokane sewer and water. A combination of new public right-of-way (cul-de-sacs) and internal private driveways will serve the development. This application is processed as a Type II application.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** 1620 N. River Ridge Blvd., parcel 25116.0077 (SW 1/4, Section 11, Township 25 N, Range 42 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).
- 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. Red Band Preliminary Short Plat is required to implementation of the City's Bicycle Master Plan a with separated 10-foot-wide shared use path and street trees along the south side of W. Whistalks Way adjoining parcel 25116.0077. The details of the mitigation project including installation timing will be agreed upon by the developers and the City.

\*\*\*\*\*

**Responsible Official:** Spencer Gardner

**Position/Title:** Planning Director      **Phone:** (509) 625-6157

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

**Date Issued:** January 23, 2024 **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.

\*\*\*\*\*






# MDNS\_Red Band PSP

Final Audit Report

2024-01-23

Created:	2024-01-23
By:	Ryan Benzie (rbenzie@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAASEuo5OzqD-wobz11M2jil_ZPEAlNF30

## "MDNS\_Red Band PSP" History

-  Document created by Ryan Benzie (rbenzie@spokanecity.org)  
2024-01-23 - 10:24:45 PM GMT
-  Document emailed to Spencer Gardner (sgardner@spokanecity.org) for signature  
2024-01-23 - 10:24:56 PM GMT
-  Email viewed by Spencer Gardner (sgardner@spokanecity.org)  
2024-01-23 - 10:25:38 PM GMT
-  Document e-signed by Spencer Gardner (sgardner@spokanecity.org)  
Signature Date: 2024-01-23 - 10:25:46 PM GMT - Time Source: server
-  Agreement completed.  
2024-01-23 - 10:25:46 PM GMT