

## MITIGATED DETERMINATION OF NONSIGNIFICANCE "MDNS"

**FILE NO(S):** Z19-228PPLT

**PROPONENT:** Whipple Consulting Engineers, Inc / OO Land Holdings, LLC

**DESCRIPTION OF PROPOSAL:** The applicant is proposing 98 new single family lots on roughly 21 acres located at the intersection of Cedar Road and Eagle Ridge Boulevard. Currently the property is vacant. The project proposes to provide water through a new booster station located at the Cedar Hills tank site, which sits near S Lincoln Way. Sewer will be provided through three phases, the first phase through gravity flow to the existing manhole located at the intersection of Eagle Ridge Blvd & Cedar Rd. The remaining 71 lots in phases two and three are proposed to gravity flow to a private lift station maintained by a Homeowner's Association to be located near the NW corner of the site.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The subject property is located at 6820 S Cedar Rd, parcel 24121.0001.

**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. Prior to platting the first phase of The Summit, install two signs on US 195 ("Ramp Metered Ahead When Flashing" and "Alt Route Downtown City Center"). Follow-through signage will also be installed on the adjacent city street network as directed by City Traffic in mitigation measure #3 below. A follow-up assessment of the effectiveness of this mitigation is required prior to platting the second phase. If the assessment proves effective at mitigating the project's impact, then no further mitigation for the US 195/I-90 traffic is required. If the mitigation does not prove effective prior to platting the second phase of the project, then additional mitigation would be required. That mitigation would include removal of the stop sign for the eastbound traffic at Thorpe (23rd) and Inland Empire Way intersection to encourage eastbound traffic to use this route. This additional mitigation would be contingent upon City acquisition of the right of way or easements required to ensure safe sight distance at that intersection.
2. Due to the failing level of service at US 195/Meadowlane Road, the Summit shall not continue development beyond the 20<sup>th</sup> lot until an intersection improvement project is funded and added to the City's 6-year transportation plan. This project is expected to be a full or half J-turn.
3. In coordination with the WSDOT condition for signage on 195, prior to final platting the first phase of The Summit, the applicant shall install follow-through signage for the alternate route via Inland Empire Way. Signage is recommended at the intersection of 23<sup>rd</sup> Avenue/ Chestnut Street and at 23<sup>rd</sup> Avenue/Inland Empire Way. Signage shall conform to city standards. A plan shall be submitted for city review and approval prior to installation.
4. Frontage improvements on Cedar Road shall provide a NB and SB left turn pocket for the intersection of Cedar/Eagle Ridge Boulevard.

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**Responsible Official:** Kris Becker

**Position/Title:** Development Services Center Director **Phone:** (509) 625-6392

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

**Date Issued:** 12-20-19 **Signature:** 

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**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.

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