

MITIGATED DETERMINATION OF NONSIGNIFICANCE "MDNS"

FILE NO(S): Z20-091PBSP

PROPONENT: DCI Engineers / Granite Investments, LLC / West Plains Investments, LLC

DESCRIPTION OF PROPOSAL: Wade Gelhausen of DCI Engineers, on behalf of Granite Investments, LLC and West Plains Investments, LLC has requested an Administrative Preliminary Binding Site Plan Permit to divide three large parcels of approximately 88 acres into nineteen (19) lots for future commercial uses located west of Flint Road and south of US Hwy 2. The BSP proposed to be finalized in four phases; this SEPA review was limited to just Phase 1 and the two proposed buildings on Lots 2 & 3, Block 1 as those are the only known uses at this time.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The subject property is comprised of the following parcels: 25301.0303, 25305.9035, 25305.9043.

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. Per the SEPA determination, a Mitigated Determination of Non-significance has been issued for Lots 2 and 3 in Phase 1 for the proposed two buildings. On Lot 3 a 70,000 square foot, single-story warehouse building with 80 off-street parking spaces is proposed for McKinstry and on Lot 2 a 20,000 square foot, single-story warehouse building with 25 off-street parking spaces is proposed for Puget Sound Pipe and Supply. The SEPA review, per the applicant's request, did not include review of the remaining lots or phases of the proposed binding site plan, nor any grading, building or infrastructure for additional proposed development that meets the SEPA thresholds for review.
2. Per the SEPA MDNS, the potential trip generation for the identified Trip Gen scope (Lots 2 and 3) was calculated using ITE Code 150 for "Warehousing" and was determined in the DCI study to produce 183 daily and 38 PM peak hour trips to be added to US 2 by the project. According to the December 21, 2020, Transportation Analysis prepared by DCI, 20% of the trips will enter the City of Airway Heights via 21st Avenue, Hazelwood and US 2 and add congestion to that corridor. The US2 and Hayford Roads are part of the City of Airway Heights Transportation Impact Fee under Airway Heights Municipal Code 17.18, 17.19 and Appendix A. The project will be required to pay the City of Airway Heights SEPA Mitigation Fee of \$1,754.76 per peak hour trip x 8 trips = \$14,038. for the development on Lots 2 and 3 at the time of building permit application.
3. Per the SEPA MDNS, after Phase 1 of the Final BSP, additional final plat submittals will require a SEPA Checklist and an updated Trip Generation and Distribution Letter or Traffic Analysis, as determined by the City of Spokane Traffic Engineer. These documents must be submitted to the City of Spokane Planning Department, prior to submittal of Engineering Private Development Permits and will be circulated to agencies including the City of Airway Heights for review and comment.

Responsible Official: Louis Meuler

Position/Title: Interim Planning Director **Phone:** (509) 625-6500

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

Date Issued: Jan 29, 2021 **Signature:** *Louis Meuler*
Louis Meuler (Jan 29, 2021 16:44 PST)

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_Tech Park West BSP

Final Audit Report

2021-01-30

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