

Notice of Application

The Spokane County Department of Building and Planning (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period written comments may be submitted to the Review Authority. The file may be examined between the hours of 7:30 a.m. and 4:00 p.m. Monday through Thursday and 7:30 a.m. and 12:00 p.m. Friday (except holidays) at the Department of Building and Planning in the Public Works Building, 1026 W. Broadway, Spokane, Washington. Questions may be directed to the Project Coordinator listed below.

PROJECT #: B2000030

OWNER: SPOKANE YOUTH SPORTS ASSOCIATION

PHONE: (509)328-7972

CONTACT: ELIZABETH A TELLESSEN WINSTON & CASHETT, LAWYERS

PHONE: (509)838-6131

APPLICATION DATE: 01/07/2020

DETERMINATION OF COMPLETENESS: 02/11/2020

SITE ADDRESS: 3815 S GLENROSE RD

LOCATION: SPOKANE, WA 99223

PARCEL: 35354.9043; 35354.9044 & 35354.9042

DESCRIPTION: MULTI-USE FIELDS AND ASSOCIATED PARKING AREAS FOR A COMMUNITY RECREATION FACILITY (PHASED CONSTRUCTION)

ZONING: Urban Reserve

OTHER PERMITS: FUTURE GRADING PERMIT(S)/BUILDING PERMIT(S) FOR FUTURE PHASE(S)/ FULL BUILD-OUT; POSSIBLE NPDES THRU WA STATE DEPT OF ECOLOGY

FURTHER STUDIES: 2019 UPDATE TO 2010 WETLAND DELINEATION/SURFACE WATER EVALUATION WITH APPENDICES; TRAFFIC IMPACT ANALYSIS DATED MAY 6, 2019, AS SUPPLEMENTED BY 1/21/2020 RESPONSE TO SPOKANE COUNTY

ENVIRONMENTAL REVIEW: The Department of Building and Planning has reviewed the proposal for probable adverse environmental impacts and as a result has determined that the new information does not substantially change the analysis of impacts in the existing environmental checklist for this project and expects to issue an Addendum for this proposal.

ADOPTION of EXISTING ENVIRONMENTAL DOCUMENTS: Environmental Checklist dated May 13, 2009, Mitigated Determination of Nonsignificance dated October 14, 2009, as modified by Hearing Examiner Findings of Fact, Conclusion and Decision dated January 8, 2010.

DOCUMENTS TO BE INCORPORATED BY REFERENCE: Spokane County Grading Permit June 26, 2009; 2019 Update of the 2010 Wetland Delineation & Surface Water Evaluation dated November, 2019 (Exhibit E) and Rating Summary - Eastern Washington (Appendix B); Traffic Impact Analysis dated May 6, 2019 (Exhibit F), as supplemented by 1/21/20 response to Spokane County; Entire Project Concept Design dated December, 27, 2019 (Exhibit D); Entire Project Concept Grading Plan (1/28/20), Lighting Plan (1/24/20) & Building Narrative (1/28/20); Phase 1 Civil Site Plan dated December 6, 2019 (Exhibit G)

WRITTEN COMMENTS: All written comments received within fourteen (14) calendar days of the below "Dated Issued" will be considered prior to making a decision on this project.

DEVELOPMENT REGULATIONS: Spokane County Zoning Code, Spokane County Subdivision Ordinance, Spokane County Standards for Roads and Sewer Construction, Spokane County Guidelines for Stormwater Management, Spokane County Critical Area Ordinance and the regulations of the Spokane Regional Health District are the primary regulations applicable to the site.

CONSISTENCY: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent with the "type of land use", "level of development", "infrastructure", and "character of development".

PUBLIC HEARING: This action is not subject to a future public hearing.

REVIEW AUTHORITY: Dawn Dompier, Project Coordinator
John Pederson, Building & Planning Director
Spokane County Building and Planning
1026 W Broadway Avenue, Spokane, WA 99260
(509) 477-3675; ddompier@spokanecounty.org

Date Issued: 2-12-20 Signature: Julie Shatto for Dawn Dompier

The comment period closes at 4:00 p.m. on February 26, 2020