

# 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 TELLESEN  
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

**NOTICE OF  
ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT AND  
AVAILABILITY OF ADDENDUM**

**Description of current proposal:** The proposal consists of a Community Recreational Facility with multi-use sports fields with synthetic turf, off-street parking, and lighting (phased construction). Ingress and egress to the site will be provided by driveway approaches to Glenrose Road.

**Proponent:** Spokane Youth Sports Association.

**Contact:** Elizabeth A. Tellessen  
Winston: Cashett, Lawyers  
601 W. Riverside, Ste. 1900  
Spokane, WA 99031  
509-838-6131

**Generally located at the:** SE corner of the intersection of 37<sup>th</sup> Ave. and Glenrose Road, Parcel #s 35354.9042, 35354.9043, and 35354.9044, Spokane County, Washington.

**Agency that prepared adopted documents and Addendum:** Spokane County Department of Building and Planning.

**Description of environmental documents and Addendum:** Environmental Checklist dated May 13, 2009 and Mitigated Determination of Nonsignificance (MDNS) dated October 14, 2009, mitigation measures, and exhibits in Hearing Examiner's decision of January 8, 2010.

**If the document being adopted has been challenged (WAC-197-630), please describe:** The Mitigated Determination of Nonsignificance issued on October 14, 2009 was appealed by the Glenrose Community Association. In the Findings of Fact, Conclusions of Law, and Decision dated January 8, 2010, the Hearing Examiner upheld issuance of the MDNS, subject to the imposition of additional mitigating measures.

**Description of the Addendum:** This addendum evaluated the Community Recreational Facility with multi-use sports fields with synthetic turf, off-street parking, and lighting by adding additional information to the previous environmental review done for the entire project.

**The document is available to be read:** Project documents are available for viewing at the Spokane County Department of Building and Planning, 1026 W. Broadway Ave. Monday through Thursday from 7:30 a.m. to 4:00 p.m. and Fridays from 7:30 a.m. to 12:00 p.m.

We have identified and adopted the Mitigated Determination of Nonsignificance (MDNS) dated October 14, 2009, Environmental Checklist dated May 13, 2009, additional mitigation measures, and Addendum Exhibits as being appropriate for this proposal after independent review. The documents meet our environmental needs for the current proposal and will accompany the proposal to the decision-maker. Documents incorporated by reference in the addendum include:

- Spokane County Grading Permit June 26, 2009

- 2019 Update to the 2010 Wetland Delineation and Surface Water Evaluation (Exhibit E) with Appendices
- Traffic Impact analysis dated May 6, 2019 prepared by Sunburst Engineering (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)

**Name of agency adopting document:** Spokane County Department of Building and Planning

**Responsible Official:** John Pederson

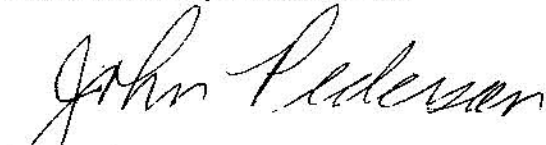
**Position/Title:** Director, Spokane County Department of Building and Planning

**Address:** 1026 W. Broadway Ave. Spokane, WA 99260

Phone: (509)477-3675

**Date of Issuance:** February 11, 2020

**Signature of Responsible Official:**

A handwritten signature in black ink that reads "John Pederson". The signature is written in a cursive, flowing style.

John Pederson

Director of Spokane County Department of Building and Planning

# **Spokane County**

## **MITIGATED DETERMINATION OF NONSIGNIFICANCE ADDENDUM**

# **1. FACT SHEET**

## **Project Title**

Spokane Youth Sports Association: Community Recreational Facility Addendum to Mitigated Determination of Nonsignificance

## **Proposed Action:**

Environmental Analysis of Community Recreational Facility for Spokane Youth Sports Association. This proposal consists of multi-use sports fields with synthetic turf, off-street parking, lighting, fencing, landscaping, on-site waste disposal, and associated facilities (phased construction).

## **Purpose of the MDNS Addendum:**

This addendum evaluates the proposal by adding additional information to the previous environmental review for the project. The previous review included an Environmental Checklist dated May 13, 2009, and a Mitigated Determination of Nonsignificance (MDNS) issued on October 14, 2009 that was appealed to the Spokane County Hearing Examiner. The Hearing Examiner upheld issuance of the MDNS, subject to additional mitigating measures, on January 8, 2010.

## **Description of the Proposal:**

This proposal of Community Recreational Facility for Spokane Youth Sports Association. This proposal consists of multi-use sports fields with synthetic turf, off-street parking, lighting, fencing, landscaping, on-site waste disposal, and associated facilities (phased construction). Scope of proposal is identified in Exhibit D of Addendum. Proposal to occur on property identified as Assessor's Parcel #s 35354.9042, 35354.9043, and 35354.9044. Scope of entire project is identified in environmental checklist dated May 13, 2009, and in Exhibit A and Exhibit C of Addendum.

## **Location of Proposal:**

The proposal is located at the southeast corner of the intersection of 37<sup>th</sup> Ave. and Glenrose Rd. in unincorporated Spokane County.

## **Adoption of Existing Environmental Documents:**

Environmental checklist dated May 13, 2009, Mitigated Determination of Nonsignificance (MDNS) dated October 14, 2009, and as modified by Hearing Examiner Findings of Fact, Conclusion and Decision dated January 8, 2010.

## **Lead Agency:**

Spokane County Department of Building and Planning  
1026 West Broadway Avenue

Spokane, WA 99260

**Circulation:**

This addendum, or notice of availability, is being sent to recipients of the previously issued MDNS and interested parties. No comment period is required for this addendum under WAC 197-11-502(8)(c).

**Contact Information:**

Dawn Dompier, Project Coordinator  
Department of Building and Planning  
1026 W Broadway Avenue  
Spokane, WA 99260  
(509) 477-3675; ddompier@spokanecounty.org

**Date of Issuance: February 11, 2020**

**Responsible Official**

John Pederson, Director  
Department of Building and Planning  
1026 W Broadway Avenue  
Spokane, WA 99260

**Documents**

The site civil plan, grading plan, lighting plans, building narrative, and associated project documents are available for viewing at the Spokane County Department of Building and Planning, 1026 W Broadway Avenue, Spokane, WA 99260

# ENVIRONMENTAL REVIEW

## Overview

This addendum does not significantly change the analysis of impacts and alternatives contained in the MDNS prepared in 2009 for the proposal, nor does it identify new or significantly different impacts.

## Prior Environmental Review

The county issued a Mitigated Determination of Nonsignificance (MDNS) for the project on October 14, 2009. The prior MDNS was appealed by the Glenrose Community Association. The Spokane County Hearing Examiner, in Findings of Fact, Conclusions of Law and Decision dated January 8, 2010, upheld issuance of the MDNS, subject to additional mitigating measures. The elements of the environment addressed in these documents included elements of both the natural and built environment: earth, air, water, plants and animals, land and shoreline use, transportation, energy, public services, and utilities. The changes in the proposal are within the scope analyzed for the entire project in the environmental checklist and previous MDNS.

## Addendum

According to SEPA Rules, an addendum provides additional analysis and/or information about a proposal or alternative where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-706). An Addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives identified in the prior environmental documents (WAC 197-11-600(4)(e), WAC 197-11-706).

This addendum is being issued pursuant to WAC 197-11-625 to meet the County's SEPA responsibility and includes use of existing environmental documents per WAC 197-11-600(2), 197-11-600(4)(a)(c), and 197-11-635. The impacts that encompass the project and environmental impacts that are expected to be associated with this project are identified in the Addendum.

No additional impacts beyond those identified in the County's previous environmental determination (MDNS) are expected to occur. Additional information considered with this addendum include an updated Wetland Delineation and Surface Water Evaluation, Traffic Impact Analysis, and Grading Permit dated June 26, 2009. These documents are included as exhibits to the Addendum document for the proposal.

## **Proposed Action**

Community Recreational Facility for Spokane Youth Sports Association as described herein.

## **Additional Studies Included with the Addendum**

An addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives identified in the prior environmental documents.

New information and analysis was provided for the proposed project. The new information does not substantially alter the analysis of the previous environmental analysis but provides updated data for consideration. The new information is summarized below.

- 2019 Update of the 2010 Wetland Delineation and Surface Water Evaluation (exhibit E) with Appendices A – Wetland Delineation/Surface Water Evaluation, February 2010  
And B -- Wetland Rating Summary – Eastern Washington
- Traffic Impact Analysis, Sunburst Engineering, 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)

## **Conclusion**

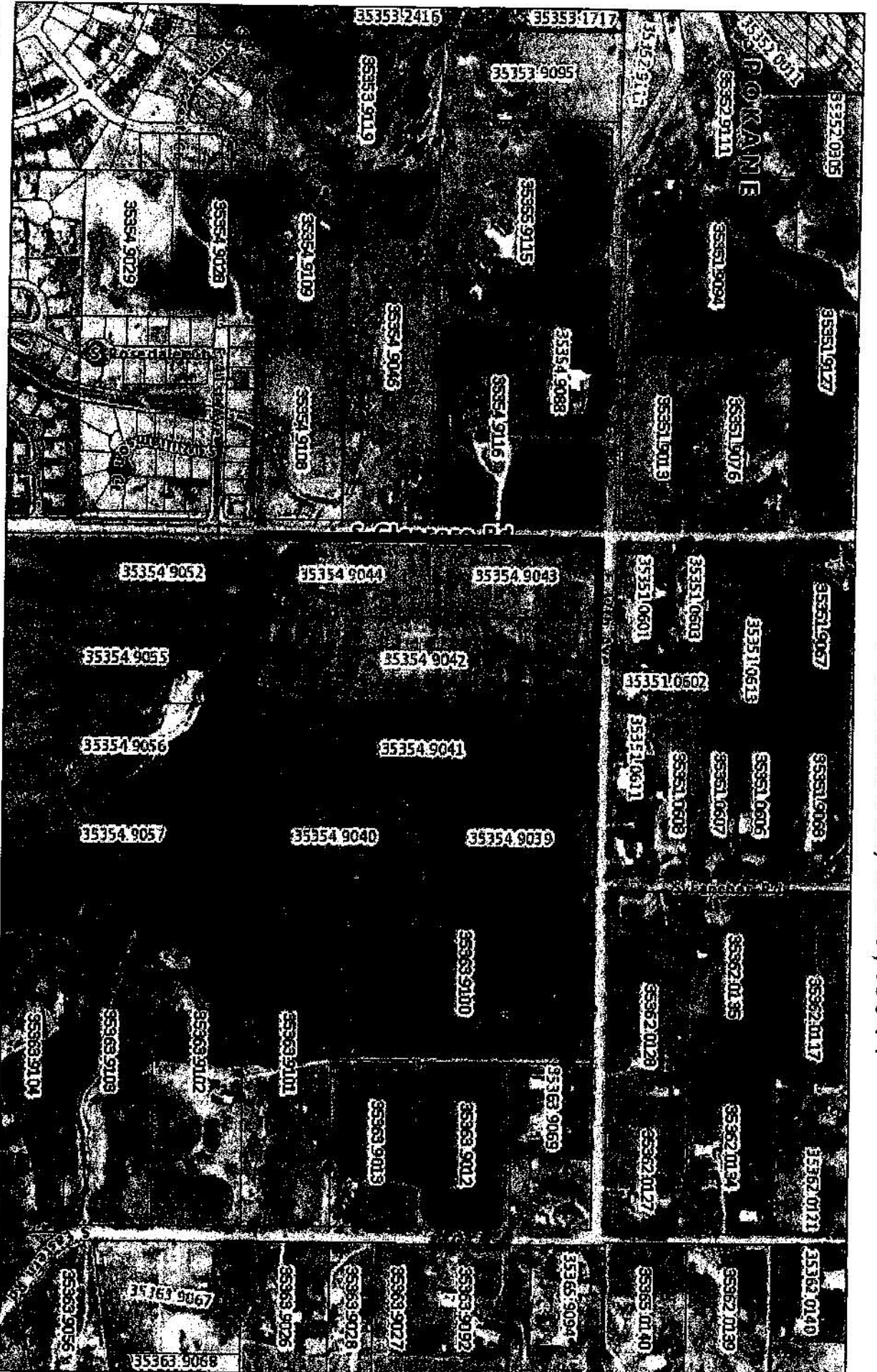
The County has reviewed the previous environmental review done for the Community Recreational Facility. Previous review included an environmental checklist and a Mitigated Determination of Nonsignificance (MDNS) dated October 14, 2009 and additional mitigating measures specified in the Hearing Examiner's Findings of Fact, Conclusions of Law, and Decision dated January 8, 2010.

The previous environmental documents provide relevant information and an accurate basis for identifying potential impacts associated with the project described herein. Potential environmental impacts would be similar to, or less than, those identified in the previous review based on the updated Wetland Delineation, Surface Water Evaluation, and Traffic Impact Analysis.

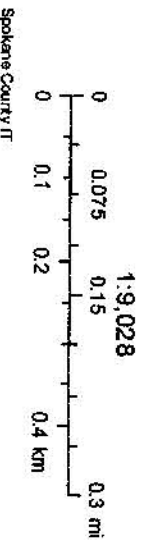
This addendum does not significantly change the analysis of impacts in the previous environmental review for the proposed Community Recreational Facility, nor does it identify new or significantly different impacts.



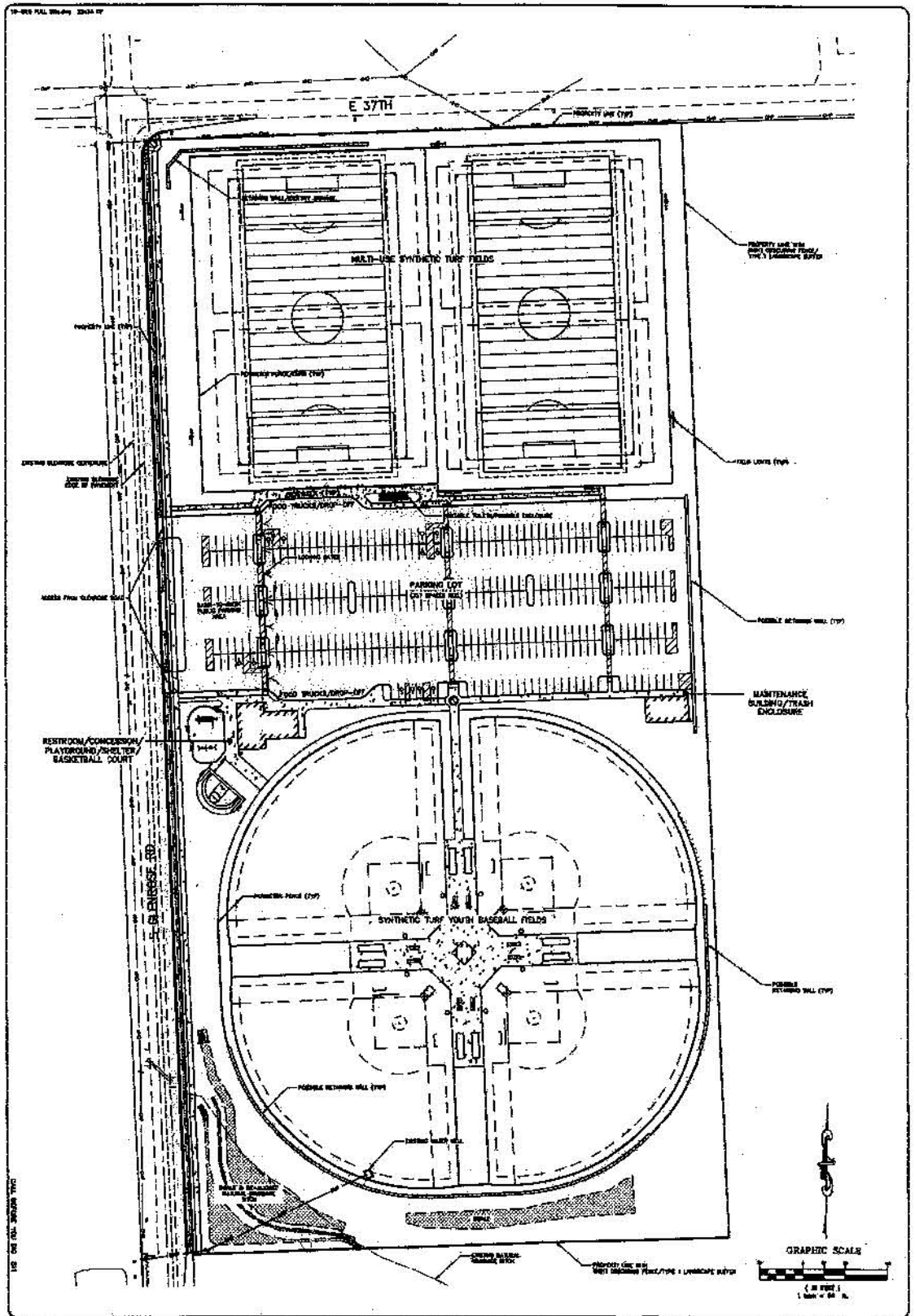
SUBJECT PARCELS-35354.9042; .9043; .9044



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This map is a composite of "best available data layers." This map is for reference only. No warranties are expressed or implied. Building and Planning



PROJECT NAME  
**SCHEMATIC SITE PLAN  
 ZAKHEIM YOUTH SPORTS COMPLEX**  
 PROJECT SITE  
**GLENROSE & 37TH  
 SPOKANE COUNTY, WASHINGTON**

**storhäug**  
 civil engineering planning  
 landscape architecture surveying

100 East Third Street, Spokane, WA 99201  
 509.325.1000 | 509.325.1001

DATE	DESCRIPTION

1 OF 1  
 EXHIBIT  
**D**



