



## Notice of Application and Preliminary SEPA Decision

**Date of Notice:** February 24, 2023

**Project Name:** PLN2023-0006 Sand Hill Place Preliminary Major Subdivision

**Physical Address of Property:** NNA Hansen Road, Moses Lake, WA

**Applicant Contact:** Del Green, PE

**Mailing Address (Applicant):** Columbia Northwest Engineering, P.S.  
249 N. Elder Street  
Moses Lake, WA 98837

**Owner:** Mitchell Development II LLC  
910 Traffic Ave  
Sumner, WA 98390-1142

**File Number:** PLN2023-0006

**Date of Application Submitted:** 1/18/2023

**Date of Notice of Completion:** **2/24/2023**

**Comment Due Date:** **3/20/2023**

**Project Location:** Portion of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and a portion of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  Section 30, Township 19 North, Range 28 East, W.M. City of Moses Lake, Grant County, Washington.  
Assessor's Parcel No. 110065200.

**Project Description:** An application for a Preliminary Major Subdivision for the creation of 175 Lots within a 47.27-acre property. Lot size will range from 7,000 to 12,822 (and one 8.55 acre lot reserved for future development) Sq. Ft. +/- The subdivision will be completed in multiple phases: Phase 1: 80 SFR lots; Phase 2: 34 SFR lots; Phase 3: 29 SFR lots; Phase 4: 31 SFR lots; Phase 5: one large lot (8.55-acre lot to be developed in the future). The proposed subdivision will be served by the City of Moses Lake services including City of Moses Lake Water and sanitary sewer. All streets constructed within this subdivision will be constructed to current City Standards and connected to current street system. Internal subdivision improvements will include the construction of water mains within the Subdivision providing water for domestic, irrigation, and fire protection services. Sanitary sewer mains will be constructed serving all lots within the Subdivision. Electrical service infrastructure will be constructed internal to the Subdivision providing power for each lot. City of Moses Lake Standards and those Standards established by the Standards and requirements of the Eastern Washington Storm Water Manual will be upheld through the design and development of the on-site stormwater drainage and control system. Internal street lighting will be established and constructed in compliance with the City Standards and Grant County PUD standards. Access to this proposed plat will be from the current street system. This plat will be completed through a phasing plan. The property is located within the portion of Section 30, Township 19 North, Range 28 East, W.M. Grant County, Washington and identified as Assessor's Parcel No. 110065200.

**Required Studies:** Traffic Impact Analysis, and other studies, as determined by the City of Moses Lake.

**Required/Existing Environmental Documents:** The City of Moses Lake has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (DNS) for this project which includes, but is not limited to: Traffic, Trails / Connectivity, Emergency Services and/ Parks and Recreation. The optional MDNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. No significant adverse environmental impacts have been identified. The project review process may include additional mitigation measures under applicable codes.

**Preliminary Determination of Consistency:** The City will regulate impacts consistent with the Moses Lake Municipal Code, and other local, state, and federal laws or rules. These laws and rules should provide adequate analysis of the impacts of this project.

**Required Permits:** Preliminary and Final Major Subdivision, and associated construction / infrastructure permits and/or approval.

**Public Comment/Review/Appeals:** The public and other agencies with jurisdiction are encouraged to review and comment on the proposed project and its probable impacts. **This may be your only opportunity to comment on the proposed project. The comment period ends March 20, 2023.** For more information, contact the project planner at the City of Moses Lake, Community Development Department. Submit written comments to Nathan Pate AICP, by phone at (509)764-3752, e-mail at [npate@cityofml.com](mailto:npate@cityofml.com) or by mail at City of Moses Lake, Community Development Department, 321 S. Balsam, P.O. Box 1579, Moses Lake, WA 98837. Copies of the information related to this application are available for review at no charge.