



Notice of Application and Preliminary SEPA Decision

Date of Notice: May 24, 2023

Project Name: PLN 2022-0034 Nelson Rd - Sapphire Homes Planned Development District and Preliminary Major Subdivision

Physical Address of Property: NNA S Eastlake Dr / W Nelson Rd / S Division St, Moses Lake, WA

Applicant Contact: Evan Tremaine, PE - Project Engineer
Mailing Address (Applicant): AHBL, Inc
601 W Main Avenue
Suite 305
Spokane, WA 99201

Owner: Sapphire Homes Inc.
Attn: Troy Schmeil
16805 SE 43rd Court
Bellevue, WA 98006

File Number: PLN 2022-0034
Application Submitted: April 29, 2022
Notices of Incomplete: June 2, 2022, September 19, 2022, October 28, 2022, March 15, 2023 (e-mail), February 22, 2023 (meeting and e-mail), and April 7, 2023.

Notice of Completion: May 17, 2023
Comment Due Date: **June 13, 2023**
Project Location: A portion of the west ½ of the northwest ¼ of Section 26, Township 19 North, Range 28 East Willamette Meridian in City of Moses Lake, Grant County, Washington.
Assessor's Parcel No. 110050000.

Project Description: An application for a Planned Development District (PDD) and Preliminary Major Subdivision for the creation of 101 residential lots within an R-3 zone on 12.09 acre vacant land in the City of Moses Lake. The project is proposing a PDD to increase project density with reduction in lot size, reduced setbacks (with shared walls) and alley access (for a portion of the project). Additional project items will include roadway construction, stormwater management and utility extensions to serve the project. The property is located within a portion of the west ½ of the northwest ¼ of Section 26, Township 19 North, Range 28 East Willamette Meridian in City of Moses Lake, Grant County, Washington and identified as Assessor's Parcel No. 110050000.

Required Studies: Traffic Impact Analysis, Geotechnical Engineering Report, 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: Planned Development District, 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 June 13, 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 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.