

LU 2023-005 CA

Critical Area Review for a new residence on N Martin Street

APPLICATION

- Applicant: Vince Barthels, Biologist with Ardurra
 - Owner: Kim Mangis
 - Location: N Martin Street
 - Zone: Single-Family Residential (R-1)
-
- Proposal: The applicant proposes to build a single-family residence in a wetland buffer, using the reasonable use exception.

PROCESS (MLMC 17.10.040)

- Application Submitted – April 27, 2023
 - Application Deemed Complete – May 4
 - Notice of Application/Hearing – May 11
 - Staff Report with Recommendation to PC – May 17
 - Public Hearing with Planning Commission – May 25
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- Planning Commission makes a recommendation to City Council
 - City Council makes the final decision (no hearing)

GOOGLE EARTH



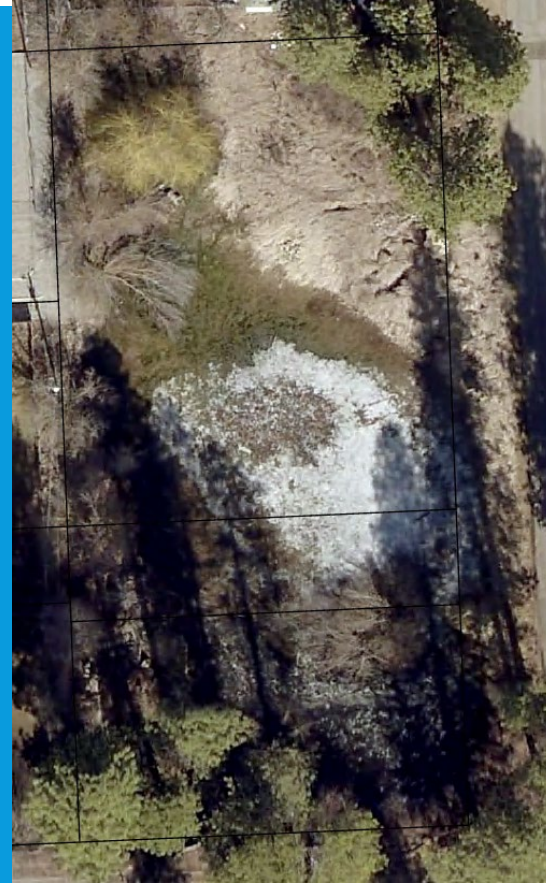
AERIALS OVER TIME



2010



2014



2018



2022

WETLAND



WETLAND



WETLAND





LEGEND

-  APPROXIMATE SUBJECT PROPERTY BOUNDARY (.5 ACRES TOTAL)
-  CATEGORY III DEPRESSIONAL WETLAND (APPROX. 4 ACRES)
-  PROPOSED BUILDING SITE (1248 SF)
-  PHOTO POINT (5)
-  FENCED PLANTING ENCLOSURE 16' X 30' (480 SF)
-  ROCK WALL OR SPLIT RAIL FENCE TO BE INSTALLED
-  SILT FENCE LOCATION

NOTE: AREA LANDWARD OF THE ROCK WALL IS APPROX. 2,700 SF.

PLANTING SCHEDULE			
SYMBOL	TREE	SIZE	NUMBER
	ASPENS	5 GALLON	10
	COYOTE WILLOWS	STAKE PLANTINGS	5
	RED-OSIER DOGWOOD	5 GALLON	5
	COTTONWOOD	5 GALLON	2 + TBD
	LUPINE	PLANTING PLUGS	5

NOTE: SEE SHEET 2 FOR PLANTING DETAILS

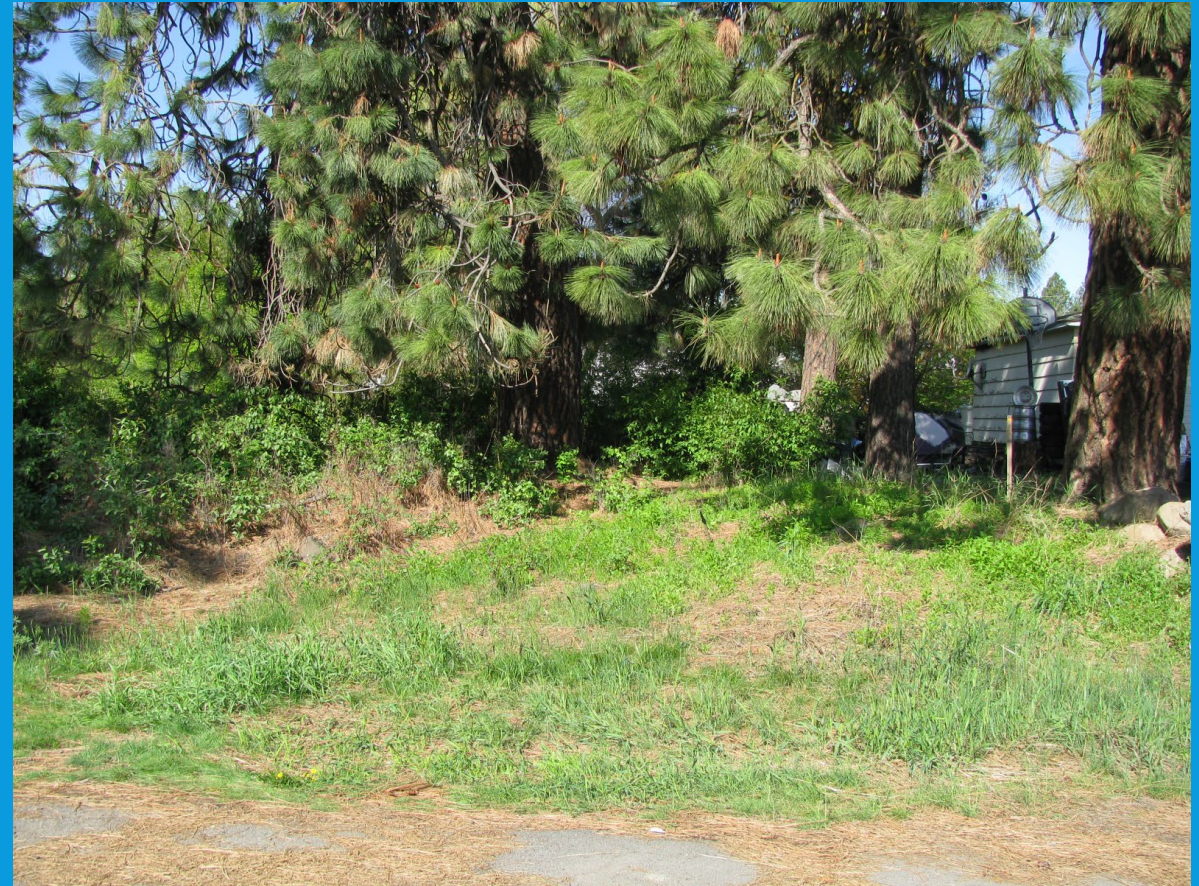
**SPOKANE COUNTY PARCELS
 #14073.0253 & #14182.0402
 WETLAND MITIGATION EXHIBIT & SITE PLAN
 KIM MANGIS (PROPERTY OWNER)
 UPDATED 05/16/2023**

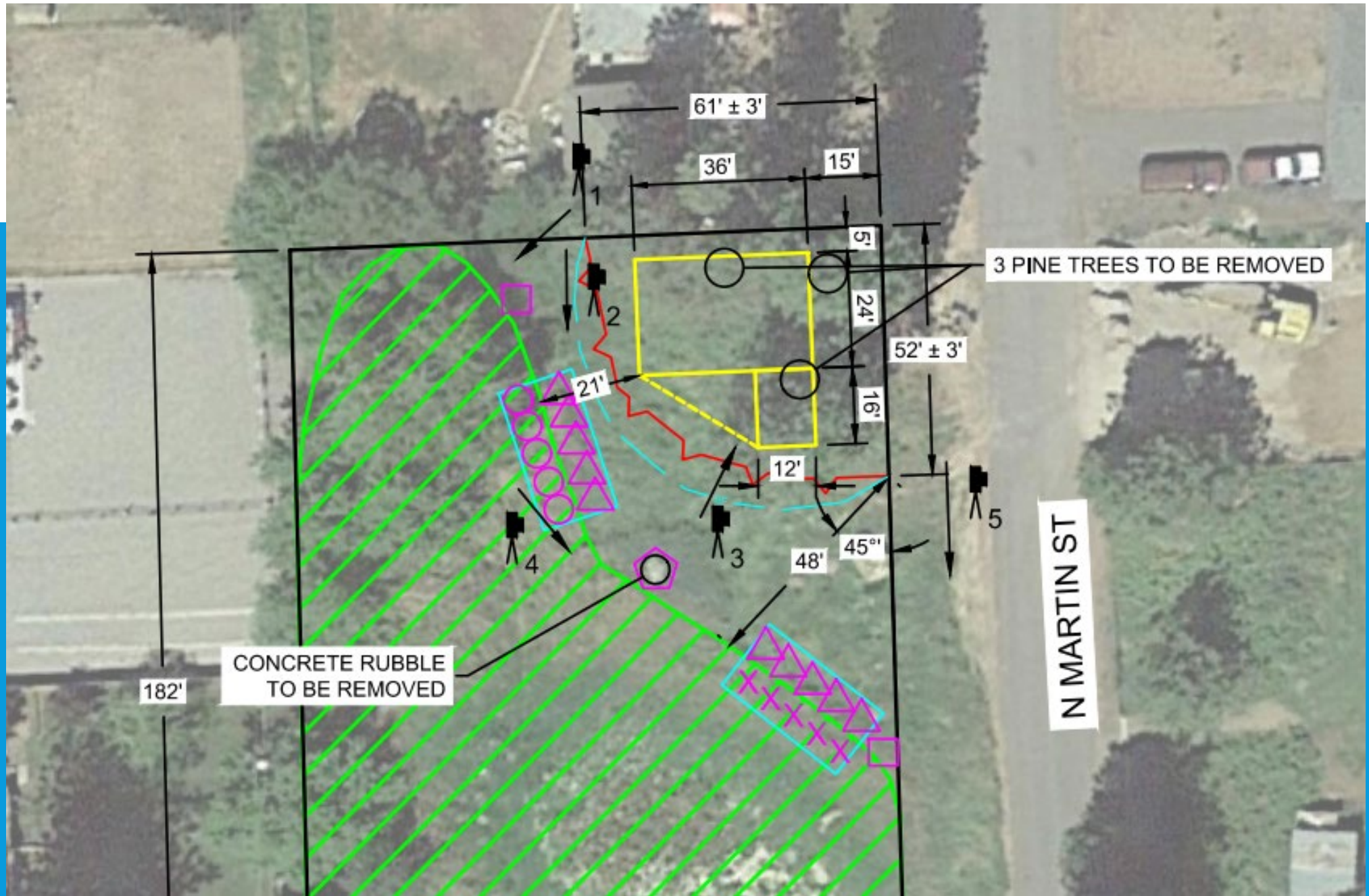


SHEET 1 OF 2 DATE: 5/16/23 JOB: 22012


 1717 S. RUSTLE STREET, SUITE 201
 SPOKANE, WA 99224
 509-319-2580 | WWW.ARDURRA.COM

BUILDING SITE





APPROVAL CRITERIA (MLMC 17.10.060)

- Avoid Impacts
- Minimize Impacts
- Compensatory Mitigation
- No Net Loss
- Consistency with General Purpose
- Meets Performance Standards

APPROVAL CRITERIA (MLMC 17.10.100)

- Denial of Reasonable Economic Use
- No other Reasonable Economic Use
- Impact to the Wetland is the Minimal Necessary
- Situation is Not the Result of Actions by the Applicant
- Mitigates for the Loss of Function
- Consistent with other Regulations and Standards

AGENCY AND PUBLIC COMMENT

- Department of Archeology and Historic Preservation requires an Inadvertent Discovery Plan (IDP)
- Department of Ecology requires a SEPA
- AJ & Kelli Burton of 850 N Minnie Street support the application and question the alterations that have been made to the southern portion of the wetland
- Megan and Kevin Gaschk of 854 N Martin Street are opposed to the proposal
- Tammy Roberson of 424 W Brooks Road is opposed to the proposal. She has submitted a letter from a lawyer and a wetland specialist among other items.

CONCLUSION

- Impacts to the wetland cannot be avoided
- Impacts have been minimized
- Impacts are being mitigated for
- Wetland Report has been prepared by and reviewed by Qualified Wetland Specialists
- Applicant has demonstrated that the approval criteria are met
- City Planner recommends approval with conditions

PLANNING COMMISSION DELIBERATION

Options

- Recommend approval, with conditions, as stated in the staff report, plus a condition for the Archeology Plan.
- Recommend approval, with changes to the staff report and conditions.
- Recommend denial, with statement of reasoning.