

Amanda Tainio

From: Amanda Tainio [atainio@libertylakewa.gov]
Sent: Thursday, December 07, 2006 10:28 AM
To: 'Melony Huber'
Cc: Doug Smith (dsmith@libertylakewa.gov); Mary Wren-Wilson (mwren@libertylakewa.gov)
Subject: RE: Questions & answers generated through UGA public process

Thanks for your email, it will be added to the public record.

Thanks,
Amanda Tainio
Associate Planner, City of Liberty Lake
22710 E. Country Vista Blvd.
Liberty Lake, WA 99019
Phone: 509-755-6708, Fax: 509-755-6713
atainio@libertylakewa.gov

-----Original Message-----

From: Melony Huber [mailto:mshuber@hotmail.com]
Sent: Thursday, December 07, 2006 9:45 AM
To: Amanda Tainio
Subject: RE: Questions & answers generated through UGA public process

Dear Ms. Tainio,

I am reasonably certain that my email response to the Q&A memo you sent will be found within a pile of them. However, I am compelled to write. When the UGA public discussions started, I admit that I was very concerned and opposed to an increase in Urban Growth Area boundaries. After having read this Q&A, I have to say that all of my concerns were addressed, and I now believe this to be the right thing to do for the City of Liberty Lake. I would rather see the City control our future community and regulate what kind of development is to occur than to allow other possibilities such as higher density within or the inability to increase school lands. I want our City to protect the beauty of Liberty Lake and have a hand in studying aquifer impact, regulating sewage and making sure traffic is addressed.

Thanks again for forwarding this information. I appreciate the opportunity to voice my thoughts. I hope my support for increasing the UGA is joined by other community members so as to make ours the best around.

Sincerely,
Melony Huber
mshuber@hotmail.com
1113 N. King James Lane
Liberty Lake, WA 99019

From: atainio@libertylakewa.gov
To: atainio@libertylakewa.gov
Subject: Questions & answers generated through UGA public process
Date: Wed, 6 Dec 2006 16:28:31 -0800

Please see attached. These have also been posted on the City website.

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12/7/2006

Thanks,
Amanda Tainio
Associate Planner, City of Liberty Lake
22710 E. Country Vista Blvd.
Liberty Lake, WA 99019
Phone: 509-755-6708, Fax: 509-755-6713
atainio@libertylakewa.gov

Express yourself with gadgets on Windows Live Spaces [Try it!](#)

08/07/07

Response to Melody Huber:

Not a comment on the adequacy of the DEIS, but rather an expression of a preference for a particular planning outcome.

Amanda Tainio

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Friday, December 08, 2006 4:30 PM
To: Mary Wren
Cc: Amanda Tainio
Subject: FW: DEIS Comment

-----Original Message-----

From: Keith Johnstone [mailto:allbroskj@yahoo.com]
Sent: Friday, December 08, 2006 1:18 PM
To: dsmith@libertylakewa.gov
Subject: DEIS Comment
Re: Tax Parcel 55212.9045

My name is Keith Johnstone. My brother Stephen Johnstone and I are partners in the ownership of the above referenced 23 acre parcel. The land is within the red dotted line boundary for proposed inclusion within the city's boundaries. We do wish to be annexed into the city. The property, which is classified as Urban Reserve in the Comprehensive Plan, has public water, having been annexed into the Irrigation District several years ago. The property lies between the property owned by Chesrown to the South and the Western part of the city. If his property is to eventually be included within the city, inclusion of our property would serve to bridge his land with the existing city boundary. Our land has nice views and would be suitable for development into higher end home sites that would increase the tax base of the city. Thank you for considering our request to be included within the city. Sincerely, Keith and Stephen Johnstone

Need a quick answer? Get one in minutes from people who know. Ask your question on www.Answers.yahoo.com

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Response to Keith Johnstone:

Not a comment on the adequacy of the DEIS, but rather an expression of a preference for a particular planning outcome.

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Amanda Tainio

From: Amanda Tainio [atainio@libertylakewa.gov]
Sent: Thursday, December 07, 2006 10:33 AM
To: 'Charles Kogler'; 'dsmith@libertylakewa.gov'; 'mwren@libertylakewa.gov'
Cc: 'Davenport, Steve'
Subject: RE: Comments on DEIS for proposed UGA alternative

Thanks for the comments, they'll be added to the public record.

Thanks,
Amanda Tainio
Associate Planner, City of Liberty Lake
22710 E. Country Vista Blvd.
Liberty Lake, WA 99019
Phone: 509-755-6708, Fax: 509-755-6713
atainio@libertylakewa.gov

-----Original Message-----

From: Charles Kogler [mailto:ckogler@cet.com]
Sent: Wednesday, December 06, 2006 7:55 PM
To: dsmith@libertylakewa.gov; atainio@libertylakewa.gov; mwren@libertylakewa.gov
Cc: 'Davenport, Steve'
Subject: Comments on DEIS for proposed UGA alternative

To: Liberty Lake City Planning Department:

Dear Sir/Madam:

Please forward the attached comments to the Liberty Lake Planning commission and make them part of the official public record regarding the DEIS. Also, please acknowledge receipt of this email and attachment (acknowledgement by email is fine).

Thank you for your time and consideration.

Sincerely,

Charles and Barbara Kogler
1221 S. McKinzie Road
Liberty Lake, WA 99019
509-255-6120

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December 5, 2006

To: SEPA Responsible Official, City of Liberty Lake
Doug Smith, Director
Liberty Lake Planning and Community Development Department
27710 E. Country Vista Drive
City of Liberty Lake, WA 99019

From: Charles and Barbara Kogler
1221 South McKinzie Road
Liberty Lake, WA 99019

RE: Written Comment on: The City of Liberty Lake Draft Environmental Impact Statement Urban Growth Boundaries (DEIS) and selection of recommended UGA alternative.

Dear Sir/Madam:

We ask the Liberty Lake Planning and Community Development Department to recommend either option 1 (no change to existing UGA) or option 3 (NW expansion).

We are very concerned that the type of growth resulting from UGA proposals 2,4,5,6 and 7 will have significant negative effects on the quality of life for the larger Liberty Lake community, including those within the current city limits. It appears that in many cases the DEIS has addressed infrastructure issues or mitigation issues primarily as future goals or statements of wishful thinking or voluntary measures (more wishful thinking), and is heavily reliant on agencies outside the City of Liberty Lake which may not agree with the specific approaches finally proposed. It seems clear to us that even in the initial planning phases that the DEIS is supposed to address that the number of gaps that exist in the planning precludes any of the alternatives except #1 and possibly #3.

We feel that the City of Liberty Lake should first look at the growth that can be accommodated inside the current city limits, using currently undeveloped land inside their current UGA to accommodate as many of the 15386 people that were part of the initial allocation from the county as possible and request a reduction downward if all cannot be planned for inside current city limits.

We have lived in Liberty Lake for the past 26+ years, have worked here and raised our children here -- it has truly been a wonderful place to live! We have lived in the Wicomico beach area on the west side of the lake for all of our time here, in an area which is zoned Rural Traditional and is now proposed to be part of the Liberty Lake UGA in a number of the proposals.

If any of these proposals (2,4,5,6,7) are adopted, we will be firmly on the overcrowded road that communities like Issaquah and Bellevue have followed. We have visited the Seattle area several times a year for 26 years, and in the 1980's we would always stop in

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Issaquah and remark about its beauty and how it would be a nice place to live; by the 1990's it was a "nice place to visit, but wouldn't want to live there", and in the past 5 years we don't even get off the freeway to visit due to the congestion. Please don't allow that to happen here in the Liberty Lake area.

During our 26+ years here, we have certainly observed growth, but it has generally been in small chunks (a house at a time, often) consistent with the current rural zoning. We can support this type of growth continuing, because it doesn't allow greater impact than can be planned for, and allows for orderly planning of needed infrastructure and mitigation of effects on wildlife, lake quality, etc.

Thank you for your consideration of our viewpoints.

Sincerely,

Charles and Barbara Kogler
1221 South McKinzie Road,
Liberty Lake WA 99019
509-255-6120

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Response to Charles and Barbara Kogler:

Not a comment on the adequacy of the DEIS, but rather an expression of concern for various issues and a preference for a particular planning outcome.

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Don and Eleanor Limmer
1227 S. Liberty Drive
Liberty Lake, Wash. 99019

November 26, 2006

City of Liberty Lake
Planning & Community Development Department
27710 E. Country Vista Blvd
Liberty Lake, Wash 99019

Re: Proposed Alternatives to the Urban Growth Boundaries

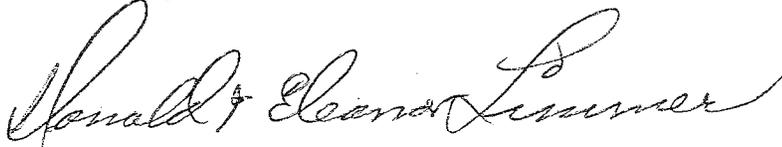
To Doug Smith and Amanda Tainio, Liberty Lake City Planners:

We ask the Liberty Lake City Council accept Alternative 1 of the UGA Boundary Alternatives or No Action for these reasons:

- (1) The City of Liberty Lake should develop the land in the city limits set aside within their 20 year growth plan before expanding the Urban Growth Boundaries of the City of Liberty Lake. Spokane County has not requested any change in this boundaries.
- (2) The other proposed alternatives involves land that is presently designated as Urban Reserve, Rural Traditional and Rural Conservation which is unsuitable for development for urban uses. In the Spokane County Comprehensive Plan, land designated as Rural Conservation, by law, is not subject to change.
- (3) The other alternatives involve areas which have steep slopes, rock outcroppings and erodible soils with potential storm water run-off problems for Spokane River and Liberty Lake. These areas also serve as a natural habitat for water fowl and animals.
- (4) The other proposed alternatives have no infrastructure present to provide for the roads, schools, fire, police, traffic control and other public facilities necessary to support an expanded growth.

Please vote to accept Alternative 1, or no further expansion of the Urban Growth Boundaries.

Yours truly,



Donald and Eleanor Limmer

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Response to Donald & Eleanor Limmer:

Not a comment on the adequacy of the DEIS, but rather an expression of concern for various issues and a preference for a particular planning outcome.

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December 5, 2006

DEIS Comments
Planning & Community Development Dept.
22710 E. Country Vista Dr.
Liberty Lake, WA 99019

RE: DRAFT ENVIRONMENTAL IMPACT STATEMENT URBAN GROWTH AREA
BOUNDARY ALTERNATIVES, ISSUED NOVEMBER 8, 2006

Dear Planning & Community Development Department:

Please find the following comments regarding the Draft Environmental Impact Statement (DEIS) for the Urban Growth Area Boundary Alternatives. I have reviewed and provided these comments as an interested member of the public located at 319 S. Shoreline Drive, Liberty Lake, WA, and adjacent to the proposed UGA expansion boundary. I have four main comments regarding the DEIS as follows:

1. The implementation schedule for the EIS scoping, DEIS, and Final EIS does not comply with the requirements of public process as per the SEPA process.
2. Public comments were included in the DEIS however no summary of comments or matrix of comment issues was included. Additionally, there was no section mentioning comments and how they were addressed as part of the DEIS. It appears that the comments have just been added as an attachment to the document without including in the scoping process. The final EIS should include both sets of comments, summarized by issue, and summary of how comments were included and resolved in the document. This might require re-addressing the scope of the EIS as issued in the DEIS (that is change the study scope to address these comments in the final EIS).
3. Discussion of Wildlife Habitat and Diversity neglects to address existence of critical migration routes and wildlife corridors, and disregards previous studies that resulted in existing zoning as rural conservation zones (Section 2.5.1.1.8).
4. Mitigations for Plants and Animals are vague and more goals than mitigations. The mitigation goals listed are essentially the same as not moving the UGA and maintaining existing conditions (Alternative 1). This implies that an alternative that did not include the critical areas, such as rural conservation zoning, should be considered, and that no mitigations are otherwise provided (Section 2.5.3).

These comments indicate a significant neglect of the lead agency's incorporation of the public process in the SEPA EIS scoping, inappropriate alternatives selection for existing conditions, and lack of genuine effort on the part of the lead agency in review and addressing these comments in the final EIS.

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The following is a discussion in more detail for each of the summary comments.

1. The implementation schedule for the EIS scoping, DEIS, and Final EIS does not comply with the requirements of public process as per the SEPA process.

The environmental impact review laws such as SEPA are based on the premise of full and open disclosure, and that the government and public are fully informed of the impacts and alternatives so that they can make wise decisions about whether and how to proceed. Reviewing the proposed assessment timeline in the DEIS (included excerpt below) and the times allocated for response and incorporation of the public comment processes, it is apparent that the public process is not being implemented under the intent of SEPA.

**Urban Growth Area (UGA) Assessment Anticipated Timeline
& Steps in Environmental Impact Statement (EIS) Process**
Revised 11/6/06

4pm, 8/30/06	Planning Commission Meeting – Introduction to UGA Study Boundary
10/3/06 – 10/24/06	Determination of Significance (DS) with Scoping Notice Issued (21 day comment period)
4pm, 10/11/06	Planning Commission Meeting – Discussion on UGA Study Boundary
7pm, 10/11/06	Public Meeting on UGA Study Boundary & EIS Scoping
11/8/06 – 12/8/06	Draft Environmental Impact Statement (DEIS) Issued (30 day comment period)
4pm, 11/8/06	Planning Commission Public Workshop
Anticipated 12/13/06	Final EIS Integrated with GMA Planning Document Issued (no comment or waiting period)
Anticipated 4pm, 12/13/06	Planning Commission Public Hearing
Anticipated 7pm, 1/16/07	City Council Public Workshop

The public comment period for the EIS scoping as shown in the schedule was from October 3 to 24, 2006. This was to provide the public the rationale, proposed alternatives, proposed approach, and items to be included in the EIS. Yet, the DEIS was completed somehow in the time between the scoping public comment period end, October 24, 2006, and the issued date of November 8, 2006. The DEIS issued did not include a discussion of the scoping comments or how they were addressed in the DEIS. It is also unlikely that they were even considered given the limited time available for the lead agency to complete the following; to collect the significant and numerous public comments, including the public meeting, review, revise and include comments in the scope process, and generate the 317 page DEIS that was issued 10 working days later.

Additionally, the timeline shows that the anticipated Final EIS will be issued on December 12, 2006, only 2 working days after the public comment period is closed. Two days does not seem adequate to collect, consolidated, review, and incorporate any necessary changes into the Final EIS based on this timeline, unless the lead agency circumvents the public review process of SEPA completely. The intention of this schedule is unclear, however the implications are clear, circumvention of the application and implementation of the SEPA process.

2. Public comments were included in the DEIS however no summary of comments or matrix of comment issues was included. Additionally, there was no section mentioning comments and how they were addressed as part of the DEIS. It appears that the comments have just been added as an attachment to the document without including in the scoping process. The final EIS should include both sets of comments, summarized by issue, and summary of how comments were included and resolved in the document. This might mean re-addressing the scope of the EIS as issued in the DEIS (that is change the scope that is included in the final EIS).

This comment is relatively self explanatory. Specifically, an example of this is from the Department of Fish and Wildlife comments on the scoping. The DFW's comment is, "In addition, the Alternatives offered in the Scoping Notice do not truly explore alternatives to expanding to the SW of the current UGA, an area containing critical habitats." How was this comment addressed in the DEIS? Was it even considered in the 10 days after public comment was closed and the DEIS was issued? This and the many other comments submitted by involved districts, agencies and the public, should be reviewed, summarized, and addressed as part of the DEIS.

3. Discussion of Wildlife Habitat and Diversity neglects to address existence of critical migration routes and wildlife corridors, and disregards previous studies that resulted in existing zoning as rural conservation zones (Section 2.5.1.1.8).

Section 2.5.1.1.8 Migration Routes and Wildlife Corridors incorrectly states that no migration routes or wildlife corridors are located within the planning areas. Contradictory to the DEIS, the County has rural conservation zoned within the planning areas. This zoning was based on maintaining critical migration routes and wildlife corridors to help maintain biodiversity as a mitigation to the current UGA. This section needs to address the rural conservation zoning by the County, the studies underlying these decisions, and mitigations necessary to impacts not only of the proposed UGA expansion, but also as it affects the County-wide UGA mitigation for migration routes and wildlife corridors.

4. Mitigations for Plants and Animals are vague and more goals than mitigations. The mitigation goals listed are essentially the same as not moving the UGA and maintaining existing conditions (Alternative 1). This implies that an alternative that did not include the critical areas, such as rural conservation zoning, should have been considered, and that no mitigations are otherwise provided (Section 2.5.3).

The items listed under mitigations are vague and more goals toward determining what should be done, not mitigations to existing conditions impacted by the proposed boundary change. This suggests that the areas are not well understood and that adequate study by the lead agency has not been conducted. The last three "mitigations" in the DEIS that are applicable to the rural conservation zones are listed below:

- Develop a wildlife corridor plan on a landscape scale that connects open space, parks and priority habitats utilizing stream corridors, wetlands, drainages, greenways, greenbelts and buffers.

- Protect sensitive habitats with low impact land use designations and provide adequate buffers.
- Encourage through incentives or development regulations, high density, compact or clustered development that will minimize the amount of land needed to accommodate growth.

The current County zoning rural conservation are essentially the mitigation for the existing UGA through a wildlife corridor plan, protecting sensitive habitats with low impact land use designations, and incentives to encourage minimizing the amount of land needed to accommodate growth. The current rural conservation designation provides this mitigation and an urban designation (as proposed by expansion of the UGA to include these areas) would be inappropriate. The DEIS does not address how the alternatives with expansion including the rural conservation areas will mitigate these impacts.

Respectfully, submitted,



Bob Martin
319 S. Shoreline Drive
Liberty Lake, WA 99019

(509) 255-9160
rfmartinjr@mac.com

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Response to Bob Martin:

- 1) There is nothing in state law that prohibits beginning the EIS preparation process prior to the scoping period ending (WAC 197-11-408). As scoping comments were submitted, they were reviewed to ensure that any pertinent information was included in the DEIS.

State law does not require that copies of scoping comments be included in, or directly responded to, in the DEIS. The scoping comments were included as informational only for those reviewing the DEIS. Direct response to comments is required in the Final EIS only (WAC 197-11-560).

The City of Liberty Lake has met all SEPA notice and commenting periods required by state law as adopted in the City of Liberty Lake Development Code, Chapter 6 Environment, section 6A-11, pages 6-21 through 6-22.

There is no comment period on the FEIS, and it is inappropriate to speculate on the completeness of a document that had not been released as of the date of the above letter. WAC 197-11-460 states only that no action is to be taken on the FEIS proposal for seven days after issuance of the FEIS.

- 2) State law does not require that copies of scoping comments be included in, or directly responded to, in the DEIS. The scoping comments were included as informational only for those reviewing the DEIS. Direct response to comments is required in the Final EIS only (WAC 197-11-560).
- 3) The Rural Conservation Zones delineated by the County are clearly identified on the zoning map that is included in several areas of the DEIS. Page 2-12 also states "The Rural Conservation (RCV) zone applies to environmentally sensitive areas, including critical areas and wildlife corridors. Criteria to designate boundaries for this classification were developed from Spokane County's Critical Areas ordinance and Comprehensive Plan studies and analysis. This classification encourages low-impact uses and utilizes rural clustering to protect sensitive areas and preserve open space.

The County's policy on consideration of Rural Conservation Zone inclusion in a UGA is also covered on pages 2-5 and 2-7: "The Spokane County Board of Commissioners recently passed a resolution regarding adoption of screening and evaluation criteria for the Spokane County Comprehensive Plan Update which states that land currently zoned Rural Conservation should be excluded from inclusion in the UGA."

- 1) Section 2.4 Water Resources. Make the following correction on page 2-24 of the DEIS, Land Use: Replace "There are no priority habitats or species in the planning area" with "The stretch of the Spokane River in the NW planning area has been designated Urban Natural Open Space. Urban Natural Open Space is defined as "A priority species resides within or is adjacent to the open space and uses it for breeding and/or regular feeding; and/or the open space functions as a corridor connecting other *priority habitats*, especially those that would otherwise be isolated; and/or the open space is an isolated remnant of natural habitat larger than 4 ha (10 acres) and is surrounded by urban development. Local considerations may be given to open space areas smaller than 4 ha (10 acres)." (Definition provided on <http://wdfw.wa.gov/hab/phshabs.htm>)".

Section 2.5.1.1.6. Riparian Areas. Add to text: "The stretch of the Spokane River in the NW planning area has been designated Urban Natural Open Space. Urban Natural Open Space is defined as "A priority species resides within or is adjacent to the open space and uses it for breeding and/or regular feeding; and/or the open space functions as a corridor connecting other *priority habitats*, especially those that would otherwise be isolated; and/or the open space is an isolated remnant of natural habitat larger than 4 ha (10 acres) and is surrounded by urban

development. Local considerations may be given to open space areas smaller than 4 ha (10 acres).”(Definition provided on <http://wdfw.wa.gov/hab/phshabs.htm>)”.

Section 2.5.1.3.1. Priority Habitats. Make the following correction on page 2-36 of the DEIS: Replace “There are no priority habitats or species in the NW planning area” with “The stretch of the Spokane River in the NW planning area has been designated Urban Natural Open Space. Urban Natural Open Space is defined as “A priority species resides within or is adjacent to the open space and uses it for breeding and/or regular feeding; and/or the open space functions as a corridor connecting other *priority habitats*, especially those that would otherwise be isolated; and/or the open space is an isolated remnant of natural habitat larger than 4 ha (10 acres) and is surrounded by urban development. Local considerations may be given to open space areas smaller than 4 ha (10 acres).”(Definition provided on <http://wdfw.wa.gov/hab/phshabs.htm>)”.

4) See response to 3 above and:

The non- project DEIS broadly examines a range of impacts and mitigating measures for accommodating projected growth. WAC 197-11-442 states that non-project DEISs “shall be limited to a general discussion of impacts...and implementation measures. The lead agency is not required under SEPA to examine all conceivable policies, designations, or implementation measures but should cover a range of such topics”.

Received By
City of Liberty Lake

DEC 17

City Clerk/Treasurer
Initials

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Received By
City of Liberty Lake

DEC 17

City Clerk/Treasurer
Initials

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12/5/06

City of Liberty Lake
Planning and Community Development Department
27710 E. Country Vista Drive
Liberty Lake, WA 99019

Re: DEIS Urban Growth Boundary, Written Testimony

Due to the existence of critical areas, wetlands, steep slopes, rock outcroppings and severe erosion potential, Alternative #1 is the only reasonable alternative.

The lack of the needed infrastructure to support urban densities is also a limiting factor. This area cannot support commercial and industrial uses which are integral in an urban development.

If the existing urban boundaries cannot support the growth estimated by Liberty Lake, we should ask for a reduction in the growth estimates.

Sincerely,

Kerry Masters

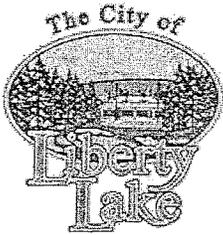
Kerry Masters
23712 E. 3rd Ave
Liberty Lake WA 99019

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Response to Kerry Masters:

Not a comment on the adequacy of the DEIS, but rather an expression of concern for various issues and a preference for a particular planning outcome

06/07/22



Questions for members of the public; please provide verbally or in writing.

1. What questions do you have related to the Draft Environmental Impact Statement?

Why do we have to grow so fast? - faster than Past Falls & CDA this year!!

2. How would you mitigate the 20-year projected population growth? (Current over 6,500 - Projected about 22,000)

* We are growing at 10% per year -

* Slow down to 4% growth rate

3. Is there one urban growth area alternative or modified alternative that best represents your interest and why?

4% Managed Growth Rate with Infrastructure in place.

① School Bond Passed
② (2) 5 lane Bridges

For the record, please provide

over I-90

Name:
Address:
Email:

Thomas McLaughlin
5195. alpine Dr.

TOMMAC@CCSER.COM

000772

Response to Thomas McLaughlin:

Not a comment on the adequacy of the DEIS.