



PLANNING & BUILDING SERVICES

August 18, 2016

Proposal File #: CP-2016.0159

Proposal: Legacy Villas Apartments

Conditions of Approval

Received From:

- City of Liberty Lake
- Avista
- Spokane County Fire District 1 / Spokane Valley Fire
- Spokane Regional Health District
- Spokane Tribe of Indians
- Washington State Department of Ecology (DOE)

City of Liberty Lake Requirements

1. Compliance with SEPA Mitigation Measures
2. Addresses shall be posted so they are visible from adjoining streets during and after construction. Numbers shall be a minimum 4" tall and contrasting to background.
3. Per the City Engineer, the following may need to be addressed in the field:
 - a. The western approach does have adequate sight distance and provides drivers with enough time to make a decision when leaving the approach. Some trees may need to be removed to provide a more clear view of the road from the approach.
 - b. The slopes against the hill are quite steep. The excavation will be making cuts up to 12 feet deep in some hillsides. We will need to see where these slopes catch. The daylight points for the grading will need to be shown.
 - c. All utilities could be significantly impacted by the rock present on Phase 2. Phase 1 is fairly rock free, but as the project moves west we will need to make sure that the rock is accounted for in the utility design.
4. Approach permits will be required for prior to any approach construction.
5. Right-of-way permit(s) will be required for prior to any work within the public right-of-way.
6. Dust control measures must be utilized during construction.
7. Fire access lanes shall be marked for no parking per the Fire Code or a copy of a lease addendum (or similar instrument) that is signed (or initialed) by tenants informing them of the following, shall be supplied to Spokane Valley Fire:

Drive aisles are considered part of fire department apparatus access and parking is not permitted, parking to be confined to designated parking stalls. Parking along the drive aisles is considered a fire code violation and vehicles shall be subject to tickets or towing to be enforced on behalf of the owner and management by the Spokane Valley Fire Department.
8. The applicant should install a 6' tall sight-obscuring fence along the southern portion of the project to reduce pedestrian access to the adjacent single family residential properties if it can be installed without disturbance of the natural topography or existing native / significant vegetation. The fence can accommodate for vehicular and pedestrian access to the adjoining M-2 parcel via the private right-of-way / driveway.

9. Sign permits will be required for all signage prior to installation and signs must conform to the City signage standards.
10. The applicant has voluntarily agreed to provide a painted crosswalk across Legacy Ridge Dr. adjoining Country Vista Dr.
11. The applicant shall contact Central Valley School District (CVSD) to coordinate school bus access with student pick-up and drop-off. A bus shelter may be required.
12. Any requested building code review clarifications or revisions must be submitted, reviewed, and approved by the City prior to building permit issuance.
13. Retaining walls over four (4) feet in height will require building permit review and approval.
14. The applicant shall coordinate with the City of Liberty Lake prior to any blasting activities and blasting permit review, approval, and notification will be required.
15. A copy of the sewer and water permits must be submitted at time of building permit issuance for each building.

Comments from agencies are included in the staff report.

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Proposal File #: CP-2016.0159 Zoning: M-2

Proposal: Legacy Villas Apartments

Proposal Description: Multi-phase apartment complex with 258 units, clubhouse, and associated infrastructure on approximately 16.2 acres

Site Address: 21900 E. Country Vista Dr., Liberty Lake, WA 99019

General Location: S. of Country Vista Dr., E. of Legacy Ridge Dr. (Parcels 55161.9203 & 55156.9202)

Abbreviated Legal Description - Section: 15 & 16 Township: 25N Range: 45E

Owner: Legacy Villas, LLC Phone: 1-208-765-5059

Contact: Lee Schwartzburg – Wyatt Architects and Associates Phone: 1-509-928-1860

MDNS Determination Issued: 8/18/16 Appeal Closing Date: 4pm, 9/1/16

LEAD AGENCY: CITY OF LIBERTY LAKE

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment; provided the applicant complies with the mitigation measures listed below and the attached conditions. An environmental impact statement (EIS) is not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The complete record in this matter is on file during the appeal period with the review authority listed below and is available to the public upon request.

- There is no comment period for this MDNS; pursuant to WAC 197-11-355(4).
- This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date issued (below). Comments must be received by: _____, if they are intended to alter the MDNS.

MITIGATING MEASURES:

In addition to the plans and specifications submitted for permit and SEPA review, the following mitigation is required:

1. Participation in the voluntary Harvard Road Mitigation Plan at the time of issuance of building permits for this project.
2. Erosion control measures and repairs must be implemented if and where surface erosion occurs.
3. The project shall comply with the recommendations and procedures contained in the Geotechnical Evaluation Report prepared by Inland Pacific Engineering Company on October 29, 2015.
4. The requirements for Spokane Clean Air, Spokane Regional Health District, and Washington State Department of Ecology shall be met at the time of or prior to project construction for the applicable portions of the project.
5. The Spokane Tribe has recommended an onsite visit when schedule permits and if any artifacts or human remains are found upon excavation activity, Spokane Tribe must be notified and work ceased in the immediate area.

Additional requirements for this project are included within the Conditions of Approval for the project.

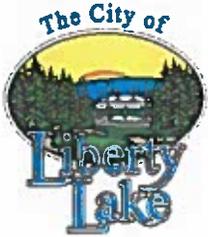
APPEAL OF THIS DETERMINATION, allowed under City Development Code Section 10-6A-7, subsection "C" shall be filed within fourteen (14) days after the determination has been made and is appealable. Any administrative appeal of a procedural or substantive determination under SEPA issued at the same time as the decision on the project action shall be filed within fourteen (14) days after notice of the decision has been made and is appealable. In order to allow public comment on a MDNS prior to requiring an administrative appeal to be filed, this appeal period shall be extended for an additional seven (7) days if the appeal is of a MDNS for which public comment period is required under the provisions of the City Environmental Ordinance or chapter 197-11 WAC. A notice of appeal must be delivered to Planning & Building Services by mail or personal delivery and must be received by 4:00 p.m. on the last day of the appeal period, unless the last day of the appeal period falls on a weekend or holiday, the notice of appeal shall then be due on the following business day. Appeal requests shall contain all information and items required in the City Development Code Section 10-4B-4, subsection H and shall follow the procedures outlined in City Development Code Section 10-6A-7, Subsection C for SEPA Appeals and Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the Director. Appeal Closing Date: 4pm, September 1, 2016.

A copy of this SEPA determination has been provided to the Dept. of Ecology - Olympia, Dept. of Transportation - Spokane County, Other Reviewing Agencies, and the project applicant.

A Notice of Decision will also be printed in the 8/26/16 edition of the Valley News Herald.

REVIEW AUTHORITY:

RESPONSIBLE OFFICIAL: Katy Allen, City Administrator



Planning & Building Services

22710 E. Country Vista, Liberty Lake, WA 99019

Phone: (509) 755-6700, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: August 18, 2016

Signature: Katy Allen