

## PLANNING & BUILDING SERVICES

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October 13, 2016

Proposal File #: CP-2016.0102

Proposal: McKinzie Business Park - Building II

### Conditions of Approval

#### Received From:

- City of Liberty Lake
- Spokane County Fire District 1 / Spokane Valley Fire
- Spokane Tribe
- Avista Utilities

#### Project Requirements

1. Compliance with SEPA Mitigation Measures
2. Some of the required parking is currently off-site. A Boundary Line Adjustment (BLA) to adjust the northern property line to the center of the parking lot to include the parking on Parcel 55105.9162 or a shared parking agreement must be submitted to the City, reviewed, approved, and recorded prior to issuance of a Certificate of Occupancy or Certificate of Completion for the building.
3. 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.
4. Sign permits will be required for all signage prior to installation and signs must conform to the City signage standards.
5. Dust control measures must be utilized during construction.
6. Buildings and other structures cannot be installed inside Avista's easement or within 10 feet of the gas line, whichever is greater (this restriction is an important safety measure protecting buildings from accumulating gas inside in the event of a gas leak).
7. Trees and other deep rooting vegetation cannot be planted inside the pipeline easement.
8. Avista is required by Federal and State code to leak survey the pipeline annually. This requires someone to walk over the gas line with an instrument that detects if there is a gas leak, therefore access over the pipe for this maintenance needs to be granted.
9. Other utilities cannot be installed inside Avista's easement without review and approval by Avista.
10. Grade changes over the gas line cannot result in less than 42" of cover over the gas line.
11. Since Avista has the right to operate, access, and maintain our pipeline within this easement, in the event that there is a gas leak or other issue that requires Avista to excavate down to the pipe, the property owner would be responsible for all restoration costs that are related to the improvement to the property including pavement and concrete repairs, landscaping, sprinklers, etc.
12. Avista needs to be notified prior to any digging inside Avista's easement so we can arrange for a representative to be onsite.
13. The project site shall be used and maintained in compliance with the City Property Maintenance, Zoning, and Development Standards (City Development Code and other applicable portions of the City Municipal Code).
14. Underground and riser details for the fire sprinkler system must be supplied to the City and reviewed prior to slab install.

15. A NREC, non-residential energy code compliance report for this project must be supplied prior to slab install.
16. Fire extinguishers will be required for every 75 foot radius in the shell building, until tenant improvements are completed, then one will be required in each space.
17. A special inspection form, from the City of Liberty Lake, will need to be completed and submitted prior to building permit issuance.
18. A copy of the sewer and water permits must be submitted at time of building permit issuance.

**Comments from agencies have been provided to the applicant and addressed through re-submittals.**

## MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Proposal File #: CP-2016.0102 Zoning: I (Light Industrial)  
Proposal: McKinzie Business Park - Building II  
Proposal Description: Multi-unit industrial/commercial lease building  
Site Address: 2207 N. McKenzie Lane, Liberty Lake, WA 99019  
General Location: S. of Knox Ave., W. of Madson (Parcel # 55105.9162)  
Abbreviated Legal Description - Section: 10 Township: 25N Range: 45E  
Owner: McKinzie, LLC (William Betts) Phone: 1-208-661-8670  
Contact: Jim Boudreau - Boudreau Architecture Phone: 1-208-310-0289  
MDNS Determination Issued: 10/13/16 Appeal Closing Date: 4pm, 10/28/16

### 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(2)(c). 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 197-11-350 (1).
- This MDNS is issued under WAC 197-11-350 (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:

- a. Participation in the voluntary Harvard Road Mitigation Plan at the time of issuance of building permits for this project.
- b. The requirements for Spokane Clean Air and the Washington State Department of Ecology shall be met at the time of project construction.
- c. Erosion control measures and repairs must be implemented if and where surface erosion occurs.
- d. 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.
- e. The SEPA Checklist review and issuance of this MDNS was based on the submitted SEPA Checklist for one building (Building II) only, additional SEPA review will be required for subsequent phases, as applicable.

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-

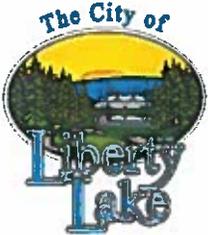
4B-4, subsection H and shall follow the procedures outlined in City Development Code Section 10-6A-7, Subsection C for SEPA Appeals and Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the Director.  
Appeal Closing Date: 4pm, October 28, 2016.

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 10/21/16 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](http://www.libertylakewa.gov)

Date Issued: October 13, 2016

Signature: Katy Allen

**STREET KEY NOTES:**

- 1 SAWCUT EXISTING CURB AND GUTTER, SIDEWALK AND PAVEMENT AS SHOWN AND DISPOSE PER BMP REQUIREMENTS.
- 2 INSTALL CONCRETE DRIVEWAY ENTRANCE TYPE 1 PER WSDOT DETAIL F-80.10-02 AS SHOWN ON SHEET 6.
- 3 INSTALL ASPHALT PAVEMENT SECTION TO MATCH EXISTING.
- 4 INSTALL 2" ASPHALT OVER 4" CRUSHED AGGREGATE BASE COURSE OVER COMPACTED APPROVED NATIVE SUB GRADE PER DETAIL ON SHEET 4.
- 5 INSTALL "TYPE B" STANDARD CURB AND GUTTER PER SPOKANE COUNTY STANDARD PLAN A-3. SEE DETAIL SHEET 6. ELEVATIONS TO MATCH EXISTING ROADWAY.
- 6 INSTALL "TYPE A" STANDARD STRAIGHT CURB PER SPOKANE COUNTY STANDARD PLAN A-3. SEE DETAIL SHEET 6. ELEVATIONS AS SHOWN.
- 7 INSTALL CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-4. SEE DETAIL SHEET 6. 1.5% CROSS SLOPE (MAX).
- 8 INSTALL BIKE RACK PER THE APPROVAL OF THE OWNER ON 5'X5' CONCRETE PAD.
- 9 INSTALL ROCKERY WALL 4' MAX HEIGHT. SEE DETAIL ON SHEET 4.
- 10 INSTALL 4" CRUSHED AGGREGATE BASE COURSE OVER COMPACTED APPROVED NATIVE SUB GRADE PER DETAIL ON SHEET 4. ALLOW FOR 2" OF ASPHALT AND PAVEMENT MARKINGS TO BE ADDED LATER FOR CONSTRUCTION OF FUTURE IMPROVEMENTS.

**STORMWATER KEY NOTES:**

- 20 NOT USED.
- 21 CONSTRUCT GRASSED INFILTRATION AREA PER DETAIL ON SHEET 4.
- 22 INSTALL TYPE B DRYWELL PER SPOKANE COUNTY STANDARD DRAWING B-1a. SEE DETAIL ON SHEET 4.
- 23 INSTALL 6" SDR 35 PVC STORM DRAIN OR APPROVED EQUAL, AND FITTINGS AS REQUIRED, PER MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS. SIZE AS SPECIFIED. SEE DETAIL THIS SHEET.

**SEWER AND WATER KEY NOTES:**

- 30 EXISTING SANITARY SEWER MANHOLE. PROTECT IN PLACE.
- 31 EXISTING SANITARY SEWER MAIN. PROTECT IN PLACE. SIZE AS SPECIFIED.
- 32 INSTALL 6" SDR 35 PVC SANITARY SEWER SERVICE PER MANUFACTURER'S SPECIFICATIONS AND LLSWD STANDARD PLAN No. 7-18-A. SIZE, LENGTH AND SLOPE AS SPECIFIED. JOIN EXISTING AS REQUIRED. SEE DETAIL ON SHEET 6.
- 33 INSTALL SANITARY SEWER CLEANOUT PER LLSWD STANDARD PLAN No. 7-19-A. SEE DETAIL ON SHEET 6.
- 34 EXISTING DOMESTIC WATER MAIN. PROTECT IN PLACE. SIZE AS SPECIFIED.
- 35 EXISTING FIRE HYDRANT. PROTECT IN PLACE.
- 36 INSTALL 2" DOMESTIC WATER SERVICE AND 2" METER PER LLSWD STANDARD PLAN No. 7-15-A AND 7-15-D. EXTEND TO BUILDING AS REQUIRED. CONSULT ARCHITECTURAL PLANS BY OTHERS. SEE DETAIL ON SHEET 6.
- 37 INSTALL 1" IRRIGATION SERVICE AND 1" IRRIGATION METER PER LLSWD STANDARD PLAN No. 7-15-A AND 7-15-D. SEE DETAIL ON SHEET 6.

**STRIPING, SIGNAGE & CONDUIT KEY NOTES:**

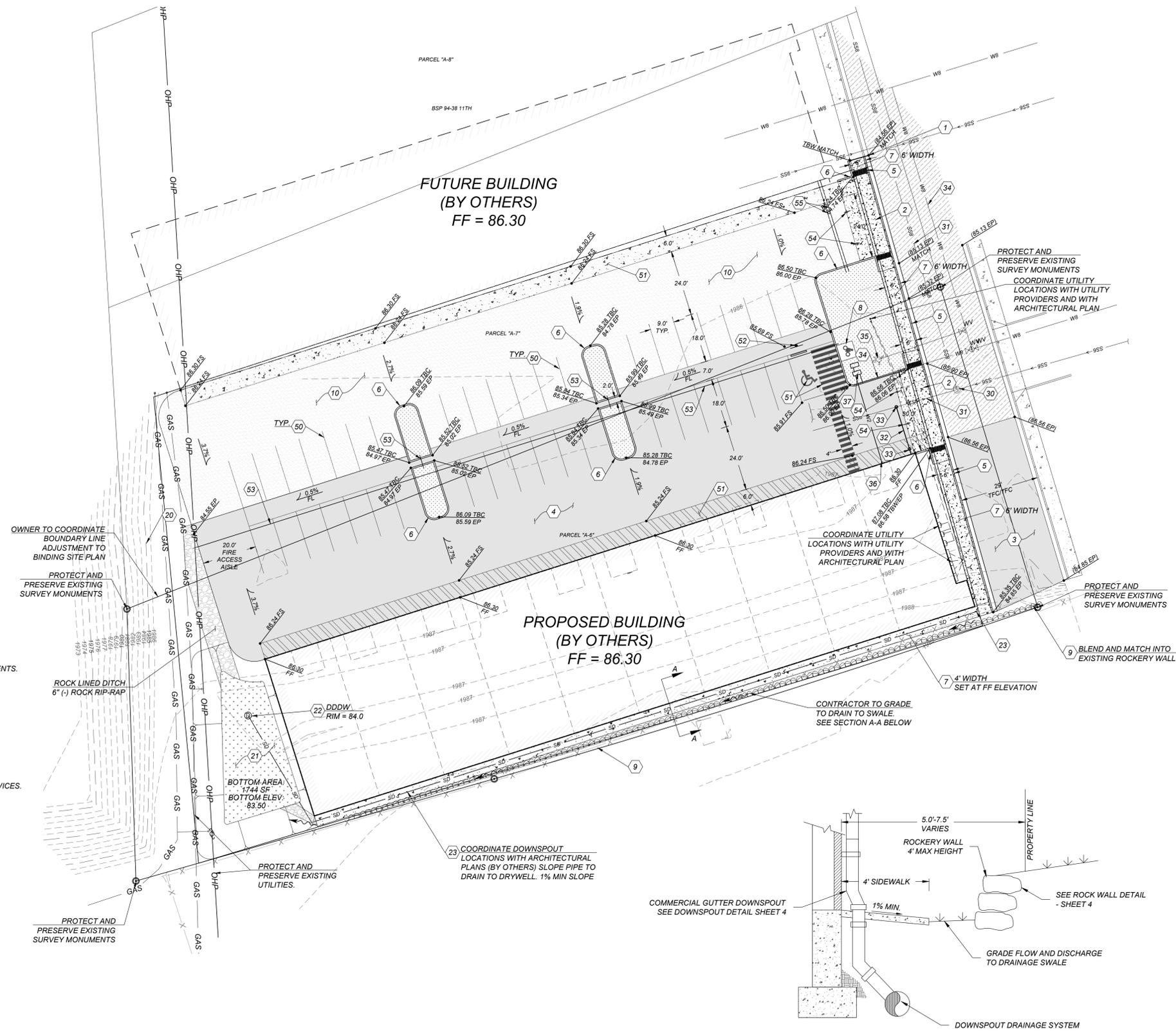
- 50 INSTALL 4" PARKING STRIPE PER WSDOT STANDARD PLAN M-17.10-02 AND CURRENT MUTCD REQUIREMENTS.
- 51 INSTALL ADA STRIPING PER WSDOT STANDARD PLAN M-17.10-02 AND CURRENT MUTCD REQUIREMENTS.
- 52 INSTALL ADA SIGN PER DETAIL ON SHEET 4.
- 53 INSTALL 4" CONDUIT AT 18" BURY DEPTH FOR IRRIGATION MAIN.
- 54 INSTALL DIRECTIONAL PAVEMENT MARKINGS PER CURRENT MUTCD REQUIREMENTS.
- 55 INSTALL 4" CONDUIT AT 32" BURY DEPTH FOR FUTURE UNDERGROUND UTILITIES.

**NOTES:**

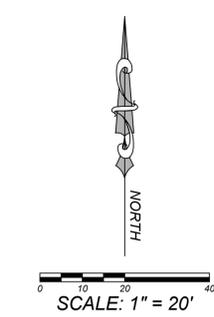
1. SITE ADDRESSING SHALL BE PLACED ON THE BUILDING SO THAT IT IS VISIBLE TO EMERGENCY SERVICES. CONTRACTOR TO COORDINATE WITH SVFD FOR EXACT LOCATION AND SPECIFICATIONS.
2. CONTRACTOR TO COORDINATE KNOX BOX LOCATIONS WITH SVFD.
3. INSTALL BIKE RACK PER THE APPROVAL OF THE OWNER.
4. THRUST BLOCKS NOT SHOWN FOR CLARITY. INSTALL AS REQUIRED PER LLSWD REQUIREMENTS.

**SITE PLAN DATA TABLE**

<b>ZONE:</b>	LIGHT INDUSTRIAL
<b>SITE SIZE:</b>	0.84 ac.
<b>BUILDING AREA:</b>	15,041 sf
<b>LOT COVERAGE:</b>	41%
<b>IMPERVIOUS SURFACE:</b>	23,081 sf
<b>PARKING REQUIREMENTS</b>	
<b>WAREHOUSING:</b>	1 SPACE / 1000 sf OF FLOOR 13,000 sf / 1000 sf = 13 SPACES
<b>OFFICES:</b>	1 SPACE / 450 sf OF FLOOR 2,000 sf / 450sf = 4.4 SPACES = 5 SPACES
	<b>REQUIRED: 18 SPACES</b>
<b>TOTAL PROVIDED:</b>	19 STANDARD SPACES 1 ADA VAN ACCESSIBLE 10 GARAGE SPACES
<b>BICYCLE SPACES:</b>	1 SPACE PER / 50 REQD AUTO SPACES MINIMUM SPACES REQUIRED
<b>TOTAL PROVIDED:</b>	2 SPACES



**SECTION A-A**  
NTS



**AVISTA NOTE:** CONTRACTOR TO COORDINATE SWALE GRADING WITH AVISTA PRIOR TO CONSTRUCTION AND OBTAIN NECESSARY APPROVALS.

**UNDERGROUND SERVICE ALERT**  
ONE-CALL NUMBER  
**811**  
CALL TWO BUSINESS DAYS BEFORE YOU DIG  
WWW.DIGLINE.COM

NO.	DESCRIPTION	REVISION BLOCK	INITIAL	DATE



**McKENZIE BUSINESS PARK - BUILDING II**  
SITE PLAN  
LIBERTY LAKE, WASHINGTON

DESIGNED BY: PLM  
DRAFTED BY: PLM  
DATE: 9-23-2016  
JOB NO: LCE 16-031.1

ONE INCH  
AT FULL SIZE IF NOT  
ONE INCH SCALE  
ACCORDINGLY

3  
6

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