

## Notice of Decision

**Proposal File #:** CP-2016.0162      **Zoning:** M-2 (Community Center Mixed Use)  
**Proposal:** Country Vista Retail Shell Building  
**Proposal Description:** 12,395 sq. ft. retail shell building with associated grading, drainage, utilities, landscaping, & parking improvements  
**Site Address:** 21801 E. Country Vista Dr., Liberty Lake, WA 99019  
**General Location:** NW Corner of Country Vista Dr. & Whitman Ln. (Parcel # 55161.9167)  
**Abbreviated Legal Description - Section:** 16      **Township:** 25N      **Range:** 45E  
**Property Owner:** Statewide Mortgage Service  
**Owner:** Kunpeng, LLC (Peter Chen)      **Phone:** 509-943-5200  
**Contact:** RGU Architecture (Rick Giberson)      **Phone:** 509-591-0980  
**Application Date:** 9/26/16      **Determination of Completeness Issued:** 9/29/16  
**Notice of Application Review:** 10/5/16 - 10/19/16  
**Notice of Decision Issued:** 10/27/16      **Appeal Closing Date:** 4pm, 11/14/16

### **CITY OF LIBERTY LAKE PLANNING & BUILDING SERVICES DECISION:**

- Approved
- Approved w/ Conditions  
The above-mentioned proposal is approved with the following conditions: (see attachments)
- Disapproved

### **SEPA THRESHOLD DETERMINATION:** Mitigated Determination of Non-Significance (see MDNS issued 10/27/16)

**DECISION APPEAL PROCEDURE:** Interested parties with standing, as defined in RCW 36.70C, have the opportunity to appeal a final decision on a project permit. The decision may be appealed within fourteen (14) calendar days from the date the decision is rendered by delivering a notice of appeal to Planning & Building Services by mail or personal delivery. The notice of appeal 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. An 'open record' appeal to the Hearing Examiner is available on many Type I project permits. The appeal procedure shall be as outlined in the City Development Code Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the Director.

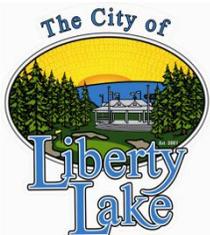
This Notice of Decision has been provided to the project applicant, the Spokane County Assessor, and to any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application.

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

The complete record in this matter, including this decision, is on file during the appeal period with the review authority listed below. Pursuant to RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

A Notice of Decision was also printed in the 11/4/16 edition of the Valley News Herald.

**REVIEW AUTHORITY:**      **PROJECT COORDINATOR:** Amanda Tainio, Planning & Building Services Manager



### **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 27, 2016

Signature: \_\_\_\_\_

*Amanda Tainio*



## PLANNING & BUILDING SERVICES

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October 27, 2016

Proposal File #: CP-2016.0162

Proposal: Country Vista Retail Shell Building

### Conditions of Approval

#### NOA / SEPA Comments Received From:

- City of Liberty Lake
- Spokane Tribe
- Washington State Department of Ecology (DOE)

#### City of Liberty Lake Requirements

1. Compliance with SEPA Mitigation Measures
2. Sign permits will be required for all signage prior to installation and signs must conform to the City signage standards.
3. Dust control measures must be utilized during construction.
4. A copy of the sewer and water permits must be submitted at time of building permit issuance.
5. Any work within the public right-of-way will require a City Right-of-Way Permit.

**Conditions of approval from other agencies are attached.**

## MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Proposal File #: CP-2016.0162 Zoning: M-2 (Community Center Mixed Use)

Proposal: Country Vista Retail Shell Building

Proposal Description: 12,395 sq. ft. retail shell building with associated grading, drainage, utilities, landscaping, & parking improvements

Site Address: 21801 E. Country Vista Dr., Liberty Lake, WA 99019

General Location: NW Corner of Country Vista Dr. & Whitman Ln. (Parcel # 55161.9167)

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

Property Owner: Statewide Mortgage Service

Owner: Kunpeng, LLC (Peter Chen) Phone: 509-943-5200

Contact: RGU Architecture (Rick Giberson) Phone: 509-591-0980

MDNS Determination Issued: 10/27/16 Appeal Closing Date: 4pm, 11/14/16

### **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, Spokane Regional Health District, and the Washington State Department of Ecology shall be met at the time of project construction.
- c. If any artifacts or human remains are found upon excavation activity, the Spokane Tribe must be immediately notified and the work in the immediate area ceased.

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

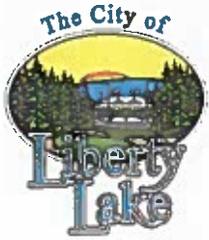
APPEAL OF THIS DETERMINATION, allowed under City Development Code Section 10-6A-7, subsection "C" shall be filed within fourteen (14) days after the determination has been made and is appealable. Any administrative appeal of a procedural or substantive determination under SEPA issued at the same time 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: November 14, 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 was also printed in the 11/4/16 edition of the Valley News Herald.

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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 27, 2016

Signature: Katy Allen

October 11, 2016

Amanda Tainio  
Planner

**RE: County Vista Retail Shell Building**

Ms. Taino:

Thank you for allowing the Spokane Tribe of Indians the opportunity to review and comment on your project.

I have received your permit of the project area mentioned above, after archival research it's unlikely that you will encounter any cultural resources in the APE.

This letter is your notification that this project may move forward.

As always, if any artifacts or human remains are inadvertently discovered this office should be immediately notified and the work in the immediate area cease.

Should additional information become available our assessment may be revised.

Again thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4315.

Sincerely,

Randy Abrahamson  
Tribal Historic Preservation Officer (T.H.P.O.)



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

October 18, 2016

Ms. Amanda Tainio  
Manager  
Planning & Building Services  
City of Liberty Lake  
22710 E. Country Vista  
Liberty Lake, WA 99019

Re: Country Vista Retail Shell Building, File # CP-2016-0162

Dear Ms. Tainio:

Thank you for the opportunity to comment on the Notice of Application and anticipated Determination of Nonsignificance regarding the construction of a 12,395 square-foot retail shell building with associated grading, drainage, utilities, landscaping, and parking improvements on approximately 1.29 acres (Proponent: Kunpeng, LLC). The Department of Ecology (Ecology) has reviewed the documents and submits the following comments:

**Hazardous Waste and Toxics Reduction Program-Andrew Maher (509) 329-3612**

Wastes produced during construction or remodeling can be dangerous wastes in Washington State. Some of these wastes include: Absorbent material, aerosol cans, asbestos-containing materials, lead-containing materials, PCB-containing light ballasts, waste paint, waste paint thinner, sanding dust and treated wood.

The Common Construction and Demolition Wastes website has a more comprehensive list and a link to identifying and designating your wastes. This can be found on line at: [http://www.ecy.wa.gov/programs/hwtr/dangermat/common\\_demo\\_wastes.html](http://www.ecy.wa.gov/programs/hwtr/dangermat/common_demo_wastes.html)

Responsibility for construction waste generated at a facility is the responsibility of the facility that generates the waste. More information about who is responsible for properly managing construction debris can be found at: [http://www.ecy.wa.gov/programs/hwtr/dangermat/demo\\_responsibility.html](http://www.ecy.wa.gov/programs/hwtr/dangermat/demo_responsibility.html)

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste. Information about how to sample and what to test for can be found at: <http://www.ecy.wa.gov/programs/hwtr/dangermat/samplingDemoDebris.html>.

Ms. Amanda Tainio

July 26, 2016

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For more information and technical assistance, contact John Blunt at (509) 329-3525 or [jblu461@ecy.wa.gov](mailto:jblu461@ecy.wa.gov).

**Water Quality Program-Shannon Petrisor (509) 329-3610**

Proper erosion and sediment control practices must be used on the construction site and adjacent areas to prevent upland sediments from entering surface water. Local stormwater ordinances will provide specific requirements. Also refer to the Stormwater Management Manual for Eastern Washington ([http://www.ecy.wa.gov/programs/wq/stormwater/eastern\\_manual/manual.html](http://www.ecy.wa.gov/programs/wq/stormwater/eastern_manual/manual.html)). All ground disturbed by construction activities must be stabilized. When appropriate, use native vegetation typical of the site.

Routine inspections and maintenance of all erosion and sediment control Best Management Practices (BMPs) are recommended both during and after development of the site.

A Stormwater Pollution Prevention Plan for the project site may be required and should be developed by a qualified person(s). Erosion and sediment control measures in the plan must be implemented prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, and soil can damage aquatic habitat and are considered pollutants. The plan must be upgraded as necessary during the construction period.

Proper disposal of construction debris must be in such a manner that debris cannot enter the natural stormwater drainage system or cause water quality degradation of surface waters. Dumpsters and refuse collection containers shall be durable, corrosion resistant, nonabsorbent, non-leaking, and have close fitting covers. If spillage or leakage does occur, the waste shall be picked up immediately and returned to the container and the area properly cleaned.

**State Environmental Policy Act (SEPA)-Terri Costello (509) 329-3550**

Ecology's comments are based upon information submitted for review. As such, they do not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate staff listed above.

Department of Ecology  
Eastern Regional Office  
(Ecology File #: 201605441)

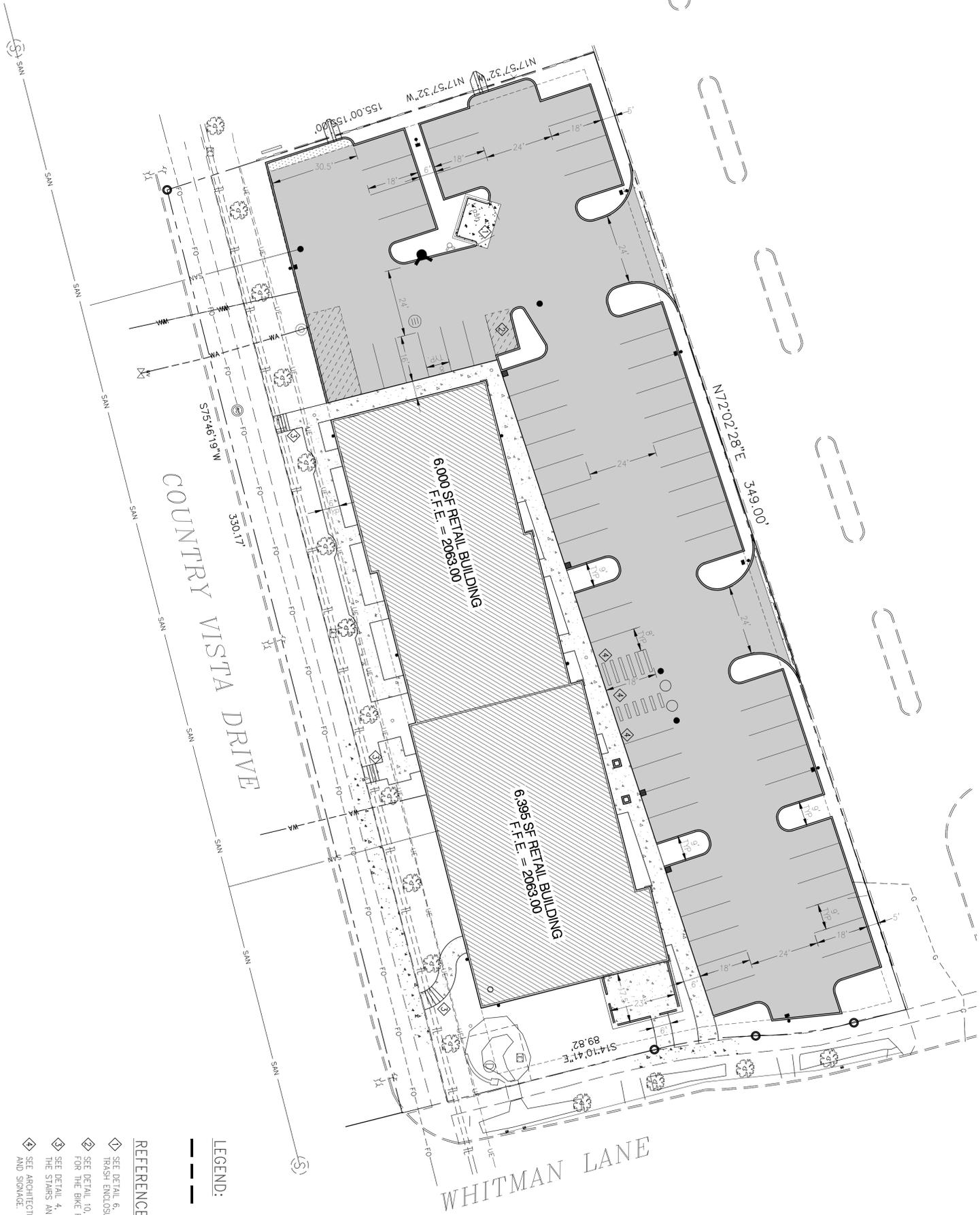
cc: Rick Giberson, AIA, Senior Project Manager, RGU Architecture & Planning

**SITE PLAN INFORMATION:**

Name of project: Liberty Lake Retail Building Date: 9/16/16  
 Street address: 21801 E Country Vista Dr., Liberty Lake, WA  
 Legal Description: Parcel # 55161.9167  
 Owner: Peter Chen, 832 Summit Hill Ridge Dr., NW, Issaquah, WA 98027  
 Engineer/Architect: Danny Patterson, P.E. / Rick Giberson, AIA  
 Contractor: Baber Construction  
 Contact Person: Rick Giberson  
 New Construction  
 Existing building use: Empty  
 Proposed use: Retail Building

Lot area (square feet): 58,090 Sq.Ft.  
 Percentage of lot covered by building(s): ~22%  
 Area of lot covered by Hard surfacing of any kind: ~73%

Project Description: Retail Building with parking and associated landscaping is proposed to be built on a 5.8-acre parcel. The site is shown with existing and proposed features. A Geotechnical Report prepared for the site is available for review. There are no water bodies onsite but the site is located over the aquifer.



**LEGEND:**

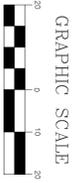
--- LIMITS OF WORK

**REFERENCE NOTES:**

- ◆ SEE DETAIL 6, SHEET AS04 OF THE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE.
- ◆ SEE DETAIL 10, SHEET AS04 OF THE ARCHITECTURAL PLANS FOR THE BIKE RACK.
- ◆ SEE DETAIL 4, SHEET AS04 OF THE ARCHITECTURAL PLANS FOR THE STAIRS AND RAILING.
- ◆ SEE ARCHITECTURAL PLANS FOR TYPICAL ADA PARKING DETAILS AND SIGNAGE.

**CONTRACTOR NOTE:**

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY. THE LOCATION OF ALL EXISTING UTILITIES SHOWN AS INDICATED ON RECORD MAPS AND SURVEY'S FURNISHED BY OTHERS, WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.



**UNDERGROUND SERVICE ALERT**  
 ONE-CALL NUMBER  
**(800) 424-5555**  
 CALL TWO BUSINESS DAYS BEFORE YOU DIG

**4**  
 Civil Engineering  
 Danny Patterson, P.E.  
 1823 W Fairview  
 Spokane, WA 99205  
 C: 509.209.7455  
 Email: 41YCivil@gmail.com



REVIEWED FOR  
 CITY OF LIBERTY LAKE  
 CODE COMPLIANCE

#	REVISIONS	DESCRIPTION	DATE

**PERMIT DRAWINGS**  
 LIBERTY LAKE RETAIL

21801 E. COUNTRY VISTA DR.  
 LIBERTY LAKE, WA

**SITE PLAN**

**C2.1**

DATE	BY	REVIEWED	DATE
4/17/16	182	DRAWN	DJP
5/4/16	182	REVIEWED	DJP