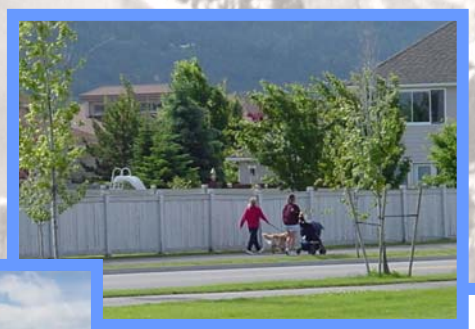
# CITY OF LIBERTY LAKE
# Comprehensive Plan

## PRESERVING OUR PAST AND



## PREPARING FOR OUR FUTURE

2003

The City of Liberty Lake

2022

# CITY OF LIBERTY LAKE

## Mission Statement

**Provide services with integrity by developing a partnership with residents and businesses, which focuses on quality of life, environment, and economic vitality.**

## Vision Statement

**The Liberty Lake community will maintain an environment that preserves and enhances natural surroundings through the harmony of planned architectural design and green space. Our community will achieve its quality of life by creating a safe, friendly environment in which community involvement promotes recreational opportunities and civic pride. Liberty Lake encourages and supports leading edge technology and a progressive business environment, which ensures a diverse, prosperous, and financially secure community.**

***INCORPORATED AUGUST 31, 2001***

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# CHAPTER 1

# INTRODUCTION

## City of Liberty Lake Comprehensive Plan

## What is the GMA and how does it affect the City of Liberty Lake?

The Growth Management Act was established in the State of Washington in 1990 to provide a framework for land use planning and development regulation. Rapid population growth in the late 80s and early 90s made planning under the Growth Management Act (GMA) mandatory for Spokane County and its cities in 1993. GMA comprehensive plans for each jurisdiction within the County are required to accommodate a proportionate share of the state's projected 20-year population growth. Since the City of Liberty Lake is a new city within Spokane County we are required to develop a comprehensive plan and implementation regulations that are compliant with the Growth Management Act (GMA). Our plan must include elements addressing land use, transportation, housing, utilities, essential public facilities, and capital facilities. In addition to the mandatory elements, the City of Liberty Lake has also chosen to include optional elements addressing urban design & community character, economic development, parks, recreation & open space, natural environment, cultural & historical resources, and community & human services. The plan elements must be consistent with one another and the GMA.

The following planning goals are outlined in RCW 36.70A to guide the development and adoption of comprehensive plans and development regulations. Additionally, the City of Liberty Lake must follow the Countywide Planning Policies for Spokane County as a guide to comprehensive plan adoption and the establishment of urban growth areas (UGA's).

1. Urban Growth - Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce sprawl - Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. Transportation - Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
4. Housing - Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. Economic development - Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. Property rights - Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. Permits - Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. Natural resource industries - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. Open space and recreation - Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. Environment - Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

11. Citizen participation and coordination - Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. Public facilities and services - Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
13. Historic preservation - Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
14. Shorelines - Utilize the goals and policies of the Shoreline Management Act, as set forth in RCW 90.58.020, for shorelines of the state.

## What is the purpose of Comprehensive Plans?

The Comprehensive Plan is a set of goals, policies, maps, images, and strategies that delineate how the City of Liberty Lake should grow physically, socially, and economically. The plan emphasizes innovative strategies to guide growth and development. The residents of the City of Liberty Lake have developed element vision statements that outline what the future of the City will be. Our future will include a distinct core to our City, an aesthetically pleasing environment achieved through design standards and preservation of natural beauty, improved transportation alternatives and more pedestrian friendly development, conservation of our natural environment and increased landscaping, more diversity in businesses and services that lead to strong economic development, more housing variety, and unity within the city and surrounding communities, governments, and businesses. The City Comprehensive Plan serves as the channel for making our visions a reality that will keep the City of Liberty Lake, "Spokane County's Premier Address" and a great place to live, work, and play!

The City of Liberty Lake Comprehensive Plan was developed through a yearlong, "bottom up" effort. The public was involved early in the process and continuous public participation and comments were sought throughout via Planning Commission meetings, a public survey, information guides, workshops, and public hearings. At the initial startup of the City of Liberty Lake it was recommended to and approved by the City Council to adopt by reference the Spokane County pre-GMA Comprehensive Plan and the Spokane County 1998 Zoning Code to maintain the status quo until the City adopted its own Comprehensive Plan and Implementation Regulations. The new City Comprehensive Plan is based on the City's Vision Statement and is intended to provide guidance for public and private decision makers who will be responsible for the future of the City of Liberty Lake in the next 20 years. The comprehensive plan is the centerpiece of our local planning. Implementation regulations must be consistent with the comprehensive plan and agencies are required to comply with the City's comprehensive plan and implementation regulations.

## What are the elements of the City of Liberty Lake Comprehensive Plan and how were they developed?

The comprehensive plan is based on the City's Vision Statement that was adopted in the summer of 2001. That vision statement is as follows:

"The Liberty Lake community will maintain an environment that preserves and enhances natural surroundings through the harmony of planned architectural design and green space. Our community will achieve its quality of life by creating a safe, friendly environment in which community involvement promotes recreational opportunities and civic pride. Liberty Lake encourages and supports leading edge technology and a progressive business environment, which ensures a diverse, prosperous, and financially secure community."

In the summer of 2002, the City Planning Commission held four workshops and a public hearing

to discuss two topics. The first topic was the development of element vision statements that supported the overall City vision and would be used to aid in the development of the City's comprehensive plan goals and policies. The second topic was the establishment of an Interim Urban Growth Area boundary (IUGA). A survey was also available at the workshops and the hearing for citizens to comment on various services, employment, housing, and other issues affecting the City and surrounding areas. A large amount of public input was received at the workshops and the public hearing on both of the topics. From this process, the element vision statements were drafted and IUGA scenarios for the City were proposed. The element vision statements and the IUGA scenario recommendations were then forwarded to the City Council by the Planning Commission for their review.

In September 2002, the City Council, after a final public hearing, approved comprehensive plan element vision statements that were used to guide the development of the comprehensive plan goals & policies. Throughout the development process slight additions or modifications were made and the final element vision statements are as follows:

**Land Use**

- Upon request and voter approval by area residents, potential inclusion of the areas surrounding the city into the City of Liberty Lake
- Encourage the use of a town design plan for future development

**Urban Design / Community Character**

- Clearly defined design standards
- Encourage the use of a town design plan for future development
- Pedestrian friendly commercial developments
- Preserve natural beauty
- Promote unity within the city and surrounding communities, governments, and businesses

**Transportation**

- Improved freeway access and interchanges
- Light rail terminal with ancillary businesses nearby
- Spacious, well-planned traffic corridors
- Expansion of the current pedestrian friendly trail system

**Housing**

- Low, Middle, and High density housing to accommodate varying lifestyles, income levels, and age groups

**Utilities**

- Adequate water supply and sewer services to accommodate growth
- Increased promotion of technology infrastructure

**Economic Development**

- Encourage diversity in businesses, variety in shopping, full-service restaurants, as well as the light industry, tech sector, and service-oriented business we have already
- Light rail terminal with ancillary businesses nearby
- Regional business development center
- Promote unity within the city and surrounding communities, governments, and businesses

**Parks, Recreation, & Open Space**

- Additional parks, possibly one by the Spokane River
- Additional trees and preserved natural beauty
- Expansion of the current pedestrian friendly trail system
- Inclusion of existing golf courses and other recreational opportunities within the City
- City community center
- Additional community access to Liberty Lake

**Natural Environment**

- Preserve the water quality, beauty, and ecosystem of all bodies of water within or adjoining the City including Liberty Lake and the Spokane River
- Conserve environmentally sensitive areas
- Preserve natural beauty

**Cultural & Historical Resources**

- Libraries, movie theaters, performing arts center, pedestrian-friendly area with nearby restaurants, fountains, park-like areas
- City community center
- Incorporate historical Liberty Lake symbols, designs, etc. within the built environment
- Promote unity within the city and surrounding communities, governments, and businesses

**Community & Human Services**

- Libraries, movie theaters, performing arts center, pedestrian-friendly area with nearby restaurants, fountains, park-like areas
- City community center
- Quality medical facilities
- Promote unity within the city and surrounding communities, governments, and businesses

**Essential Public Facilities**

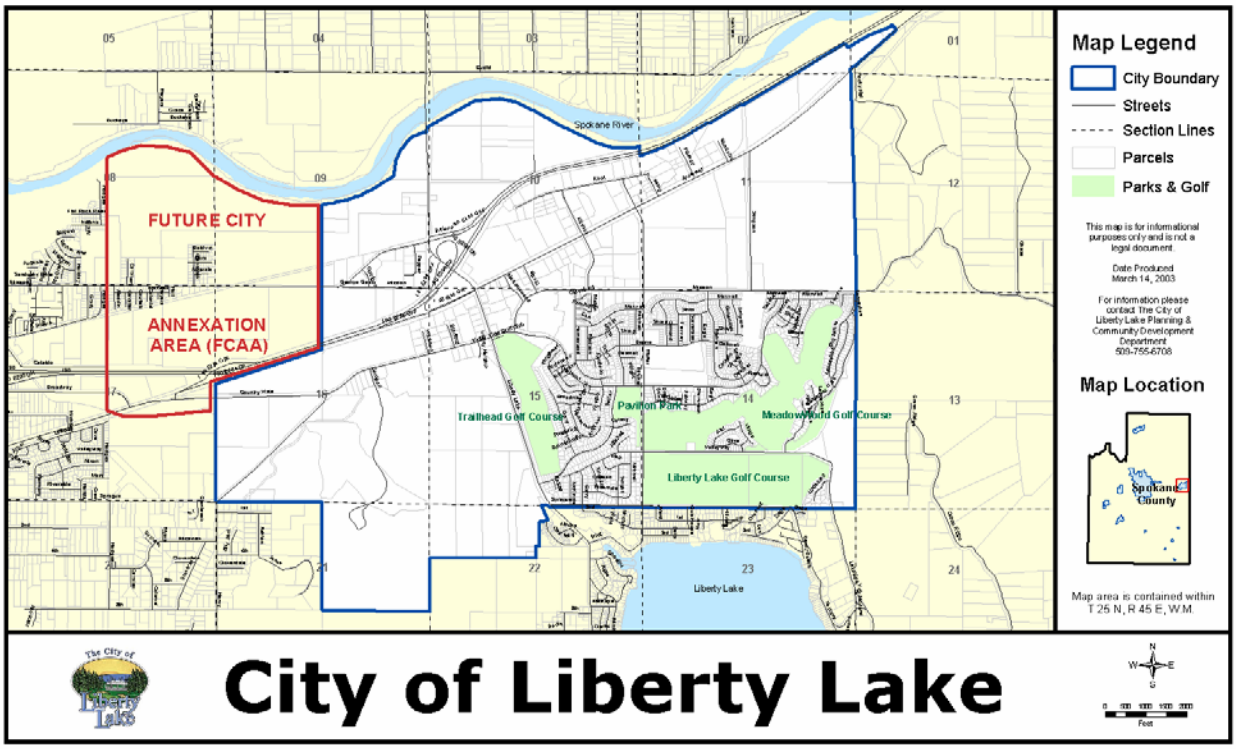
- Provide adequate school facilities for grades K-12 within the City that meet existing and future needs
- Additional elementary school(s)
- Middle school planned adjacent to present elementary school
- A high school
- Satellite college campus

**Capital Facilities**

- A fire station, post office, and library closer to the center of the city, a city hall, maintenance facility complex, and an expansion of the wastewater treatment plant.
- Regional business development center

The City Council also held a final hearing on the establishment of an Interim Urban Growth Area boundary (IUGA). Three IUGA scenarios had been presented to the public at the Planning Commission workshops and hearing in the summer of 2002. After extensive public input, the City Council approved the Planning Commission's recommendation of Scenario "A", the existing, status quo scenario. The City will be planning for the area within our current City limits and a Future City Annexation Area (FCAA), located to the northwest of the City limits, which is already contained within the Spokane County UGA. The FCAA will be considered a joint planning area with Spokane County.

**MAP 1.1 - CITY OF LIBERTY LAKE BOUNDARY W/ FCAA**




From the Fall of 2002 through the Spring of 2003, workshops were held for each of the thirteen comprehensive plan elements listed above. The City has incorporated mandatory and optional elements into the comprehensive plan. Additionally, the City has incorporated Plan Implementation and Performance Measurement into the appendix. Within each element is an introduction, history, and background, and the element goals and policies. The goals outlined within this plan establish the direction of the City and the policies establish the specifics of how to achieve the goals. At the end of May 2003 a Planning Commission workshop was held, followed by a public hearing to present the final Comprehensive Plan draft. The final draft was then forwarded to the City Council for an additional public hearing and adoption in the summer of 2003, after agency review.

The Comprehensive Plan goals and policies outline the City's future and implementation makes it happen. Implementation regulations will include the new zoning code, development regulations, and design standards that will be prepared to support this Comprehensive Plan. According to the requirements of the State Environmental Policy Act (SEPA), the new comprehensive plan must also go through a non-project environmental review and a threshold determination must be made. The City is adopting the Spokane County Comprehensive Plan Final Supplemental Environmental Impact Statement prepared in November of 2000. The City

was included within the study area at the time of the SEIS's development, and based upon the information contained within the SEIS, the Comprehensive Plan was issued a Determination of Non-Significance. The public had the opportunity to comment on the SEPA determination during a workshop for the entire draft Comprehensive Plan that was held May 29, 2003.
Planning is an ongoing process, and improved data or changing circumstances will require amendment to the comprehensive plan. The City's vision statement and supporting element vision statements provide long-range guidance for the City. As specific element goals or policies are achieved, revisions of the plan may be required to continue progress toward the overall vision and goals. Amendments to the plan can be requested by the City Council, Planning Commission, City Staff, or by any affected citizen on a yearly basis. The Planning Commission shall review the proposed comprehensive plan amendment and hold a public hearing to solicit comment. After further review a formal recommendation will be made to the City Council for approval or denial. The City Council will hold an additional public hearing, make modifications if necessary, and approve or deny the proposed amendment to the comprehensive plan. By reviewing and updating the plan on a regular basis, the City of Liberty Lake can rely on this document in decision making, and can maintain public interest and support of the planning process.

The City of Liberty Lake has been the fastest growing area in Spokane County over the last decade. The 2002 population of the City was 4,480 and the new City Comprehensive Plan has been developed with an estimated population of approximately 15,000 being planned for in the next 20 years. Figure 1.1 represents the growth comparisons between the cities within Spokane County.

**FIGURE 1.1 - GROWTH COMPARISON**

| | 1990 | 2000 | 2002 | Population Chg. 1990-2002 | % Chg. | % of Total Growth | Avg. Annual Growth | Avg. Annual % Growth |
|---|---|---|---|---|---|---|---|---|
| Spokane County | 361,333 | 417,939 | 425,600 | 64,267 | 17.8% | 100% | 5356 | 1.4% |
| Unincorpo-rated | 165,443 | 199,019 | 201,453 | 36,010 | 21.8% | 56.0% | 3001 | 1.7% |
| Incorporated | 195,890 | 218,920 | 224,147 | 28,257 | 14.4% | 44.0% | 2355 | 1.2% |
| Airway Heights | 1,971 | 4,500 | 4,565 | 2,594 | 131.6% | 4.0% | 216 | 7.3% |
| Cheney | 7,723 | 8,832 | 9,305 | 1,582 | 20.5% | 2.5% | 132 | 1.6% |
| Deer Park | 2,278 | 3,017 | 3,045 | 767 | 33.7% | 1.2% | 64 | 1.7% |
| Fairfield | 516 | 494 | 590 | 74 | 14.3% | 0.1% | 6 | 2.5% |
| Latah | 203 | 202 | 200 | -3 | -1.5% | 0.0% | 0 | 0.0% |
| Liberty Lake | 600 | 3,265 | 4,480 | 3,880 | 646.7% | 6.0% | 323 | 17.7% |
| Medical Lake | 3,664 | 3,815 | 3,885 | 221 | 6.0% | 0.3% | 18 | 0.5% |
| Millwood | 1,559 | 1,649 | 1,655 | 96 | 6.2% | 0.1% | 8 | 0.5% |
| Rockford | 481 | 413 | 500 | 19 | 4.0% | 0.0% | 2 | 0.3% |
| Spangle | 229 | 240 | 290 | 61 | 26.6% | 0.1% | 5 | 2.0% |
| Spokane | 177,165 | 195,629 | 195,500 | 18,335 | 10.3% | 28.5% | 1528 | 0.8% |
| Waverly | 101 | 129 | 132 | 31 | 30.7% | 0.0% | 3 | 2.3% |

Source: Planning & Community Development Department

# CHAPTER 2

# LAND USE

## City of Liberty Lake Comprehensive Plan

# A. Introduction

The Land Use Chapter sets the stage for a vibrant, sustainable, family-orientated community through the balanced allocation of land for housing, commerce, industry, recreation, transportation, open space, cultural resources, and other uses. It accommodates growth, while preserving the character of established neighborhoods and protecting them from intrusion of incompatible uses by using innovative land development concepts and techniques.

**City of Liberty Lake Existing Land Area and Use**

**Existing Residential:** Residential development within the city limits of Liberty Lake began back in the late 1970's with the start of the Liberty Lake Heights subdivision. Unlike developments that would soon follow, the Heights was not a Planned Unit Development (PUD), however the neighborhood did have covenants that governed the neighborhood. By 1987, full scale development had begun with the Homestead and Meadowwood subdivisions. By August 31, 2001, when the City officially incorporated, the majority of the City had PUD residential neighborhoods. Most of these neighborhoods were considered low to medium density residential units. Only a small portion of the residences within the City were high density residential. The majority of the residences within the City are located north of Sprague Ave., south of Mission, and east of Liberty Lake Rd., with Country Vista and Molter Rd. intersecting them.

**Existing Commercial**: The City has numerous professional offices and retail businesses with more commercial developments planned and or under construction. Commercial land is found along Liberty Lake Rd., Country Vista, Mission, Harvard Rd., Knox Ave., and Appleway. The highly intensive commercial use designations occur along Appleway, Liberty Lake Rd., and Country Vista. The retail commercial development is mostly on a regional scale and consists of two anchored retail strip centers on Liberty Lake Rd. and two unanchored retail strip centers, one on the eastern end of Appleway and one on Mission at the north end of town. There are various freestanding retail, food service, auto dealerships, and hospitality operations in the vicinity of the retail strip centers.

**Existing Industrial:** Industrial uses within the City are light industrial uses such as electronics, high tech, and assembly manufacturing. Several pieces of industrial land are being used for commercial uses. The industrial area is located north of Mission Avenue and south of Interstate 90. There are five major corridors located in the industrial area consisting of Madson, Appleway, Molter, Mission and Knox.

**Existing Open Space and Recreation:** Since the majority of the area within the city limits began as a master planned satellite community, a large portion of the land has open space and recreational uses. Within the City, there are three golf courses and Pavillion Park, a large City park that is utilized for many community activities. Pavillion Park is located on the southwest

corner of Country Vista and Molter Rd. within the residential area. Meadowwood Golf Course runs through the residential area and is north of Valleyway and east of Molter Rd. Liberty Lake Golf Course is the oldest course and it is located south of Valleyway, east of Molter Rd., and north of Sprague Ave. with residences on eastern side. The City's Trailhead Golf Course, formerly known as ValleyView, is located at the eastern edge of Liberty Lake Rd, south of Country Vista, and on the western edge of residences. The City contains a trail system and smaller neighborhood parks throughout as well as access to the Centennial Trail on our north side.

**Future Land Use**

The Liberty Lake area was initially a well planned suburb of Spokane County, however most of the commercial and retail development was at a regional scale and the community lacked a distinct core. The terminology for the dominant residential land use designation was 'low density,' which will be changed to better reflect the local scale. Overall, the City of Liberty Lake plans to develop a more centralized, distinct core with clustered development while providing open space and recreational opportunities which advance the positive image and identity of the City.

When implementing the Comprehensive Plan, the City will be using the following density definitions:

Density(ies) - A measurement of the number of dwelling units in relationship to a specified amount of land.

Gross Density - units or lots per acre

Gross Density = Total lots / gross area of the site

Net Density - units or lots per acre minus the area used for public or private right of way, parks, common open space, and any other non-residential use.

Net Density = Total lots / (gross area of site minus the right of way, parks, common open space, and any other non-residential use)

## Land Use Element Vision Statements[1]

1. Upon request and voter approval by area residents, potential inclusion of the areas surrounding the city into the City of Liberty Lake
2. Encourage the use of a town design plan for future development

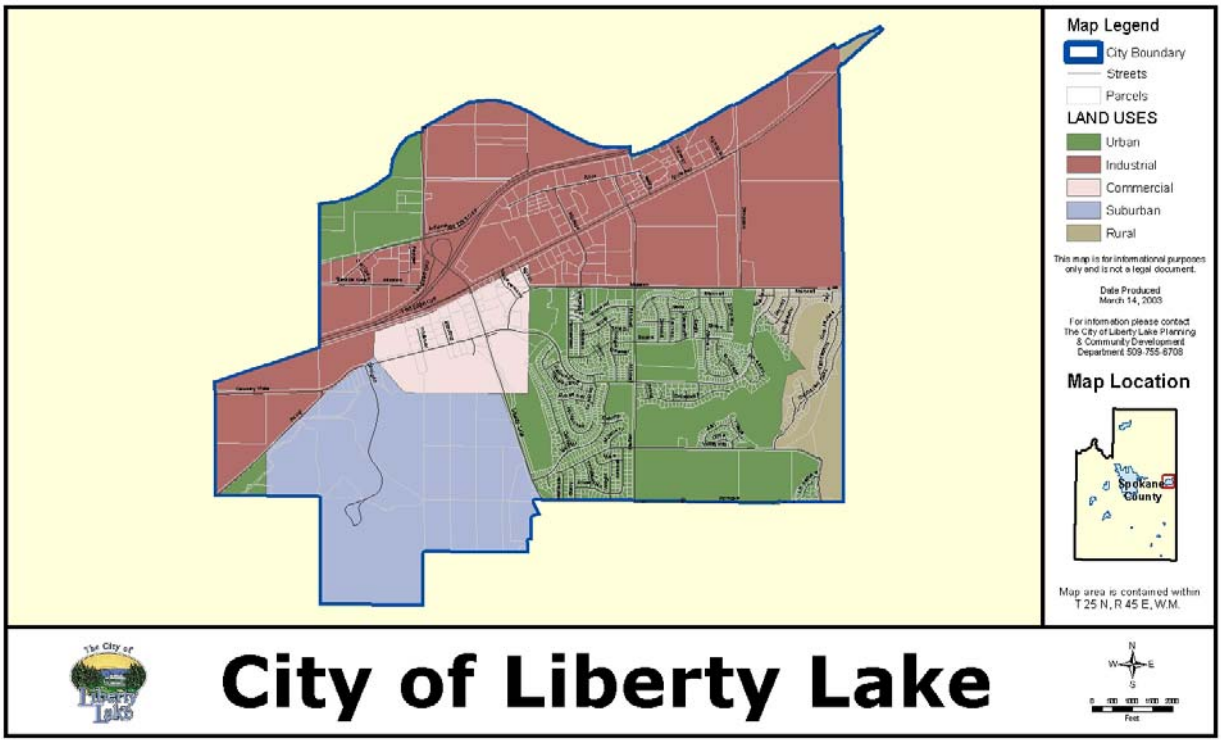
# B. History and Background

The City of Liberty Lake contains a typical mix of existing urban land uses (Map 2.1). The existing land uses consist of single and multi-family dwellings, recreational areas including parks, trails, and golf courses, light manufacturing, and mostly regional scaled commercial, including two large grocery stores. Professional office buildings, restaurants, schools, and churches are also found with undeveloped land still available and suitable for residential, commercial, and industrial growth.

[1] Vision Statements were created by the Planning Commission and City Council to reflect citizen comments.

At the initial startup of the City of Liberty Lake it was recommended to and approved by the City Council to adopt by reference the Spokane County Comprehensive Plan which pre-dated the Growth Management Act (GMA) and the Spokane County Zoning Code dated November 1998 to maintain the status quo until the City adopted its own Comprehensive Plan and Implementation Regulations. The following Map 2.1 shows the existing land use designations that were adopted by the City upon incorporation.

**MAP 2.1 - EXISTING LAND USES**




The area incorporated as the City of Liberty Lake has been the fastest growing area in Spokane County for the past ten years and we expect to see this area continue to lead the County in growth for the next twenty years. Figure 2.1 below shows growth comparisons for Spokane County as a whole, the unincorporated areas of Spokane County, and the City of Liberty Lake from 1990 - 2002.

| **FIGURE 2.1 Growth Summary** | **1990 Population** | **2002 Population** | **% Change** |
|---|---|---|---|
| Spokane County | 361,333 | 425,600 | 17.8% |
| Unincorporated Spokane County | 165,443 | 201,453 | 21.8% |
| **City of Liberty Lake** | **600** | **4,480** | **646.7%** |

**Source: Planning & Community Development Department**

The following table (Figure 2.2) represents the population projection based on residential build-out within the boundaries of the City of Liberty Lake as well as the Future City Annexation Area (FCAA) for the City that is located northwest of the current City boundary (see Map 1.1).

| **FIGURE 2.2 Population Projections** | City Limits | NW FCAA | Future City of Liberty Lake (including FCAA to the NW of the City) |
|---|---|---|---|
| 2002 Population | 4,481 | 350 | |
| 2022 Population | 10,511 | 5,350 | 15,861 Total |

**Note: Projections are based on 2.75 persons per household within City Limits and 2.5 persons per household within NW (FCAA), City Limits include the area NE of the City that was annexed into the City of Liberty Lake in Nov. 2002**
**Source: Planning & Community Development Dept.**

The following table (Figure 2.3) represents the existing land use inventory figures for the City of Liberty Lake.

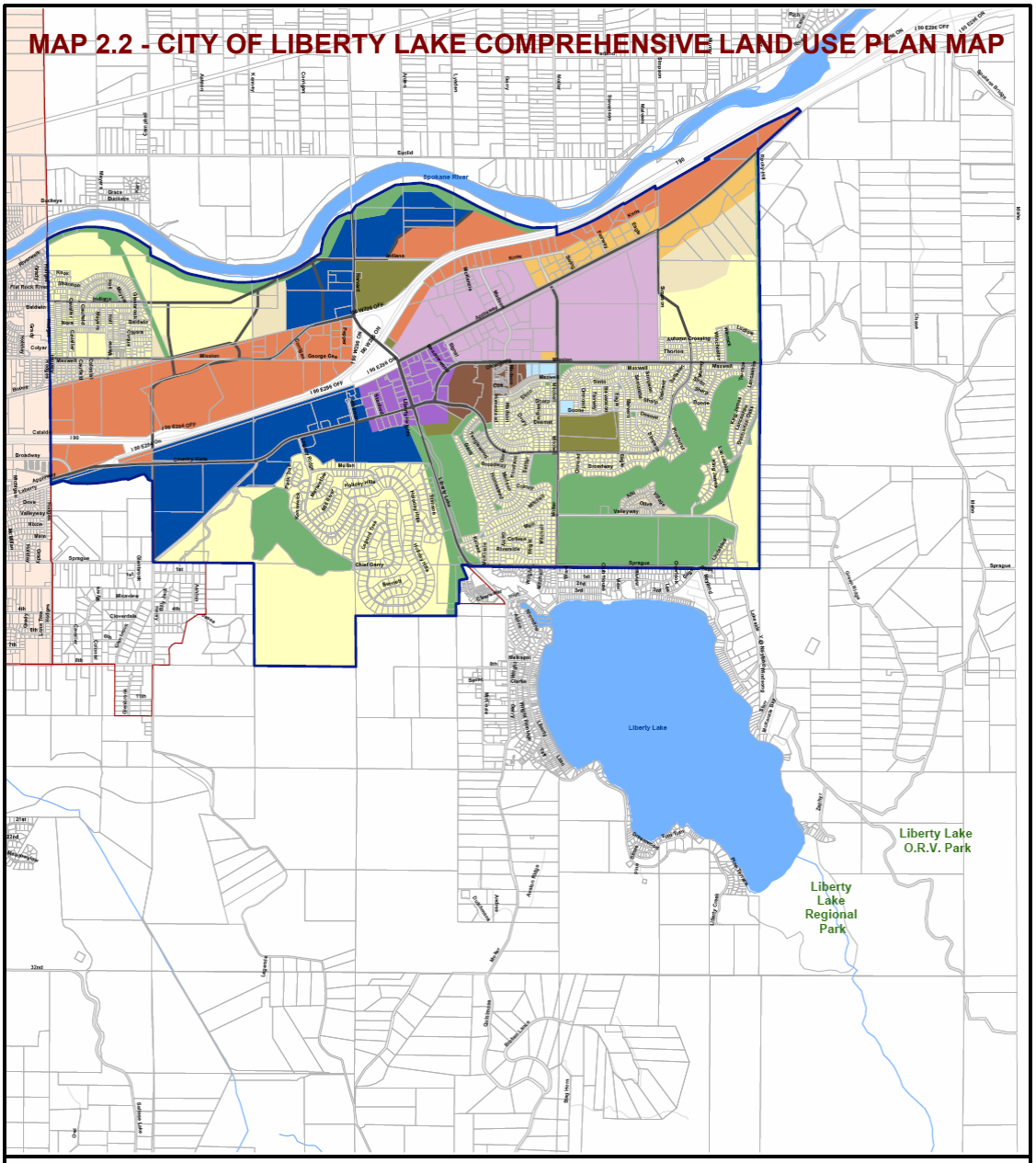
| **FIGURE 2.3 2002 Land Use Inventory** | **Developed Residential** (including open/ common space & special needs) | **Un-developed Residential** | **Developed Commercial / Industrial** | **Un-developed Commercial / Industrial** | **Existing Public & Private Sites (schools, post office, church)** | **Existing Parks / Rec.** (3 Golf Courses & Pavillion Park) | **Existing Right of Way / Pedestrian Paths** |
|---|---|---|---|---|---|---|---|
| **City Limits = 3286.6 Acres** | 532.7 Acres | 942.71 Acres | 655.4 Acres | 501.29 Acres | 41 Acres | 346.6 Acres | 266.9 Acres |
| **% of City** | 45% RES. | | 35% COM./ IND. | | 1% | 11% | 8% |

**Note: City Limits Figures include the area NE of the City that was annexed into the City of Liberty Lake in Nov. 2002**
**Source: Planning & Community Development Dept.**

### Planning Principles

The following planning principles, developed through citizen participation efforts, form the basis for development of the Land Use Chapter.

- Compact urban forms should be encouraged that create a greater sense of "community," with pedestrian/bicycle-friendly settlement patterns.
- Neighborhood character should be preserved and protected.
- Jobs, housing, services and other activities should be within easy walking distance and shorter commute times of each other.
- The City of Liberty Lake should have a center focus that combines commercial, civic, cultural, and recreational uses.
- Streets, pedestrian paths, and bike paths should contribute to a system of fully inter-connected routes.
- The City of Liberty Lake should have a diversity of housing and job types that enable residents from a wide range of economic levels and age groups to work and reside within the City's boundaries.




Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

**Comprehensive Plan Land Use Map**

Amended Map Adopted - December 19, 2006

For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708

**Map Legend**

- City of Liberty Lake
- UGA Boundary
- City of Spokane Valley
- Parcels
- Streets
- Water Bodies
- Single Family Residential
- Mixed Residential
- Multi Family Residential
- Neighborhood Center Mixed Use
- Community Center Mixed Use
- Central Business District Mixed Use
- Community Commercial
- Freeway Commercial
- Light Industrial
- Public/ Semi-Public Institutional
- Open Space/ Recreation
- Aesthetic Corridors & Boulevards

**Map Location**

Map area is contained within T 25 N, R 45 E, W.M.

The City of Liberty Lake

# Comprehensive Plan Land Use Map

N W E S

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Miles

**Comprehensive Land Use Categories**

1. **Residential Categories**

    a. **Single-Family -** The Single-Family designation provides for single-family homes in support of established residential neighborhoods. This designation is the primary residential designation in the city.

    b. **Mixed Residential** - The Mixed Residential designation provides for a moderate increase in density using a variety of urban housing types and designs. This design oriented designation promotes residential renewal to small-lot single-family homes, townhouses, duplexes, and small apartment buildings. The mix of housing may take a variety of forms, either mixed within a single site or mixed within a general area, with varied dwelling types. Developments within this designation should have a net density of no less than 6 units per acre.

    c. **Multi-Family -** The Multi-Family designation provides for a variety of medium to high density housing types and designs. The designation incorporates a combination of urban design elements to enhance the living environment while integrating the housing into a neighborhood or neighborhood business district. Urban design elements such as private and public open space, pedestrian orientation and connections, and security are integrated into the housing to create a high standard of community cohesion and character. Developments within this designation should have a net density of no less than 12 units per acre.

2. **Mixed-use Area** – Mixed-use areas are intended to enhance service options, encourage development of locally serving commercial uses, offices, light manufacturing, civic, recreational, and residential uses along transportation corridors identified on the Comprehensive Land Use Plan Map 2.2. Mixed-use areas discourage low-intensity, auto-dependent uses and focus on a pedestrian orientation with an emphasis on aesthetics and design.

    **Mixed-use Categories**
    Mixed-use areas include “centers” and “corridors.” Urban centers and corridors provide focus points to the design of urban areas. Urban centers distributed spatially throughout the urban area provide for retail sales, services, government and business offices, recreation facilities, higher-density residences, and other high-intensity uses to serve the needs of surrounding residential areas. The Comprehensive Plan provides for three types of mixed-use centers, Neighborhood, Community, and Central Business District. The three types of centers are distinguished by scale and intensity. Neighborhood Centers are the smallest and least intensive, Community Centers are higher intensity, and the Central Business District, which is the largest and most intensely developed. The Central Business District provides for the widest range of uses. Mixed-use categories include the following:

    a. **Neighborhood Centers –** Mixed-use centers for neighborhoods will ideally have identified neighborhood centers containing a civic green or park, a transit stop, neighborhood businesses and services, a day care center, and perhaps a church or school, and residential when associated with other permitted uses.

    b. **Community Centers** - Community centers are higher-intensity mixed-use areas designed to serve two or more neighborhoods. Community centers may have a

mix of uses, including commercial, civic, light manufacturing or industrial, office, recreational uses, and residential when associated with the other permitted uses.

c. **Central Business District** - The CBD is the primary retail, office, social, urban residential, and government center of the city (Map 2.3). The complementary and interactive mixture of uses and urban design provides for a regional intensity and viability with a local character. The regional focus and vitality of the district are evident in the urban intensity and composition of the uses in the district. Local character is reflected in the district's design, people-orientation, and connectivity, which foster a sense of community. The CBD is intended to attract significant numbers of additional office and retail jobs as well as opportunities for new higher density housing.

3. **Commercial Categories**

a. **Freeway Commercial -** The Freeway Commercial classification designates intensive commercial areas intended to draw customers from outlying areas. Interstate 90 is an aesthetic corridor and specific guidelines will be established to enhance the aesthetics of the Interstate 90 frontages. Shopping centers and major commercial areas of regional significance will be designated with this classification. Residential uses would typically not be allowed within the freeway commercial category. Light industrial areas may be allowed in this category.

b. **Community Commercial** - The Community Commercial classification designates areas for retail, service, and office establishments intended to serve several neighborhoods. Community business areas should be located as business clusters rather than arterial strip commercial development. Community business centers may be designated through the adoption of the Comprehensive Plan or Comprehensive Plan amendments. Residences in conjunction with business and/or multifamily developments may be allowed, with specific guidelines that ensure compatibility.

c. **Neighborhood Commercial -** The Neighborhood Commercial classification designates areas for small-scale, neighborhood-serving retail and office uses. Neighborhood business areas should be located as business clusters rather than arterial strip commercial development. Neighborhood business centers may be designated through the adoption of the Comprehensive Plan or Comprehensive Plan amendments

4. **Industrial Category**

a. **Light Industrial -** The Light Industry category is intended for industrial areas that have a special emphasis and attention given to aesthetics, landscaping, and internal and community compatibility. Light Industrial areas are comprised of predominantly industrial uses such as manufacturing, but may incorporate office and commercial uses that support and complement the industrial area.

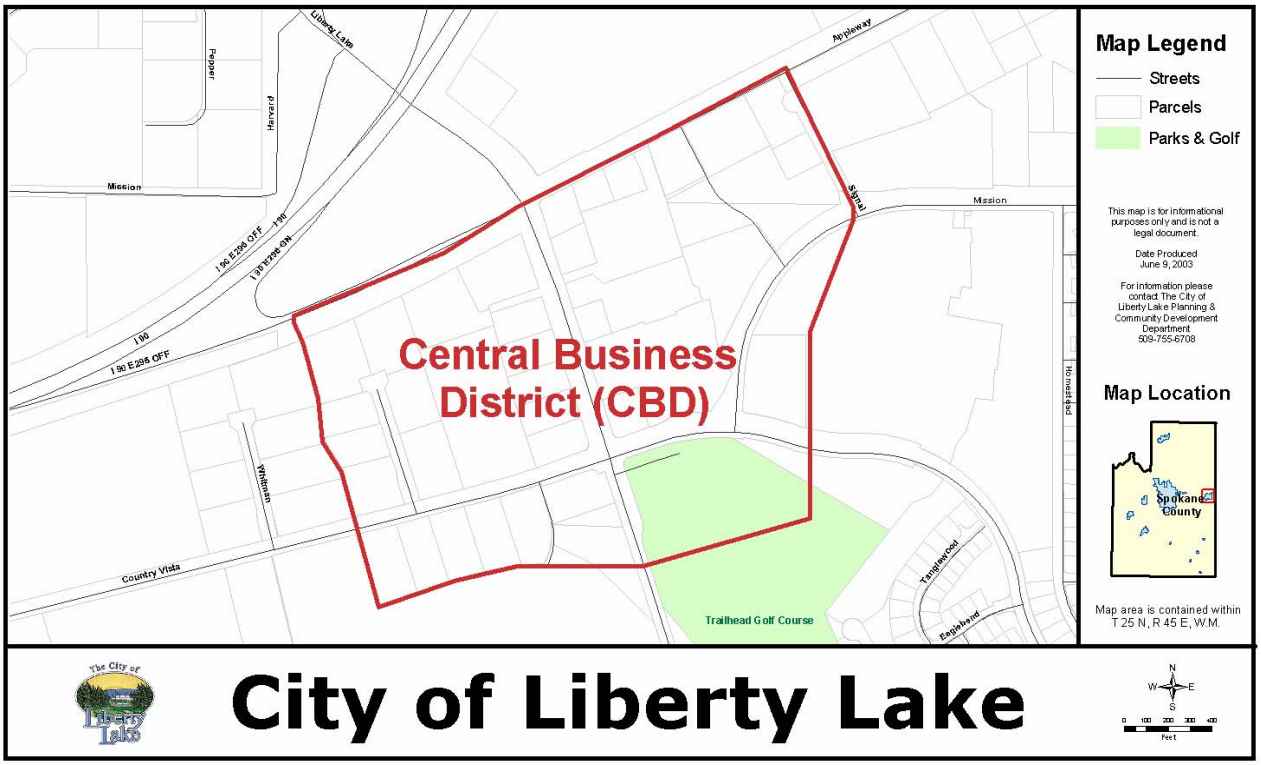
5. **Public and Semi-Public Institutional Uses**
The Public and Semi-Public Institutional land use designation provides for large and moderate scale governmental uses, special districts, and semi-institutional uses. The designation allows for the specialized needs of providing public services to the City of Liberty Lake.

6. **Open Space and Recreation**
   The Open Space and Recreation designation provides for open area spaces and recreational uses such as public/ private parks, preserves, and trails, as well as public and privately owned facilities such as golf courses. Local and regional recreation opportunities are included within this designation. The designation promotes the conservation of public and private sensitive or critical natural resource areas and areas of local interest as open space.

7. **Aesthetic Corridors and Boulevards**
   Aesthetic corridors and boulevards are intended to protect the visual appeal of the area along major transportation routes entering, exiting, and circulating through the City of Liberty Lake.

The following Map 2.3 defines the area included within the Central Business District (CBD) which surrounds the intersection of Country Vista Dr. and Liberty Lake Rd near the center of the City.

**MAP 2.3 - CITY OF LIBERTY LAKE CENTRAL BUSINESS DISTRICT (CBD)**




## C. Goals and Policies

**LU.1a: Provide a healthful, safe, and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.**

**LU.1b: Create a community environment rich in cultural and ethnic diversity that embraces family and community values, and recognizes the interests of the whole community.**

## Urban Character and Design

The design of our urban environment has a significant effect on community identity. Well-designed communities contribute to a healthful, safe, and sustainable environment that offers a variety of opportunities for affordable housing and employment. The Urban Character and Design section provides the goals and policies to preserve and enhance neighborhood character. Also see Chapter 3, the Urban Design and Community Character element of this plan. Some of the concepts considered here include:

1. Community appearance, including signs and placement of utilities;
2. Neighborhood considerations in the review of development projects;
3. Integration of neighborhoods, including bicycle and pedestrian orientation;
4. The effect of traffic patterns and parking on neighborhood character;
5. Encouragement of exemplary development through planned unit developments;
6. Considerations for public art.

### Goal

**LU.2: Maintain and enhance the quality of life in the City of Liberty Lake through urban design standards.**

#### Policies

LU.2.1: Establish standards within the zoning code for nuisances such as noise, odor, light pollution, etc. as appropriate to ensure compatibility with adjacent land uses and neighborhoods.

LU.2.2: The design of development proposals should accommodate and complement environmental features and conditions, and preserve and protect significant cultural resources.

LU.2.3: Create a design review process that promotes flexibility and creativity but is prescriptive enough to achieve community standards and values.

LU.2.4: Establish a design review authority consisting of three members from the City Planning Commission and two City staff members.

LU.2.5: Design review shall be required for the following developments:

a. Developments within designated mixed-use areas
b. Planned unit developments and large scale residential developments
c. Government buildings
d. Aesthetic corridors & boulevards, and adjacent development
e. Commercial and industrial developments
f. Developments adjacent to natural areas, critical areas, or shorelines
g. All non-residential buildings that are visible from a public street.

LU.2.6: Develop urban design “guidelines” that provide consistency of application for the design review process. The guidelines should focus on the functional interrelationships between land use, site design, neighborhood character, and transportation systems.

LU.2.7: The design review process shall not increase the length and shall run concurrent with the land use approval process.

LU.2.8: Encourage developers to work with neighborhoods to develop plans that address neighborhood concerns, such as environmental protection, aesthetics, quality of life, property values, and preservation of open space. (see H.1.2)

LU.2.9: Develop community plans with specific design standards that advance and preserve community character.

LU.2.10: Mixed-use or mixed-density developments, which incorporate a range of densities within one development, should be encouraged where they would be compatible with neighborhood character.

## Residential Design

LU.2.11: Ensure linkage of developments with open space, parks, natural areas, and street connections with the use of sidewalks and trails, and within maximum allowed distances.

LU.2.12: Enhance and preserve the site characteristics of residential development (existing trees, watercourses, historic features, and similar assets) through sensitive site planning tools such as clustering, lot averaging or the design of individual adjoining lots within a residential subdivision where the average lot is the minimum prescribed area for the zoning district, transfer of development rights, and flexible setback requirements.

LU.2.13: Provide for a compatible mix of housing and commercial uses in all commercial districts, neighborhood centers, community centers, and the Central Business District.

LU.2.14: Separated sidewalks with appropriate lighting shall be required on public streets in all new residential subdivisions.

LU.2.15: Require the planting of curbside trees. Identify those species of trees that are most appropriate for curbside plantings, considering safety, soils, aesthetics, and compatibility with infrastructure, and require species diversity to protect from disease and promote neighborhood identity.

## Multifamily Residential

LU.2.16: Encourage the location of mixed and multi-family residential categories near commercial areas, public open spaces, and on sites with good access to major arterials.

LU.2.17: Site multifamily homes throughout the City as follows:

a. Integrated into or next to neighborhood centers, community centers, or the Central Business District.
b. Integrated into small, scattered parcels throughout existing residential areas.
c. New multi-family homes should be built to the scale and design of the community or neighborhood, while contributing to an area-wide density that supports transit and allows for a range of housing choices.

LU.2.18: Establish development requirements that encourage quality design within multifamily development areas.

LU.2.19: Develop standards that prescribe maximum building heights and other building design features to give a residential scale and identity to multifamily developments.

## Traffic Patterns

Street design can have a significant impact on community character. Closed development patterns, which often include dead-end and cul-de-sac roads, tend to isolate communities and make travel difficult. Integrated neighborhoods provide connected streets and paths and often include a central focal point, such as a park or neighborhood business. Roundabouts are also helpful in combination with interconnected streets systems to slow traffic down and add another landscape feature to a neighborhood. Integrated development patterns promote a sense of community and allow for ease of pedestrian/bicycle movement. Integration does not necessarily mean development in grids. Rather, roads should connect and provide for ease of circulation regardless of the layout. Clear, formalized and interconnected street systems make destinations visible, provide the shortest and most direct path to destinations, and result in security through community rather than by isolation.

LU.2.20: Encourage new developments, including multifamily projects, to be arranged in a pattern of connecting streets and blocks to allow people to get around easily by foot, bicycle, bus or car. Cul-de-sacs or other closed street systems may be appropriate under certain circumstances including, but not limited to, topography and other physical limitations which make connecting systems impractical.

LU.2.21: When cul-de-sacs are used, combine them with connected streets and focal points such as traffic circles, parks, or a neighborhood business to provide for ease of circulation and to promote a sense of an integrated community.

## Traffic Calming and Parking

*Traffic calming* can be defined as measures that physically alter the operational characteristics of the roadway in an attempt to slow down traffic and reduce the negative effects of the automobile. The theory behind traffic calming is that roads should be multi use spaces encouraging social links within a community and the harmonious interaction of various modes of travel (i.e., walking, cycling, auto, transit).

LU.2.22: Consider techniques to slow vehicle traffic and reduce the volume of traffic in residential neighborhoods giving due consideration to traffic safety, pedestrian safety, emergency access, mobility, and conforming to the goals set forth in the Transportation element of this plan.

LU.2.23: Develop street, pedestrian path, and bike path standards that contribute to a system of fully connected routes.

LU.2.24: Encourage locating parking lots to the rear or side of buildings to enhance streetscapes and promote pedestrian access.

LU.2.25: Establish reduced number of parking space standards to encourage alternative transportation use and a more efficient use of land, where appropriate.

LU.2.26: Establish shared parking space standards to promote the efficient use of land.

## Buffering

LU.2.27: Require effective landscape buffers and/or transitional uses (e.g., pedestrian plazas or low-intensity offices) between incompatible industrial, commercial, and residential uses to mitigate noise, glare, and other impacts associated with the uses.

## Planned Unit Developments

Building flexibility into the subdivision process is important to allow for new concepts and creative design. Planned unit developments provide a mechanism for allowing this flexibility while ensuring a design that meets health and safety standards and is consistent with neighborhood character. Planned unit developments allow deviations from the typical standards of the zone in exchange for designs that protect the environment, provide usable open space, and exhibit exceptional quality and design.

## Goal

**LU.3: Encourage exemplary developments by providing for flexibility and innovative design through planned unit commercial, industrial, and residential developments.**

### Policies

LU.3.1: Provide flexibility with regulations and other incentives for planned unit commercial, industrial, and residential developments.

LU.3.2: Develop criteria to evaluate planned unit developments for approval of development incentives. Criteria shall be based on the following considerations:

a. Creative, efficient uses of land.
b. Exceptional quality and design.
c. Preservation of usable open space and natural landscape features.
d. Environmentally sensitive design.
e. Efficient utilization of public facilities and services.
f. Community improvements (i.e., contributions to culture, recreation, tourism, public improvements, business incubator facilities, etc.).
g. The project's ability to create living-wage jobs.
h. Development of streets and pedestrian and bicycle paths that contribute to a system of fully connected routes.

LU.3.3: Incentives for planned unit developments, which are consistent with adopted criteria, may include:

a. Bonus density;
b. Increase in floor-to-area ratios; and
c. Greater flexibility in design standards (e.g., setbacks, frontage, building height, lot area, street design, landscaping, etc.).

## Performance Standards

Performance standards spell out the desired end result (for instance, "on-site parking should not be visible from the public street") but allow flexibility in the particular means or approach for achieving that objective (underground parking, landscaping, berming, or change in topography could be used to accomplish this objective). Performance standards generally require a more detailed review of projects.

## Goal

**LU.4: Encourage exemplary developments and creative design through the use of performance standards.**

### Policy

LU.4.1: Allow flexibility and innovative design through the use of performance standards which emphasize outcomes.

## Viewscapes

An attractive urban landscape is an asset to the community. Aesthetically pleasing areas instill a sense of pride in the community and serve as a magnet for attracting new business. Signage regulations, landscaping requirements, building design standards, and the preservation of natural and cultural viewscapes are methods to achieve an attractive urban landscape. Also see Chapter 3, the Urban Design and Community Character element of this plan.

## Goal

**LU.5: Provide for an aesthetically pleasing urban environment and encourage the maintenance and enhancement of natural and cultural views.**

### Policies

LU.5.1: Identify and protect important natural or cultural viewscapes through a viewscape ordinance, signage limits, or other programs.

LU.5.2: Designate aesthetic corridors and boulevards along major transportation routes to provide a positive image of the area (see Aesthetic Corridors and Boulevards on page 37).

LU.5.3: Encourage preservation of healthy and attractive native vegetation where appropriate during land development. When this is not possible, encourage the use of appropriate native plant materials in the site's landscaping.

## Commercial Signs

LU.5.4: Continue to implement and strengthen standards for the scale and intensity of commercial signs that protect views and minimize signage clutter while still allowing adequate business identification.

LU.5.5: Prohibit construction of new video boards, billboards, and electronically changeable message signs, and work with business owners to transform such existing signs while providing the option of directional signage.

## Utilities

LU.5.6: Direct placement of telecommunication, cable television lines, and other utility facilities underground, at the rear of properties, or in alleyways and require undergrounding of all newly installed or extensively modified utilities, 13kV or under, to protect viewsheds and corridors. (see D.1.14 & U.5.1)

LU.5.7: Encourage joint planning of linear infrastructure such as transportation, water, sewer, power, and telecommunications.

## Public Art

Public art creates an asset for the neighborhood that speaks of the society that created and supported it, and contributes to the cultural history of the community. Additionally, public art

creates a sense of place, particularly if the art is functional, such as a street clock, deriving its right of attention from providing a service to the viewer.

### Goal

**LU.6: Recognize that the arts contribute to the character of the physical, mental, social, and economic well being of the community and encourage public and private commitment and investment.**

#### Policies

LU.6.1: Provide incentives such as bonus densities or increases in floor-to-area ratio and lot coverage to encourage the use of open space and public art which celebrates the people and spirit of the Liberty Lake community in commercial, industrial, and mixed-use developments.

LU.6.2: Encourage permanent displays of art in construction of new public facilities.

## Residential Land Use

Residential land use ranges from single-family neighborhoods, to assisted living facilities, and high-density multifamily apartments. The challenge to the community is to provide for this range of uses and affordable housing consistent with goals for protection of neighborhood character. Community involvement in design and a greater level of planning detail within the Comprehensive Plan are methods to achieve these objectives.

### Goal

**LU.7: Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.**

#### Policies

LU.7.1: Identify and designate land areas for residential use, including categories for single family residential, mixed residential, and multi-family residential.

LU.7.2: Integrate housing and economic development strategies to ensure that sufficient land is provided for affordable housing in locations easily accessible to employment centers. (see H.3.5)

LU.7.3: Allow zero lot line housing and detached single-family housing with minimal setbacks and yards, where appropriate. (see H.3.6)

LU.7.4: Provide for bonus densities, zero lot line housing, auxiliary structures, accessory dwellings, or similar methods to promote infill development, where appropriate. (see H.3.7)

LU.7.5: Develop regulations and incentives to encourage clustered housing on residential lands so open space, views, watersheds, and critical areas are permanently protected. (see H.3.8)

Clustered housing is defined as a group of dwelling units, consisting of permitted uses in the underlying zone, designed in such a manner as to make efficient use of existing or planned facilities and whereby the amount of resultant common open space per dwelling unit is equal to or greater than the open space requirements for conventional development under the pertinent zone and zoning standards.

LU.7.6: Phasing of land development shall be consistent with established levels of service for the provision of public facilities and services within UGAs.

LU.7.7: Establish or maintain zoning and subdivision regulations that require residential developments to provide the following improvements:

a. Paved streets (and alleys if appropriate), curbs and sidewalks, paths and internal walkways, when appropriate;
b. Adequate parking consistent with local transit levels;
c. Street lighting;
d. Street trees;
e. Storm water control;
f. Public water supply;
g. Public sewers.

LU.7.8: New development shall be connected to public sewer, consistent with requirements for concurrency. Developer-financed extensions of public sewer may be allowed, provided capacity and infrastructure needs are adequately addressed.

LU.7.9: Time extensions for approved preliminary plats, short plats, and binding site plans shall be subject to current applicable local, state, and federal regulations.

LU.7.10: Allow accessory dwelling units (ADU's) to assist people in remaining independent or in retaining a single-family lifestyle on a limited income, subject to specific regulatory standards. (see H.3.9)

An ADU is defined as a separate dwelling unit with separate cooking facilities that are substantially contained within the structure of a single family residence or an outbuilding which is accessory to such residence.

LU.7.11: Allow a broad range of housing to accommodate persons with special needs (such as neighborhood-scale congregate care, group or assisted living facilities, or transitional housing) in all residential areas and in certain appropriate non-residential areas. (see H.4.5)

LU.7.12: To support mobility for those with special needs, locate special needs housing in areas accessible to public transportation. (see H.4.6)

LU.7.13: Utilize design standards to make special needs housing compatible with the character of the surrounding area. (see H.4.7)

LU.7.14: Incorporate public safety considerations into land use decisions.

LU.7.15: Limit growth to areas served by a fire protection district and that have or will have adequate road access and water supply for fire protection.

## Goal

**LU.8: Support those who wish to work from home while preserving the residential character of the residentially designated areas.**

### Policies

LU.8.1: Continue allowing home-based businesses that do not conflict with typical neighborhood functions.

LU.8.2: Encourage businesses to provide opportunities for employees to work at home.

LU.8.3: Provide opportunities for "invisible" home businesses and support appropriate independent business and trades people and service providers to use their homes as a business base.

LU.8.4: Incorporate emergent business trends and state licensure requirements into use standards for home-based businesses.

## Goal

**LU.9: Make provisions for the siting of in-home family-oriented services, such as child and elder care facilities, in residential areas.**

### Policies:

LU.9.1: Avoid incompatibility of scale and use intensity between family oriented service facilities and surrounding neighborhoods

LU.9.2: Encourage growth of family-oriented service facilities in locations supported by transit, employment, and services.

LU.9.3: Based on an emergent and growing need for round-the-clock facilities providing diverse levels of care, develop appropriate development standards to buffer neighboring land uses from noise, light pollution, and activity.

## Housing Variety

## Goal

**LU.10: Create urban areas with a variety of housing types and prices, including manufactured home parks, multi-family development, townhouses, condominiums, and single-family development.**

### Policies

LU.10.1: Provide for mixed-income development in residential areas and encourage opportunities for co-housing, condominiums, and shared community resources where appropriate. (see H.3.10)

LU.10.2: Allow modular, and manufactured housing in areas where they are consistent with the majority of the neighborhood character.

LU.10.3: Develop regulations guiding appearance, scale, and location of new development to enable a range of dwelling types and amenities.

LU.10.4: Direct multi-family housing to locations that support residents by providing direct access to public transit, employment, services, open space, and other supporting amenities.

## Goal

**LU.11: Comply with state and regional guidelines for the siting of Essential Public Facilities (EPF's).**

### Policy

LU.11.1: Continue to coordinate with regional planning efforts in accommodating EPF's using locally adopted standards. (see the Essential Public Facilities element of this plan)

### Residential Density

### Goal

**LU.12: Create a variety of residential densities with an emphasis on compact mixed-use development in designated centers and corridors.**

#### Policies

LU.12.1: Establish single family residential, mixed residential, and multi-family residential uses.

LU.12.2: The City of Liberty Lake shall achieve a minimum residential density in new development of at least 4 dwelling units per net acre through a mix of densities and housing types.

LU.12.3: Design capital improvement programs that are consistent with efficient development.

## Mixed-Use Areas

Mixed-use areas are intended to enhance travel options, encourage development of commercial uses, higher-density residences, office, recreation, and other uses. Additionally, single properties with multiple uses provides a financial buffer against adverse business cycles and sector weakness. To be successful, mixed-use areas require detailed professional and community-based planning and quality market research. Planning programs that involve design professionals, government service providers, business people and community residents will be necessary to design successful mixed-use areas.

### Goal

**LU.13: Encourage the development of mixed use areas that foster community identity and are designed to support pedestrian, bicycle, and transit transportation.**

#### Policies

LU.13.1: The specific size and boundaries of mixed-use areas shall be established to provide a pedestrian friendly environment.

LU.13.2: Identify and designate areas that support mixed-use, higher-density development. Establish mixed-use areas as land use categories in the Comprehensive Plan.

LU.13.3: The characteristics of a mixed-use area include:

a. Housing and employment densities to support frequent transit service;
b. Public transit connections to other Centers and Corridors;
c. Safe, attractive bus stops in well lighted environments, and pedestrian and bicycle ways;
d. Buildings which front on wide sidewalks with attractive landscaping, benches, and frequent transit stops;
e. Multi-story buildings oriented to the street rather than parking lots; and
f. Parking spaces located behind, to the side of buildings, or under/over structures.

LU.13.4: Mixed use type land uses shall be integrated to include:

a. A variety of housing styles - apartments, condominiums, row houses, two-family and single-family houses on small lots;

b. Accommodation for a full range of retail goods and services—grocery stores serving several neighborhoods, theaters and restaurants, dry cleaners, hardware stores, and specialty shops;
c. A mix of residence types in close proximity to commercial uses and business and government offices;
d. An emphasis on community-serving rather than regional-serving commercial uses.
e. No commercial uses that have low employment density or are auto-dependent (lumber yards, warehouses, auto dealerships, etc.); and
f. Residential density ranging from 6 units per acre to 22 units per acre or more.
g. Provide for opportunities to site neighborhood-scale uses such as religious institutions, private schools, and civic organizations within residential areas, possibly as part of neighborhood or community centers.

LU.13.5: Implementation of mixed-use areas should only occur after the adoption of or concurrent with the establishment of design guidelines that involve community residents and the design review board.

## Mixed Use Centers

Mixed use centers provide focus to the design of urban areas. Mixed use centers distributed spatially throughout the City provide for retail sales, services, government and business offices, recreation facilities, higher-density residences, and other high intensity uses to serve the needs of surrounding residential areas. These centers provide a mix of uses and are sized according to the size and other characteristics of the market they serve. Accordingly, they vary from the small neighborhood centers providing primarily convenience goods and services, to the higher-intensity mixed-use community centers, to the Central Business District which is the largest and most intensely developed. The Central Business District is a planned residential and commercial area that advances the City identity and the boundaries of the Central Business District should be sized so that the center is pedestrian friendly. Mixed use centers, especially the Central Business District, create focal points which establish an identity and sense of place, while providing opportunities for people to live where they work. Mixed use center development requires detailed professional and community-based planning and quality market research.

## Neighborhood and Community Centers

## Goal

**LU.14: Ensure that the development of mixed-use neighborhood and community centers maintain or improve neighborhood character and livability.**

### Policies

LU.14.1: Mixed-use neighborhood and community centers that serve local residents and decrease the reliance on automobiles should be identified and designated.

LU.14.2: Develop and maintain design standards and a design review process to ensure that neighborhood and community centers are developed with minimal impact on surrounding land uses, are consistent with community character, and assure pedestrian and vehicular access.

LU.14.3: Neighborhood and community centers may contain a mix of uses ranging from residential, to commercial, to office, to industrial areas; however the uses must be appropriate within the specific neighborhood.

LU.14.4: The boundaries of a mixed-use center shall not be changed without a comprehensive plan amendment and study that addresses the relationship of the entire center to its surrounding uses and supporting public services.

## Central Business District

### Goal

**LU.15: Establish a Central Business District that advances the City identity, provides alternative transportation linkages, and supports a pedestrian friendly environment (Map 2.3).**

### Policies

LU.15.1: The boundaries of the Central Business District should be developed so that the CBD is pedestrian friendly and shall not be changed without a comprehensive plan amendment and a study that addresses the relationship of the entire center to its surrounding uses and supporting public services.

LU.15.2: Identify and designate the Central Business District to support mixed-use, high-density development. Establish the Central Business District as a zone in the Development Code.

LU.15.3: The Central Business District shall be located at or adjacent to high-capacity transit stations and will serve as a hub for less intensely developed areas.

LU.15.4: Provide development incentives to encourage the development of the Central Business District (e.g., bonus density and use intensification, fast track reviews, flexible architectural integration of uses, etc.).

LU.15.5: Establish and maintain design standards and a design review process for the Central Business District to ensure that development advances the City identity, is consistent with related community appearance/design guidelines, and assures a pedestrian friendly environment combined with vehicular access.

LU.15.6: The Central Business District may contain, but is not necessarily limited to, combinations of the following uses:

a. Government offices and facilities
b. Health, human service, and public safety facilities
c. Retail stores and services
d. Professional offices
e. Multi-family and other higher density housing
f. Parks, open space, and plazas
g. Educational opportunities including branch university campuses
h. Entertainment Centers
i. Restaurants
j. Art Centers

LU.15.7: Ensure the inclusion of a residential component within the Central Business District through the use of incentives and/or minimum requirements for residential development.

## Design Guidelines for Neighborhood Centers, Community Centers, and the Central Business District

LU.15.8: Provide design standards and land use plans for neighborhood centers, community centers, and the Central Business District that are based on the following principles:

a. Centers should be compact, nonlinear development to encourage transit, bicycle, and pedestrian travel. Multistory construction, structured parking, and other techniques to use land efficiently should be encouraged.
b. Centers should be designed to reduce conflicts among uses and to increase convenience for businesses, employees, users, and pedestrians.
c. Aesthetic quality and compatibility among land uses within and adjacent to centers should be enhanced through landscaping, building orientation and setbacks, traffic control, and other measures to reduce potential conflicts. Distinctive or historical local character and natural features should be reflected in development design to provide variety within centers.
d. Unsightly views, such as heavy machinery, storage areas, loading docks, and parking areas, should be screened from the view of adjacent uses and from arterials.
e. Signs should be regulated to reduce glare and other adverse visual impacts on nearby residents without limiting their potential contribution to the color and character of the center.
f. Routes for pedestrian, auto, bicycle, transit, and truck travel within centers should have convenient access to each major destination. Buildings should be close to sidewalks to promote walking and browsing, with parking areas located on the side or rear of buildings or adjacent to the street causing the appearance of on-street angle or parallel parking.
g. Commercial development in centers should provide or contribute to public spaces such as plazas, parks, and building atriums to enhance the appearance of the center and to provide amenities for employees and shoppers.
h. The amount of land designated for retail development in neighborhood and community centers should be based on the amount of residential development planned for the surrounding area.
i. Off-street parking areas should be designed to enhance pedestrian and handicapped access to commercial uses. The required off-street parking area may be reduced in areas where transit service is frequent or where parking is shared or communal. Structured and underground parking should be encouraged through density bonuses, intensification incentives, or reduced parking requirements.
j. Centers should not be divided by roads exceeding two lanes or three lanes if divided by landscaped islands. Regions with a single land use designation extending across such roads should be considered separate centers and should be planned accordingly unless extraordinary pedestrian and bicycle access is provided.
k. To encourage the use of alternative modes of transportation require the installation of secure bicycle parking facilitates that are convenient for users and safe for pedestrians.

## Commercial Land Use

There are three commercial categories. Freeway commercial, community commercial, and neighborhood commercial. These categories are defined as follows:

**Freeway Commercial**

The Freeway Commercial classification designates intensive commercial areas intended to draw customers from outlying areas. Shopping centers and major commercial areas of an area wide significance will be designated with this classification. Residential uses would typically not be allowed within the freeway commercial category. Light industrial areas may be allowed in this category, provided neighborhood concerns are addressed through a project permit process.

**Community Commercial**
The Community Commercial classification designates areas for retail, service, and office establishments intended to serve several neighborhoods. Community business areas should be located as business clusters rather than arterial strip commercial development. Residences in conjunction with business and/or multifamily developments may be allowed, with specific guidelines that ensure compatibility.

**Neighborhood Commercial**
The Neighborhood Commercial classification designates areas for small-scale, neighborhood-serving retail and office uses. Neighborhood business areas should be located as business clusters rather than arterial strip commercial development.

## Goal

**LU.16: Provide adequate commercial land within the City to conveniently serve the local and regional trade areas. Encourage commercial and retail uses that compliment the atmosphere of the City of Liberty Lake.**

### Policies

#### Location/Use

LU.16.1: Designate strategically located commercial areas that will be accessible from roadways of major arterial classification or higher, served with utilities, and free of major environmental constraints.

LU.16.2: Allow incentives to encourage the development of associated residences in conjunction with less intense commercial districts.

LU.16.3: Limit growth to areas served by a fire protection district and that have or will have adequate road access and water supply for fire protection.

#### Design Standards

LU.16.4: Develop and maintain comprehensive design standards and a design review process to ensure that commercial projects are developed with minimal impact on the environment, are complementary and compatible with related community appearance and design, and assure pedestrian as well as vehicular access.

LU.16.5: Establish specific development standards relating to setbacks, landscaping, physical buffers, screening, access, signs, building heights, and design review for commercial development.

LU.16.6: Zoning and other land use regulations shall require the following improvements for commercial development:

a. Paved streets
b. Sidewalks and bicycle lanes in commercial and retail areas
c. Parking, bike racks, and integrated transit facilities
d. Landscaping along streets, sidewalks, and parking areas to provide an attractive appearance
e. Adequate stormwater control, including curbs, gutters, and stormwater management facilities
f. Public sewer and water supply
g. Controlled traffic access to arterials and intersections

## Industrial Land Use

Providing for industrial land is important for the economic health of City of Liberty Lake. Industrial businesses help drive the local economy and create an economic multiplier effect throughout the region. Providing an adequate supply of usable land with minimal environmental constraints and infrastructure in place helps ensure that the City of Liberty Lake will be an attractive place for industrial businesses to locate and prosper. (see Chapter 7, Economic Development, for additional policies that encourage recruitment and retention of industrial business.)

### Goals

**LU.17a: Provide for the development of well-planned industrial areas that create higher-income jobs and provide economic growth.**

**LU.17b: Ensure the long-term holding of appropriate land in parcel sizes adequate to allow for future development as industrial uses.**

#### Policies

LU.17.1: Identify and designate industrial land areas for light industry.

LU.17.2: Encourage intensification and revitalization of existing industrial areas.

LU.17.3: Consider capital facility expenditures to facilitate the development of lands designated for industrial uses, including light rail and possibly a new freeway exit.

LU.17.4: Encourage industries with low energy consumption and industries that recycle resources to locate in the City.

LU.17.5: Encourage low- and non-polluting industries to locate in the City.

LU.17.6: Encourage shared-use parking, pedestrian access, and transit incentive programs in industrial development projects.

LU.17.7 Encourage recruitment and retention of industries which develop or implement intellectual property and are able to capitalize on the concept of clustering.

### Light Industry

The Light Industry category is intended for industrial areas that have a special emphasis and attention given to aesthetics, landscaping, and internal and community compatibility. Light Industrial areas are comprised of predominantly industrial uses such as manufacturing, but may incorporate office and commercial uses that support and compliment the industrial area.

#### Incompatible Uses in Designated Light Industrial Areas

Residential uses should not be allowed in lands designated for Light Industry except for master planned industrial developments that provide residences intended to house employees for the planned industrial use.

### Goal

**LU.18: A variety of strategically located light industry areas should be designated and protected.**

### Policies

LU.18.1: Identify and designate land areas for light industry.

LU.18.2: Light Industrial areas shall be comprised of predominantly manufacturing and high-tech industrial uses, but may incorporate office and commercial uses that support and compliment the industrial area. Residential use will not be allowed except for master planned industrial developments that provide residences intended to house employees for the planned industrial use or a caretaker's residence.

LU.18.3: Industrial uses may be appropriate in mixed-use developments, provided there is adequate mitigation of land use conflicts, and community character and property values are preserved.

LU.18.4: Light industrial areas shall include separated sidewalks, bike lanes on arterial streets, and landscaping to provide a safe and attractive working environment. Pathways for pedestrians and bikes may be substituted for sidewalks on local access streets.

## Standards and Regulations for Light Industrial Areas

### Goal

**LU.19: Establish and maintain land use regulations for industrial areas that protect their use into the future and prevent land use conflicts.**

### Policies

LU.19.1: Industrial developments shall provide the following improvements:

a. Paved streets
b. Adequate parking for employees and business users (parking may be shared or communal), and integrated transit facilities in larger developments.
c. Adequate stormwater control, including curbs, gutters, and stormwater management facilities
d. Public sewer and water supply
e. Controlled traffic access to arterials and intersections

LU.19.2: Access points should be combined and limited in number to allow smooth traffic flow on arterials. Access through residential areas should be avoided.

LU.19.3: Standards for setbacks, landscaping, and noise barriers shall be developed to mitigate impacts between industrial developments and adjacent land uses.

LU.19.4: Limit growth to areas served by a fire protection district and that have or will have adequate road access and water supply for fire protection.

# Public and Semi-Public Institutional Uses

### Goal

**LU 20: Provide for the harmonious operation of public and semi-public institutional uses within the City of Liberty Lake.**

### Policies

LU 20.1: Limit application of the Public and Semi-Public Institutional land use designation to municipal, county, regional, state, and non-military federal uses; special districts; schools;

and major semi-public institutions such as hospitals with a significant land area and employment characteristics as determined by the City of Liberty Lake.

LU 20.2: Establish administrative processes to accommodate the need for growth and change of major institutions in response to changing community needs and the unique operational and locational needs of large public and institutional uses while maintaining a harmonious relationship with affected neighborhoods.

LU 20.3: Establish an administrative process that addresses the development, phasing, and cumulative impacts of institutional uses and allows for the phasing of development and mitigation roughly proportionate to the impacts of the use.

## Parks, Recreation, and Open Space

### Goal

**LU 21: Plan for parks, open space, trails, and recreational activities for the citizens of the City of Liberty Lake. (see Chapter 8, the Parks, Recreation, & Open Space element of this plan)**

### Policies

LU 21.1: Identify recreational needs of the community and provide for those needs within the existing land use pattern and funding capacity of the City.

LU 21.2: Update parks, recreation, trails, and open space plan and map to be consistent with comprehensive plan. Maintain updated parks plan and map that set priorities for those facilities and services.

LU 21.3: Rely on the goals and objectives of the parks plan to direct new park/open space/recreation acquisition, programming, and levels of service.

LU 21.4: Identify general and specific locations of potential open space and parks acquisition within the city that correspond to the needs identified in the parks plan.

LU 21.5: Link parks planning with transportation corridor (streetscape, trail, and gateway) planning to create a network of active and passive greenspaces.

## Aesthetic Corridors and Boulevards

Aesthetic corridors and boulevards are intended to protect the visual appeal of the area along major transportation routes entering, exiting, and circulating through the City of Liberty Lake. Aesthetic corridors provide special landscape and design standards for aesthetics along major transportation routes to help maintain a quality image of the City. Boulevards provide for welcoming entry into the City as well as appealing aesthetics throughout the City through street trees, pathways, and landscaped medians.

### Goal

**LU.22: Designate aesthetic corridors and boulevards along major transportation routes to provide a positive image of the area.**

### Policies

LU.22.1: Interstate 90 shall be designated as an aesthetic corridor.

LU.22.2: Aesthetic corridors shall be visible from the roadway and shall not exceed 500 feet on either side of the road right-of-way.

LU.22.3: Designate the following routes as boulevards with pathways and landscaped center medians or other aesthetically pleasing landscaping or features:

a. Molter Rd.
b. Liberty Lake Rd.
c. Mission Ave.
d. Sprague Ave.

LU.22.4: Designate the following routes as boulevards with monument signage at the entry points to the City, landscaped center medians, and pathways:

a. Country Vista
b. Harvard Rd.
c. Appleway

LU.22.5: Adopt specific regulations for designated aesthetic corridors and boulevards that:

a. Provide incentives for aesthetic design;
b. Require landscaping buffers adjacent to roadways;
c. Limit sign height and size;
d. Provide performance standards to adequately screen heavy or "manufacturing" industrial-type developments that have exterior clutter (exterior storage, exterior heavy equipment, exterior fabrication/ assembly);
e. Use non-glare, energy efficient lighting techniques when possible.

## Urban Growth Area

The Growth Management Act mandates the establishment of urban growth areas (UGAs). The urban growth area (UGA) boundary identifies areas where future urban growth should occur and establishes a clear separation between urban and rural development. The intent of establishing a UGA is that urban growth should occur first in areas with existing public services and facilities that have sufficient capacity to serve development and second in areas where urban services can be economically extended. With adjustments for environmentally sensitive land which is unsuitable for development and reasonable market factors to avoid constraining the land supply, the UGA is sized to accommodate the projected 20-year population. A primary basis for the UGA requirement is the economical and efficient provision of public services. The urban land supply should be closely monitored and adjustments to the UGA made when necessary to ensure that land prices are not artificially inflated. Conservation or open space areas may be included within a UGA for preservation of the areas. Under the GMA, jurisdictions may not annex additional area into their corporate limits unless the area is included within the UGA and can be provided with or already has urban levels of service for such public services and facilities as police, water, and sewer. Map 2.4 represents the UGA boundary including and surrounding the City of Liberty Lake.

### Goal

**LU.23: Maintain an Urban Growth Area (UGA) that provides a distinct boundary between urban and rural land uses and provides adequate land to accommodate anticipated growth.**

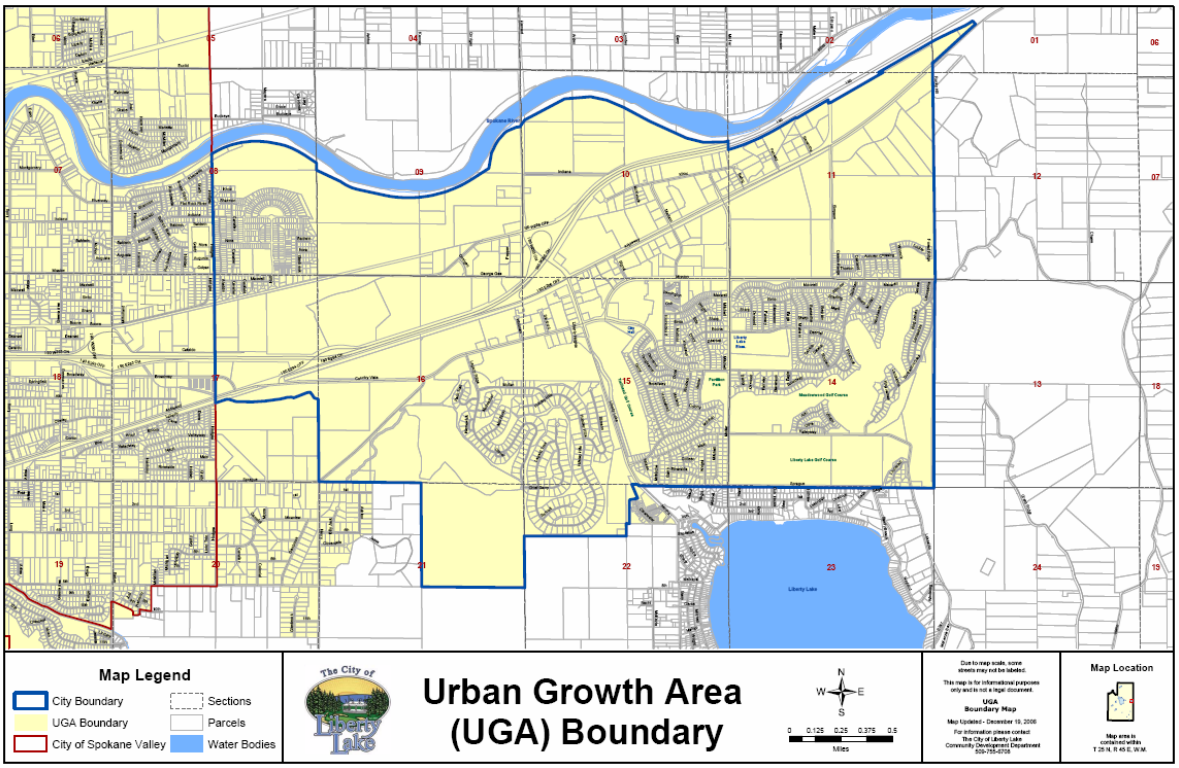
### Policies

LU.23.1: Review and evaluate the Urban Growth Area boundary, at a minimum every five years, as required by the Countywide Planning Policies (topic 1, policy 18) and the Revised Code of Washington (RCW).

LU.23.2: The determination of UGA boundaries shall include consideration of environmental features, topography, and existing urban areas.

LU.23.3: Urban Growth Area boundaries shall follow parcel boundaries to avoid splitting an existing parcel of record, unless there are other mitigating circumstances.

**MAP 2.4 - URBAN GROWTH AREA BOUNDARY (UPDATED DECEMBER 2006)**




## Annexation

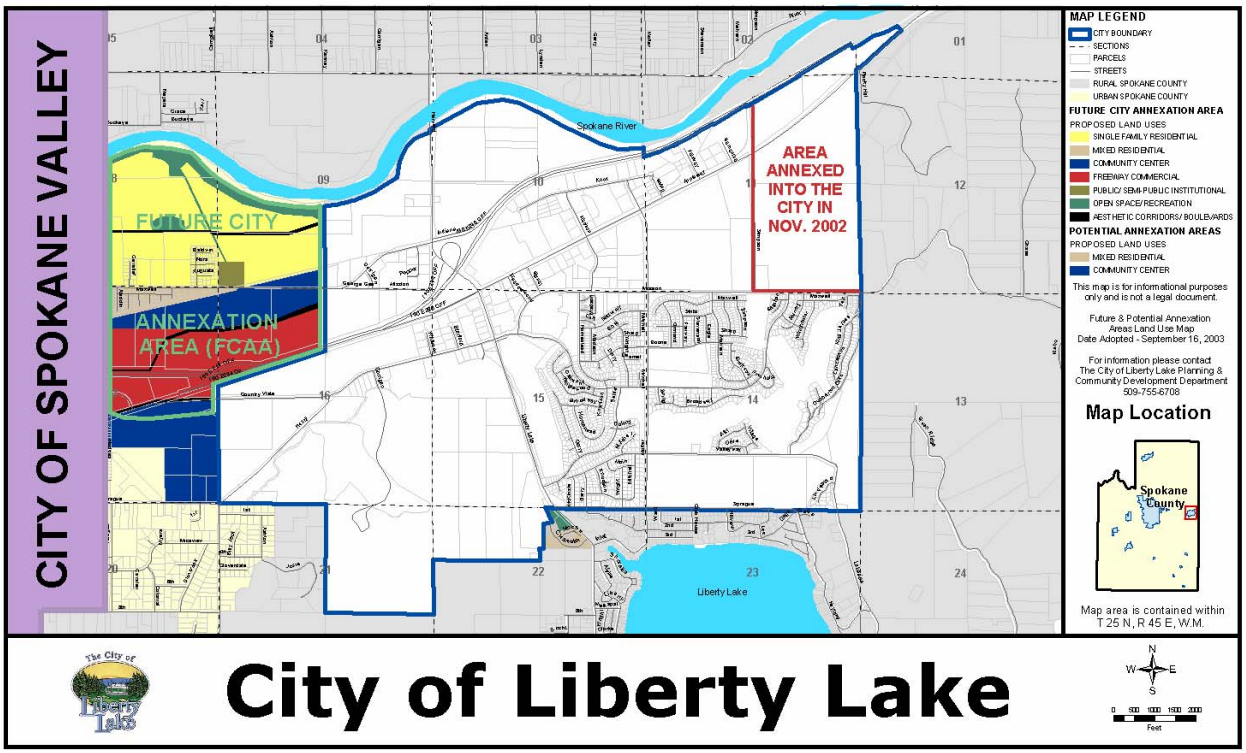
### Purpose and Relationship to GMA

The purpose of this section is to identify the unincorporated Spokane County areas on the periphery of the City limits to which the City of Liberty Lake is capable of providing services over the time horizon of this plan or which already have services, and to provide policy direction for annexation of properties within such areas. The City has outlined one area in particular that is northwest of the City as a Future City Annexation Area (FCAA).The Growth Management Act does not require an annexation element or section, however annexation issues comprise an intrinsic component in the establishment of urban growth areas and in planning for areas between cities within the urban growth areas. The City of Liberty Lake has chosen to designate potential annexation areas, in association with Spokane County and adjacent City plans, and in consultation with residential groups in affected areas to further define the intended direction for the future expansion of the City.

## Profile of the Planning Area

Since incorporation on August 31, 2001, the City of Liberty Lake has annexed one area into its municipal boundary. This area was northeast of the City and contained one resident. It was annexed in November 2002 and was already identified as part of the future service area for the Liberty Lake Sewer and Water District. Map 2.5 below shows the area already annexed into the City, as well as the potential annexation areas already contained within the UGA and the designated Future City Annexation Area (FCAA). The map also shows Spokane County areas that are outside of the UGA in gray and unincorporated Spokane County areas that are within the UGA, but are not currently being considered for annexation in light yellow.

**MAP 2.5 - CITY OF LIBERTY LAKE POTENTIAL ANNEXATION AREAS**




The City's first annexation was driven by a desire on the part of property owners. The majority of the property owners in the area outlined as the FCAA have expressed an interest in being annexed into the City. Residents in the small brown triangle just south of the City have also expressed an interest (see Map 2.5).

### Development of Goals, Policies, and Actions

The Growth Management Act requires counties, working with cities, to designate urban growth areas (UGAs) within which development at urban densities and intensities is to be encouraged. Cities within Spokane County are included as UGAs. The Growth Management Act anticipates and supports the eventual annexation of unincorporated areas included within UGAs. The Act states, “In general, cities are the units of local government most appropriate to provide urban governmental services.” Areas identified as potential annexations areas on Map 2.5 are already included with the UGA boundary and either have existing services or are outlined as future service areas. Areas outside cities, but within UGAs should be considered joint planning areas with interlocal agreements.

However, there has been few interjurisdictional coordination efforts in designating and supporting joint planning areas. As a consequence, there are unincorporated areas within the Spokane County UGA where two or more cities have attempted to annex the same area, and conversely, there are unincorporated areas which already receive urban services that have not been identified as potential annexation areas or that have been excluded from the UGA and therefore cannot have the opportunity to be annexed. This situation does not foster attainment of GMA goals. The appropriate solution is for cities within Spokane County to define potential annexation areas which serves to identify where each City will grow and also generates more immediate benefits:

- It promotes planning which deals with the entire UGA as a whole, rather than as separate incorporated and unincorporated parts;
- It fosters coordination between Spokane County and the cities in the planning process;
- It provides an opportunity for each city to influence development activity within the unincorporated portions of potential annexations areas prior to annexation; and
- It ensures predictability for residents and businesses in the unincorporated portions of the UGA as to the municipality that would eventually become their urban services provider.

Currently, cities present their proposed changes to the UGA to the Spokane County Commissioners for their approval or disapproval. If an area is already located within a UGA, nothing needs to be done prior to a potential annexation in which the Boundary Review Board would review the proposal. The City of Liberty Lake has chosen to define a Future City Annexation Area (FCAA) to aid in joint planning for the outlined area.

In delineating the FCAA and other potential annexation areas in this plan, several factors were taken into consideration:

- Ability to provide City services;
- The presence or lack of open spaces which might function as urban separators;
- Achievement of logical, regular boundaries;
- Boundaries of surrounding municipalities;
- Postal service area boundaries;
- School district boundaries;
- Water, sewer and fire district boundaries;
- Community identification.

The Goals and Policies concerning annexation reflect the FCAA and other potential annexation areas (see Map 2.5) and provide for joint planning efforts with Spokane County. In addition, the policies address pre-annexation development standards within the areas.

## Goal

**LU.24: Provide for future growth of the City to the extent urban services can be made available in a cost effective manner while maintaining high quality municipal services.**

### Policies

LU.24.1: The City shall neither propose to annex nor accept requests to annex unincorporated territory located outside the urban growth area.

LU.24.2: Within the urban growth area, collaborate with adjacent cities and Spokane County and consult with affected residents in the designation of Urban Growth Areas and potential annexation areas. The City's potential annexation areas shall be specific to Liberty Lake and shall not overlap another city's potential annexation areas.

LU.24.3: Evaluate proposed expansions to the UGA and potential annexation areas based on the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island;
4. Whether the annexation would follow logical boundaries, such as streets, waterways, parcels, sections, or substantial topographic features;
5. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery;
6. The relative costs to serve the proposed annexation versus the revenue to be derived from the annexation (a negative net revenue projection by itself should not be considered grounds for disapproval).

LU.24.4: Pursue interlocal agreements with Spokane County which would provide for collaborative joint planning within Urban Growth Areas and potential annexation areas.

LU.24.5: Pursue interlocal agreements with Spokane County which would provide that unincorporated, undeveloped land which is included within the UGA and is adjacent to the City boundary shall be required to annex to the City at the time development is proposed in order to receive the full range of urban services. The extension of City services to an area shall not occur without that area first annexing to the City.

LU.24.6: Ensure that annexations are processed in accordance with State annexation laws in a timely and efficient manner.

LU.24.7: Plan the extension of City services throughout the potential annexation areas so as to prevent "leapfrog" development from occurring.

LU.24.8: Seek to expand the area of annexation proposals when such an expansion would serve to make city boundaries more regular or where the area to be served is a logical extension of city service capabilities and is within a defined potential annexation area.

LU.24.9: Complete interlocal agreements with Spokane County regarding collaborative joint planning within potential annexation areas.

LU.24.10: Add names and addresses of all property owners within potential annexation areas and residents and business owners if different from property owners, to the City newsletter mailing list.

LU.24.11: Conduct annexation information open houses throughout the annexation process.

LU.24.12: Survey the area surrounding property proposed for annexation in an effort to understand the potential value of expanding the annexation area.

LU.24.13: Continue to provide annexation information to residents in potential annexation areas, through open houses, mailouts, the City Newsletter, website, and other means.

LU.24.14: Continue to annex unincorporated areas using the direct petition (dual majority) method.

## CHAPTER 3

# URBAN DESIGN & COMMUNITY CHARACTER

## City of Liberty Lake Comprehensive Plan

# A. Introduction

The Urban Design and Community Character Element is intended to establish general principles and mechanisms that help define and guide patterns of development in the City of Liberty Lake. The goals, policies, and programs identified in this element also help to assure that new development is consistent with the existing built and natural environments. The design of the community and its physical development should to the greatest degree possible reflect the essential values of current residents. For the City of Liberty Lake, these values include the preservation of valuable natural resources, such as Liberty Lake and the Spokane River, the beautiful environment with surrounding hillsides, and the preservation of the City's character.

The majority of the area within the City began as a master planned satellite community. Several of the commercial and industrial developments were established with covenants that defined maximum signage heights, building colors, landscaping, materials, etc. Most of the residential neighborhoods were also set up with covenants that outlined what was acceptable for each neighborhood. The urban design and community character element along with supporting development regulations and design standards will advance the City's identity and improve upon the previous efforts to establish a community character.

The Urban Design and Community Character Element is directly related to the Land Use, Transportation, and Parks, Recreation, and Open Space Elements. Attitudes toward land use, traffic systems, community safety, and environmental resources shape the physical development of the community and help define its character. With major local, state, and interstate roadways passing through the City, and the associated dependence on automobile travel, sustaining the City of Liberty Lake's identity and quality of life depends on maintaining continuity, uniqueness, and a "sense of place." Building and site designs that reflect the natural features and character of the City provide continuity of design throughout the area. Performed successfully, this will result in a positive interaction with the Economic Development element.

Clearly recognized by the City of Liberty Lake is the need for, and the appropriateness of, community design standards and development criteria within the community. Design that is sensitive both aesthetically and environmentally is essential to preserving and enhancing the diverse economic and neighborhood-based character of the City of Liberty Lake. The scale and scope of land use patterns, management of transportation, flood control facilities, and community open space and conservation areas must respond and complement the human and natural environment to reflect the City's long-term community character envisioned in this plan.

A variety of architectural styles, materials, and colors can be supported to reflect the resident-friendly flavor of the City. The integration of the natural environment, including rocks, gravel, and native plant materials into the urban fabric will also extend the surrounding landscape into the built environment. Existing and future development that focuses on quality design, ease of access, pedestrian friendliness, quality materials, and craftsmanship will help assure the construction of a built environment of which the City can be proud.

## Urban Design & Community Character Element Vision Statements[1]

1. Establish clearly defined design standards
2. Encourage the use of a town design plan for future development
3. Pedestrian friendly commercial developments
4. Preserve natural beauty
5. Promote unity within the city and surrounding communities, governments, and businesses

# B. History and Background

The creation of a sense of place begins with embracing the unique environment and character of the City. Future projects, including homes and public gathering places such as parks, trails, bike paths, and recreation areas, will help establish an identifiable city character and contribute to a renewed sense of place. Other new developments, including commercial development such as restaurants, shops, plazas, other non-residential development, and the Central Business District, can provide an important basis for "place making" in the city.

### Ahwahnee Principles

In pursuing the goal of making the City of Liberty Lake a livable and vibrant community, the City has utilized *The Ahwahnee Principles*, as a guide. These principles address the need for communities and regions to have a vision and strategy for economic development and an enriched sense of community. Visioning, planning, and implementation efforts should continually involve all sectors, including the voluntary civic sector and those traditionally uninvolved in the public planning process by obtaining community input and conducting public workshops and meetings. The principles that the City of Liberty Lake has outlined are as follows:

1. All planning will be done to form a complete and integrated community containing housing, shops, work places, schools, parks, and civic facilities, essential to the daily life of the our residents.
2. The City shall contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
3. The City shall have a Central Business District that combines commercial, civic, cultural, residential, and recreational uses.
4. The Central Business District, Community Centers, and Neighborhood Centers will be designed so that housing, jobs, daily needs, and other activities are within easy walking or biking distance of each other.
5. As many activities as possible should be located within easy walking distance of transit stops.

[1] Vision Statements were created by the Planning Commission and City Council to reflect citizen comments.

6. The community will contain an ample supply of specialized open space in the form of squares, greens, and parks whose frequent use is encouraged through placement and design.
7. Public spaces shall be designed to encourage the attention and presence of people.
8. The City and clusters of neighborhoods should have a well-defined edge, such as greenbelts or wildlife corridors, permanently protected from development.
9. Streets, pedestrian paths, and trails shall contribute to a system of fully-connected, interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees, and lighting; and by discouraging high speed traffic.
10. Wherever possible, the natural terrain, drainage, and vegetation of the community should be preserved with superior examples contained within parks or greenbelts.
11. The community design should help conserve resources and minimize waste.
12. The City should encourage the efficient use of water.
13. The street orientation, the placement of buildings, and the use landscaping shall contribute to the aesthetics and energy efficiency of the City.

## Natural Systems and a Basic Strategy

Development and population growth result in substantial environmental effects, which can be best addressed through a thoughtful integration of the natural environmental systems with those of the built environment. Developing and projecting a holistic picture of the mature City with a sensitivity to site-specific design and development provides the basis for innovative uses of old and new approaches. Drainage swales, for example, are viewed not only as stormwater and runoff control, but also as opportunities for open space and a place for wildlife to congregate.

## Foundations of the Urban Design and Community Character Element

The technical and philosophical basis for community design affects the design, development, and build-out of the City.

### Cohesiveness

The cohesiveness of the City of Liberty Lake is achieved by its connections to the natural features and character of the City, and maintained by the recognition and continuation of characteristics that have been handed down over time. The City's integration of Ahwahnee Principles into its future design and development, along with attention to creating a pleasing balance between the natural and built environments, are the guidelines by which a sense of community will be enhanced.

Cohesiveness in design can be sustained through an adherence to the essentials of scale and proportion, site and setting, and materials and color. The integration of the natural environment into the urban fabric enhances cohesiveness in design of the community. Within these essential principles, a variety of architectural styles and materials can be supported.

The area provides an inspiring and pliable palette for design. It also presents clear constraints and opportunities to living in a variable climate. The use of native and variable weather/season tolerant landscaping also extends the continuity of the natural into the built environment. The use of trees, shrubs, grass, open areas, rocks, and boulders further promotes the continuity of the built and natural environments.

**Character and Identity**

The City of Liberty Lake's natural setting, foothills, and nearby lake and river are highly recognizable features that define the City's character and identity. A distinctive attribute of the City of Liberty Lake is the remarkable mountain views existing from nearly every location in the City. The character of the community and its setting can be preserved and enhanced through the integration of thoughtful grading and re-vegetation, the use of landscape materials indigenous to the area, and building materials that compliment them. The City and its surroundings attract families, visitors, and businesses that value the community's environment and the City has unique and valuable resources near which to build.

Encouraging the re-integration of native landscaping materials will also preserve and enhance the City's uniqueness. A wide variety of native and ornamental introduced plants make up the local landscape palette. The natural landscape and the protection of open space further the unique and marketable qualities of the community.

**Placemaking**

An essential component of the City's affirmation of a sense of place is its conscious focus on the unique opportunities that exist in the City. As a newly emerging center for business, government, and culture, the introduction of a Central Business District can establish a course for the City as well as being its core for activity. Existing and future design shall continue to emphasize quality planning, design, material, and craftsmanship essential to assuring structures and other aspects of the built environment of which the City can be proud. Moreover, quality design standards in most thoughtful development need cost no more, and can cost the community much less than poorly conceived and insensitive design. The near and long-term benefits to the community of well-envisioned design and quality development are significant.

Building from the Central Business District, the City can use Ahwahnee Principles to define other neighborhoods within the City, and to create a self-sufficient, livable community. The Urban Design and Community Character Element establishes the policies and programs that can lead to planning which reflects the unique character of all the City's developments, whether residential, commercial, or industrial.

**Opportunities for Variation in Neighborhood Character**

The beauty and delicacy of the City's natural environment, the surrounding lake, river, and hillsides, and those portions of the built environment that we cherish and hope to preserve are the primary context within which community design judgments are made. The sharp contrast between the natural and built environment is a unique opportunity for community design. The level of assessment and the appropriate perspective will vary with the land use and location being considered. For instance, residential development proposed in highly exposed sites and commercial development plans require distinctly different design review criteria. In every case, new development is required to respect its location and the scale and character of the surrounding built environment.

### Harmony and Disharmony

The character of the City of Liberty Lake is reflected both in the high degree of harmony between the built and natural environment, and in areas where incoherent development still occurs in the City. A wide range of siting and architectural design opportunities is available and should allow the City to retain character in new development. Adhering to the use of natural materials, complementary colors and tones for building surface, and the liberal integration of open space into community design concepts are more in keeping with the central character of the City.

Nonetheless, flexibility and sensitive design evaluation, and the ability to see the positive qualities of various architectural styles are also essential to a receptive design review process. If quality design is lacking and cannot be secured from the developer or architect, then unsatisfactory development proposals should not be approved. Sensitive design harmonized with surrounding buildings, avoids excessive disruption and does not overly compete for attention.

Diverse design approaches should avoid being abrasive and seek an elegant and dynamic integration with the existing and planned built environment. It is equally important to promote an eclectic collection of styles, and not to homogenize the design elements of a neighborhood, leaving it a monotonous repetition of elevations, roof lines, building materials, and colors.

## Criteria for Evaluating Building and Site Design

The relationship of new and infill development to other structures and the larger environment should be the focus of building and site design evaluation. Scenic, architectural and landscape architectural resources, and the established character of a neighborhood provide a basic frame of reference for proposed development. Planning and design criteria assist in determining a project's compatibility with the surrounding area. These criteria include:

1. Site Analysis and Development
2. Percentage of non-permeable surface (roof, parking, sidewalks – areas that promote run-off)
3. Planning
4. Building Height
5. Building and Structural Setbacks
6. Proportions and Massing
7. Pattern and Rhythm of Structures
8. Roof types and Materials
9. Surface Color and Texture
10. Building Projections
11. Architectural Details
12. Landscape Architectural Treatment

- **Site Analysis and Development Planning**

  Site analysis, in all development, provides one of the most important and frequently under-exploited opportunities to understand the limitations and possibilities of a site. Interest regarding development on highly exposed sites with valued scenic resources may conflict with the scenic, open space, and/or community design goals of the City. An adherence to the goals set forth by the Ahwahnee Principles will provide focus and intention to the process. Site analysis and efficient development staging can help limit the amount and cost of grading, can maximize lot and building orientation, and provide a site and structure that optimizes the opportunities and minimizes the constraints of the development site.

- **Building Proportions, Height and Setbacks**

  New structures should have a variety of heights, and yet be compatible with other buildings in the vicinity, with the goals of preserving and enhancing design qualities of the built environment and preserving views. Setbacks should be compatible with those of surrounding structures and scenic resources, providing building presence without allowing the structure or development to dominate other buildings, the streetscape, or the natural scenic views. Under-building parking should be encouraged to reduce the amount of non-permeable/paved parking area adjacent to buildings. The proportions of proposed residential, commercial, or industrial structures will also affect their compatibility with site and surrounding conditions. Establishing a relationship between existing and planned development may set a standard that is meant to rejuvenate a neighborhood, giving it greater influence in establishing future design criteria for the neighborhood. Generally, height and width of building elevations should not be significantly out of character with existing neighborhood development or interfere with natural scenic views.

- **Pattern and Rhythm in Community Design**

  Nature makes, and human communities strive to adopt, natural and instinctively pleasing patterns and rhythms of motifs and massing in community development. How well these elements are handled can range from harmonious to clashing relationships. The recurrent alteration of peaks and slopes of the hillsides can be emulated and complemented in the design of building roof lines, and in the space and solids of buildings. The development of pattern and rhythm establishes a theme when viewed in the context of surrounding development. At close quarters, pedestrians should be provided with a varied integration of structure and landscaping to soften and tie the structural elements to the natural ones.

- **Roof Types and Materials**

  The rhythmic patterns in new buildings and landscape architectural treatments should complement and integrate with the established structures and surrounding natural environment. Roof types and materials and roof lines can play a critical role in either complementing or degrading natural scenic views. Roof types, from flat to multiple arrays of hipped roofs, provide a range of possibilities for contrasting or imitative treatment. Unnecessary building heights are frequently related to roof design, when the roof should be balanced with the building elevation it helps to create. Scale, pattern and rhythm are also applicable to roof design and materials.

- **Surface Texture and Color**

  Variable weather conditions in conjunction with the variable color of the surrounding hills and landscape make the selection of surface texture and color especially critical to compatibility issues. Surfaces that emulate the coarse, warm tones of the surrounding hills are highly desirable, while slick and shiny finishes produce glaring surfaces that detract from the surroundings and are not pleasing to the eye. However, the emergence of post-modern and other hybrid architectural styles, with their juxtaposition of architectural motifs and the use of contrasting, unusual colors and building materials, are examples of how contrast can be made compatible within broader standards. Surface texture differs from patterns and rhythm in that texture is provided on a substantially reduced scale. It is seldom as strong a design element as architectural pattern or massing. Although styles change with time, and while the use of strong color may play a dominant part in the design of structures, color is easier to change once development has occurred. As with other elements of design, texture must be used carefully so as to complement the overall design while being compatible with surrounding materials.

- **Building Projections and Architectural Details**

  Much of a building's design is expressed in the detail and projections that grow out of the building envelope. Building projections and other architectural details play important functional and aesthetic roles in a building's efficiency as shelter as well as its appearance. Providing privacy and screening from the elements, projections and architectural detail also affect surrounding development. The use of porches and verandas can further enhance residential living space and provide protection from sun and wind. While simple and ornate architectural detail may each represent legitimate design principles, buildings of each style may clash or contrast with surrounding development, and suffer from the comparison. The appropriateness of a particular building design must be viewed within the context of the building's natural setting and man-made environment.

- **Site Planning and Community Design**

  Site planning involves the distribution of buildings, parking, driveways and landscaped open space areas of a site. It establishes the development's relationship to the street and surrounding lands. The influences of site design are not always easy to visualize and assess without the development of a detailed site plan. Frequently, the complexity or importance of a proposed development may make it appropriate to require the preparation of perspective renderings of the plan and structures. Care should be taken not to allow artistic applications of color, landscaping, and graphic "eye wash" to obscure or misrepresent the final product as it will actually appear on the development site. Together with building architecture, site planning is a critical design parameter determining the compatibility of proposed development with the existing development in the area and the character of the community.

## Gateways, Crossroads, Corridors and Scenic Places

In addition to the architectural character of community design, other elements must be addressed when considering the community as a whole. These include areas with important landmarks and focal points, which lend identity and character to the community, and creates a sense of place. Landmarks or focal points may include natural, historic, architectural, or cultural areas of interest.

Some of the most important community assets are the scenic resources of the area, including Liberty Lake, the Spokane River, Mica Peak, Mt. Spokane, Kramer Hill, and Holiday Hill which contains the Legend Tree as described in the Cultural and Historical Resources element, and other foothills surrounding and encompassing the City. Preservation of these scenic vistas is an important goal of the community. However, various types of land development, the construction of buildings and walls, landscaping, roads, and the extension of utility lines and other facilities may degrade the scenic resources of the community.

The City's natural scenic beauty, as viewed from public thoroughfares and private lands, provides residents and visitors with a direct experience of the breathtaking landforms that define the character of the community. The protection and enhancement of the City's views is critical to promoting a quality image of the City of Liberty Lake. An essential part of this effort is the identification of important areas of significant natural scenic value and setting standards to preserve these resources with continued urban development.

The scenic resources of the community are most apparent to the traveling public. The natural vistas visible from City streets cannot be properly viewed or appreciated if screened by buildings, walls and landscaping, or the indiscriminate placement of signage. The City, County, and State all play active roles in scenic resource preservation.

Liberty Lake has a variety of important entry and focus points, which provide opportunities to reinforce the City's identity. The integration of monuments and appropriate signage, as well as special streetscape and landscape treatments, can be used to reflect the community's unique character. Focal points can be located anywhere along major routes, including important street corners, within parks and other public open space, civic buildings, schools, and historic areas. Adequate areas for significant landscape or architectural treatment, City entry signage, special paving, and other identifiable treatments all lend character and identity to entry and other focal points. Examples of developed landscape architectural elements include the boulevard designs of Harvard Road, Molter Road, and Country Vista, which provide a welcoming experience to motorists, bicyclists, and pedestrians as they travel through those portions of the City. The boulevards also provide a sense of place and vitality to the City. Landscaping elements, monument signage, site furnishings, and open space areas should all be considered in the development standard and policies for landmark or focal point enhancement. Other corridors that exist in the City that could be developed into boulevards are Liberty Lake Rd., Appleway, and Mission (see Goal LU.22). Improvements at the main intersections and entry points of the City are currently in various development and planning stages.

Neighborhood parks are among the City's most valued scenic places, as they provide an enhanced sense of community for its residents as well as a visual sense of calm and well-being. The citizens of Liberty Lake have stated that our residential neighborhoods are among the City's greatest assets. The layout of land parcels within a subdivision can influence the economic impact, traffic safety, and livability of a neighborhood. Placing parks in the center of a neighborhood, for example, serves to provide a community with a meeting point, a place for family activities, and a central neighborhood gathering place.

- **Signage and Viewsheds of Public Rights-of-Way**

  The Interstate 90 corridor, Appleway, Liberty Lake, Country Vista, Sprague, Molter, and Harvard are the most frequently traveled, and are

most impacted by signage of businesses attempting to make their existence and location known. Enhancing commercial signage should be conducted in a manner that minimizes the adverse economic impact on business, while restoring the views along existing and planned commercial corridors. Continued review of our City signage standards will aid in this goal.

- **Transportation and Community Design**

  A broad range of transportation-oriented community design issues must be faced as the community continues to grow. Development design issues and details that must be given careful attention include entry point monument signage, street signage, commercial signage, street lighting levels and fixtures, bus turnouts and shelters, curb and pavement treatments, median island and parkway design and landscaping, roadway reflectors and guardrails, bike lanes and other on-road graphics, and utility structures and facilities. Consistent safety and comfort features for pedestrians and bicyclists are central to the City's vision of itself as a livable community.

  Developers of commercial projects should be encouraged to "break up" large expanses of parking with landscaping and pedestrian paths, locating buildings at the street, and parking at the sides, rear, or within the buildings. This design approach also serves to provide the streets with a sense of vitality and community.

- **Scenic Highways**

  Especially striking are the foothill views to the east and south as one descends into the City of Liberty Lake from the I-90 freeway, as well as the mountain vista to the north. It is an essential and critical component of community design in the City of Liberty Lake, while effectively linking the City with other Spokane area communities. Many functional community design goals can be achieved through the detailed design and planning for the City's major gateways and corridors. The safe, functionally efficient, and aesthetically pleasing design and buildout of these sites is a key element in the City's overall economic health and prosperity.

## Neighborhood Design

The City of Liberty Lake prides itself on having a wide variety of neighborhood settings and considers its residential neighborhoods to be one of its greatest resources. Attributes that can make a neighborhood unique include adherence to Ahwahnee Principle concepts.

Historical patterns of urban and suburban development seriously impair quality of life. The symptoms are:

1. more congestion and air pollution resulting from our increased dependence on automobiles,
2. the loss of precious open space,
3. the need for costly improvements to roads and public services,
4. the loss of a sense of community.

By drawing upon the best from the past and the present, the City of Liberty Lake can plan our community so that it will more successfully serve the needs of those who live, work, and play within it.

- **Architecture**

  Architectural commonality can be established throughout the neighborhood with the coordinated and complementary use of various design components, including building colors, roof design and color, window and garage door treatment, and architectural building accents and details. These components should be mixed to create a balance of variety, compatibility, and conformity or cohesion.

- **Perimeter Wall/Fence Treatment**

  Walls and fences define the borders of residential communities and are used in perimeter landscape treatments for a variety of other development types in the City. Varied fencing types and interspersing solid fences with fencing that contains partial openings or breaks provide views into development open space areas and relieves the closed in feeling that walls can engender. The City should encourage the use of this type of viewshed window as a means of reducing the tunnel effect and preserving scenic vistas.

- **Streetscapes**

  One of the most prominent and visible exterior features of neighborhoods and private communities is streetscapes. Design can range from the "formal" to the "natural" or combinations of both approaches. Formal design may include ordered rows of trees or other distinctive trees/shrubs, regularly interspersed with equally ordered shrubs and beds for annuals planting. More informal designs seek to imitate nature by interspersing native and non-native plantings in a free-form or random pattern. Groupings of major elements, and the use of lawn areas may also be integrated into both more and less formal designs.

## Community Design in Public Facilities

Community design encompasses the entire City and includes public buildings, utilities, and street traffic control and safety devices that have the potential to detract from the appearance of the community. The City must consistently make quality appearance one of its prime priorities. Current efforts include the development of unique and distinctive landscape treatments on major roadways. Natural colors and tones can also be integrated into street signs, traffic signals, and lighting standards to soften their impact on the surrounding views.

Transit shelter design should also be a high priority, making these facilities functionally superior and aesthetically pleasing. These structures can utilize architectural styles that complement the streetscape treatment and elevate the appearance of these utilitarian structures. Utility cabinets located along the street, including traffic signal and telephone switching facilities, are often painfully obvious. To the greatest extent possible, these features should be installed in underground vaults, or effectively screened from public view. Directing the placement of telecommunication lines underground, at the rear of properties, or in alleyways and requiring undergrounding of all newly installed or extensively modified utilities, 13kV or under, can also help to reduce visual clutter.

## FUTURE DIRECTIONS

Community design considerations, including preservation and enhancement of scenic boulevards, can subtly and profoundly shape the image of the community. Establishing basic

criteria to promote good and conscientious design that enhances community cohesiveness will allow the City of Liberty Lake to emerge as a thriving community where one can live, work, and play. Community design considerations are directly related to issues associated with land use, traffic, arts and culture, health and safety, economic development, and environmental systems.

The Urban Design and Community Character Element can be implemented by several mechanisms, which include the thoughtful application of the other elements of the Comprehensive Plan, the City Zoning Code, Development Regulations, and Design Standards. These instruments set forth specific standards and establish design parameters and guidelines for site planning and building design.

# C. Goals and Policies

## Goals

**D.1a: Citywide design and development that promote and support a well-integrated residential community, provide a heightened sense of livable community, and present opportunity for public gathering.**

**D.1b: Community design, architecture, and landscaping that enhance and are compatible with the City's setting and natural scenic resources.**

### Policies

D.1.1: Public and private sector development shall be subject to citywide design guidelines which are intended to protect the community's scenic views, provide community cohesion, and enhance the community image of Liberty Lake.

D.1.2: The City shall support the positive, unique characteristics of existing residential neighborhoods and require that new neighborhoods be designed to provide distinctive, identifiable design elements.

D.1.3: The City shall have a distinct, identifiable center that combines civic, cultural, and recreational uses.

D.1.4: Support the development of distinct, identifiable street corridors and boulevards.

D.1.5: Areas of special interest, including entry points, landmarks, and scenic views, shall receive appropriate treatment whether part of public or private development proposals.

D.1.6: Native landscape materials and site-sensitive architectural designs shall be incorporated into all public and private building projects to enhance the cohesion between the natural and built environments.

D.1.7: Commercial development projects shall contribute to the design objectives of the community and the specific district or corridor in which they are located.

D.1.8: Community and Neighborhood Centers, which concentrate land uses at high intensities, shall be established at appropriate locations to encourage public social interaction and a sense of public space.

D.1.9: Neighborhoods shall establish a well-defined edge or boundary, consisting of landscaping, green belts, open space, and/or entry monumentation, in appropriate locations to help create a unique community image and sense of place.

D.1.10: The City shall maintain and enforce a Sign Ordinance that defines permitted sign locations, sizes, maintenance, and other related requirements.

D.1.11: In an effort to preserve the value of the community's night sky, outdoor lighting shall be limited in height, number, and intensity of fixtures needed to provide sufficient security and identification on residential, commercial, and other development.

D.1.12: Incorporate the City's identification symbol into street signage, planters, benches, public buildings, City vehicles, streetscape furnishings, and other appropriate applications.

D.1.13: The City shall support a high level of Code Enforcement to encourage neighborhood beautification and to maintain property values and quality of life.

D.1.14: Direct placement of telecommunication, cable television lines, and other utility facilities underground, at the rear of properties, or in alleyways and require undergrounding of all newly installed or extensively modified utilities, 13kV or under, to protect viewsheds and corridors. (see LU.5.6 & U.5.1)

# CHAPTER 4

# TRANSPORTATION

## City of Liberty Lake Comprehensive Plan

# A. Introduction

People and places are connected to one another by the transportation system. The transportation system consists of facilities that accommodate many modes of transport, including car, truck, bus, bicycle, train, airplane, and pedestrian. The primary focus of the transportation element is meeting the City of Liberty Lake's future transportation needs for roads, trails/pathways, walkways, and transit, including light rail.

The City of Liberty Lake's population and employment will increase significantly over the next 20 years. This anticipated growth will result in additional demand on the transportation system. Transportation strategies must be developed to maintain acceptable levels of service for the transportation system as this growth occurs. The transportation element serves as the City of Liberty Lake's action plan to provide the transportation strategies necessary to accommodate future growth. The transportation element combines technical and financial analysis for the City's transportation system through a methodology that meets requirements of the Growth Management Act. The Transportation Element identifies existing transportation system characteristics, establishes level of service ratings, identifies existing and future deficiencies based on the established levels of service, develops improvement projects and strategies to mitigate deficiencies, and analyzes projected revenues to ensure that necessary improvements can be constructed as needed.

## Transportation Element Vision Statements[1]

1. Improved freeway access and interchanges
2. Light rail terminal with ancillary businesses nearby
3. Spacious, well-planned traffic corridors
4. Expansion of the current pedestrian friendly trail system

# B. History and Background

## Transportation System Design

### Local Access

**Traffic Roundabout Concept**

Street design can have a significant impact on community character. As stated in the land use element, closed development patterns, which often include dead-end and cul-de-sac roads, tend to isolate communities and make travel difficult. Integrated neighborhoods provide connected streets and paths and often include a central focal point, such as a park or neighborhood business. Traffic circles or roundabouts are also helpful in combination with interconnected streets systems to slow traffic down and add another landscape feature to a neighborhood. Integrated development

[1] Vision Statements were created by the Planning Commission and City Council to reflect citizen comments.

patterns promote a sense of community and allow for ease of pedestrian/bicycle movement.

The primary purpose of local access streets is to provide traffic circulation through residential areas. These streets may be privately owned and maintained or they may be public streets. Contemporary residential design often features a closed development pattern with street designs that include cul-de-sacs and minimal connections to the surrounding street network. An alternative street design is the integrated pattern or traditional, grid design. This traditional design features streets that are connected forming relatively small blocks.

The major advantage of the closed development pattern or contemporary design is that through traffic is minimized and it is assumed that security is enhanced. Disadvantages of the closed development pattern or contemporary design include more difficult access for emergency and service vehicles and increased traffic congestion on arterial streets. The closed development pattern or contemporary design discourages pedestrian and transit use since generally one must travel a greater distance to get from point A to point B than with a traditional connected or integrated street pattern.

The integrated, traditional street design tends to disperse traffic more evenly since alternative routes are provided through many connections. The traditional street design facilitates pedestrian and transit use of the street. With the increased activity on the street, security may be enhanced.

Integration does not necessarily mean development in grids. Rather, roads should connect and provide for ease of circulation regardless of the layout. Clear, formalized and interconnected street systems make destinations visible, provide the shortest and most direct path to destinations, and result in security through community rather than by isolation.

## Arterial and Collector Streets

Arterial and collector street designs are generally based on capacity or the volume of traffic they are intended to carry (see Appendix E for Daily Traffic Counts). The City of Liberty Lake has two types of arterial and collector streets. They are classified as follows in Figure 4.1:

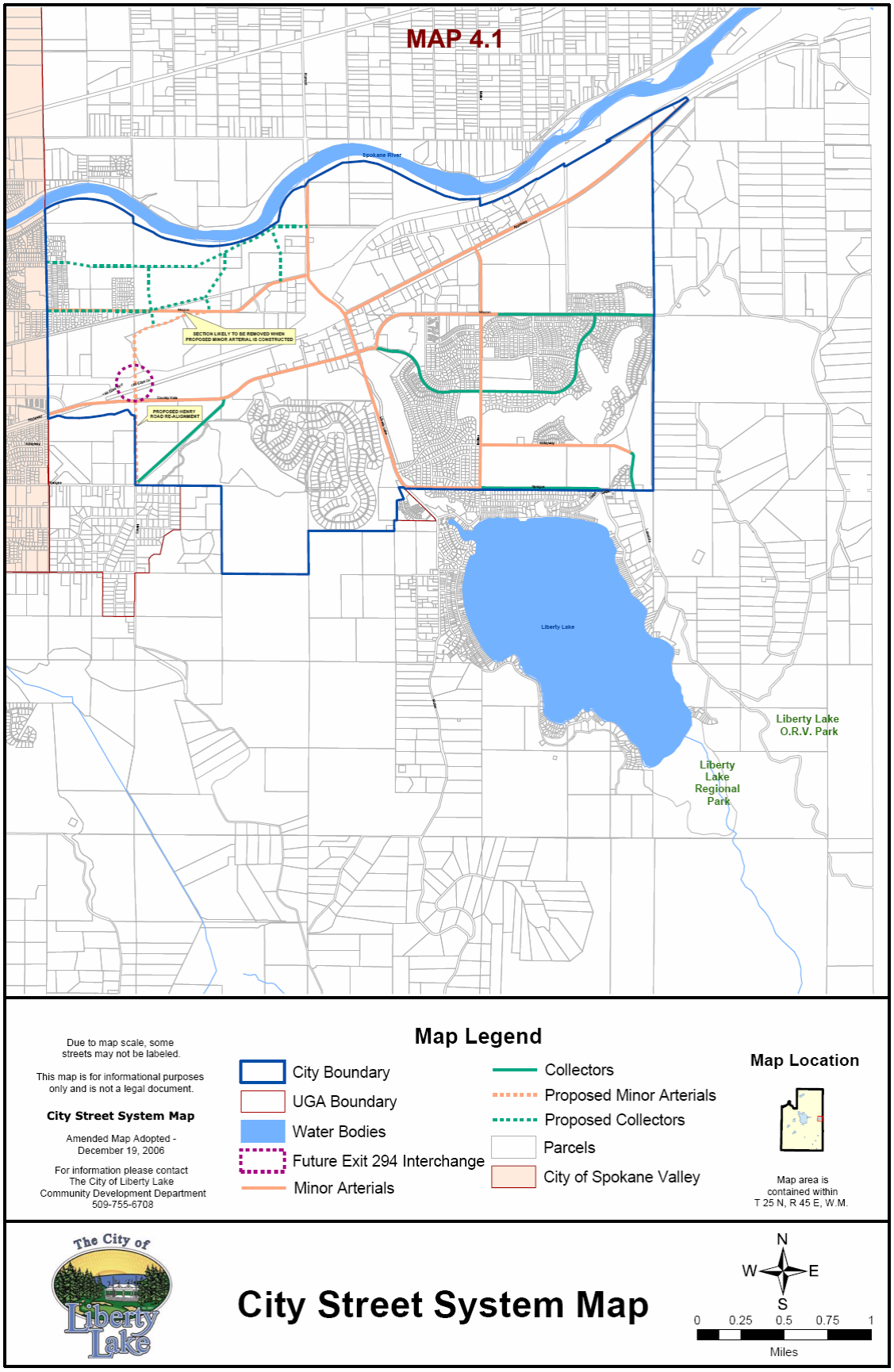
| NO. | ROAD NAME | FROM | TO | DISTANCE(MILES) | RURAL CLASSIFICATIONS | URBAN CLASSIFICATIONS |
|---|---|---|---|---|---|---|
| 1 | HENRY RD | SPRAGUE AVE. | COUNTRY VISTA DR. | 0.72 | 8-MINOR COLLECTOR | 17-COLLECTOR |
| 2 | COUNTRY VISTA DR. | HENRY RD. | MISSION AVE. | 0.9 | 7-MAJOR COLLECTOR | 16-MINOR ARTERIAL |
| 3 | COUNTRY VISTA DR. | MISSION AVE. (WEST) | MISSION AVE. (EAST) | 1.67 | 8-MINOR COLLECTOR | 17-COLLECTOR |
| 4 | MISSION AVE. | WEST CITY BOUNDARY | HARVARD RD. | 0.54 | 7-MAJOR COLLECTOR | 16-MINOR ARTERIAL |
| 5 | MISSION AVE. | COUNTRY VISTA DR. | 350' E OF MOLTER RD. | 0.79 | 7-MAJOR COLLECTOR | 16-MINOR ARTERIAL |
| 6 | MISSION AVE. | 350' E OF MOLTER RD. | EAST CITY BOUNDARY | 0.94 | 8-MINOR COLLECTOR | 17-COLLECTOR |
| 7 | HARVARD RD. | MISSION AVE. | SPOKANE RIVER BRIDGE | 0.6 | 6-MINOR ARTERIAL | 16-MINOR ARTERIAL |
| 8 | LIBERTY LAKE RD. | SPRAGUE AVE. | APPLEWAY AVE. | 1.06 | 7-MAJOR COLLECTOR | 16-MINOR ARTERIAL |
| 9 | LIBERTY LAKE RD. | APPLEWAY AVE. | MISSION AVE. | 0.26 | 7-MAJOR COLLECTOR | 16-MINOR ARTERIAL |
| 10 | MOLTER RD. | SPRAGUE AVE. | MISSION AVE. | 1.01 | 7-MAJOR COLLECTOR | 16-MINOR ARTERIAL |
| 11 | MOLTER RD. | MISSION AVE. | APPLEWAY AVE. | 0.4 | 7-MAJOR COLLECTOR | 16-MINOR ARTERIAL |
| 12 | APPLEWAY AVE. | LIBERTY LAKE RD. | SIMPSON RD. | 1.44 | 6-MINOR ARTERIAL | 16-MINOR ARTERIAL |
| 13 | VALLEYWAY AVE. | MOLTER RD. | LAKESIDE RD. | 0.92 | 7-MAJOR COLLECTOR | 16-MINOR ARTERIAL |
| 14 | LAKESIDE RD. | VALLEYWAY | SOUTH CITY BOUNDARY | 0.18 | 8-MINOR COLLECTOR | 17-COLLECTOR |
| 15 | SPRAGUE AVE. | LIBERTY LAKE RD. | MOLTER RD. | 0.43 | 7-MAJOR COLLECTOR | 16-MINOR ARTERIAL |
| 16 | SPRAGUE AVE. | MOLTER RD. | GAGE ST. | 0.68 | 8-MINOR COLLECTOR | 17-COLLECTOR |

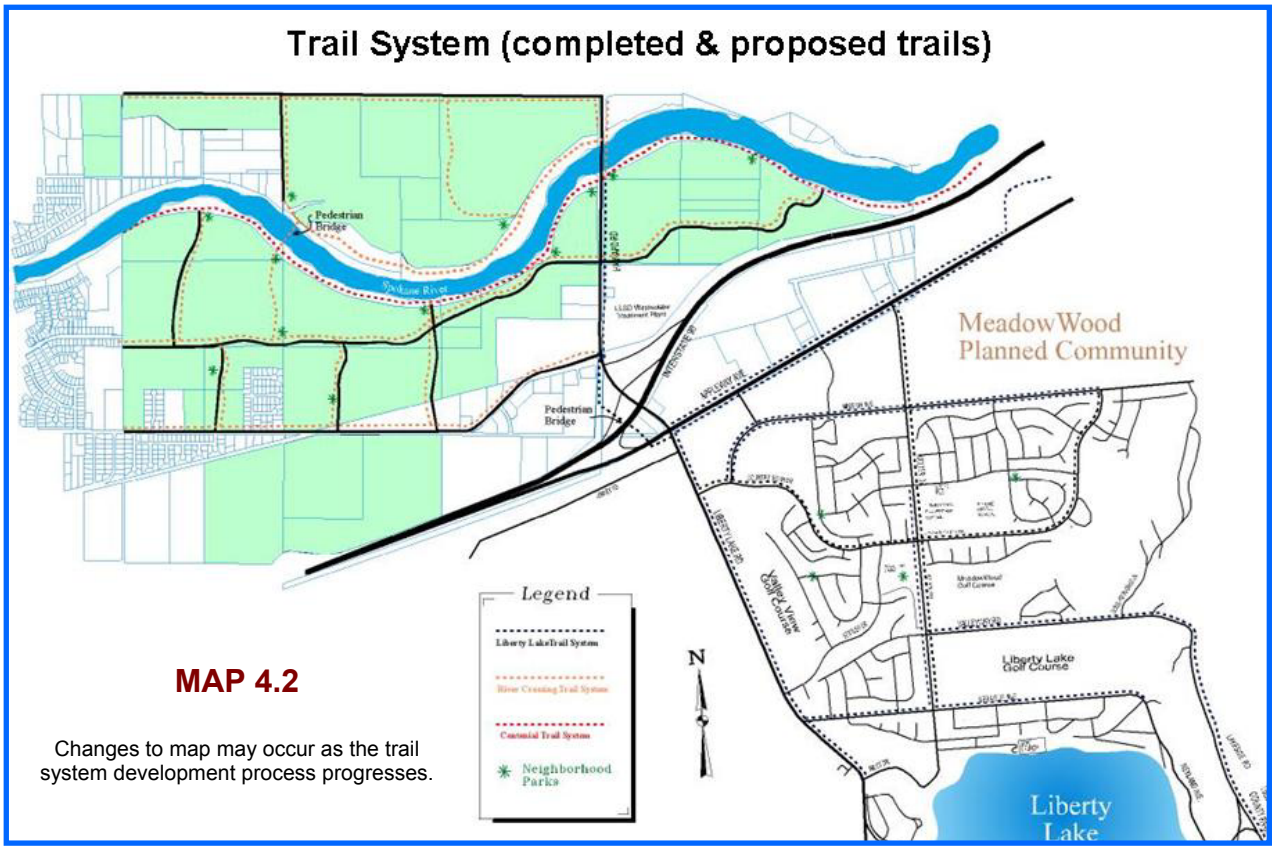
The highest-capacity streets are minor arterials, followed by collectors. The minor arterial street system interconnects with and augments the principal arterial system. Minor Arterials provide trips of moderate length and aid in intra community continuity, ideally without penetrating

identifiable neighborhoods. Minor arterials are multipurpose facilities providing limited access to adjacent properties as well as accommodating through traffic. They are designed to carry moderate to heavy volumes of vehicular traffic. Minor arterials should be designed to provide for various modes of transportation, including pedestrians, bicycles, transit, trucks, and cars.

Collectors provide both land access service and traffic circulation within residential neighborhoods and commercial and industrial areas. Collector streets may penetrate residential neighborhoods, distributing trips from the arterials through the area to their ultimate destinations. Conversely, the collector street also collects traffic from local streets in residential neighborhoods and channels it into the arterial system. Collectors offer more access opportunities than Minor Arterials.

When transportation improvements are designed, it is important to address the needs of the general public, individual property owners, and neighborhoods. Most transportation improvements should be designed as multiple-use facilities that provide for pedestrians, bicycles, transit, and automobile use.


MAP 4.1
Spokane River
SECTION LIKELY TO BE REMOVED WHEN PROPOSED MINOR ARTERIAL IS CONSTRUCTED
PROPOSED HENRY ROAD RE-ALIGNMENT
Liberty Lake
Liberty Lake O.R.V. Park
Liberty Lake Regional Park
Map Legend
City Boundary
UGA Boundary
Water Bodies
Future Exit 294 Interchange
Minor Arterials
Collectors
Proposed Minor Arterials
Proposed Collectors
Parcels
City of Spokane Valley
Due to map scale, some streets may not be labeled.
This map is for informational purposes only and is not a legal document.
City Street System Map
Amended Map Adopted - December 19, 2006
For information please contact The City of Liberty Lake Community Development Department 509-755-6708
Map Location
Map area is contained within T 25 N, R 45 E, W.M.
The City of Liberty Lake
City Street System Map
N
W
E
S
0
0.25
0.5
0.75
1
Miles




# C. Goals and Policies

The transportation goals and policies are intended to provide a variety of transportation choices to serve current and future residents of the City of Liberty Lake. They encourage multi-modal and pedestrian-friendly facilities that support, encourage, and are coordinated with, a variety of land uses. The transportation goals also emphasize the movement of people and goods effectively and safely while maintaining or improving air quality and mitigating impacts to the natural and built environment.

## Intergovernmental Coordination

The Growth Management Act requires that all elements of a comprehensive plan be consistent with each other. It is also important that comprehensive plans, and especially transportation plans, be coordinated between neighboring governmental jurisdictions. The following goals and policies are intended to address these important planning principles.

### Goals

**T.1: Develop transportation plans that complement, support, and are consistent with, land use and transportation plans from other jurisdictions and agencies.**

### Policies

T.1.1: Coordinate planning and operational aspects of the transportation system with Spokane County, adjacent jurisdictions, Washington State Department of Transportation, Spokane Transit Authority, Spokane Regional Transportation Council, and any other affected agencies.

T.1.2: The six-year transportation plan shall be consistent with the Transportation and Land Use Elements of the Comprehensive Plan.

## Consistency and Concurrency

The Growth Management Act requires transportation facilities to be concurrent with development. Transportation facilities must be in place and in use within 6 years of the impact of development. The Transportation Improvement Program or TIP identifies specific projects that are needed to mitigate impacts to the transportation system due to existing system deficiencies and expected future growth.

### Goal

**T.2: Provide transportation system improvements concurrent with new development and consistent with adopted land use and transportation plans.**

### Policies

T.2.1: Maintain an inventory of transportation facilities and services to support management of the transportation system and to monitor system performance.

T.2.2: Transportation improvements needed to serve new development shall be in place at the time new development impacts occur. If this is not feasible, then a financial commitment, consistent with the capital facilities plan, shall be made to complete the improvement within six years.

T.2.3: Transportation improvements shall be consistent with land use plans, capital funding, and other planning elements.

T.2.4: Implement concurrency review and management that evaluates impacts from new development and identifies funding sources for improvements. Evaluate the transportation system annually and compare to prior years.

T.2.5: Coordinate planning with appropriate agencies and utility companies for utility corridors that may affect the transportation system.

T.2.6: Use a 10- and 20-year horizon when preparing transportation forecasts to provide information on the location, timing, and capacity needs of future growth.

T.2.7: The transportation system shall support the Land Use Element of the City of Liberty Lake Comprehensive Plan as growth occurs.

T.2.8: Major shortfalls between transportation revenues and improvement costs should be addressed during the annual review of the 6-year transportation improvement program. Resolution of revenue shortfalls could include reassessment of land use, growth targets, level of service standards, and revenue availability.

T.2.9: Explore the possibility of an additional exit or off-ramp from eastbound Interstate 90 into the City to support anticipated land uses.

## Alternative Modes of Travel

Throughout the 20th century, transportation improvements have emphasized automobile mobility. Recently, alternative modes of transportation such as transit, bicycling, and walking have not been stressed. It is expected that the automobile will continue to be the dominant mode of transportation in the foreseeable future, both in the number of trips and the distance traveled. However, alternative modes of transportation can play an important and beneficial role in the transportation system. Encouraging alternative modes can lessen congestion, reduce air pollution, reduce consumption of natural resources, and reduce maintenance costs. To encourage the use of alternative transportation modes, facilities must be provided that are convenient, safe, and economical.

### Goal

**T.3: Provide a range of transportation choices within the City of Liberty Lake.**

#### Policy

T.3.1: The transportation system shall provide a range of transportation modes.

### Public Transportation

### Goal

**T.4: Provide a safe, efficient, and cost-effective public transportation system.**

#### Policies

T.4.1: Coordinate with other governments and communities to create a regional network of safe, efficient, and cost-effective public transportation services and facilities.

T.4.2: Develop transit services and facilities that support land use plans and integrate regional and local transportation needs.

T.4.3: Support continued development of secure, conveniently located park-and-ride lots with bicycle and pedestrian support.

T.4.4: Encourage the use of bus, ride-sharing, paratransit, and high-capacity transit services to make major segments of the transportation system more efficient.

T.4.5: Provide intermodal connections to enhance the efficiency and convenience of public transportation.

### Goal

**T.5: Encourage land uses and transportation corridors that will support a high-capacity transportation system.**

#### Policies

T.5.1: Support high-capacity transit facilities and services that are consistent with the actions and plans of Spokane Transit Authority, Spokane Regional Transportation Council, and other jurisdictions.

T.5.2: Provide for mixed-use areas that support a high-capacity transportation corridor.

T.5.3: Preserve existing right-of-way and designate new right-of-way when possible to support high capacity transportation corridors.

### Non-motorized Travel - Bicycle and Pedestrian

### Goal

**T.6: Promote pedestrian and bicycle transportation and increase safety, mobility, and convenience for non-motorized modes of travel.**

#### Policies

T.6.1: Provide safe and convenient bicycle and walking access between housing, recreation, shopping, schools, community facilities, and mass transit access points. Obstructions and conflicts with pedestrian and bicycle movement should be minimized.

T.6.2: Design bicycle facilities where practical along arterials. Public bicycle/pedestrian facilities should be clearly marked.

T.6.3: Maintain a trails system plan that is implemented through the City's Transportation Improvement Program and that uses the Liberty Lake Trail System Plan for path improvement priority.

T.6.4: Promote hard surface walkway systems that are separate from roads if they fit in with the characteristics of the neighborhood.

T.6.5: Require convenient bicycle parking and designated areas where bicycles can be secured at major destinations and at transportation centers.

T.6.6: Preserve unused rail rights-of-way for development of trails or other alternative transportation lines.

T.6.7: As an alternative to sidewalks, promote hard-surfaced pathways, including but not limited to, concrete, asphalt, and brick in commercial or industrial areas when pathways provide more direct and/or safer routes for pedestrians.

T.6.8: Continue to develop street, pedestrian path, and bike path standards that contribute to a system of fully connected routes. If streets do not connect, continue trails to make connections for pedestrians and bikes.

### Light Rail

### Goal

**T.7: Continue to support and encourage the viability of the light rail system in the region.**

#### Policies

T.7.1: Participate with other jurisdictions to facilitate safe and efficient light rail systems.

T.7.2: Establish land use types and densities along light rail corridors that support and are compatible with light rail transportation.

## Transportation System Design & Road Functional Classifications

**Minor Arterials:** Minor arterials interconnect and augment the principal arterial system. They are two (or more)-lane facilities, yet provide less mobility than principal arterials, with greater access to adjacent property frontage. Minor arterials may carry local bus routes and provide

intra-community continuity, but should be located on community and neighborhood boundaries. They should not bisect residential neighborhoods.

**Collector Arterials:** Collector arterials provide both land access and traffic circulation within residential neighborhoods, commercial, and industrial areas. They primarily serve individual neighborhoods, distributing traffic from such generators as elementary schools and neighborhood stores to minor arterials. The City of Liberty Lake has Collectors that are relatively low-speed, two-lane facilities that may provide for on-street parking.

**Local Access Roads:** Local access roads provide access to adjacent property and generally do not support through traffic. The alignment and traffic control measures on local access roads should encourage a slow, safe speed.

**Aesthetic Corridors & Boulevards:** Aesthetic corridors and boulevards are intended to protect the visual appeal of the area along major transportation routes entering, exiting, and circulating through the City of Liberty Lake. Aesthetic corridors provide special landscape and design standards for aesthetics along major transportation routes to help maintain a quality image of the City. Boulevards provide for welcoming entry into the City as well as appealing aesthetics throughout the City through street trees, pathways, and landscaped medians. (see Aesthetic Corridors & Boulevards in the Land Use Element)

## Roadway Design

The design of streets can have a tremendous impact on the character of a community. In the past, the emphasis in street design has been on increasing capacity for the automobile. The citizens of Liberty Lake have expressed a desire to promote a pedestrian friendly environment and the encouragement of light rail. Designs should accommodate pedestrians, bicycles, and transit as well as the automobile. The appearance of transportation facilities should also be maintained by landscaping and signage regulation. An emphasis has been placed on encouraging streets designed to form a network with multiple routes to any given point. Connected street design allows dispersal of traffic and provides easier access for emergency and service vehicles. Perhaps most important, street design must support adjacent land uses. These and other design issues are addressed in the following goals and policies.

### Goal

**T.8: Ensure that urban roadway systems are designed to preserve and be consistent with community character.**

#### Policies

T.8.1: Utilize best available engineering practices to ensure a safe and efficient roadway system.

T.8.2: Optimize the capacity of existing roads to minimize the need for new or expanded roads through the use of improved signage, signalization, road maintenance, and other means.

T.8.3: To the greatest extent possible, provide coordinated and integrated traffic control systems.

T.8.4: Discourage private roads as a principal means of access to developments. Allow private roads within developments as a principal means of circulation, provided adequate measures are in place to assure safe travel, emergency access, and permanent private maintenance.

T.8.5: Residential area on-street parking shall be discouraged except under special circumstances. Commercial vehicle parking in residential areas shall be by permit only.

T.8.6: Transportation facility design standards shall support the creation and preservation of communities and neighborhoods while simultaneously providing for the safe and efficient movement of people and goods.

T.8.7: Develop an arterial road plan that emphasizes planned corridors for high-capacity roadways to keep high-speed traffic out of residential neighborhoods.

T.8.8: Design of new transportation facilities or facility improvements should incorporate adequate consideration of the aesthetic issues associated with a proposed transportation improvement.

T.8.9: Encourage curbside landscaping consistent with safety requirements. Identify those species of landscaping that are most appropriate for curbside planting.

T.8.10: Adequate access to and circulation within all developments shall be maintained for emergency service and public transportation vehicles.

T.8.11: Consolidate access to commercial and industrial properties by encouraging the development of commercial and industrial centers rather than strip development to minimize traffic congestion on minor arterials.

T.8.12: Encourage street designs which reduce the number of access points on minor arterials and collectors by combining driveways for adjacent properties and use of frontage roads.

T.8.13: Encourage new developments, including multifamily projects, to be arranged in a pattern of connecting streets and blocks to allow people to get around easily by foot, bicycle, bus, or car. Cul-de-sacs or other closed street systems may be appropriate under certain circumstances including, but not limited to, topography and other physical limitations which make connecting systems impractical.

T.8.14: When cul-de-sacs are used, combine them with connected streets and focal points such as traffic circles, parks, or a neighborhood business to provide for ease of circulation and to promote a sense of an integrated community.

T.8.15: Encourage local access streets which are curvilinear, narrow, or use other street designs consistent with safety requirements to discourage through traffic in neighborhoods where such design fits into the surrounding street systems and aids in implementing specific land use designs.

T.8.16: Allow paved alleys that are privately owned and maintained when constructed to acceptable standards.

T.8.17: Develop roadway standards that reduce the opportunity and impact of spills of contaminants from reaching surface and groundwater.

T.8.18: Reduce right-of-way width dedications to the minimum necessary to provide for transportation needs.

1. Use border easements to accommodate drainage and pedestrian facilities.
2. Building set back requirements should be established from centerline of right-of-way and should be minimized to reduce impact on use of private property while maintaining public safety and aesthetic values.

**Typical Street Design w/ Pathway**

## Safety

Transportation safety is very important. Traffic collisions are traumatic and costly for society. These costs are paid in the form of medical expenses, lost productivity, and property losses. When new road or improvements to existing roads are planned, safety considerations should be a primary design consideration.

### Goal

**T.9: Provide a safe and efficient transportation system, which responds to the special needs of the community.**

#### Policies

T.9.1: Adopt standards and techniques to slow vehicle traffic and reduce the volume of traffic in residential neighborhoods.

T.9.2: Advocate safe and effective traffic control or grade separation at light rail, trail, path, and pedestrian crossings.

## Mobility

Efficient movement of people and goods is very important because it enhances economic vitality and quality of life. The existing transportation system represents a considerable investment. To protect this investment, the capacity and condition of the system must be maintained. Travel on the transportation system increases every year. To maintain mobility, the transportation system must not only be maintained but improved. Road improvements will increase capacity but improved facilities for all forms of transportation must be considered to efficiently utilize scarce resources to maintain mobility.

### Goal

**T.10: Provide efficient and cost effective movement of people, goods, and freight to maintain industrial, commercial, and manufacturing capability.**

## Level of Service

Level of service (LOS) sets a quantitative standard for the operating characteristics of the transportation system. The Growth Management Act requires level of service standards for all arterials and transit routes and also requires that the standards be coordinated regionally. The level of service standards may be thought of as goals that the community wishes to maintain for

the operation of the transportation system. Level of service for the regional transportation is based on corridor travel time.

The Countywide Planning Policies require that level of service standards be adopted that are in accordance with the regional minimum level of service standards set by the Growth Management Steering Committee of Elected Officials. The City of Liberty Lake is required to use the minimum adopted level of service to evaluate long-term planning, development review, and financing of improvements. The Steering Committee approved the use of corridor travel time for use in establishing a minimum level of service for the regional transportation system. The Spokane Regional Transportation Council is determining annual average corridor travel time for the established congestion management system corridors. The City of Liberty Lake uses average time delay at intersections and expresses it as a range A through F. Level of Service A indicates little or no delay and level of service F indicates excessive delay. Average delays are typically measured during the AM and PM peak hours.

The Steering Committee also addressed level of service standards for public transit and street cleaning. Level of service for transit is to be adopted by the Spokane Transit Authority Board of Directors and the City of Liberty Lake is required to have policies consistent with the adopted level of service within the Public Transit Benefit Area. For street cleaning, the City of Liberty Lake is required to have a street-cleaning plan within the non-attainment area for air quality. The plan must be coordinated with the Spokane County Air Pollution Control Authority.

## Goal

**T.11: Establish and maintain level of service standards for roads.**

### Policies

T.11.1: Transportation system improvements shall be consistent with adopted levels of service.

T.11.2: The following shall serve as the City of Liberty Lake's level of service standard: The City's level of service shall be based on the operational analysis at arterial intersections conforming to the "Spokane County Standards for Road and Sewer Construction" as amended or as refined by the City.

T.11.3: The City of Liberty Lake shall participate in the development, evaluation, refinement as necessary, and adoption of the "corridor travel time" standard for regional minimum level of service.

T.11.4: Consider potential freight movement needs of new development as part of SEPA review.

## Goal

**T.12: Support level of service standards for transit established in conjunction with the Spokane Transit Authority Board of Directors.**

### Policies

T.12.1: Ensure that the transportation system improvements are made consistent with adopted transit levels of service.

T.12.2: The City of Liberty Lake's level of service standard for transit shall be consistent with level of service adopted in conjunction with the Spokane Transit Authority Board of Directors.

### Goals

**T.13: Clean streets as needed to meet air quality standards for particulate matter (PM).**

#### Policy

T.13.1: Update as necessary and use a street cleaning plan coordinated with the Spokane County Air Pollution Control Authority, consistent with the regional minimum level of service, to meet mandated particulate matter (PM) standards.

## Public Participation

When transportation improvements are proposed, it is important to address the needs and desires of the general public, property owners and neighborhoods affected by the project. The City of Liberty Lake must work with local residents and property owners prior to the design phase to assure that all needs are considered. A citizen-based process can result in the most acceptable facilities to enhanced access and mobility for vehicles and non-motorized transportation modes.

### Goal

**T.14: Incorporate community participation in the transportation planning process and actively involve businesses and neighborhoods in transportation choices.**

#### Policy

T.14.1: Encourage and facilitate meaningful public involvement throughout plan development and implementation, including at the project level.

## Transportation Finance

The Growth Management Act requires that the Transportation Improvement Program be financially feasible. Sources of revenue must be identified that are available to implement the Program and maintain the adopted level of service. The revenue sources available to fund transportation improvements are listed in the current City of Liberty Lake Transportation Improvement Program.

### Goal

**T.15: Fund transportation improvements to meet existing and future needs based on level of service standards.**

#### Policies

T.15.1: Provide for a long-range financial strategy to implement the Transportation Improvement Program.

T.15.2: Allocate staff resources to work with other transportation government agencies in drafting and submitting joint applications for state and federal transportation grants to support projects that benefit multiple jurisdictions.

T.15.3: Funding to protect and maintain existing transportation infrastructure shall receive priority over other transportation improvements.

T.15.4: Enhance funding methods by establishing or implementing impact fees.

T.15.5: Impact mitigation fees and user-based fees shall be considered as a source for funding for all transportation improvements required because of new development.

T.15.6: Transportation impact fees shall be based on cumulative impacts from proposed land uses within a traffic basin, with a proportionate share allocated, based on a reasonable relationship between trips generated by any proposed land use and improvements required.

## Demand Management Strategies

Most solutions to traffic congestion involve increasing the system capacity. However, in some cases, reducing demand can relieve capacity shortfalls. Since capacity shortfalls generally occur only during the peak morning and evening-commute hours, management strategies that focus on reducing trips during the peak periods are particularly effective. Strategies already in place include carpooling programs, public transit, telecommuting, bicycling, and walking. If utilization of these and other transportation demand management strategies can be expanded, transportation system demand can be reduced. Effective demand management measures can reduce the need for transportation improvements and can have the added benefit of reducing air pollution.

### Goal

**T.16: Reduce the use of single occupant vehicles and increase the use of alternate forms of transportation through transportation demand management strategies.**

### Policies

T.16.1: Promote programs aimed at reducing peak period traffic congestion.

T.16.2: Endorse programs that support alternatives to single occupancy vehicles.

T.16.3: Support the use of telecommunications technologies for telecommuting, tele-shopping, and video conferencing as alternatives to vehicle travel.

T.16.4: Encourage working at home to minimize commuter traffic.

T.16.5: Promote and facilitate ridesharing opportunities in cooperation with state and other transit agencies.

T.16.6: Encourage employers to offer voluntary commute trip reduction programs for employees.

## Environment

The transportation system can have major negative effects on the environment. Air, water, and noise pollution are often associated with transportation systems. Air pollution can best be addressed by minimizing traffic congestion. There are many ways to reduce traffic congestion other than expanding roads. Transit use, transportation demand strategies, and alternative transportation modes can reduce air pollution. Stormwater runoff from paved surfaces can be a major contributor to water pollution. Treatment of stormwater in grassed percolation areas and other means can substantially reduce water pollution. Noise from traffic can have adverse

impacts on adjacent land uses. Noise attenuation in the form of berms, landscaping, or other noise barriers may be necessary to mitigate impacts

## Goals

**T.17a: Develop transportation systems that avoid environmental impacts where possible and mitigate impacts where avoidance is not possible.**

**T.17b: Create transportation systems that work toward a sustainable community.**

### Policies

T.17.1: Design transportation improvements to minimize air, water, and noise pollution.

T.17.2: Ensure that new transportation systems avoid or mitigate significant impacts to natural areas.

T.17.3: Transportation facilities shall not be developed in areas where they will have a significant negative effect on the environment.

T.17.4: Protect and preserve environmentally sensitive areas to the greatest extent practical when developing new transportation facilities.

T.17.5: Develop transportation facility design standards which are sensitive to community, aesthetic, and environmental needs.

T.17.6: The transportation system in the City of Liberty Lake shall conform to the federal and state Clean Air Acts.

T.17.7: The transport of contaminants shall be minimized through residential areas and centers by restrictive routing and scheduling where practical.

T.17.8: Enforce federal and state regulations for transportation of contaminants.

# CHAPTER 5

# HOUSING

## City of Liberty Lake Comprehensive Plan

# A. Introduction

The City of Liberty Lake provides a full range of housing opportunities to meet the needs of the people who would call the City of Liberty Lake home. Strong neighborhoods in which the residents care about their community and participate in community affairs are an important component of the City's livability. Private homes and yards, as well as the public streets and sidewalks, are well maintained and demonstrate neighborhood vitality. Stable neighborhoods are built on friendships, a sense of community, and freedom from encroachment by incompatible land uses.

## Housing Element Vision Statement[1]

1. Low, Middle, and High density housing to accommodate varying lifestyles, income levels, and age groups

# B. History and Background

The State Growth Management Act's housing goal is to:

> *Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

To accomplish this goal at the local level, The City of Liberty Lake must protect the existing housing in both single family and multifamily neighborhoods while pursuing opportunities to increase the supply and diversity of housing. The location, density, and design of housing is evaluated with respect to other community objectives such as housing affordability, environmental quality, and support for transit.

The following income ranges, as defined in WAC 365-195-310, are being used to plan for various economic groupings. Median yearly income is computed on a countywide basis and the income range amounts are based on the 2002 Spokane County median household income of $46,625. Currently the majority of the households within the City of Liberty Lake earn at or above the County's middle income range each year.

- Extremely low income - below 30% of median income = $0 - $13,988
- Very low income - between 31% and 50% of median income = $13,989 - $23,313
- Low income - between 51% and 80% of median income = $23,314 - $37,300
- Moderate income - between 81% and 95% of median income = $37,301 - $44,294
- Middle income - between 96% and 120% of median income = $44,295 - $55,950

Figure 5.1 below represents the existing housing inventory figures for the City of Liberty Lake and the NW Future City Annexation Area (FCAA).

[1] Vision Statements were created by the Planning Commission and City Council to reflect citizen comments.

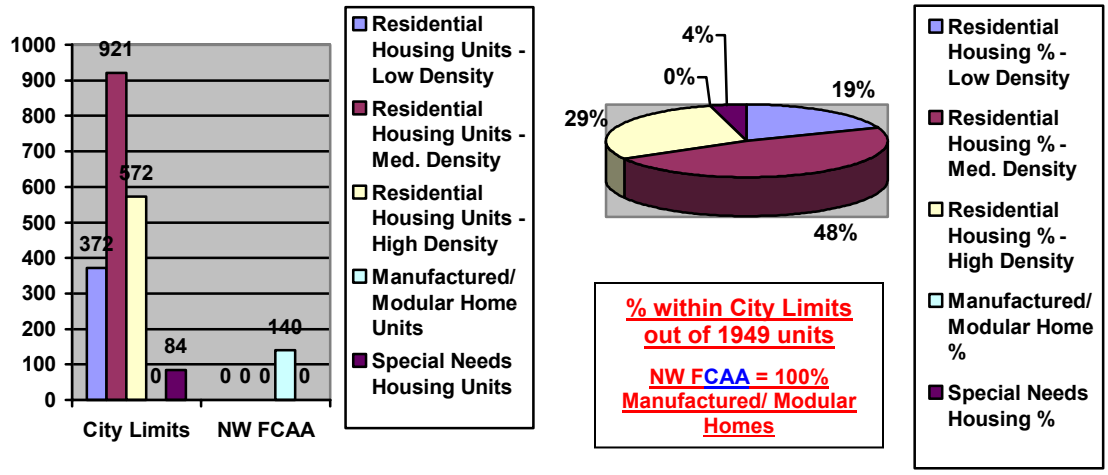



**FIGURE 5.1 EXISTING HOUSING INVENTORY FIGURES**

(Sep. 2002, including the area NE of the City that was annexed into the City of Liberty Lake in Nov. '02, all constructed units at Ashley Gardens, and units currently under construction at Guardian Angel Homes). Low density units are units located in the UR-3.5 zone. Medium density units are units located in the UR-7 and UR-12 zones, not including manufactured/ modular units which are calculated separately. High density units are units located in the UR-22 zone, not including special needs which are calculated separately.

Source: Planning & Community Development Dept.

### Housing Goals and Policies

The goals and policies of the Housing Element are intended to serve as a framework for long-term planning and daily decision-making on housing-related projects and programs. The element promotes housing policies that will lead to quality, affordable, and safe housing options for all residents.

## C. Goals and Policies

### Housing Character and Design

### Goal

### H.1: Preserve the character of existing neighborhoods and support quality new development.

#### Policies

H.1.1: Provide for innovative design options that support residential neighborhoods and provide for more efficient use of single family residential lands.

H.1.2: Encourage developers to work with neighborhoods to develop plans that address neighborhood concerns, such as environmental protection, aesthetics, quality of life, property values, and preservation of open space. (see LU.2.8)

H.1.3: Promote specific design standards that advance and preserve community character.

H.1.4: Require street trees and separated sidewalks to promote neighborhood character within residential developments.

H.1.5: Encourage planned unit developments that protect the environment, provide usable open space, and exhibit exceptional quality and design.

H.1.6: Explore opportunities to implement alternative neighborhood design concepts.

## Housing Regulations

Through zoning and building regulations, the City can encourage affordable housing. Careful crafting of regulations can help prevent confusing, inconsistent, and overly burdensome processes that create uncertainty and increase project costs. This section addresses the availability of housing by providing policies to ease regulatory barriers and to increase flexibility.

## Goal

**H.2: Reduce regulatory barriers and allow greater flexibility in the housing development process.**

### Policies

H.2.1: Periodically assess the effects of policies and regulations on the affordability of housing costs and examine the need to reduce regulatory barriers.

H.2.2: When developing housing regulations, consider the balance between housing affordability and environmental quality, design quality, and maintenance of neighborhood character.

H.2.3: Develop consistent, precise, fair, and enforceable regulations that maintain environmental quality and public health and safety standards, while balancing housing development costs.

H.2.4: Develop standards and incentives that facilitate restoration and relocation of existing structures, and rehabilitation of substandard housing.

H.2.5: Promote safe and decent housing that is in close proximity to jobs, transportation, and daily activities.

H.2.6: Ensure regulations do not create impediments to fair housing choice.

H.2.7: Provide opportunities for early and continuous participation of citizens and neighborhood groups in land use and community development planning processes.

## Affordable Housing

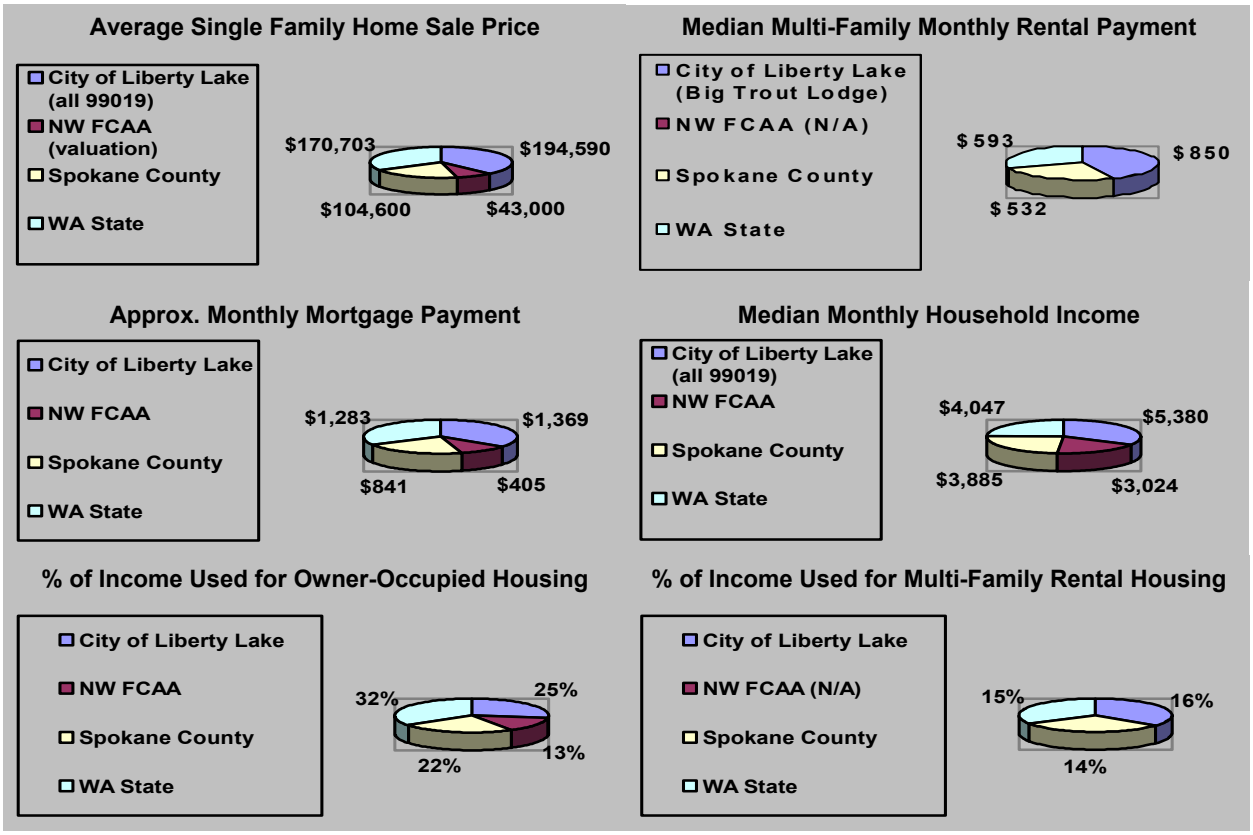
Affordable housing applies to a wide range of housing types at varying costs that can meet the needs of a diverse community. The marketplace is generally capable of meeting the housing demands of the varying segments of the population.

In order to establish policy and identify and prioritize issues, it is important to agree upon what we mean by “affordable housing.” The following is the definition used. "Affordable Housing is adequate, livable, appropriate shelter." Implied in this definition are the following concepts:

- It applies to the broad range of economic segments in the community.
- Available housing is “safe and adequate,” meeting minimum habitation standards.
- Individuals and families have a choice of reasonable housing options, including type and location.

Figure 5.2 below represents approximate housing prices and household incomes within the City, the FCAA to the NW of the City, Spokane County as a whole, and Washington State as a whole. Homes in Liberty Lake range from around $110,000 - $700,000 with the majority being $150,000 - $250,000

## FIGURE 5.2 - HOUSING PRICES & MEDIAN INCOMES (2002)




Note: Approximate Monthly Mortgage Payments are based on 90% LTV mortgage on the median single family home sales prices for 30 years at 7% interest, PITI w/ tax information obtained from Spokane County Assessor and based on approximate home sales price as assessed value on homes in the Central Valley School District w/o any exemptions, with insurance at $25/ month and PMI at $50/ month. Average home sale price figures from Census 2000 had the average annual Spokane County assessed value increase of 3.68% added to the price for 2001 & 2002. WA State figures are from Census 2000 with average single family home sale price and payment being adjusted, and 3% per year for 2001 & 2002 being added to median household income. Approximate monthly mortgage payment on WA State median single family home price has the taxes based on $13.00 per $1000 value.

The single family homes in the NW FCAA are manufactured/ mobile homes and the average sale price is assessed valuation and actual sales price may be higher.

% of Income Used for Owner-Occupied & Multi-Family Rental Housing is based on median household income

Median household income is calculated for a 4 person household and converted from yearly figure to monthly figure for the graph.

National average is 30% or less of gross monthly income (GMI) should be used for housing.

Source: Planning & Community Development Dept., HUD, WA Center for RE Research, Spokane Assoc. of Realtors, & US Census Bureau

## Goals

### H.3a: Provide the opportunity for all household income levels to obtain adequate housing.

### H.3b: Accommodate a variety of housing options for all economic groups.

### Policies

H.3.1: Accommodate a supply of all housing types.

H.3.2: Accommodate a broad range of ownership and rental housing opportunities.

H.3.3: Support the efforts of low-income housing advocacy organizations.

H.3.4: Encourage creative housing design and appropriate open spaces in areas of high-density housing that fits the community's character.

H.3.5: Integrate housing and economic development strategies to ensure that sufficient land is provided for affordable housing in locations easily accessible to employment centers. (see LU.7.2)

H.3.6: Allow zero lot line housing and detached single-family housing with minimal setbacks and yards, where appropriate. (see LU.7.3)

H.3.7: Provide for bonus densities, zero lot line housing, auxiliary structures, accessory dwellings, or similar methods to promote infill development, where appropriate. (see LU.7.4)

H.3.8: Develop regulations and incentives to encourage cluster development of residential lands so open space, views, watersheds, and critical areas are permanently protected. (see LU.7.5)

H.3.9: Allow accessory dwelling units (ADUs) to assist people in remaining independent or in retaining a single-family lifestyle on a limited income, subject to specific regulatory standards. (see LU.7.10)

H.3.10: Provide for mixed-income development in residential areas and encourage opportunities for co-housing, condominiums, and shared community resources where appropriate. (see LU.10.1)

H.3.11: Allow owner-built housing, adaptive reuse, rehabilitation, conversion, and other novel techniques for increasing housing inventories.

H.3.12: Allow extremely low- through moderate-income households (as defined by HUD) to obtain affordable housing.

## Special-needs Housing

This section provides policy guidance for special-needs housing for persons with physical and mental disabilities. The Supreme Court and Fair Housing laws designated people with physical and mental disabilities as a protected class of people and they are guaranteed fairness in housing. Providing for people with special needs does not mean providing more social services or infrastructure. It means accommodating special needs housing in land use plans and regulations.

## Goals

**H.4a: Encourage housing that meets the requirements of the special-needs population in the City of Liberty Lake.**

**H.4b: Promote fair and equal access to housing in Liberty Lake for all persons with special needs.**

### Policies

H.4.1: Decisions on locating special-needs housing should be based on the facilities impacts on the surrounding community/ neighborhoods, infrastructure, and services, rather than the circumstances of the occupants.

H.4.2: Ensure that codes and ordinances allow for a continuum of housing and care opportunities for special-needs populations.

H.4.3: Accommodate the de-institutionalization of housing for the special-needs populations. (e.g. small-scale group homes)

H.4.4: Follow the Spokane County Regional Siting Process for Essential Public Facilities when siting facilities of a statewide or regional nature. (see the Essential Public Facilities element of this plan)

H.4.5: Allow a broad range of housing to accommodate persons with special needs (such as neighborhood-scale congregate care, group or assisted living facilities, or transitional housing) in all residential areas and in certain appropriate non-residential areas. (see LU.7.11)

H.4.6: To support mobility for those with special needs, locate special needs housing in areas accessible to public transportation. (see LU.7.12)

H.4.7: Utilize design standards to make special needs housing compatible with the character of the surrounding area. (see LU.7.13)

H.4.8: Ensure the development of housing units for individuals with disabilities is consistent with the Americans with Disabilities Act (ADA).

## Fairness in Housing

The intent of fairness in housing is to encourage freedom of choice in the sale or rental of dwellings. Fair-housing rights are established through both state and federal laws and they apply to buyer/seller or landlord/tenant relationships. Discrimination based on race, color, age, sex, religion, national origin, familial status, and disability is prohibited.

## Goal

**H.5: Promote fair and equal access to housing in the City of Liberty Lake for all persons.**

Figure 5.3 below represents the projected housing figures for the City of Liberty Lake, including the NW Future City Annexation Area (FCAA) over the next 20 years based on continued housing trends. Types of housing are based on the Comprehensive Residential Land Use Categories outlined in the Land Use element section.

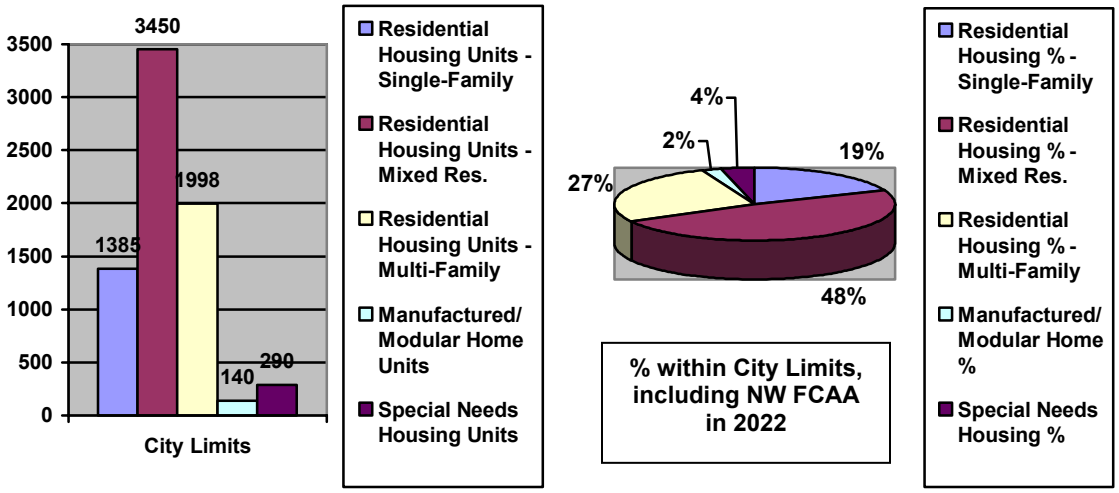



**FIGURE 5.3 PROJECTED HOUSING FIGURES (2003 - 2022)**

**(Calculated based on a build-out of 7263 units)**

Source: Planning & Community Development Dept.

The following table, Figure 5.4 represents the comparison between the projected available housing figures and the population projections for the next 20 years.

| **FIGURE 5.4 Projected Available Housing compared to Population Projections** | **Total Acres** | **Low Density** Fewer than 4 units per Acre | **Medium Density** Greater than 4 units per Acre | **High Density** Greater than 16 units per Acre | **Total Dwelling Units** | **Population** (persons per household) |
|---|---|---|---|---|---|---|
| **City Limits** | | | | | | |
| Existing Residential | 526.36 | N/A | 1524 | 521 | 1524 single family + 521 multi-family | x 2.75 = 5624 |
| Existing / Platted Special Needs Residential | 6.3 | N/A | N/A | 144 | 144 | x 1 = 144 |
| Preliminary Residential Plats | 648.64 | 547 | 56 | 24 | 627 | x 2.75 = 1724 |
| Un-Platted Residential | 294.07 | N/A | 1098 | N/A | 1098 | x 2.75 = 3019 |
| Total City Limits Area | | | | | | **(10,511)** |
| **NW FCAA** | | | | | | |
| Existing Residential (manufactured/ mobile) | | 140 | N/A | N/A | 140 | x 2.5 = 350 |
| Proposed Residential | | N/A | 2000 | N/A | 2000 | x 2.5 = 5000 |
| Total NW FCAA Area | | | | | | **(5,350)** |
| | | | | | | |
| **Build-out Population** | | | | | | **15,861** |

Source: Planning & Community Development Dept.

# CHAPTER 6

# UTILITIES

## City of Liberty Lake Comprehensive Plan

# A. Introduction

The Washington State Growth Management Act requires that cities and counties develop a Utilities Element as part of the comprehensive planning process. Specifically, this element must address the future needs for electrical, natural gas, and telecommunication lines. Additionally, public sewer and water are currently provided to the majority of the City by the Liberty Lake Sewer & Water District and solid waste management and recycling are provided to the City by Waste Management. At the present time, The City of Liberty Lake is able to meet the demands of its residents for electricity, natural gas, and telephone service, as well as sewer, water, and solid waste management. However, the City does not provide all of these services, it relies on other entities to provide some of them. The City will need to continue to monitor and coordinate with the variety of public and private contractors to ensure that future needs will also be met.

## Utilities Element Vision Statements[1]

1. Adequate water supply and sewer services to accommodate growth
2. Increased promotion of technology infrastructure

# B. History and Background

## Major Issues

- The City of Liberty Lake is supplied with electricity and natural gas to satisfy the current demand for power needs. However, The City anticipates future growth in residential and commercial development. Capacity should be sufficient to accommodate the anticipated needs of the community.
- As the City of Liberty Lake continues to grow, existing programs should be adequate to meet the needs for solid waste disposal.
- Water rights should be adequate to accommodate the City's future water supply need.
- Future demand for wastewater treatment will require expansion of the existing facilities.

## Inventory of Utilities

### Electrical System

Electricity is currently provided to the City by Avista Utilities. The capabilities of the electrical system's capacity can be quantified in terms of the capacity of its distribution substations.

Power systems are capable of serving an amount of electric demand measured in kilowatts. The number of customers served depends on the demand of each individual customer and varies from a few kilowatts for a small residential customer to 50,000 kilowatts for a large industrial customer. The power system is built to a uniform design throughout the service area. The design provides a networked transmission system of substations (with automatic protection to limit

[1] Vision Statements were created by the Planning Commission and City Council to reflect citizen comments.

the extent of any problems) and distribution systems (with uniform system-wide design). The designs follow the industry practice where the failure of one major component at any one time does not interrupt service to all customers.

### Natural Gas

Avista Utilities currently provides natural gas to customers in the City of Liberty Lake.

### Telecommunication System

Residents and businesses in the City have multiple options for the provision of telecommunications services. High capacity Internet facilities will be encouraged throughout the community, particularly in land designations which support industrial, commercial, and high density residential uses. The City will adopt and enforce strict guidelines to which telecommunications facilities, including cellular and digital phone towers, built within City limits must adhere. Cable and digital television service may be offered in the City through multiple providers that have obtained a franchise agreement.

### Sewer and Water

Public sewer and water are currently provided to the majority of the City by the Liberty Lake Sewer and Water District. It is anticipated that sewer and water will become municipal City services as allowed by state law under RCW 35.13A, within the 20-year planning window. The City has a wastewater treatment plant that is located at the northern end of the City, east of Harvard Rd. There are several wellheads for the Spokane Valley-Rathdrum Prairie Aquifer throughout the City. Currently, the Liberty Lake Sewer and Water District is also involved with stormwater control and protection of Liberty Lake which is located south of the City.

### Solid Waste Management

A number of responsibilities are designated to the County and cities in order to implement the Spokane County Comprehensive Solid Waste Management Plan. The plan states that cities need to provide for collection of solid waste and ensure the provision of the minimum levels of collection service for recyclables. Cities are also asked to enforce litter control ordinances. Cities are authorized under the plan to regulate and plan for the collection of recyclables and to adopt and implement the solid waste plan.

The City of Liberty Lake currently contracts with Waste Management Systems for collection of residential and commercial waste. The City does not require mandatory collection of solid waste, that is, residents are not required to subscribe to refuse collection services. Waste Management bills its customers directly for this service.

Waste currently is transported to a central collection site where it is consolidated and shipped to a permanent disposal site, including a trash burner.

### Recycling

The County's solid waste management plan adopts a waste reduction and recycling goal. The City offers a residential curbside recycling program under its contract with Waste Management. Residents subscribing to solid waste pickup service automatically receive recycling and are offered yard waste pick-up services. Recycled material is picked up every week and yard waste is treated as trash and also collected weekly.

## Future Needs Analysis

### Electrical System

In addition to ongoing maintenance, the electrical facilities serving the area will need to have their capacity increased to serve additional customers in the 20-year period. This could result in upgrading some of the local distribution lines in the area. Additionally, the City of Liberty Lake will require undergrounding of all newly installed or extensively modified utilities 13kV or under.

### Natural Gas

Avista Utilities is mandated by the Public Utilities Commission to be capable of supplying customers in the City.

### Telecommunications System

Several providers of telecommunications systems serve residents and businesses in the City and more providers are both expected and welcome. The City maintains current information on the available providers.

### Sewer and Water

It is anticipated that public sewer and water, which are currently provided to the majority of the City by the Liberty Lake Sewer and Water District, will become municipal City services as allowed by state law under RCW 35.13A, within the 20-year planning window. Services will be maintained at or above existing standards.

### Solid Waste Management and Recycling

The City of Liberty Lake expects to continue contracting with Waste Management for solid waste management and recycling services.

## C. Goals and Policies

### Goal

**U.1: To ensure that energy, communication, solid waste disposal facilities and services, sewer capacity, and water supply needed to support current and future development are available when they are needed.**

#### Policies

U.1.1: The City does not currently provide energy, communication, or solid waste disposal facilities. These facilities and services are provided by private companies. To facilitate the coordination of these services, the City shall continue to exchange population forecasts, development plans, and technical data with the agencies identified in this plan.

U.1.2: By adopting this comprehensive plan, the City of Liberty Lake adopts the following level of service guidelines:

a. collection service for solid waste shall be available to all properties within the city;
b. electrical service, natural gas, cable television, sewer, water, and telecommunications services shall be available to all residents and businesses; and
c. The City will encourage the development of advanced telecommunications services, and where possible, include a level of service provision in franchise or license agreements with providers of cable television services.

U.1.3: The City's land use planning shall be coordinated with the facility and utility planning activities of the City's utility providers by ensuring that providers of public services and private utilities use the elements of this Plan in planning future facilities.

U.1.4: The City will:

a. adopt procedures for the City's review of and comment on proposed actions and policies by public and private providers of public services; and
b. ensure procedures whereby development proposals are reviewed by various providers of services, such as school districts, sewer, water, and fire departments, for available capacity to accommodate the development, and/or needed system improvement.

U.1.5: All reasonable steps should be taken to encourage energy conservation. The City shall encourage the location of various alternative energy sources where they have, and will continue to have, best year-round access to a solar path, wind, etc.

**Goal**

**U.2: To ensure the availability of an adequate and effective recycling program which maintains public health, environmental, and land use quality to serve the needs of City residents.**

### Policies

U.2.1: Decrease the amount of solid waste entering landfill sites, extend the useful life of regional landfills and transfer stations, and minimize natural resource depletion by continuing and building upon the City's current solid waste recycling programs through Waste Management. These programs include residential curbside recycling and may include nonresidential programs as state law allows, variable can rate programs, waste reduction and recycling education programs, and procurement of recycled products, including use of such products in parks and public works projects when economically feasible.

U.2.2: Develop and implement education programs to encourage and promote waste reduction, recycling, and alternatives to use of toxic products.

## Goal

**U.3: Ensure that the emerging telecommunications industry and services positively impact the City by establishing clear local guidelines and standards for exercising local authority with respect to the regulation of telecommunication providers and services.**

### Policies

U.3.1: The City shall develop a telecommunications program or plan that may include regulatory measures to ensure that the following general concepts are implemented:

a. promote competition among telecommunication service providers;
b. protect the infrastructure and aesthetic quality of the City;
c. encourage shared use of public facilities and the right-of-way;
d. minimize impacts on the public and the environment;
e. seek reasonable compensation for use of the City's right-of-ways property and structures;
f. treat all service providers equally and fairly; and

g. promote and encourage the availability of services to local residents and to the City government.

## Goal

**U.4: Coordinate private and public sanitary sewer and water planning and services in order to promote efficient service, protect natural resources, and ensure the orderly development of the City of Liberty Lake, consistent with adopted plans and policies.**

### Policies

U.4.1: Sewer and water system planning should be consistent with anticipated population growth and developed in coordination with comprehensive plan land use polices. Service standards for the water supply shall be no less than 800 gallons per day. All developed properties within the City are required to be connected to the public sewer system.

U.4.2: The location and capacity of existing and planned sewer facilities, including the sewer and water conveyance systems, shall be important factors when determining the intensity and/or land use designations, pursuant to the Land Use element of this plan.

U.4.3: Prior to approval of any proposed development inside the city boundaries, the developer will be required to demonstrate the adequacy of the planned sewer and water conveyance system capacity.

U.4.4: Prohibit the extension of water service to new development if such extension will decrease the level of service of the existing water system below the established minimum level of service.

U.4.5: Ensure water system planning utilizes efficiencies of scale and geographic continuity.

U.4.6: Provision of water services and construction of water service lines or other water system facilities that promote urban development outside the Urban Growth Area boundaries (UGAs) will be discouraged. (see CF.6.4)

U.4.7: Pursuant to RCW 36.70A.110(4), public sewer service shall not be extended or expanded, including new connections where connections fees have not been collected, outside the Urban Growth Area boundary, except in response to an immediate threat to public health, safety, or the environment, or when necessary for the protection of aquifers designated pursuant to RCW 36.70A.170. (see CF.7.7)

U.4.8: Ensure that public water and sewer services be provided in such amounts and such costs that limits the over allocation of ERUs to any customer while ensuring sufficient peak capacity.

## Goal

**U.5: As noted in other elements of this Comprehensive Plan, the City must prevent a degradation of the scenic resources of the community by regulating the placement of linear infrastructure such as utility lines, sewer lines, and other facilities.**

### Policies

U.5.1: Direct placement of telecommunication, cable television lines, and other utility facilities underground, at the rear of properties, or in alleyways and require undergrounding of all newly installed or extensively modified utilities, 13kV or under, to protect viewsheds and corridors. (see LU.5.6 & D.1.14)

U.5.2: Encourage joint planning of linear infrastructure such as transportation, water, sewer, power, and telecommunications lines.

## Goal

**U.6: Provide Utilities that are consistent and available to support land use policies. (see Goal CF.15 and supporting policies in the Capital Facilities element of this plan)**

# CHAPTER 7

# ECONOMIC DEVELOPMENT

## City of Liberty Lake Comprehensive Plan

# A. Introduction

The City of Liberty Lake has always been known as a desirable place to live, work, and play, and is now establishing the reputation as "Spokane County's Premier Address." One of the most important factors that determine whether people or businesses locate here is the area's livability. Among the factors that influence livability are the area's ability to provide employment opportunities, viable businesses that provide goods and services, the quality of public services, the area's natural beauty, good schools, strong neighborhoods, and efficient traffic circulation. Maintaining our community's livability requires that we maintain a strong, sustainable, economic climate.

## Economic Development Element Vision Statements[1]

1. Encourage diversity in businesses, variety in shopping, full-service restaurants, as well as the light industry, tech sector, and service-oriented business we have already
2. Light rail terminal with ancillary businesses nearby
3. Regional business development center
4. Promote unity within the city and surrounding communities, governments, and businesses

# B. History and Background

The economy plays a central role in maintaining the vitality and quality of life within a community. A healthy economy creates good paying jobs, providing economic opportunities to all citizens. The economy also supports the tax base, providing for schools, police, fire protection, parks, and many other community facilities and services.

The importance of economic development is recognized in state legislation by the inclusion of economic development as one of the 14 planning goals intended to guide local comprehensive plan development, as well as being included as a policy topic in the Countywide Planning Policies for Spokane County. The Growth Management Act (GMA) establishes the following as economic development goals for the State of Washington.

- Encourage economic development that is consistent with adopted comprehensive plans.
- Promote economic opportunity for all citizens of the state, especially for unemployed and disadvantaged persons.
- Encourage growth in areas experiencing insufficient economic growth.
- Ensure economic growth occurs within the capacities of the state's natural resources, public services, and public facilities.

The purpose of the Economic Development Element is to present goals and policies that support and encourage a strong, vibrant economy. The Element focuses on business startup,

[1] Vision Statements were created by the Planning Commission and City Council to reflect citizen comments.

business retention, expansion and recruitment, regional issues, environment, customer service/ regulation, income, education and training, and tourism. While this Element focuses on these specific topics, it is important to recognize that the entire Comprehensive Plan can be considered as an economic development tool.

While the City serves as the greatest advocate for local economic development, the City of Liberty Lake also partners with several regional organizations, such as the Spokane Area Economic Development Council, a community based, non-profit organization that helps attract, create, and retain quality jobs for the region; the Regional Chamber of Commerce, which helps provide leadership to create an environment in which members, businesses, and the community can succeed; and Idaho Jobs Plus, which is a Coeur d'Alene Area Nonprofit Economic Development Corporation

# C. Goals and Policies

## Sustainable Regional Economic Development

This section provides goals and policies that support cooperation and coordination at a regional level to ensure sustainable economic development. There are a number of established organizations in the region that are engaged in economic development activities. It is in the best interests of the City of Liberty Lake to support and collaborate with these regional organizations. By focusing on common goals and allocating resources accordingly, government and private organizations can work together regionally to maximize successful business start-up, retention, expansion and recruitment efforts.

### Goal

**ED.1: City of Liberty Lake will cooperate regionally and locally to:**

**a. Promote a sustainable, strong, diverse and healthy economy;**
**b. Promote the retention and expansion of existing businesses;**
**c. Foster the startup and development of new businesses;**
**d. Encourage the relocation of environmentally responsible and appropriate businesses to the Spokane region;**
**e. Promote jobs that support good living wages;**
**f. Ensure the safe and effective economic use of renewable resources as well as recycled resources.**

### Policies

ED.1.1: Provide for a diverse marketplace that recognizes and encourages a range of cultural, social and economic opportunities.

ED.1.2: Improve the effectiveness of capital improvement programming by encouraging communication and coordination between local government and the private sector.

ED.1.3: Work with other jurisdictions, community organizations and business organizations to establish specific evaluation methods that will annually measure the community's overall quality of life and economic viability. The following issues, among others, should be considered when developing indicators to establish evaluation goals:

a. Quality of life issues such as crime rate, schools, health care, affordable housing, employment opportunities, and cultural amenities;

b. Economic development issues such as wages; per capita personal and median household income, percentage of population below poverty level, business formation, expansion and retention, economic base, and education.

## Goal

**ED.2: Capitalize on the community's positive characteristics and improve and enhance areas that may be lacking.**

### Policies

ED.2.1: Support the greater utilization and development of the Central Business District (CBD) as a hub for expanded residential, retail, business, and cultural activity.

ED.2.2: Encourage developments that contribute to community improvements (i.e., contributions to culture, recreation, tourism, public improvements, environmental improvements, business incubator system facilities, open space, and other community projects).

ED.2.3: Encourage high quality design and development throughout the City.

## Tools and Strategies

Business retention, expansion and recruitment efforts work hand-in-hand in maintaining a successful economy. Business retention and expansion programs address the issues that might affect decisions by established businesses and industries to remain or expand. Such issues might include availability of public services and facilities, permitting procedures, property taxes and labor-training programs. Recruitment programs largely focus on attracting light industries as a major economic development strategy. Retaining, expanding, and attracting industrial businesses is important because they generally provide higher-paying jobs, which creates an economic multiplier effect throughout the region.

## Goal

**ED.3: Create a healthy and sustainable local economy through the start-up, retention, expansion, and recruitment of businesses.**

### Policies

ED.3.1: Encourage economic development through a variety of mechanisms.

ED.3.2: Support business retention, expansion, and recruitment efforts.

ED.3.3: Support public and private programs and activities that act to diversify the economy.

ED.3.4: Encourage job recruitment efforts towards those sectors that:

a. Are compatible with the environmental and quality-of-life standards of the City and region;
b. Provide good living wages;
c. Help diversify the economy; and
d. Capitalize on the strengths of the region.

ED.3.5: Support and provide, where appropriate, economic development techniques to provide a business climate conducive to new and start-up businesses.

ED.3.6: Encourage creation and retention of home-based businesses that are consistent with neighborhood character.

ED.3.7: Support efforts to develop a formal process involving government, civic organizations, and businesses to study and develop strategies for business retention, expansion, and recruitment.

ED.3.8: Encourage development of contingency plans for the possible loss of any of the employers in the City that have a significant economic impact on the City, as well as Spokane County as a whole.

ED.3.9: Identify and implement a variety of private sector financial incentives to leverage the attraction and/or expansion of targeted business sectors.

ED.3.10: Work with the area Chambers of Commerce and other entities to support patronage of local businesses.

ED.3.11: Utilize citizen committees in developing and maintaining an economic development plan that sets priorities for economic and redevelopment activities.

## Environment

In recent years there has been a greater recognition that economic development should not come at the expense of environmental quality, which itself is recognized as an important component of the community. A balanced approach to environmental sustainability advocates a balance between the utilization of area resources and economic growth. Economic growth should not exceed the ability of the natural or built environment to sustain growth over the long term.

## Goal

**ED.4: Recognize the importance of environmental quality and acknowledge that protection of the environment will contribute to economic vitality.**

### Policies

ED.4.1: Recognize that environmental quality and economic development are complementary objectives.

ED.4.2: Encourage recruitment of low-impact, environmentally friendly businesses.

ED.4.3: Encourage programs that promote sustainable business practices (e.g., recycling, pollution control, solar energy, Commute Trip Reduction).

## Regulation

A regulatory environment that offers flexibility, consistency, predictability, and clear direction enhances economic development opportunities.

## Goals

**ED.5a: Provide consistent, fair, and timely regulations that are flexible, responsive, and effective.**

**ED.5b: Promote public/private partnerships that encourage innovation and creativity in the economic expansion of our region.**

### Policies

ED.5.1: Create and encourage partnerships between government, the educational community, civic organizations, and businesses to deal with economic issues at all levels.

ED.5.2: Actively promote the City's economic development goals and policies at the state and federal level to encourage legislation that supports economic development and to provide funding for economic development programs. For example, legislative changes can be pursued through direct lobbying of legislatures or through the combined efforts of the Association of Washington Cities (AWC).

ED.5.3: Provide for the option of tax increment financing, when appropriate.

ED.5.4: Each individual citizen will be afforded the highest possible quality of customer service and attention to aid in facilitation of Liberty Lake's Economic Development.

ED.5.5: Review development regulations continuously to ensure clarity, consistency, predictability, and direction. Provide opportunities for citizens to initiate amendments to inconsistent, outdated, inappropriate, unnecessary, or confusing regulations. Amendments shall be consistent with the Comprehensive Plan.

ED.5.6: Ensure timely processing of applications by requiring that mandatory timelines, consistent with state legislation, are adhered to for permitting processes.

ED.5.7: Create flexible development regulations that are responsive to the potential for regulatory practices to undermine economic development purposes.

## Income

One of the primary reasons to pursue economic development is to increase the standard of living for the citizens of the City of Liberty Lake. One of the primary goals of this economic development element is to create more living-wage jobs. A strategic approach in the pursuit of new jobs is to recruit, retain, and expand the types of industries that provide quality, good-paying jobs.

## Goal

**ED.6: Encourage the creation of jobs that provide good living wages.**

### Policies

ED.6.1: Encourage the creation of "living-wage" jobs that include health and retirement benefits.

ED.6.2: Encourage the start-up, retention, expansion, and recruitment of new businesses that hire local residents, including youths.

ED.6.3: Direct the City of Liberty Lake Planning & Community Development Department, in conjunction with other organizations, to develop an economic development strategy that is consistent with the City's Economic Development Element.

ED.6.4: Support sustainable economic development through the following actions:

a. Provide basic services;
b. Develop land use plans and infrastructure in anticipation of need;
c. Strengthen the identifiable assets that make the City distinctive and that set it apart from other communities.

d. Develop balanced regulations so that economic growth continues, but not at the expense of our quality of life;
e. Strive for an efficient and appropriate permitting process;
f. Provide prompt access to information important to economic activity;
g. Facilitate economic activity in commercial areas through public/private partnerships if the public benefit exceeds the cost;
h. Promote discussion between businesses and educational institutions to ensure that workers are trained for today's and tomorrow's jobs;
i. Encourage the provision of high quality education services and health services in City of Liberty Lake.

## Qualified Labor Force

Qualified labor is essential to retain and recruit businesses. The basic cornerstone in the development of a qualified labor force is access to education. Located near the City of Liberty Lake and the surrounding area is a diverse group of higher-education facilities, including community colleges, universities, and private technical and business schools. These schools, as well as the K-through-12 public and private schools, should be encouraged to constantly evaluate their programs to be responsive to the changing job market. Partnerships between business and the educational community should be nurtured to further this process. Business should be encouraged to partner with labor unions and other organizations to develop specialized training programs to meet the needs of employers.

## Goal

**ED.7: Promote a qualified labor force that is globally competitive and responds to the changing needs of the workplace.**

### Policies

ED.7.1: Encourage educational institutions to locate in the City of Liberty Lake, especially those that provide technical training to support businesses targeted for recruitment and retention.

ED.7.2: The City of Liberty Lake should support and encourage K-through-12 education to include skills-based training and creative partnerships with business.

ED.7.3: Encourage community colleges and technical schools to develop customized training programs for new and start-up businesses.

ED.7.4: Encourage the development of the region's colleges and universities into a world-class higher-education consortium that prepares students for the highly technical jobs of the information age, improves communication skills, and delivers comprehensive education (post-secondary through the doctorate level).

ED.7.5: Encourage and support public/private partnerships, such as SIRTI, in training and education.

ED.7.6: Encourage employers to provide and support continuing education for their employees.

ED.7.7: Encourage cooperation between businesses, unions, and other organizations in developing job training and educational opportunities.

ED.7.8: Encourage an interactive relationship between schools and businesses through apprenticeship, mentoring, and other programs.

## Tourism

The cultural, recreational, and scenic opportunities in the region make tourism an excellent provider of employment. Located either within the City or within an easy driving distance, visitors can enjoy lakes, golf, scenic mountains, community events, and an excellent trail system. This section provides goals and policies to promote and expand tourism as an economic development tool.

### Goal

**ED.8: Encourage the growth of tourism as a sustainable provider of jobs and markets in the region and work together with community groups and businesses to make the region a world-class tourist destination.**

#### Policies

ED.8.1: Support, promote, and preserve the natural, historic, and cultural features of the region as part of our economy and quality of life.

ED.8.2: Promote outdoor recreation opportunities including, but not limited to, biking, hiking, kayaking, backpacking, fishing, boating, horseback-riding, golf, and touring.

ED.8.3: Promote regional and national attractions such as a farmer's market, Pavillion Park events, Hoopfest, Bloomsday, and other local and regional events.

ED.8.4: Plan and support the physical infrastructure needed for new tourist attractions and tourist activities.

## Infill and Redevelopment

Infill and redevelopment programs provide an economic development tool to revitalize under-utilized or vacant parcels or structures. Infill development would develop or redevelop vacant commercial or industrial structures or parcels of land that are already provided with services. Re-development policies help utilize existing structures before constructing new commercial or industrial buildings.

### Goal

**ED.9: Facilitate infill and redevelopment of existing commercial or industrial vacant structures or parcels.**

#### Policies

ED.9.1: Participate in inventorying and identifying specific structures and parcels for infill and redevelopment.

ED.9.2: Participate in the promotion of these structures viable for re-development to businesses interested in re-locating to the City of Liberty Lake or to another location within the City.

## Adequate Infrastructure and Land Supply

Each potential business has its own unique set of location requirements. To attract new employers and to allow existing business to expand, a diverse inventory of industrial and

commercial land must be maintained. Sites must be available in a range of sizes and locations with appropriate zoning and compatible surrounding land uses. Infrastructure availability is one of the most critical factors to encourage economic development. Sewer, water, transportation facilities, and communications facilities must be available or easily obtained. For attracting industrial uses, an adequate supply of usable industrial land unencumbered by conflicting land uses and/or environmental constraints, is important.

## Goal

**ED.10: Ensure an adequate amount of usable industrial and commercially available land in which new businesses may locate. Ensure adequate transportation and utility availability in order for new businesses to locate in the area.**

### Policies

ED.10.1: Encourage the development of business/industrial areas that can supply readily available sites for new businesses or industries.

ED.10.2: Maintain an inventory of usable industrial and commercial land that is sufficient to meet projected demand and encourage marketability of the City.

ED.10.3: Ensure that potential industrial and commercial land has the characteristics necessary to support commerce and industry.

ED.10.4: Designate adequate usable land to meet future needs for light industry and commerce, and encourage its efficient use.

ED.10.5: Provide adequate transportation, utilities, and state of the art technologies to support future light industrial and commercial needs through capital improvements and franchise agreements.

Figure 7.1 below represents the current inventory of commercial and industrial land available within the City.

| **FIGURE 7.1 Commercial & Industrial Inventory Figures** | Total City Acreage | % of City that is Commercial/ Industrial Land | Total Commercial & Industrial Acreage | Undeveloped Vacant Commercial & Industrial Land |
|---|---|---|---|---|
| 2002 City Limits Area | 3286.6 Acres | 36% | 1156.69 Acres | 501.29 Acres approx. |
| 2022 City Limits Area | N/A | N/A | no anticipated change | N/A |

**Note: City Limits Figures include the area NE of the City that was annexed into the City of Liberty Lake in Nov. 2002**
**Source: Planning & Community Development Dept., Spokane County Assessor**

While the total acreage available within the City for commercial and industrial development is not anticipated to change by 2022, the land use designations may be changed to allow for a wider variety of uses that also enhance the community's character. The new Comprehensive Plan designations for commercial and industrial uses include mixed use, as well as commercial and light industrial. Those categories are defined in the Land Use element of this plan; refer to

the Comprehensive Land Use Plan Map 2.2 for category locations. The categories are summarized as follows:

1. **Mixed-use Areas** – Mixed-use areas are intended to enhance service options, encourage development of locally serving commercial uses, offices, light manufacturing, civic, recreational, and residential uses along transportation corridors. Mixed-use areas discourage low-intensity, auto-dependent uses and focus on a pedestrian orientation with an emphasis on aesthetics and design.

    a. **Neighborhood Centers –** Mixed-use centers for neighborhoods will ideally have identified neighborhood centers containing a civic green or park, a transit stop, neighborhood businesses and services, a day care center, and perhaps a church or school, and residential when associated with the other permitted uses.

    b. **Community Centers** - Community centers are higher-intensity mixed-use areas designed to serve two or more neighborhoods. Community centers may have a mix of uses, including commercial, civic, light manufacturing or industrial, office, recreational uses, and residential when associated with the other permitted uses.

    c. **Central Business District** - The CBD is the primary retail, office, social, urban residential, and government center of the city. The complementary and interactive mixture of uses and urban design provides for a regional intensity and viability with a local character. The regional focus and vitality of the district are evident in the urban intensity and composition of the uses in the district. Local character is reflected in the district's design, people-orientation, and connectivity, which foster a sense of community. The CBD is intended to attract significant numbers of additional office and retail jobs as well as opportunities for new higher density housing.

2. **Commercial Categories**

    a. **Freeway Commercial -** The Freeway Commercial classification designates intensive commercial areas intended to draw customers from outlying areas. Interstate 90 is an aesthetic corridor and specific guidelines will be established to enhance the aesthetics of the Interstate 90 frontages. Shopping centers and major commercial areas of regional significance will be designated with this classification. Residential uses would typically not be allowed within the freeway commercial category. Light industrial areas may be allowed in this category.

    b. **Community Commercial** - The Community Commercial classification designates areas for retail, service, and office establishments intended to serve several neighborhoods. Community business areas should be located as business clusters rather than arterial strip commercial development. Community business centers may be designated through the adoption of the Comprehensive Plan or Comprehensive Plan amendments. Residences in conjunction with business and/or multifamily developments may be allowed, with specific guidelines that ensure compatibility.

    c. **Neighborhood Commercial -** The Neighborhood Commercial classification designates areas for small-scale, neighborhood-serving retail and office uses. Neighborhood business areas should be located as business clusters rather than arterial strip commercial development. Neighborhood business centers may be designated through the adoption of the Comprehensive Plan or Comprehensive Plan amendments

3. **Industrial Category**

   a. **Light Industrial -** The Light Industry category is intended for industrial areas that have a special emphasis and attention given to aesthetics, landscaping and internal and community compatibility. Light Industrial areas are comprised of predominantly industrial uses such as manufacturing, but may incorporate office and commercial uses that support and complement the industrial area.

## CHAPTER 8

# PARKS, RECREATION, & OPEN SPACE

## City of Liberty Lake Comprehensive Plan

# A. Introduction

The Parks, Recreation, and Open Space Element serves two related purposes. The first purpose is to determine the type and level of park and recreational services that are desired by the residents of the Liberty Lake area. The second purpose of this element is to identify, encourage, and protect a system of trails and open space corridors in the City of Liberty Lake. The distinction between public parks and open space corridors is an important one. Open space, in this instance, includes land that may or may not be publicly owned. Open space corridors are valued for wildlife habitat, trails, recreation, connection of critical areas, and their aesthetics. Open space corridors serve multiple purposes, including greenbelt buffers between developments. In order to ensure that the beauty of the natural environment, recreational opportunities, and the unique character of the City's residential neighborhoods continues undisturbed, the City of Liberty Lake has included this Parks, Recreation, and Open Space Element in its Comprehensive Plan.

## Parks, Recreation, & Open Space Element Vision Statements[1]

1. Additional parks, possibly one by the Spokane River
2. Additional trees and preserved natural beauty
3. Expansion of the current pedestrian friendly trail system
4. Inclusion of golf courses and other recreational opportunities within the City
5. City community center
6. Additional community access to Liberty Lake

# B. History and Background

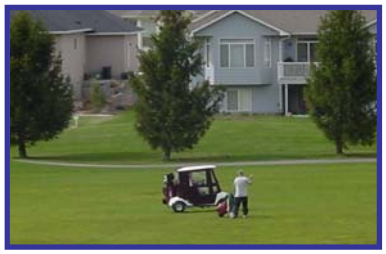
The geographical area now incorporated as the City of Liberty Lake was largely undeveloped until 1987 when construction of Meadowwood, a planned community consisting of 2300 residences, a business and industrial park, a golf course, and a shopping center began. Since then, the City of Liberty Lake has evolved into a thriving, family oriented community. The Liberty Lake community is widely known for its parks, trail system, and golf courses. We have over 400 acres of passive and active recreational property within the City and Liberty Lake has become a premier golfing destination.

### Golf Course Descriptions

The three public golf courses within the City of Liberty Lake offer golfers a variety of choices in course design and playing conditions, all immaculately maintained and priced competitively with other courses in the Spokane area. The scenic hillsides, uncrowded surroundings, easy access, and availability of tee-times, even on short notice, make Liberty Lake a premier golfing locale.

[1] Vision Statements were created by the Planning Commission and City Council to reflect citizen comments.

MeadowWood Golf Course is the newest of the three courses located within the City, and due to the numerous tournaments that are held there each year, it is likely the most well known. At a 71.4 course rating and a slope score of 130, it is designed to be challenging even to the experienced golfer, but accommodates less accomplished golfers with multiple tees and fairway yardage displays. The Scottish Links style course wraps gracefully around the City's pleasant, well maintained neighborhoods, yet its large number of lakes and sand traps make it comparable in appearance and difficulty to many "country club" courses. A driving range and friendly, full service proshop and restaurant complete the "country club" experience.



Liberty Lake Golf Course is the oldest course and is particularly popular with golfers in the mid-handicap range due to the open, forgiving layout of the rough, but with a course rating of 68.7 and a slope score of 118, it is challenging enough for the more avid golfer as well. It is easy and pleasurable to walk the course, which is relatively flat, but also contains newly rebuilt greens that are significantly larger than those of other courses. This course has a mixture of open and treed holes, and some holes with a water feature. Playing conditions are very good, and the full service clubhouse offers all the extras golfers in Liberty Lake have come to expect.

Trailhead at Liberty Lake, the new City golf course, formerly known as ValleyView, is an executive nine-hole course with the quality and amenities that discerning golfers expect of such a course. Built in 1973, it was the only mid-length executive course in the Northwest, however it does offer two sets of tees, giving golfers the option of playing 18 different holes. Trailhead is designed with regular length par 3's and shorter par 4 holes. The beautiful blue spruce trees that line the fairways, a small pond in the middle of the course, and the relatively early afternoon shade makes it a pleasant course to play, even in the middle of summer. The City recently purchased the course and is diligently working to restore it to its original pristine condition. The relatively flat course appeals to beginners, advanced beginners, and golfers who don't have the time to play a full round of 18 holes. It also offers a grass driving range for golfers who want to hone their skills in a realistic setting.

## Parks, Recreation, & Open Space Inventory

Currently, the City of Liberty Lake contains Pavillion Park and three golf courses which total 346.6 acres as well as our existing residential open/ common space which totals 49.1 acres. (including the private common areas listed below). The following Figure 8.1 is an inventory of the public parks, private parks, recreation, and major open space areas within the City of Liberty Lake. The Greenacres Landfill Reclamation Site that is identified as Open Space / Recreation on the Comprehensive Plan Land Use Map is not included within the inventory because as a reclamation site it is not useable for 50 years from the date it was designated, which is outside of the 20 year planning horizon. The site including the buffer area totals 57.8 acres and is contained within a residential plat.

## FIGURE 8.1 - PARKS & OPEN SPACE INVENTORY

| DESCRIPTION | NAME | ADDRESS |
|---|---|---|
| OPEN SPACE | LIBERTY LAKE ELEMENTARY SCHOOL (PLAY FIELD) | 23606 E. BOONE AVE. |
| PUBLIC PARK | PAVILLION PARK | CORNER MOLTER & COUNTRY VISTA |
| OPEN SPACE | OPEN SPACE IN THE MEADOWS (ASSOCIATION COMMON AREA) | CORNER OF SINTO & MALVERN |
| NEIGHBORHOOD PARK | PUMP HOUSE PARK IN LIBERTY LANDING (ASSOCIATION COMMON AREA) | CORNER OF BOONE & SIMPSON |
| NEIGHBORHOOD PARK | LITTLE BEAR PARK IN THE GARDENS (ASSOCIATION COMMON AREA) | CORNER OF GARRY & BROADWAY |
| NEIGHBORHOOD PARK | FIVE FINGERS PARK IN THE COTTAGES (ASSOCIATION COMMON AREA) | OFF HOMESTEAD & COUNTRY VISTA |
| OPEN SPACE | PLAYGROUND IN BIG TROUT (PRIVATE COMMON AREA) | OFF COUNTRY VISTA |
| OPEN SPACE / RECREATION | TRAILHEAD AT LIBERTY LAKE (CITY GOLF COURSE) | 1102 N. LIBERTY LAKE RD. |
| OPEN SPACE / RECREATION | MEADOWWOOD GOLF COURSE (COUNTY GOLF COURSE) | 24501 E. VALLEYWAY |
| OPEN SPACE / RECREATION | LIBERTY LAKE GOLF COURSE (COUNTY GOLF COURSE) | 24403 E. SPRAGUE |
| PUBLIC TRAIL | CENTENNIAL TRAIL | MULTIPLE |
| PUBLIC TRAIL | LIBERTY LAKE TRAIL SYSTEM | MULTIPLE |
| OPEN SPACE / RECREATION | SPORTS WORLD (PRIVATE SOFTBALL FIELDS) | OFF MISSION AVE. |
| OPEN SPACE | VARIOUS COMMON AREA TRACTS | MULTIPLE |

# C. Goals and Policies

### General Goals and Policies

The residents of the City of Liberty Lake and surrounding communities value the long-term benefits of parks and recreation. It is important to retain the connection with the outdoors, provide for passive and active recreational activities, and avoid the visual monotony of crowded and undifferentiated structures. These general goals will be fulfilled by encouraging the development of, maintaining, and/or preserving a network of parks, trails, and open space.

### Goal

**P.1: Ensure the availability of a variety of parks, recreation facilities and services, and open space to benefit a wide range of age, social, economic, and special group interests and abilities.**

### Policies

P.1.1: Develop, maintain, and utilize a detailed Liberty Lake Parks, Recreation, and Open Space Plan. The plan should be updated at least every 5 years or sooner if conditions alter the effectiveness of the existing plan and shall:

1. Identify existing parks, trails, open space, and recreational facilities;
2. Identify the need for future parks, trails, open space, and recreational facilities and where they may be located;
3. Identify and prioritize strategies to meet level of service standards identified in the Comprehensive Plan;
4. Identify funding sources necessary to meet the level of service standard and maintain public parks, trails, open space, and recreational facilities and services;
5. Ascertain the economic feasibility of all new public parks, trails, open space, and recreational facilities.

P.1.2: Development of new parks, recreation, and open space facilities, whether public or private, shall be consistent with the City of Liberty Lake's Comprehensive Plan and the Parks Plan or other plans as adopted.

P.1.3: Park and recreation facilities should serve the widest possible cross-section of citizen needs and interests, including handicap accessibility where possible.

P.1.4: Parks, recreation, and open space facilities should be located where they will provide for a variety of activities, as well as where they will best preserve, enhance, and protect important habitat areas, corridors and linkages, natural amenities (e.g., wetlands and shorelines), unique landscape features (e.g., cliffs and bluffs), or other outstanding natural features.

P.1.5: Allocate parks, recreation, and open space facilities throughout the City in a manner that provides an equitable geographic distribution based on population density.

P.1.6: Respond to the diversity of public needs by offering a range of recreational opportunities from passive to active, and from unstructured activity to organized recreation.

P.1.7: Involve the public and other agencies with expertise in the decision making process regarding parks, recreation, and open space facilities and programs.

P.1.8: Ensure the public has access to any lake, stream, or river that may fall within the City, within the carrying-capacity limits of the water resources and adjacent natural systems.

## Goal

**P.2: Develop, or encourage the development of, parks and recreation facilities to meet the needs of the public.**

### Policies

P.2.1: Coordinate and cooperate with both public and private sector interests to further park and recreational opportunities.

P.2.2: Work with nonprofit and for-profit recreation providers to enhance the quality and quantity of available recreation facilities at the lowest possible expense to the taxpayer.

## Level of Service for Parks, Trails, Open Space, and Recreational Facilities

**Purpose:** The residents of the City of Liberty Lake and surrounding communities desire to preserve the variety and convenience of the recreational opportunities, as well as the

uncluttered and aesthetically pleasing atmosphere of their communities made possible by the variety and abundance of open space, trails, and the parks, both public and private, within the City of Liberty Lake. In order to ensure that future residents enjoy the same benefits of abundant parks, recreation, and open space, a minimum level of service should be maintained.

## Goal

**P.3: Set a minimum level of service for parks, trails, and open space of 30 acres per 1000 population, inclusive of golf courses, natural areas, school play areas, and other outdoor recreational areas.**

### Policies

P.3.1: Offer neighborhoods within the City the ability to increase park and recreation opportunities through privately owned neighborhood parks.

P.3.2: New development shall mitigate all of its direct impacts of development on public parks, recreation, and open space facilities by dedicating land in the form of parks, trails, or other open space, inclusive of golf courses, natural areas, school play areas, and other outdoor recreational areas.

P.3.3: Parks, trails, and other open spaces designed to mitigate development impacts shall be within maximum specified distances from all locations within the development.

P.3.4: City owned recreation facilities should be designed and operated to recover operating costs. Any adopted fee structure policies should be based on the cost of providing service.

P.3.5: Encourage innovative strategies and incentives (e.g., adopt-a-park, adopt-a-trail, adopt-a-space) to enhance existing programs for park maintenance, safety, and accessibility.

## Park Maintenance and Design

**Purpose:** It is important that the City maintain existing parks, recreation, and open space to ensure safety, security, and cleanliness. Well-designed parks and connecting trails will contribute to the aesthetic qualities of the City as well as the welfare, safety, and security of its citizens.

## Goal

**P.4: Continue to provide a parks and trail system that is well maintained and effectively managed to meet both current and future needs.**

### Policies

P.4.1: Maintenance of existing parks, recreation, and open space facilities shall take precedence over acquisition of new facilities.

P.4.2: Design standards for parks, recreation, and open space should ensure safety, security, cleanliness, accessibility and ease of maintenance.

P.4.3: Best management practices should be utilized in the design of city parks, recreation, and open space facilities.

P.4.4: Parks, recreation, and open space should be designed and located to provide ease of access for pedestrians, handicapped persons, bicycles, autos, and public transit.

P.4.5: To the greatest extent possible, retain the natural features of proposed parks and recreation areas. Encourage designs that incorporate the use of native plants and grasses.

P.4.6: Ensure safe trails and/or bike lanes are developed along new arterials.

## Open Space Goals and Policies

Open space contributes directly and indirectly to the economic value of nearby property and to the economic value of the community by enhancing its attractiveness to existing and prospective individual and commercial residents. Open space includes trails, meadows, golf courses, public and non-public parks, and recreational playing fields associated with schools. The purpose of this section is to provide a policy framework to preserve the open space areas that function as a system of corridors so that opportunities for recreation, trails, wildlife habitat, and connection of critical areas are maintained.

### Purpose

To preserve and create viable natural habitat and trail corridors integrated with and whenever possible, connected to, a well-distributed system of neighborhood, community and regional parks designed to enhance the quality of life by providing recreational opportunity, preserving open space, and protecting important elements of Liberty Lake's great natural heritage for future generations.

## Goal

**P.5: Preserve and protect existing and designated open space areas and corridors throughout the City to maintain a physical and functional system of open space corridors which protect environmental resources, enhance visual aesthetics, provide circulation linkages, and ensure adequate separation and buffers between various land uses.**

### Policies

P.5.1: Monitor change in open space quantity and quality to evaluate the cumulative impacts on the existing system of open space over time, and take the necessary steps to ensure open space is protected.

P.5.2: Encourage private efforts to acquire property and/or secure easements or development rights for open space, wildlife habitat, and recreation.

P.5.3: Develop revenue sources for the funding of open space. Funding sources may include, but are not limited to, impact fees.

P.5.4: Where appropriate, conserve existing public lands in a natural state through careful planning and cooperative agreements between government agencies and public and private groups.

P.5.5: Through planning, open space corridors shall be established as appropriate to serve as greenbelt buffers, trails, wildlife habitat, and recreation areas between and among developments.

P.5.6: Identify and designate open space areas and corridors throughout the City. These open spaces shall include lands useful for recreation, wildlife habitat, trails, and connection of critical areas.

P.5.7: The open space designations must be based on community needs and values over time, as population increases.

P.5.8: Public Open Space designations must be accompanied with funding, planning, and acquisition techniques that reasonably ensure the land will be available for open space methods of retention, such as the following:

1. Conservation Futures Tax
2. Conservation Easements
3. Land Trust
4. Transfer of Development Rights
5. Public Acquisition of property
6. Private acquisition
7. Donation
8. Planned Development/ Clustering
9. Dedication
10. Impact Fees
11. Golf Course Admissions Tax

P.5.9: Establish a public process consistent with the City of Liberty Lake's Parks Plan or other plans as adopted, for prioritizing future park and open space land acquisitions. The acquisition policy should be flexible enough to permit the capture of an unanticipated opportunity.

P.5.10: Solicit involvement by the general public, agencies, and individuals with expertise in open space land acquisition decisions.

P.5.11: Encourage the preservation of open space by nonprofit organizations and private individuals.

P.5.12: Encourage the retention of all publicly owned open space areas.

P.5.13: Respect private property rights while preserving open space corridors through regulatory means.

P.5.14: Implement the open space designation through zoning and other regulatory techniques such as residential clustering, critical area buffers, and wildlife management plans to provide an open space system and to preserve and protect environmentally sensitive areas.

P.5.15: Promote the inclusion of maintained open space within planned unit developments for residential, commercial, and industrial development.

P.5.16: Established view corridors throughout the City shall be maintained and, whenever possible, enhanced.

## Trails Goals and Policies

**Purpose:** The City of Liberty Lake's trail system is utilized for both recreational and transportation purposes. While the trail system is a significant component of the City's parks, recreational, and open space facilities, it is the backbone of the City's pedestrian and non-motorized vehicle traffic plan and as such is fully addressed in the Transportation Element of this plan. To the extent that the trail system contributes to the recreational opportunities found in the City, it is addressed in this element as well.

## Goals

**P.6a: Create a system of multipurpose trails that meet present and projected recreational needs and connects with the regional system of such trails at multiple, convenient locations.**

**P.6b: Make the enhancement of the existing trail system plan a priority project.**

### Policies

P.6.1: Ensure trails are handicap accessible.

P.6.2: Prepare and maintain a recreational enhancements program for the trails plan. The trails plan should link population centers, community facilities, workplaces, neighborhoods, schools, recreation areas, open space, and cultural/ historical areas. Coordinate with other agencies and trails committee(s) to ensure a comprehensive approach to trail system planning.

P.6.3: Separate recreational trails from motorized vehicle traffic where feasible.

P.6.4: Inventory and examine existing rights-of-way (including abandoned rail and utility easements) for possible use as multipurpose non-motorized vehicle trails.

# CHAPTER 9

# NATURAL ENVIRONMENT

## City of Liberty Lake Comprehensive Plan

# A. Introduction

The Natural Environment Element combines several environmentally related topics, including Critical Areas (wetlands, aquifer recharge areas, fish and wildlife conservation areas, frequently flooded areas and geologically hazardous areas), as well as tree conservation, shorelines, surface water quality and quantity, and air quality. The City of Liberty Lake's natural environment includes the Spokane-Rathdrum aquifer, which is one of the most productive aquifers in the United States. Currently, the City does not contain any designated critical areas, frequently flooded areas, or shorelines, however these areas surround the City and they have been included in this element for future planning or joint planning efforts. A small wildlife corridor is located on the far eastern boundary of the City and the small quantity of wetlands that are contained within the City have already been mitigated. The locations of the wetlands are shown on Map 9.1 within this element.

## Natural Environment Element Vision Statements[1]

1. Preserve the water quality, beauty, and ecosystem of all bodies of water within or adjoining the City including Liberty Lake and the Spokane River
2. Conserve environmentally sensitive areas
3. Preserve natural beauty

# B. History and Background

The City of Liberty Lake has attracted desirable businesses in recent years because of the natural environment that contributes to a high quality of life. Protecting and enhancing this unique natural environment is the purpose of this Chapter. By ensuring the availability of clean air and water, and preserving critical areas and natural features, we will continue to make the City of Liberty Lake an inviting community. The following are the guiding principles for this element.

- Critical areas, including wetlands, fish and wildlife habitat, aquifer recharge areas, geologically hazardous areas, and flood hazard areas, shall be preserved, protected, managed, and restored so that the functions and values of these areas are maintained.
- Shoreline areas shall be protected from land uses that degrade water quality and wildlife habitat.
- Surface and groundwater should be maintained at adequate quantity and quality, with land uses designed to ensure continued protection.
- Air quality shall be maintained at levels that protect human health, prevent injury to plants and animals, and preserves clear visibility.

# C. Goals and Policies

### Critical Areas

Critical areas include the following areas and natural places:

1. wetlands;
2. areas with a critical recharging effect on aquifers used for domestic purposes;

[1] Vision Statements were created by the Planning Commission and City Council to reflect citizen comments.

3. fish and wildlife habitat conservation areas;
4. frequently flooded areas;
5. geologically hazardous areas.

The City of Liberty Lake recognizes the importance of protecting the functions of critical areas. Preservation of these areas helps to maintain the high quality of life that is enjoyed by the residents of Liberty Lake. These natural systems play valuable roles in stormwater disposal, flood prevention, and water quality preservation, as well as providing recreational opportunities. Protection of critical areas makes economic sense, since the alternative is expensive engineered systems for protection from floods and geological hazards and for purification of drinking water. The Critical Areas Goals and Policies establish allowable uses in critical areas and provide development standards to mitigate impacts of development. Better information is needed to refine critical area designations and management recommendations. Effective protection requires an interdisciplinary approach to the evolution of *best available science*. Involvement by scientists from the Washington State Department of Fish and Wildlife, Department of Ecology, area universities, and others will continue to be essential to the advancement of critical area protection.

### Overall Critical Areas Goals

Several issues that are common to all critical areas have been identified. These issues are addressed in this section. The underlying approach to critical-area stewardship involves private conservation organizations, businesses, individual landowners, and the general public, as well as government. The following goals should be used together with the specific goal sections of each critical area.

## Goals

**NE.1a: The City of Liberty Lake will encourage management of critical areas in such a way that includes education, rehabilitation, preservation, protection, enhancement, mitigation, and incentives for protection.**

**NE.1b: Land use regulations and land use decisions in the City shall protect critical areas. Regulatory mechanisms such as limitations on land use or buffering requirements or programs such as transfer of development rights and acquisition of development rights should be used to retain critical areas whenever possible.**

**NE.1c: The City of Liberty Lake will review and update its Critical Areas goals, policies, and regulations at least every five years and best available science will be used in the designation and protection of critical areas.**

**NE.1d: Ongoing public participation is a vital element of critical area regulations and management programs. The City will actively seek individuals or local groups to assist in identifying and protecting critical areas.**

**NE.1e: The City of Liberty Lake will determine the *carrying capacity* (the level of population and activity that the natural resource base can healthfully support) and will use that information in its land use decisions regarding critical areas. In some cases, critical areas are fragile and public access should be controlled.**

**NE.1f: Regulations developed by the City of Liberty Lake will not result in or constitute a taking of private property and shall be evaluated as provided for in RCW 36.70A.370.**

**NE.1g: Regulations to protect the natural environment shall recognize nonconforming rights for existing land uses and activities.**

**NE.1h: Encourage cooperative and coordinated protection programs for critical areas between the City of Liberty Lake and Spokane County.**

**NE.1i: Cumulative effects of land use activities on critical areas shall be considered in land use decisions.**

**NE.1j: Consider the multiple uses of open space and wildlife corridors for other uses, as recommended by qualified wildlife managers, such as utility corridors when conflicts do not exist or can be mitigated.**

### Policy

NE.1.1: It will be the responsibility of the City of Liberty Lake Planning & Community Development Department to coordinate the identification of best available science and to provide a recommendation to decision-makers for use in designating and protecting critical areas and shorelines, pursuant to RCW 36.70A.172, WAC 365-195-900, RCW 90.58.100(1) and WAC 173-26-020.

## Wetlands

Wetlands are areas inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention and retention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate conversion of wetlands, if permitted by the City. In the past, wetlands were considered nuisances to be filled in and covered up. Experience has revealed the many beneficial functions provided by wetlands, including providing wildlife habitat, storage and disposal of stormwater, groundwater recharge and removal of contaminants. The primary purpose of the wetland goals and policies is to preserve these important natural functions.

## Goal

**NE.2: Ensure “no net loss” of wetland functions, value, and quantity as a result of land use activities and establish a long-term goal of measurable gain of wetlands function and value.**

### Policies

NE.2.1: Create new and use existing incentives to control wetlands access and use.

NE.2.2: Maintain a wetlands inventory and monitor achievement of the “no net loss” goal.

NE.2.3: Strive to attain a measurable gain of wetlands function and value.

NE.2.4: New development shall not impact wetlands.

NE.2.5: Expansion of nonconforming uses in wetlands and their buffer areas should not be allowed.

## Goal

**NE.3: Establish wetland management programs that include identification of wetlands and a classification system.**

### Policies

NE.3.1: Establish appropriate wetlands classification, which should include buffer areas to maintain wetlands natural functions and beneficial values.

NE.3.2: Land use decisions and land use activities should be consistent with existing wetland regulations. New regulations should provide clarification as to appropriate and inappropriate land use activities within a wetland and its buffer area.

NE.3.3: New regulations developed should recognize the potential impact to wetlands that are located within planned urban areas.

NE.3.4: Wetland alteration from development or other activities should not cause adverse impacts to the wetland or its buffer area.

NE.3.5: Proposals for wetland restoration, creation, or enhancement shall include consultation with the appropriate agencies to ensure adequate design and consistency with other applicable regulations.

NE.3.6: Land use regulations/ decisions should consider density transfers, transfer of development rights, bonus density, natural wetland preserves, wetland banking, or other mechanisms to retain wetlands.

NE.3.7: Encourage public and private groups to consider protection and/or acquisition of wetlands and their buffer areas.

## Goal

**NE.4: Protect and enhance wetlands so that they are able to perform their natural functions and maintain their beneficial values.**

### Policies

NE.4.1: Maintain the natural ability of wetlands to store and gradually release drainage and stormwater.

NE.4.2: Discourage development and/or land use activities which will adversely impact wetlands' ability to store and discharge drainage and/or floodwater storage.

NE.4.3: Retain, restore and/or enhance native and/or appropriate vegetation to slow velocity of stormwater runoff and improve surface and groundwater quality.

NE.4.4: Protect wetlands from erosion and siltation.

NE.4.5: Restore and enhance native and/or appropriate vegetative types in wetlands and their buffer areas.

NE.4.6: Protect water quality and quantity within wetlands by preventing overuse of surface and groundwater beyond recharge capacities.

NE.4.7: New development and/or land use activities shall provide adequate buffer areas of permanent native and/or appropriate vegetation adjacent to wetlands. These buffer areas shall be established based on the natural function and beneficial values of the wetland as determined by established criteria.

NE.4.8: Existing surface water and groundwater quality and quantity should be protected where new development or land use activities would impact a wetland or its buffer area.

NE.4.9: New developments and/or land use activities should be designed to preclude the need for flood control structures or designs that alter wetlands and their shoreline characteristics.

NE.4.10: New developments and/or land use activities should design circulation systems, roads, trails, and other such facilities to protect wetlands from erosion and reduce the amount of soil, silt, and pollutants entering wetland areas.

NE.4.11: Avoid new development and/or land use activities that would significantly impact native and/or appropriate vegetation, cause substantial erosion or sedimentation, or adversely affect aquatic life or the biophysical capabilities within a wetland habitat.

NE.4.12: Wetlands shall be protected and should be improved for use as fish and wildlife habitat by providing buffers and protection of adjacent riparian environments.

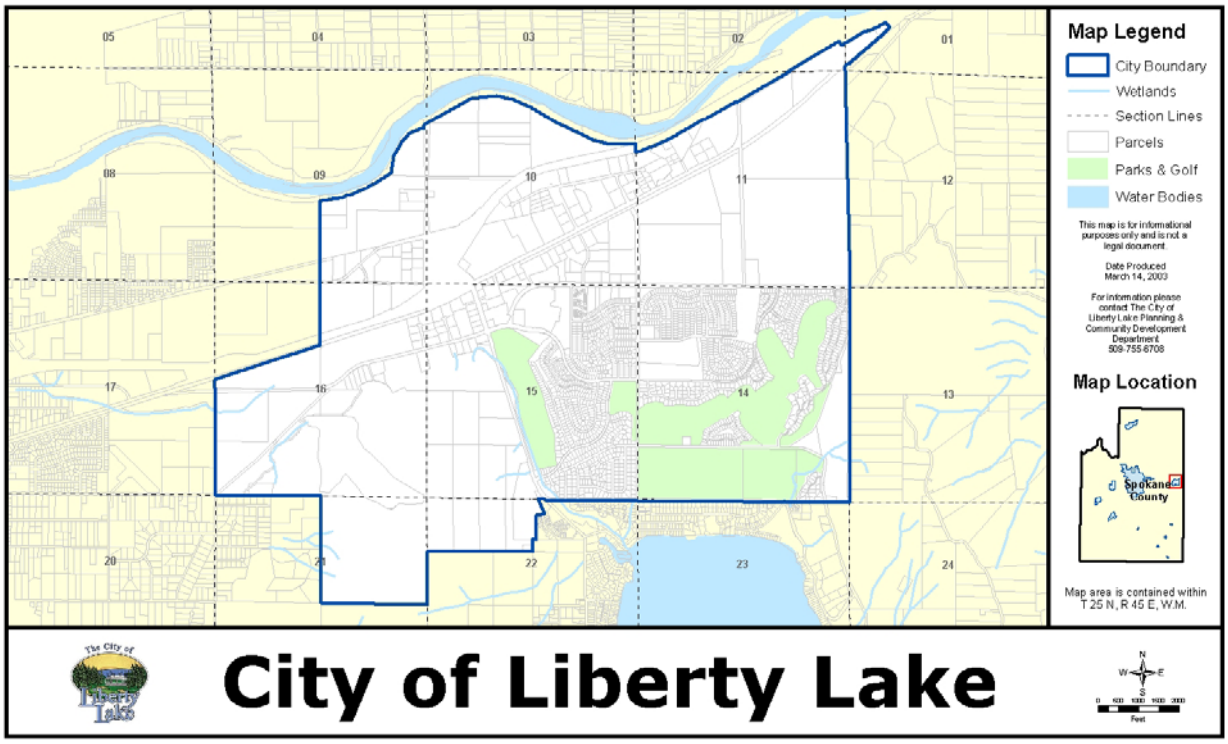
NE.4.13: Recognize and provide protection for wetlands that provide wildlife habitat for priority species and species of local significance, as defined under the Fish and Wildlife Habitat Conservation Area goals and policies.

NE.4.14: Encourage the preservation of wetlands associated with wildlife habitat corridors.

NE.4.15: Existing vegetation providing wildlife habitat in habitat corridors should be maintained or improved to offset habitat loss by human activities/ development.

NE.4.16: Encourage partnerships that will result in matching funds and maintenance cost programs to acquire at least join ownership of wetlands and their buffer areas.

## MAP 9.1 - WETLANDS



## Aquifer Recharge Areas and Groundwater

Underground aquifers are the sources of nearly all the drinking water for the City of Liberty Lake. The purpose of the following goals and policies is to ensure the long-term quality of groundwater as a source of drinking water in Liberty Lake. The Spokane Rathdrum Aquifer supplies most of the drinking water used in the urban area and is designated as a *sole source aquifer* by the federal Safe Drinking Water Act. Contaminants deposited in aquifer recharge areas pose risks to the water quality of the aquifers. To ensure quality groundwater, the City of Liberty Lake is required to designate and protect critical aquifer recharge areas. A critical aquifer recharge area is an area with a critical recharging effect on aquifers used for potable water. The goals and policies of this section provide guidance to protect our aquifers and critical aquifer recharge areas.

### Goals

**NE.5a: Prevent degradation of groundwater quality in Liberty Lake area aquifers.**

**NE.5b: Protect groundwater quality from development impacts.**

**NE.5c: Mitigate the effects of natural or un-natural events that lower aquifer water quality below minimum state standards.**

#### Policies

NE.5.1: Draft clear and manageable measures for the purpose of protecting critical aquifer recharge areas.

NE.5.2: Utilize regulations developed for the Spokane Rathdrum Aquifer.

NE.5.3: Re-evaluate aquifer protection measures at least every five years and amend as necessary.

NE.5.4: Evaluate proposed land use changes for both positive and negative impacts on groundwater quality, especially in moderate and highly susceptible critical aquifer recharge areas.

NE.5.5: Discourage development that would have a significant negative impact on the quality of an aquifer.

NE.5.6: Coordinate aquifer protection with Wellhead Protection programs by identifying wellhead protection areas, designated by a public water supplier, as highly susceptible critical aquifer recharge areas.

NE.5.7: Require wastewater management systems appropriate for the industry when potentially critical materials, as defined in the uniform building and fire codes, as updated, are used by an industry.

NE.5.8: Require appropriate stormwater runoff and spill control provisions for those who use and/or store potentially critical materials within critical aquifer recharge areas.

NE.5.9: Support and develop wellhead protection measures.

NE.5.10: Prohibit new industries that will store, handle, or use potentially critical materials from locating within a wellhead protection area designated by a public water supplier.

NE.5.11: New industries that will store, handle, or use potentially critical materials should be encouraged to locate outside of highly susceptible critical aquifer recharge areas.

NE.5.12: Solid waste disposal sites (landfills) shall be prohibited within critical aquifer recharge areas of medium and high susceptibility; except that inert and/or demolition solid waste disposal sites may be allowed within critical aquifer recharge areas of medium susceptibility, provided adequate safeguards are in place to protect surface and groundwater.

NE.5.13: In situations of documented contamination of public water supplies in violation of Washington State water quality standards, development, which would either contribute to or be impacted by the pollution shall be prohibited until such time as all necessary utilities, facilities, and services can be provided in compliance with applicable standards.

NE.5.14: Encourage development activities that do not use potentially critical materials in highly susceptible critical aquifer recharge areas.

NE.5.15: Sewer service, stormwater runoff, and spill-control provisions shall be provided when potentially critical materials are used, handled, or stored by industries or other land uses when they are located within critical aquifer recharge areas.

NE.5.16: Best management practices should be utilized to treat stormwater runoff prior to injection into the ground.

NE.5.17: Encourage the application of permeable and semi-permeable surfaces to parking areas and other innovative storm water control alternatives to facilitate storm water treatment and disposal.

## Goal

**NE.6: Secure adequate water quantity for the residents of the City of Liberty Lake without artificially over-allocating available resources to any single customer or group of customers.**

### Policies

NE.6.1: Manage surface- and ground- waters throughout the City to stay within recharge capabilities.

NE.6.2: Identify and map those aquifers from which annual withdrawals exceed annual water recharge, and implement density control limitations, water importation, or other means to prevent further depletion of the water resource.

NE.6.3: Promote water conservation through education, incentives, and regulations in cooperation with water purveyors and the public.

NE.6.4: It is recognized that aquifers in the City of Liberty Lake used for drinking water may have all or part of their recharge areas located outside of the City. Accordingly, the City of Liberty Lake should coordinate and collaborate with surrounding jurisdictions to protect groundwater.

NE.6.5: Recognize the Spokane Rathdrum Aquifer as a finite resource.

NE.6.6: Discourage new water wells or increases in the extraction of water from existing wells in aquifers where water withdrawals exceed aquifer recharge.

NE.6.7: In future updates of the Coordinated Water Supply Plan, work with water purveyors to standardize future water use projections based on population projections.

NE.6.8: Support efforts to limit water use, allowed under the state domestic exemption rule, to providing supplies for residential uses.

NE.6.9: Water-conserving landscaping and other conservation practices should be encouraged. Incentives should be used to reduce water consumption.

NE.6.10: Special consideration should be given to proposed developments or activities that recycle or find use for wastewater.

NE.6.11: Explore the idea of requiring double metering for irrigation use in all new developments.

## Goal

**NE.7: Provide public information programs for land users to demonstrate how to protect critical aquifer recharge areas from degradation.**

### Policies

NE.7.1: Provide the public with information on practices that threaten water quantity and quality.

NE.7.2: Encourage all land users to employ *best management practices* appropriate to their land use to discourage excessive water use and to protect public health and safety.

NE.7.3: Provide convenient public access to groundwater modeling documents and regulations to protect critical aquifer recharge areas.

NE.7.4: Make the public aware of the long-term expense and public health consequences of failure to protect critical aquifer recharge areas from degradation.

NE.7.5: Encourage area schools, colleges, and universities to include education about groundwater pollution prevention.

NE.7.6: Encourage area civic groups to become involved with groundwater protection.

NE.7.7: When feasible, support incentives to reduce the use of hazardous chemicals by households and businesses.

## Goal

**NE.8: Consistently enforce regulations, effectively monitor compliance, and provide regulatory incentives to protect critical aquifer recharge areas.**

### Policies

NE.8.1: In moderate and highly susceptible critical aquifer recharge areas, no variances, deviations, or exceptions to the groundwater protection regulations shall be allowed.

NE.8.2: Include clear and manageable compliance requirements to protect groundwater in the construction and occupancy permit system.

NE.8.3: Commit adequate resources to permit monitoring and enforcement, including qualified staff with necessary support.

NE.8.4: Conduct a review of regulations at least every five years to make sure they reflect:

1. changing conditions in the environment;
2. growing scientific knowledge of the quantity and quality of the existing groundwater resource;
3. best management practices for that resource.

NE.8.5: Develop a system of incentives that will lead to the greatest protection of the groundwater resource.

NE.8.6: Encourage voluntary land exchange for the purpose of aquifer protection so that critical aquifer recharge areas that are highly susceptible to contamination have the protection of public ownership.

NE.8.7: Enable transfer of development rights from critical aquifer recharge areas to other suitable sites.

NE.8.8: The City of Liberty Lake shall aggressively identify causes of water quality problems and propose and implement solutions where feasible.

NE.8.9: Designate and maintain one office for coordinating groundwater quality issues in the City of Liberty Lake.

NE.8.10: Create a source of information on best management practices for groundwater protection.

### Goal

**NE.9: Regularly update critical aquifer recharge area protection measures so they are effective, enforceable, and equitable.**

#### Policies

NE.9.1: Update the aquifer susceptibility analysis when sufficient new information is available to justify an update.

NE.9.2: Conduct additional studies to better define the extent of contamination, physical extent, water capacity, background water quality, and the rate of flow of water in local aquifers.

NE.9.3: Reconsider and revise the list of critical materials every five years.

NE.9.4: Regularly revise aquifer protection measures to reflect additional best available information.

## Contamination Susceptibility of Aquifers

### Surface Water Quantity and Quality

Water quality and quantity influences the domestic, economic, recreational, and natural environments of the City of Liberty Lake. Historically, clean water has been taken for granted. As growth and development have increased, so have problems associated with maintaining water quality and quantity. Industry, commercial business, agriculture, and residences all contribute to reduced water quality and quantity. From this perspective, a comprehensive approach must be taken to ensure future water quality and quantity.

#### Stormwater

The increased impervious area resulting from development changes the amount and the quality of runoff water. If left unmanaged, discharges of stormwater can cause flooding and water quality degradation, especially in already impaired water bodies. Increased impervious areas may also adversely impact groundwater recharge. Long-term solutions to stormwater problems will require creative problem-solving on a case-by-case basis. In drainage basins where

development has already occurred, much of the natural stormwater system may be altered so that it no longer functions effectively. In areas where wetlands have been filled and natural drainageways altered, substantial investment in stormwater collection and disposal systems will be required. In newly developing areas where stormwater disposal has not yet become a problem, it is important to preserve the natural system of wetlands and drainageways to prevent problems from occurring as a result of future development.

## Goals

**NE.10a: Assure continued provision of both adequate quantity and quality of surface water for the City of Liberty Lake.**

**NE.10b: Encourage land uses which are consistent with long-term protection of surface water quality and quantity in Liberty Lake.**

**NE.10c: Work with other jurisdictions to restore water quality in any currently impaired surface waters surrounding the City.**

### Policies

NE.10.1: Water quality and wastewater management plans should consider methods of storm water and waste water disposal that reduce impact on surface and ground water such as irrigation of golf courses, parks, and landscaping.

NE.10.2: Within Liberty Lake drainage areas or other areas with drainage problems, special studies and/or conditions of approval for development proposals may be required if necessary to mitigate storm water runoff and other pollution sources.

NE.10.3: Impacts of a proposal upon surface water quality shall be considered before development is approved. Denying or conditioning proposals may be necessary to protect water quality.

NE.10.4: Develop and maintain an area wide Water Quality Management Plan that is coordinated with the City of Liberty Lake Comprehensive Plan and the Water Quality Management Plans of adjacent jurisdictions.

NE.10.5: Liberty Lake shall develop an education program to inform its people of the sensitivity of the surface water to both excess use and contaminants. The purpose of the program would be to reduce contamination. Liberty Lake will review the program and adopt specific changes to fit the needs of our unique situations.

NE.10.6: Support the establishment of a minimum flow standard for the Spokane River that is adequate to protect wildlife and maintain water quality.

NE.10.7: The more restrictive residential density requirements imposed either by the Critical Aquifer Recharge Area or Surface Water Quality and Quantity goals and policies, or by each land use category's goals and policies, shall apply.

NE.10.8: Trucks and trains carrying critical materials should be encouraged to use preferred critical material routes where emergency spill response plans exist.

NE.10.9: Treated sanitary wastewater shall meet or exceed the Department of Ecology standards prior to discharge to surface waters.

NE.10.10: Where increased storm water runoff potential exists due to a proposed development, runoff management procedures shall be required.

NE.10.11: Establish enforcement procedures for the safeguarding of surface waters

NE.10.12: Time extensions for approved preliminary plats, short plats, and binding site plans shall be subject to current applicable local, state, and federal regulations regarding water quality protection.

NE.10.13: Work with agricultural agencies to limit the use of excessive fertilizer, pesticide, and herbicide application, and work toward finding other, less damaging soil fertilizers for use on golf courses and other landscaped areas.

NE.10.14: Encourage biological water treatment using native plants.

NE.10.15: Continue the ban on phosphorus in detergents, and expand the ban to other products which introduce phosphorus into the environment.

NE.10.16: Implement standards that adequately control erosion from development sites. Special emphasis should be placed on erosion and stormwater control from private roads, which may affect surface waters.

NE.10.17: Explore the opportunities that exist for establishing a Lake Management District.

## Fish and Wildlife Habitat Conservation Areas

Fish and Wildlife Habitat Conservation Areas include:

- Areas with which specifically identified species have a primary association. These specifically identified species include: endangered, threatened, sensitive and candidate; and secondarily: monitor and priority species (game and non-game), as identified by the Department of Wildlife in the Priority Habitats and species lists, hereinafter referred to as *priority species*, compiled in compliance with WAC-365-190-080.
- Habitats and species of local importance.
- Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat.
- Waters of the state.
- Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; or
- State natural area preserves and natural resource conservation areas.

*Fish and Wildlife Habitat Conservation* means land management for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not mean maintaining all individuals of all species at all times, but it does mean cooperative and coordinated land use planning is critically important among counties and cities in a region. Fish and wildlife are part of our heritage. Fishing, hunting, and simply watching wildlife are valued recreational activities that contribute to the local economy and quality of life. Preservation of the fish and wildlife habitat is the key to the continued existence of these species in the future. The following goals and policies articulate the high value that community residents place on conservation of the local fish and wildlife.

## Goals

**NE.11a: Identify fish and wildlife habitat conservation areas and their ecosystems. Recognize the multiple values of fish and wildlife habitat conservation areas and educate people as to these values.**

**NE.11b: Protect, maintain, and improve critical fish and wildlife habitat conservation areas and habitats of local importance through a variety of methods including public ownership of the most critical areas and incentives for privately owned land.**

### Policies

NE.11.1: Guide development by environmental concerns, including natural limitations of habitat. Incentives and mitigation measures may be used to guide development.

NE.11.2: Land use regulations and decisions shall consider density transfers, bonus density, nature area preservation, or other innovative mechanisms to retain Fish and Wildlife Habitat Conservation Areas whenever possible.

NE.11.3: Development proposals and their design shall consider the retention and maintenance of critical fish and wildlife habitat areas and shall provide buffers to protect corridors and water habitats.

NE.11.4: The City of Liberty Lake will seek individuals and/or groups to assist in identifying and protecting species and habitats of local importance.

NE.11.5: Prevent the introduction of species which have an unknown or negative impact on current native habitats.

## Goals

**NE.12a: The City of Liberty Lake shall strive to minimize fragmentation of habitat by protecting important fish and wildlife areas and open space; and by interconnecting corridors to form a continuous network of fish and wildlife habitat and ecosystems with adjacent areas.**

**NE.12b: The City of Liberty Lake shall strive to ensure that priority fish and wildlife species as identified by the Washington Department of Fish and Wildlife and species of local importance do not become imperiled due to land use changes, habitat alteration, and other human activities.**

### Policies

NE.12.1: Recognize that the Washington State Department of Fish and Wildlife (WDFW) manages fish and wildlife resources and that the City of Liberty Lake should coordinate with WDFW in land use planning and management of fish and wildlife resources.

NE.12.2: The City of Liberty Lake shall strive to implement measures that contribute to the recovery and/or management of priority species.

NE.12.3: Encourage restoration of lost and damaged habitats.

NE.12.4: Activities allowed within designated Fish and Wildlife Habitat Conservation Areas should not compromise the areas' habitat quality or function. Compatible uses may include rangeland, forest production, open space, and passive recreation.

## Tree Conservation

Much of the landscape surrounding the City of Liberty Lake is dominated by evergreen forest. The aesthetic appeal of the area is closely linked to the native vegetation, especially the trees. The conifers that cover the hills and mountains are important to the economy of the area as a renewable natural resource for paper and building materials. However, the aesthetic and wildlife habitat value of the trees also contributes to the economy of the area to a significant extent. The aesthetic value and wildlife associated with the forested landscape continues to be a force that draws people and jobs to this area. For the area to maximize its economic development potential, it is essential that Liberty Lake conserve its identity as an area of scenic natural

beauty. To this end, conservation of the trees that are native to this area must be considered as part of the development process.

## Goal

**NE.13: Preserve the unique natural beauty of Liberty Lake by conservation of the native trees through public education, conservation incentives, and special consideration in the development process.**

### Policies

NE.13.1: Encourage public awareness of the increased property values associated with tree conservation.

NE.13.2: Encourage programs that provide assistance to the public in caring for and nurturing trees.

NE.13.3: Encourage tree-planting programs that emphasize native species and encourage species diversity.

NE.13.4: Adopt tree conservation development regulations that discourage removal of mature trees, require appropriate tree replanting when removal is necessary to accommodate development, and provide incentives to conserve trees.

NE.13.5: Adopt policies consistent with attaining a “Tree City USA” designation.

## Frequently Flooded Areas

Frequently flooded areas are lands in the floodplain subject to a 1-percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, sink areas, major natural drainageways, and wetlands. Frequently flooded areas are natural physical features of a watershed that play an important role in stormwater storage and disposal. The purpose of these goals is to maintain the natural function of these frequently flooded areas in order to protect private and public property and reduce the need to construct flood control facilities as well as protect the environment.

## Goal

**NE.14: Recognize the multiple values of frequently flooded areas and educate people as to those values.**

### Policy

NE.14.1: Recognize that frequently flooded areas are a natural physical feature of a watershed. The function of a frequently flooded area is to convey and store runoff during periods of heavy rainfall and snowmelt when overtopping of the normal river, stream, or drainage channel occurs and adjacent low-lying areas are flooded.

## Goal

**NE.15: Identify frequently flooded areas and drainage ways, sink areas, runoff areas, floodways, and meander belts that contribute to frequently flooded areas.**

### Policy

NE.15.1: Standard hydrologic and hydraulic study methods shall be used to identify frequently flooded areas.

## Goal

**NE.16: Protect and improve the natural dynamics of frequently flooded areas.**

### Policies

NE.16.1: Frequently flooded areas, marshes, floodplains, and floodways should be used as rangeland, forest, wildlife habitat, open space, recreation, and other appropriate uses.

NE.16.2: Minimize impacts of new development on existing floodplains and frequently flooded areas though design that accommodates flood events without property damage.

NE.16.3: Maintain, protect, or restore natural drainage systems to protect water and environmental quality.

NE.16.4: The natural drainage network should be preserved and utilized for flood control and to maintain environmental quality.

NE.16.5: New developments and land use activities should be designed to:

1. Protect the drainage functions of flood plains, natural drainageways, sink areas, and other existing drainage facilities.
2. Preserve and incorporate natural features such as streams, ponds, significant drainageways, and wetlands in a manner that maintains their natural functions.
3. Consider the site's topography as it relates to frequently flooded areas in the design and placement of physical improvements such as roads and structures.
4. Retain natural vegetation strips adjacent to the high water mark of a perennial or intermittent stream or other frequently flooded areas.
5. Retain trees and native vegetation that contribute to controlling erosion on slopes adjacent to frequently flooded areas.

## Goal

**NE.17: Manage frequently flooded areas to enhance environmental quality and to minimize the risks to life and property.**

### Policies

NE.17.1: Minimize impacts from flooding problems such as erosion, property damage, potential property devaluation, and impaired ground and surface water quality.

NE.17.2: Use bioengineering techniques, where possible, rather than hard engineering structures to stabilize the floodway if risk to life or property is threatened.

NE.17.3: Permit and encourage land uses compatible with the preservation of natural vegetation within frequently flooded areas.

NE.17.4: Development should not occur on lands identified as being within a 100-year floodplain (1-percent or greater chance of flooding in any given year) or as having a history of flooding, unless the developer provides mitigation measures acceptable to the appropriate regulatory agency.

NE.17.5: Assist in updating the federal floodplain map.

## Geologically Hazardous Areas

*Geologically hazardous areas* are areas that, because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to siting commercial, residential, or industrial development consistent with public health or safety concerns. The purpose of these goals and policies is to ensure that areas subject to geological hazard are identified so that hazard mitigation is incorporated into designs. The public safety must be protected by prohibition of development in geologically hazardous areas unless hazard mitigation is assured.

## Goal

**NE.18: Development should be discouraged in geologically hazardous areas unless it can be demonstrated that a hazard area can be developed consistent with public health and safety. Development permits may be conditioned to mitigate certain hazards.**

### Policies

NE.18.1: Any new subdivision or short subdivision that is determined to be in a geologically hazardous area where significant risk has been identified shall have specific language placed on the face of the plat (dedication) and title stating that the hazard is present.

NE.18.2: Residential, commercial, and industrial development in geologically hazardous areas should minimize disruption of existing topography and vegetation; and shall incorporate opportunities for phased clearing and grading.

NE.18.3: Construction should minimize risk to the natural environment and/or structures. Construction shall not increase the risk to the site and/or potentially affected adjacent properties.

NE.18.4: Clearing and grading activities in geologically hazardous areas shall consider limitations based upon seasonal weather conditions.

NE.18.5: Within geologically hazardous areas, site alteration, grading, and filling shall be the minimum necessary to accomplish approved designs/plans.

NE.18.6: Proposals should describe the hazards present, such as erosion, landslides, etc., and provide mitigation measures acceptable to the appropriate regulatory agency.

NE.18.7: Construction and development on geologically hazardous areas should have negligible effects on the quality and quantity of potentially affected surface and groundwater. Mitigation measures acceptable to the appropriate regulatory agency should be provided.

NE.18.8: Development in geologically hazardous areas should not be allowed without appropriate mitigation.

NE.18.9: Development proposals within geologically hazardous areas should submit an erosion control plan prior to receiving approval.

NE.18.10: Land use regulations and decisions should consider density transfers, bonus density, nature belt preservation, or other innovative mechanisms to retain geologically hazardous areas whenever possible and to facilitate implementation of the goals and policies for geologically hazardous areas.

## Goal

**NE.19: Geologically hazardous areas may be used as open space for recreation, rangeland, forest, wildlife habitat, and other uses as appropriate.**

### Policies

NE.19.1: Geologically hazardous areas demonstrated to be highly sensitive to modification by development activities shall be preserved in a natural condition for uses other than development.

NE.19.2: These highly sensitive areas should be inventoried and reviewed for consideration of the most appropriate non-development related use.

## Shorelines

Shorelines are among the most valuable and fragile of environments. The purpose of these goals and policies is to manage the use of the shorelines, so that their protection, preservation, and restoration are assured. The intent is to foster reasonable and appropriate use of the shorelines but also to protect the natural character of the shorelines, preserve the ecology and resources, increase public access to publicly owned shorelines, and to increase recreational opportunities for the public. Bodies of water with a mean annual flow of greater than 20 cubic feet per second (in the case of flowing water) and an area greater than 20 acres (in the case of standing water) are considered *Shorelines of the State* and are subject to the Shoreline Management Act (SMA). The SMA area of jurisdiction is the body of water together with an adjacent strip of land generally 200 feet wide, measured landward from the ordinary high watermark. In compliance with the SMA, the City of Liberty Lake adopted the Spokane County Shoreline Management Program by reference prior to incorporation. The Shoreline Management Program established goals, policies, and regulations to protect shoreline areas. RCW 36.70A.480 requires that the Shoreline Master Program goals and policies be considered as part of the Comprehensive Plan.

## Goal

**NE.20: Protect shorelines in Liberty Lake designated under the state Shoreline Management Act with the Spokane County Shoreline Master Program until it is replaced or amended under pending state law and administrative regulations.**

### Policies

NE.20.1: The Spokane County Shoreline Program shall be updated once legislative changes are enacted to ensure consistency between the Shoreline Management Program and the Critical Areas Program, as needed.

NE.20.2: The Spokane County Shoreline Program, as adopted and amended, is included by reference as part of this plan.

NE.20.3: The Spokane County Shoreline Program shall be reviewed and updated periodically as required by law and as needed.

## Watersheds

The City of Liberty Lake should conduct ongoing watershed stewardship activities. The goals of watershed stewardship are to increase public awareness about watershed management efforts and to get participation in the process to ensure stewardship on residents' property and homes. Promoting watershed advocacy is important because it can lay the foundations for public support and greater watershed stewardship. Most watershed protection tools require maintenance if they are to properly function over the long run. Some of the most critical watershed maintenance functions include management of conservation areas and buffer

networks, and maintenance of stormwater practices and sewer networks. There are six basic programs that can promote greater watershed stewardship:

- Watershed advocacy
- Watershed education
- Pollution prevention
- Watershed maintenance
- Indicator monitoring
- Watershed restoration

## Goal

**NE.21: The City of Liberty Lake will participate in programs to increase watershed stewardship and overall watershed protection.**

### Policies

NE.21.1: The health of the watershed shall be monitored.

NE.21.2: The City shall support public education about watershed management and stewardship.

NE.21.3: The City shall provide opportunities for the public to actively engage in watershed protection and restoration.

NE.21.4: Best available science should be used when dealing with watershed protection and restoration.

## Air Quality

Several conditions contribute to air pollution in Liberty Lake. Human activities, including automobile use, wood stove use, and industrial and agricultural operations, generate airborne substances that can affect air quality. In addition, the Spokane area has been affected substantially by windblown dust from the entire central portion of the State. The Spokane Valley is also a natural basin in which air pollution is concentrated by an occasional *temperature inversion* (a situation in which lighter warm air overlies heavier cool air). A variety of air pollution control strategies have been employed in the City of Liberty Lake. The strategies include auto emission inspections, restrictions on open burning, wood stove certification, restriction on wood stove use when pollution levels are high, oxygenated fuels for cars, road paving, use of chemical deicers as an alternative to road sanding, and others. These measures, combined with cleaner-burning cars, have significantly improved air quality. However, traffic volumes continue to increase which could lead to degradation of air quality in the future. Air quality is intricately related to land use and transportation. The challenge presented to the region is to balance land use, transportation, and air quality in such a way that the community can continue to grow and prosper without compromising quality of life.

## Goals

**NE.22a: Maintain air quality in the City of Liberty Lake that protects human health, prevents injury to plant and animal life, and preserves clear visibility.**

**NE.22b: Promote the physical, economic, and social development of Liberty Lake that is consistent with a good air quality and visibility.**

**NE.22c: Comply with federal and state air quality standards.**

## Policies

NE.22.1: Establish a variety of transportation systems as alternatives to the single occupancy vehicle such as dispersed employment opportunities, flexible working hours, telework, light rail, other transit, car pooling, bicycling and walking paths.

NE.22.2: Establish multiple high-density travel corridors while preserving the unity of established neighborhoods.

NE.22.3: Encourage the development and expansion of high-density urban centers that facilitate alternative transportation modes to reduce traffic congestion.

NE.22.4: Support regional efforts to improve air quality.

NE.22.5: Promote public education to increase the level of responsibility for air quality.

## CHAPTER 10

# CULTURAL & HISTORICAL RESOURCES

## City of Liberty Lake Comprehensive Plan

# A. Introduction

Although Cultural Resources is not a required Comprehensive Plan element by the state Growth Management Act, it is important to protect and preserve identified and potential cultural and historical resources within the City of Liberty Lake. Although the area around Liberty Lake is not included within the City limits, much of the culture and traditions that exist today began there and were carried on by the community as a whole. This element is embodied in a portion of The City's vision statement as follows: *"The Liberty Lake community will maintain an environment that preserves and enhances natural surrounding through the harmony of planned architectural design and green space".*

## Cultural & Historical Resources Element Vision Statements[1]

1. Libraries, movie theaters, performing arts center, pedestrian-friendly area with nearby restaurants, fountains, park-like areas
2. City community center
3. Incorporate historical Liberty Lake symbols, designs, etc. within the built environment
4. Promote unity within the city and surrounding communities, governments, and businesses

# B. History and Background

### Liberty Lake's Cultural & Historical Heritage

**Stephen Liberty**

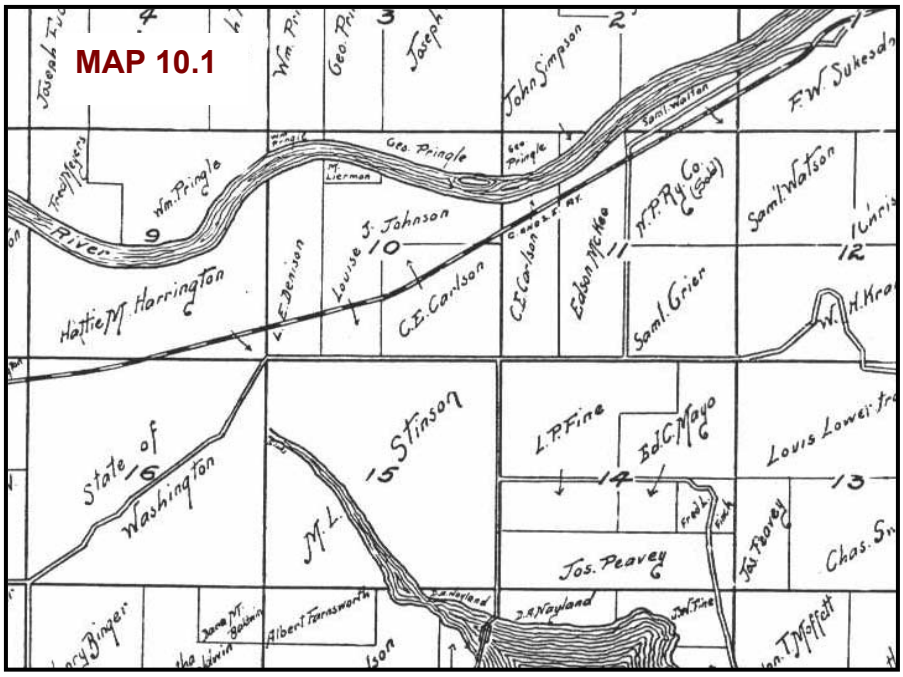
The culture we cherish today began long before the formation of the City of Liberty Lake. The Liberty Lake area was inhabited by Native Americans centuries before the first white settlers came to the area. In 1808, David Thompson, a fur trader, arrived in the area and was soon followed by missionaries. Native Americans still occupied Liberty Lake and surrounding areas as the white settlers began to arrive. According to the book entitled *Memories of Liberty Lake* by Mildred Brereton and Evelyn Foedish, an early fur trader named Ross Cox told tales of the Indians holding horse races on the plains. These horse races were a part of an annual feed on the shores of Liberty Lake that was hosted by Andrew Seltice, Chief of the Coeur d'Alene Indians. After the dinner, everyone enjoyed the horse races and athletic events where prizes were given out. Many families stayed overnight to hear Tecomtee, a Couer d'Alene tribe member sing Indian songs out over the Lake. Liberty Lake was originally named Lake Grier, but was later re-named after a Frenchman from Canada, Etienne Eduard Laliberte, who came to Liberty Lake in 1871 after changing his name to Stephen Liberty while carrying mail over the Mullan Trail to Rathdrum. Stephen Liberty and his family homesteaded on the west side of the lake and he was known as a friend and spokesman for the Native Americans, and was especially close with Chief Andrew Seltice of the Coeur d'Alene Indians. The following text is from Stephen Liberty's manuscripts, "In February, 1871 I removed to Liberty Lake (so named in my honor) where I again established a home and set out about twenty five acres of orchard and continued the raising of stock. When I removed to Liberty Lake in February, 1871 Chief Seltice was my neighbor. Stillam, one of the head men of the tribe, then resided near

**Andrew Seltice**

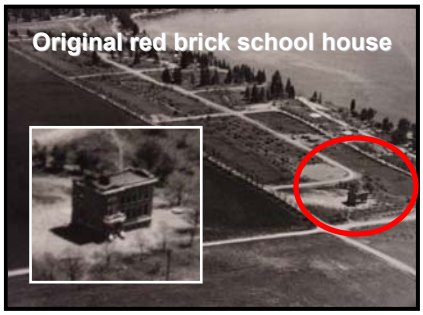
[1] Vision Statements were created by the Planning Commission and City Council to reflect citizen comments.

Spokane bridge, a short distance from me. From the time of my first acquaintance with Chief Seltice and the other head men of the tribe mentioned, I enjoyed their utmost confidence."

Other early settlers may have been drawn to the Liberty Lake area and other parts of the west by the Homestead Act of 1862. The Homestead Act declared that any citizen or intended citizen could claim 160 acres - one quarter square mile - of surveyed government land. Claimants must "improve" the plot with a dwelling and grow crops. After five years, if the original filer was still on the land, it was his property, free and clear. According to records from the Bureau of Land Management, there were eight homesteads in what is now the City limits area between 1884 and 1907. The first homesteader was **James Fisher**. Fisher homesteaded land in the S1/2 of the NE portion, the NE of the NE portion, and the NW of the SE portion of Section 14 in the late 1870's. He was issued a land patent on May 15, 1884. The next to homestead was **Joseph Peavy**, in the early 1880's. He homesteaded the S1/2 of the S1/2 of Section 14 and was issued a land patent on May 26, 1888. Peavy, the areas first blacksmith, also carried mail along the Mullan Trail with his friend Stephen Liberty, who homesteaded on the west side of Liberty Lake. **Levi P. Fine** and **John J. Fine** homesteaded in the early 1880's. Levi P. Fine homesteaded the N1/2 of the NW portion and the NW of the NE portion of Section 14 and was issued a land patent on January 26, 1891. John J. Fine homesteaded S1/2 of the NW portion and the N1/2 of the SW portion of Section 14 and was issued a land patent on March 5, 1891. The Fine family lived in Liberty Lake long enough to see the new school house, mentioned below, built about ¼ mile south of them on land they had donated. **John Simpson** was issued a land patent on April 20, 1891 after homesteading the SE of the SW Quarter of Section 2 along the Spokane River in the mid 1880's. The W1/2 of the SW portion, the SW of the NW portion, the NW of the NW Quarter, and the NE of the NW Quarter of Section 10 were homesteaded by **Charles Denison** in the late 1880's. Denison was issued a land patent on June 8, 1895. **George Bennett** homesteaded in the late 1880's in the N1/2 of the NW portion of Section 22 and was granted a land patent on July 8, 1895. Finally, **Fred Finch** was granted a land patent on March 8, 1907 after homesteading in the early 1900's in the NE of the SE portion of Section 14. See Map 10.2 for an overview of these former homestead locations. The following Map 10.1, is a township map of Spokane County showing ownerships of acreage property that is dated September 1, 1905. Several homesteads were still owned by the original families at that time.

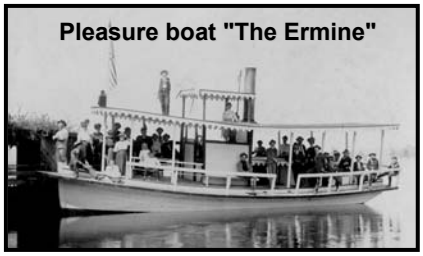


The Spokane Valley Irrigation company, also known as the Spokane Valley Land and Water Company, was organized in 1899 by D.C. Corbin, a well known Spokane entrepreneur. Corbin also developed the Greenacres area. The irrigation line, circa 1903, brought water from the Spokane River and Liberty Lake through the Valley View Golf Course area and along the Outlet Channel trail, then across to the Holiday Hills site today for irrigating the Greenacres district. The company was formed at a time when a portion of Liberty Lake extended up to the northwest above Sprague Ave. and formed a small body of water called Lake Loomis. According to the book entitled *Memories of Liberty Lake* by Mildred Brereton and Evelyn Foedish, a great deal of rich ground was ruined by the lake extension, so residents dug a ditch and used the water for valley irrigation, which eliminated Lake Loomis and brought Liberty Lake to its present size. The Madson family, who homesteaded on the west side of Liberty Lake, used Lake Loomis to water cattle and a law suit was started after it was drained. It was determined that if mail had been carried over the Lake Loomis area, it would have been considered an interstate and it could not have been drained. After the discovery of the Spokane Aquifer, irrigation from wells came into practice.


Original red brick school house

Liberty Lake train station

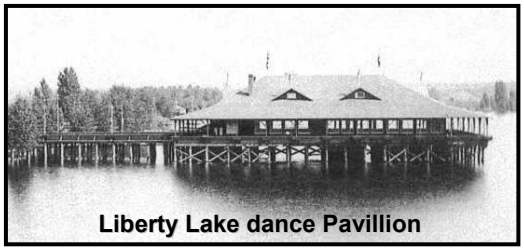
Train entering Liberty Lake


Pleasure boat "The Ermine"

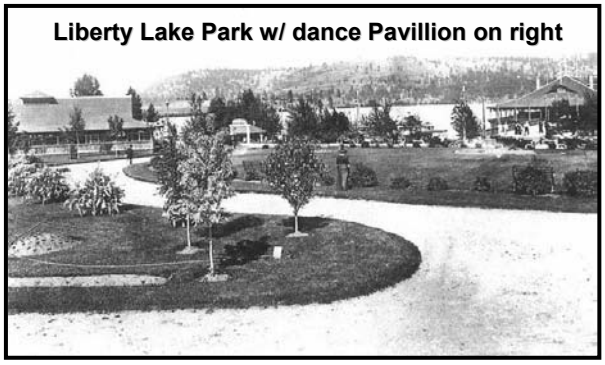
Also around the turn of the century, a school house for the Liberty Lake area was being discussed. One location for the school house that was being considered was Harvard and Appleway in the middle of what is now the City of Liberty Lake. It was decided, however, to build the school house at what is now the southeast corner of Sprague and Molter Rd. The school was originally a little white building and was later replaced with a larger red brick building in 1912 that was in use until 1959. Residential construction began on the site in the 1970's.

In the early 1900's, during the late fall, winter, and early spring Valley area farmers and ranchers would take advantage of a break from ranch work and get together on Saturday night at the Spokane Bridge near the Washington/ Idaho border for dancing to hill-billy music from around 8 p.m. till dawn. Another winter activity for the locals was Saturday night 500 card parties at one of the area ranches. The basic card game involved tables of four with partners sitting across from each other and working their way up toward a top table by collecting points, with the winners of the evening prize being the partners that reach the top table or 500 points. Also during periods of heavy snow, Saturday night hay rides were available with a team of four horses, complete with sleigh bells, that pulled a bob sled holding about 20 couples sitting on a mattress of straw. The ride toured from Liberty Lake to Newman Lake and around to the Spokane Bridge where they could enjoy the dance hall. Also by the early 1900's, several resorts were being developed around Liberty Lake, and the Lake was quickly becoming a vacation destination for the residents of Spokane and other surrounding areas. Pleasure boats that toured the lake were one of the many amenities that entertained visitors. The Spokane Inland Empire Railway began running electric trains in 1903 from Spokane to Liberty Lake that took around 45 minutes one way and a round trip to

and from the Lake cost around 75 cents. The train originally stopped at a 6' x 6' station located at the intersection of the highway of the time, which was Appleway and Liberty Lake Rd. today. Emmett Denison, a descendant of the homesteader, lived at the junction and he would meet the train at the depot with his horse drawn stage and transport visitors south to the Lake for 25 cents. As Liberty Lake's popularity increased, the station became a depot with signage that identified it as Liberty Lake junction. More people visited the Lake around 1907 when the railroad installed a spur line along today's Liberty Lake Rd. to bring visitors closer to the lake. The Spokane Inland Empire Railroad developed the Liberty Lake Park in 1909 which became very popular for picnics and other gatherings. Traffic steadily increased from 1910 to 1913 with a two car train running every half-hour in 1910, and by 1913 a five car train ran every half-hour on Sundays and holidays, or when large weekday picnics were scheduled. The years 1910 to 1915 were the peak for the Liberty Lake Park and Liberty Lake became known as "Spokane's Inland Seashore". The natural beauty that included many different tree varieties and unusual flowers, mixed with the many attractions,


Liberty Lake dance Pavillion

Crescent Silver Cornet Band at picnic circa 1913


Liberty Lake Park w/ dance Pavillion on right

Liberty Lake Commercial early 20th century

made the park very popular. Visitors could rent boats from the Liberty Lake Boat Company for joy rides, enjoy the live band music and dancing at the Pavillion (its historic spelling), stay at the hotel or one of the many resorts, rent swimming suits at the Hurtig Bath House, fish, picnic, savor the dining options, or just relax. As in the days of Tecomtee, the music from the Pavillion could be heard throughout the area. All Valley picnics and other business parties became a tradition at the Lake for many people each summer, and in the winter people could enjoy ice skating on the Lake. Automobiles were becoming popular in the 1920's and visitors could either arrive to the Lake by train or along Sprague / Appleway Ave. and then down Molter Rd. by car. Because of the popularity of fruit orchards in the Spokane Valley, fruit stands with apples lined Sprague Avenue throughout the valley area, causing it to be renamed “The Appleway”.

The 1920's brought major changes to Liberty Lake. All Valley picnics began in 1922, and 1924 saw the biggest crowd ever for the annual 4th of July celebration. 14,000 people attended the festivities that year, with 9,000 of them arriving by train. With the onset of the automobile as the transportation mode of choice, the trains that had

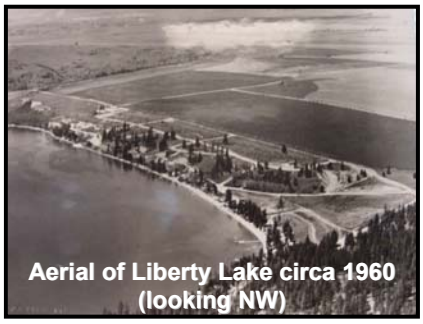
Liberty Lake Park advertising sign north of Appleway Ave.

1920's orchard south of where Liberty Lake Golf Course is today

Herschell-Spillman Carousel

brought so many visitors to Liberty Lake quit running by 1926. The beautifully maintained Liberty Lake Park was sold and re-named Silver City. It was converted to more of a carnival atmosphere with a ferris wheel, a swing ride, and an unusual carousel. Hand-carved wooden tigers, horses, frogs, cats, and dogs circled the elaborately crafted carousel built by artists and engineers of the Herschell-Spillman Company in 1913. The carousel remained at the Park until 1961 and today it is in the Henry Ford Museum at Dearborn, Michigan. The town was also beginning to develop around the Lake with more homes and supporting businesses and services being constructed. Farming continued with much of the land being covered in orchards and eventually grass fields.

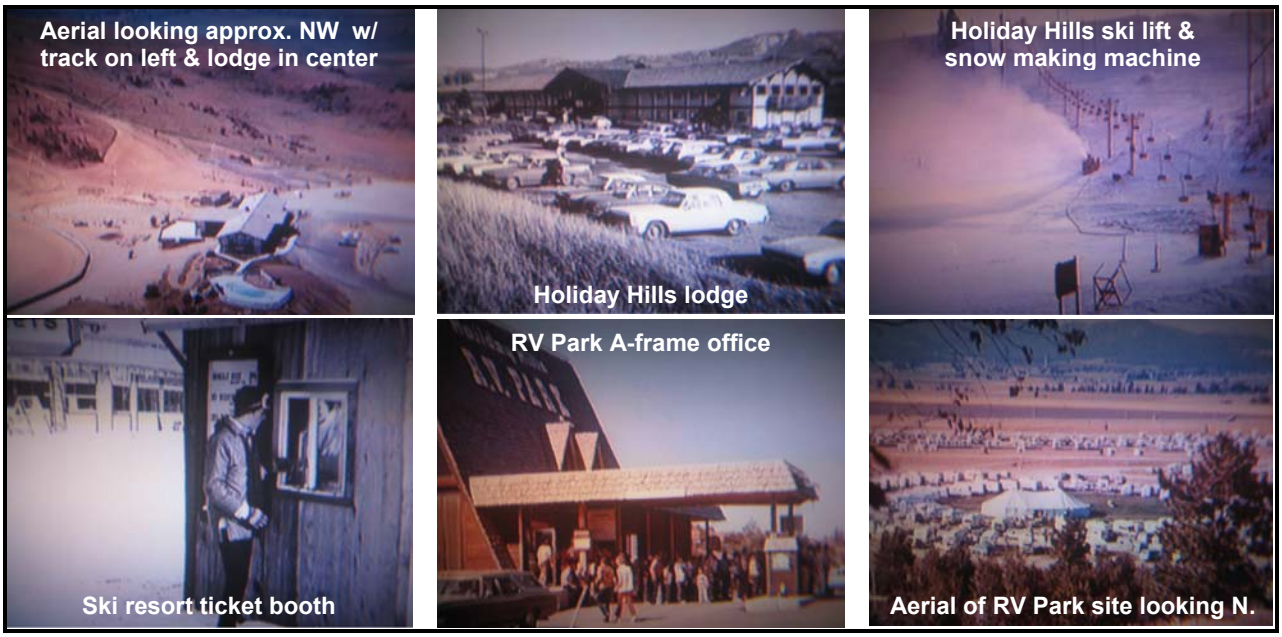
**Farming in the 1920's**


Aerial of Liberty Lake circa 1960 (looking NW)

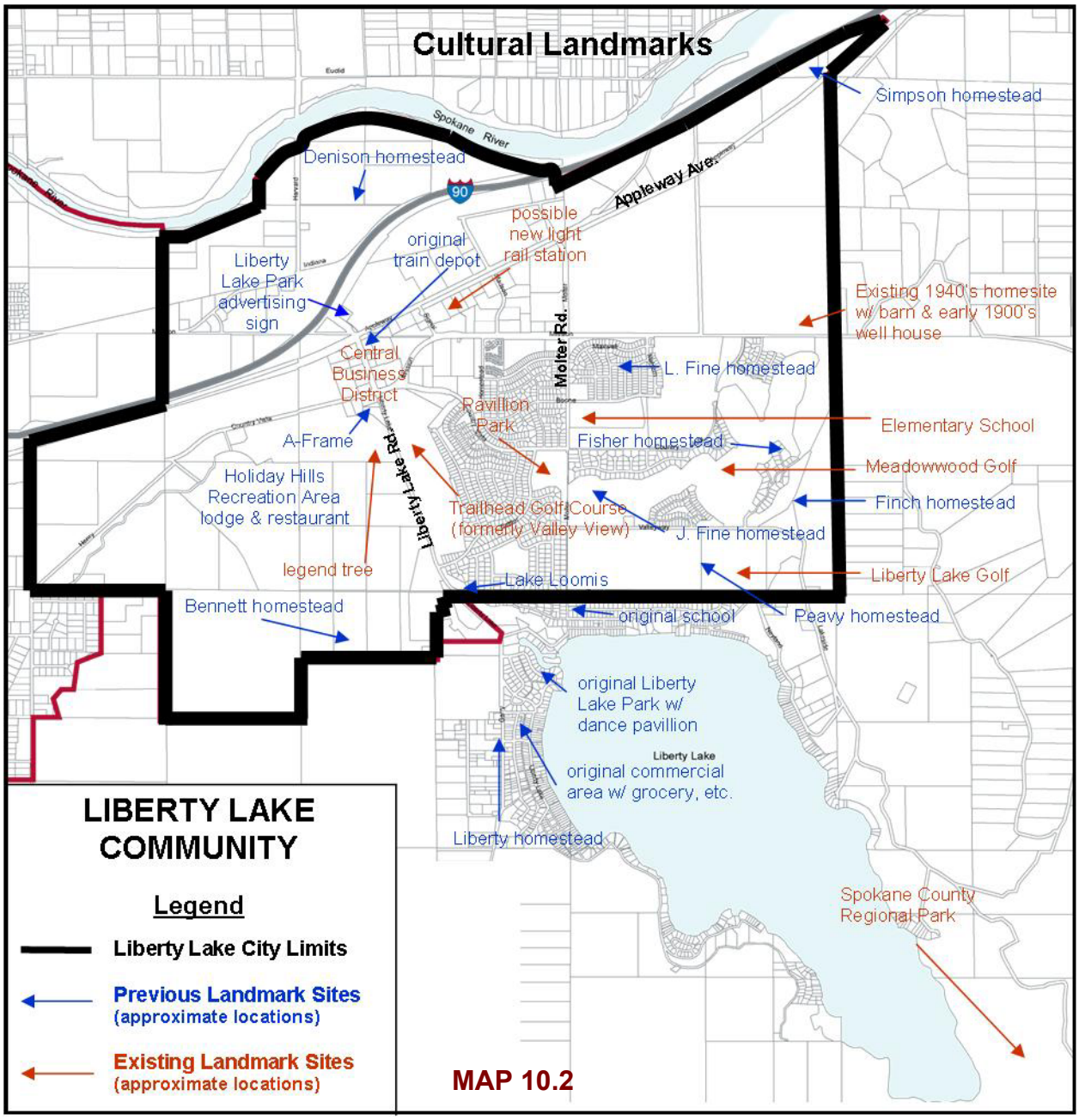
By 1951, there were six resorts operating on Liberty Lake and four public beaches. Liberty Lake was becoming known as a suburb of Spokane and development was limited to the Lake area, south of Sprague Avenue. The Liberty Lake Golf Course, the first of the three golf courses in Liberty Lake, was constructed on the northeast corner of Sprague Avenue and Molter Road in 1959. By the 1960's, many of the original attractions around the Lake were gone. The dance pavilion at the old Liberty Lake Park was destroyed by fire in the summer of 1962. Spokane County bought and created the almost 3000 acre Spokane County Regional Park in 1966 which became the only public beach access, however, a public boat launch was also available on the north side of the Lake. Unfortunately the water quality of Liberty Lake had begun to decline, with algae covering much of the lake. By the 1970's, more resorts had closed and the Liberty Lake Park area was converted into a housing development. In 1991, the last resort on the Lake at Sandy Beach closed. Lodging today is primarily limited to the hotels located within the City limits.

However, the 1970's brought a surge in activity north of Sprague Avenue that would eventually be encompassed within the City of Liberty Lake. The large hill on the west side of the City, formerly known as Carlson Hill, became known as Holiday Hills, a ski and snowmobile recreation destination with a lodge and restaurant. Holiday Hills gave visitors more winter activity choices than just ice skating. An RV Park with an A-Frame office also offered camping in the summer at Holiday Hills. Over the years, the Holidays Hills site was used for equestrian activities, snowmobile and motocross racing, youth sports camps, and ice skating. Unfortunately, due to financial difficulties, Holiday Hills closed by the end of the decade.

Aerial of Liberty Lake circa 1980 (looking North)




Recreation opportunities increased in 1973 with the development of the Valley View Golf Course east of Liberty Lake Rd. which was, at the time, the only mid length executive course in the northwest. Housing choices also expanded in the 1970's and early 1980's with the development of the Liberty Lake Heights west of Molter Rd. The Liberty Lake Sewer & Water District was formed in the mid 1970's to help clean up the conditions of Liberty Lake. Construction of the new sewer system began in 1977 and the wastewater treatment facility east of Harvard Rd. was completed in 1982. By the early 1980's, commercial and industrial development had begun with the Hewlett-Packard facility on the east side of Molter Rd. The City of Liberty Lake, as we know it today, was started by the visions of the Main Corporation, Schneidmiller Land Company, and the Greenstone Corporation. The Homestead residential development was envisioned in the late 1970's and began in the mid 1980's. The streets within the Homestead development were named after early Liberty Lake families. Housing sales boomed in Liberty Lake in the mid 1990's with the creation of Meadowwood (see the Land Use element introduction section of this plan). Meadowwood Golf Course, the third golf course in Liberty Lake, Pavillion Park, and Liberty Lake Elementary School were also completed by the time the City of Liberty Lake officially incorporated on August 31, 2001. With three golf courses in the City limits of Liberty Lake, the Liberty Lake area is now known as a premier golf course community.




## Preserving Cultural & Historical Traditions

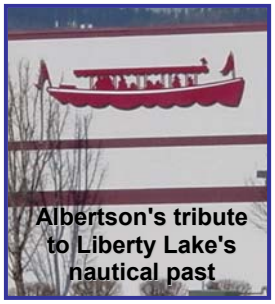
Pavillion replica

Cultural traditions were formed during the time when Liberty Lake was known as "Spokane's Inland Seashore". There were Fourth of July Celebrations with fireworks over the lake, live music and dancing at the Pavillion, picnics, boating, and most of all, memories were being created. Although the original buildings no longer exist, the memories and traditions still live on. Families still visit Pavillion Park for picnics, birthdays, and other celebrations. Every year, Liberty Lake draws huge crowds for the annual Fourth of July celebration with a parade by the lake, and live

music and dancing at Pavillion Park, which contains a replica of the original Pavillion for the next generation to enjoy. The musical traditions from years past still exist as the music echoes throughout the area. To conclude the festivities, fireworks are still launched over the lake.

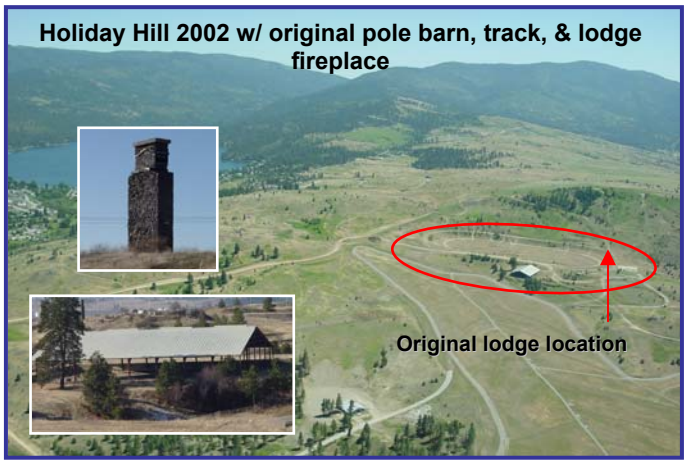
Benches, landscaping, & the plaque pictured above and located at Pavillion Park were donated by some of the founding families as a memorial to their loved ones

The land for Pavillion Park was donated by the Schneidmiller family and the memorial pictured above was created to honor their mother, a park supporter



Albertson's tribute to Liberty Lake's nautical past

Pavillion Park also contains two memorials dedicated to families that helped establish the Liberty Lake area. Other hints of the past can be seen at the Albertson's store in Liberty Lake where lighted symbols representing the original tour boats decorate the building. In 2002, the City purchased the Valley View Golf Course, which is located at the center of the City on the corner of Country Vista and Liberty Lake Rd. In the future, as the structures and landscape are remodeled, hopefully more symbols of the past can be incorporated. A light rail extension into Liberty Lake could incorporate Liberty Lake's railroad past into the design and displays, or within one of the parks, the original Herschell-Spillman Silver City carousel could be replicated. The Liberty Lake community has also developed new annual traditions that have become a part of the Liberty Lake culture including an Easter Egg Hunt, Christmas Lighting Contest, Friends of Pavillion Park Holiday Ball, Community Yard Sale Weekend, and the Pavillion Park summer festival that includes outdoor movies, concerts, and other special events. Additional research into the history of the area might surface more of the past such as the possible location of a fur trading post that was rumored to have been located here, other Native American traditions, etc.



Very few historical sites and structures remain within the City area. The old Holiday Hill winter recreation area that is now being re-platted as a residential development still has the pole barn, track, and the original lodge fireplace. Unfortunately, the original lodge burned down in a fire in the early to mid 1980's.

Another residential plat that is currently under development in the northeast corner of the City, on the north side of Mission Ave., contains a homesite that dates back to the 1940's, with a well house that dates back to the early 1900's. This homesite has the oldest known existing structures within the City of Liberty Lake. The site is included as part of a park area and should be preserved and protected in the future.

**Oldest Homesite - Well house is circa early 1900's, Barn constructed 1948, & House constructed 1949**

The tree pictured on the left is seen in the background of several early 1900's photographs and can still be seen from many locations in the Liberty Lake area. The tree sits on the upper northeast corner of the old Holiday Hills site. The exact history of the tree is unknown at this time, but at over 100 years old, this tree has been linked to several area legends. As development occurs on the site, this tree should be included as part of a park or open space area and preserved for future generations.

### Importance and Purpose of Protecting Cultural & Historical Resources

While the majority of the early culture and history occurred around the Lake, the Liberty Lake community as a whole is continuing old cultural traditions, while developing new traditions. As more development and re-development occurs, a record of our cultural resources will be important as the City attempts to preserve the past while preparing for our future. Like wetlands, forests, and other natural resources, historic properties and culturally significant traditions are a finite and endangered resource. Once a historic or archaeological property is destroyed, it is lost forever. Most of the significant properties in the Liberty Lake area and especially outside the City around the Lake have already been re-developed and can only be protected through replicating the original. The cultural resources mentioned above are statements of Liberty Lake's identity that set us apart from other communities. This element of the City of Liberty Lake Comprehensive Plan sets forth policies and a course of action for the preservation and treatment of our cultural and historic resources.

The Plan establishes preservation as public policy and puts the values into writing. Both identified and potential cultural resources need to be protected through public policy that ensures:

- Management decisions about cultural resources are based on solid information obtained through credible research programs;
- City planners, developers, property owners, and citizens have ready access to the information they need to make informed decisions about actions that could affect the City of Liberty Lake's cultural heritage;
- All available information on cultural resources is fully integrated into planning tools for local decisions about land use. Decisions concerning land use will include active participation by the wide variety of people whose heritage and traditions are at stake;
- Cultural resources which may be owned by the City of Liberty Lake will be in good condition; and
- The City of Liberty Lake's support for cultural and historic preservation programs will become increasingly stable and reliable as evidenced by achievement of the goals and policies contained in this chapter.

A large part of the greater Liberty Lake community's identity is derived from its heritage. From the Native Americans and early traders who first established their homes here to the subsequent newcomers from around the world, all have left their mark. Included in the City of Liberty Lake's definition of cultural or historical resources are buildings, structures, sites, associations, objects, landscapes, or traditions left behind by a group of people. Many cultural and historical resources are over 50 years old, however, new traditions and buildings, whether they reflect the past or not, should be treated as potentially being culturally or historically significant one day; and that should be considered during the planning process.

# C. Goals and Policies

## Identification and Protection of Resources

The purpose of this goal is to ensure the identification and protection of important cultural resources. The City of Liberty Lake recognizes that these cultural resources are finite, irreplaceable, and nonrenewable resources.

## Goal

**CR.1: Identify, maintain, update, and protect archeological and historic sites and structures to guide decision-making in resource planning, environmental review, and resource management.**

### Policies

CR.1.1: Identify and evaluate archaeological and historic sites to determine which should be preserved. Identification and evaluation is a constant, ongoing process.

CR.1.2: Identify those lands which are most likely to contain unrecorded archeological or historic sites.

CR.1.3: Nominate cultural resources to the local, state, and national Historic Registers. The Cultural Resources Inventory should be used as a reference in the identification of significant structures and places eligible for nomination.

CR.1.4: Review of land use actions should be sensitive and give consideration to protection of cultural resources.

## Stewardship

The purpose of this goal is to provide guidance for the treatment of cultural resources owned by the City of Liberty Lake. The City of Liberty Lake is a major owner and manager of cultural resources, some of which are identified and some of which are not. Many of these resources are public buildings or elements of the public infrastructure, such as bridges, roads, park landscapes, and golf courses.

## Goal

**CR.2: Provide stewardship of City-owned cultural resources.**

### Policies

CR.2.1: Maintain City-owned cultural resources in an appropriate manner.

CR.2.2: Identify, on a regular basis, City-owned properties that may be historically or culturally significant.

CR.2.3: When economically feasible, the City should give preference to historic or culturally significant structures when they wish to purchase, rent, or lease property that serves a particular City purpose.

CR.2.4: Whenever appropriate, the City and other entities shall incorporate the past into the new built environment.

## Incentives to Encourage Preservation

The accomplishment of historic preservation comes through the use of effective tools. This goal describes policies that relate to planning for preservation and provides incentives and administrative procedures that encourage preservation.

## Goal

**CR.3 Devise and implement strategies and incentives that encourage historic preservation.**

### Policies

CR.3.1: Expand the variety of incentives available to property owners to encourage historic preservation. Although many cultural resources are in private ownership, public agencies can offer incentives for their preservation and maintenance.

CR.3.2: Develop methods to link cultural resource preservation with local economic development strategies, such as rehabilitation of commercial buildings, neighborhood revitalization, and tourism.

CR.3.3: Provide incentives to property owners/ builders that incorporate classical building materials within the new built environment, such as brick, stone, etc. that have long-term qualities that add to the aesthetics of the City.

## Promotion of Cultural Resources

Public understanding and support of the diversity of the City of Liberty Lake's heritage is essential to cultural resources management. This goal requires education about the importance of cultural and historical resources and a wide variety of involvement in preservation issues.

## Goal

**CR.4: Promote the appreciation of Liberty Lake's diverse heritage, as expressed by its cultural resources.**

### Policies

CR.4.1: Provide a program of public education concerning the need to preserve and incorporate cultural resources and keep the public informed of actions to carry out plans.

CR.4.2: The City of Liberty Lake shall pursue its cultural resource goals through collaboration with residents, property owners, cultural organizations, public agencies, tribes, schools districts, library districts, and others.

CR.4.3: Develop and promote a program which encourages property owners to donate cultural resources to agencies or organizations that will preserve them in perpetuity.

## CHAPTER 11

# COMMUNITY & HUMAN SERVICES

## City of Liberty Lake Comprehensive Plan

# A. Introduction

The City of Liberty Lake understands that building the infrastructure for human needs is just as important as building the physical infrastructure of the city. The provision of these service programs and services is a joint effort among private and public agencies, which requires a coordinated approach to meet the community's needs. This element is embodied in a section of the City's vision statement as follows: *"Our community will achieve its quality of life by creating a safe, friendly environment in which community involvement promotes recreational opportunities and civic pride. Liberty Lake encourages and supports leading edge technology and a progressive business environment, which ensures a diverse, prosperous and financially secure community."* To achieve the vision, the City's primary role is to serve as a catalyst working with community churches, businesses, schools, and civic groups to help build a comprehensive set of community and human services providing for the basic needs of the City's residents aimed at enhancing personal and community living.

The vitality of the City is dependent upon the degree to which individual potential is developed. The approaches described in this element are not the only ones the City of Liberty Lake will use to try to help residents meet their needs. Each of the other elements of the Comprehensive Plan also describe complementary ways the City will approach these issues. The Housing Element, for example, includes goals to encourage, preserve, maintain, improve, and provide housing opportunities that are affordable to households. The Transportation Element describes the City's intent to make future development accessible to all citizens by many modes of travel, a goal which will help persons who report difficulty in getting to jobs and services. In short, community and human service policies that support the well-being of the City's residents can be found throughout the Comprehensive Plan, not only in the Community and Human Services Element. This element, however, focuses on those policies. The following are the element vision statements for community & human services:

## Community & Human Services Element Vision Statements[1]

1. Libraries, movie theaters, performing arts center, pedestrian-friendly area with nearby restaurants, fountains, park-like areas
2. City community center
3. Quality medical facilities
4. Promote unity within the city and surrounding communities, governments, and businesses

# B. History and Background

### Importance of Community and Human Services

The City of Liberty Lake's vision includes addressing community service needs by encouraging and supporting leading edge technology and a progressive business environment which will ensure a diverse, prosperous, and financially secure community. The availability of community services is important to the residents of the City, regardless of income, family structure, age, or cultural

[1] Vision Statements were created by the Planning Commission and City Council to reflect citizen comments.

background. It is important that the City's efforts in community services strive towards meeting the needs of all residents.

An important component in planning effective human services is an understanding of resident needs. Reviewing current trends and developing projections based on these trends is critical in establishing the future needs of the City's residents. Defining the human service needs of the community is not a static process. The City will periodically need to review, update, and understand the community's projected needs by using community meetings, forums and surveys of human service providers and clients. The resulting policies will address those services and programs valued by the community.

For individuals or families having difficulty meeting their basic human needs, the City of Liberty Lake should guide them to where help would be available for the following human service needs:

- Physical survival (food, drink, housing, clothing)
- Adequate preparation for and assistance in sustaining gainful employment (child care, employment, public transit, and training programs)
- Social support and interaction (social activities for disabled, family reconciliation, youth, and senior programs).
- Assistance in gaining access to available services (information and referral services)
- Assistance in overcoming specific pathologies (physical and mental health, substance abuse), and domestic violence

The following Figure 11.1 compares the demographics of the Liberty Lake area with that of Spokane County, and Washington State.

| **Figure 11.1 - 2002 Demographics** | **Liberty Lake** | **Spokane County** | **WA State** |
|---|---|---|---|
| | | | |
| **Median Household Income** **(4 person household)** | $64,560 | $46,625 | $48,564 |
| | | | |
| **Average Single Family Home Sale Price** | $194,590 | $104,600 | $170,703 |
| | | | |
| **Housing Units (single family & apartments)** | 1360 single family + 521 apt. | 100% | 100% |
| Owner-Occupied (approx.) | 72 % | 65.5 % | 64.6 % |
| Renter Occupied (approx.) | 28 % | 34.5 % | 35.4 % |
| | | | |
| **Median Age** | 35.8 years | 35.4 years | 35.3 years |
| % Children under 9 years | 17.3 | 13.7 | 13.9 |
| % Children / Teenagers 10 - 14 years | 7.6 | 7.5 | 7.4 |
| % Teenagers 15 - 19 years | 5.5 | 7.9 | 7.3 |
| % Adults 20 - 34 years | 18.2 | 20.4 | 20.9 |
| % Adults 35 - 44 years | 18.4 | 15.8 | 16.5 |
| % Adults 45 - 59 years | 21.2 | 18.8 | 19.2 |
| % Adults / Seniors 60 + years | 11.8 | 15.9 | 14.8 |
| | | | |

| | | | |
|---|---|---|---|
| **Households By Type - Total Households** | 100% | 100% | 100% |
| **Family households (families)** | 76.1 % | 64.8 | 66 |
| % w/ own children under 18 years | 36.6 | 32.4 | 32.7 |
| % Married-couple family | 68.4 | 49.9 | 52.0 |
| % w/ own children under 18 years | 34.0 | 22.5 | 23.8 |
| % Female householder, no husband present | 5.3 | 11.0 | 9.9 |
| % w/ own children under 18 years | 3.7 | 7.4 | 6.5 |
| **Non-Family households** | 23.9 % | 35.2 | 34 |
| % Householder living alone | 19.7 | 28.1 | 26.2 |
| % Householder 65 years and over | 4.7 | 9.6 | 8.1 |
| | | | |
| **Households w/ Individuals Under 18 years** | 41.2 % | 34.7 % | 35.2 % |
| **Households w/ Individuals 65 years +** | 15.1 % | 22.0 % | 20.4 % |
| | | | |
| **Employment Status** | | | |
| **Population 16 years & over** | 100% | 100% | 100% |
| % In labor force | 70.1 % | 65.1 % | 66.5 % |
| % Civilian labor force | 69.7 | 64.2 | 65.4 |
| % Employed | 67.1 | 59.0 | 61.4 |
| % Unemployed | 2.7 | 5.1 | 4.1 |
| % Armed Forces | 0.4 | 1.0 | 1.1 |
| % Not in labor force | 29.9 % | 34.9 % | 33.5 % |
| **Females 16 years & over** | 100% | 100% | 100% |
| % In labor force | 60.8 % | 59.5 % | 59.9 % |
| % Civilian labor force | 60.6 | 59.1 | 59.7 |
| % Employed | 58.3 | 54.8 | 56.0 |
| **Own children under 6 years of age** | 100% | 100% | 100% |
| % All parents in labor force | 55.8 % | 60.5 % | 57.6 % |
| | | | |
| **Occupations** | 100% | 100% | 100% |
| Management, professional, & related | 34.5 % | 33.0 % | 35.6 % |
| Sales & office | 28.7 % | 28.4 % | 25.9 % |
| Production, transportation, & material moving | 14.4 % | 12.7 % | 12.7 % |
| Construction, extraction, & maintenance | 11.2 % | 8.6 % | 9.4 % |
| Service occupations | 10.7 % | 16.9 % | 14.9 % |
| Farming, fishing, & forestry | 0.4 % | 0.4 % | 1.6 % |
| | | | |
| **Class of Worker** | 100% | 100% | 100% |
| Private wage & salary workers | 78.7 % | 77.1 % | 76.1 % |
| Government workers | 13.1 % | 15.7 % | 16.5 % |
| Self-employed in own, unincorporated bus. | 7.5 % | 6.9 % | 7.2 % |
| Unpaid family workers | 0.6 % | 0.3 % | 0.3 % |

Note: Figures are from Census 2000 and Liberty Lake reflects the Liberty Lake CDP, not just City limits. Median Household Income has had 3% per year for 2001 & 2002 added to it and reflects all 99019 zip code. Average home sale price figures from Census 2000 had the average annual Spokane County assessed value increase of 3.68% added to the price for 2001 & 2002. WA State figures are from Census 2000 with average single family home sale price and payment being adjusted, and 3% per year for 2001 & 2002 being added to median household income.

Source: Planning & Community Development Dept. & US Census Bureau

## C. Goals and Policies

The Community and Human Services goals and policies are intended to provide a framework for identifying and servicing the community and human needs of the City's residents. They encourage a City partnership with existing private and public agencies to assure a coordinated approach in meeting identified needs. The following goals enhance the achievement of the City's vision to ensure a diverse, prosperous, and financially secure community.

### Goal

**CHS.1: Maintain and enhance the quality of life for the City of Liberty Lake residents by supporting programs which enhance personal and community living.**

#### Policies:

CHS.1.1: Support quality education.

CHS.1.2: Work cooperatively with businesses and the community to support programs that contribute to the City of Liberty Lake's quality of life.

CHS.1.3: Ensure government provides quality services and excellent infrastructure, including multimodal transportation. Plan for pedestrian trails, pathways, intra- and inter-city public transit throughout the City.

CHS.1.4: Support opportunities for recreational enjoyment of open space by providing a continuous network of trails, neighborhood parks, and recreational activities.

### Goal

**CHS.2: Promote opportunities for community service facilities, uses, and activities located and designed to meet resident needs.**

#### Policies:

CHS.2.1: Facilitate the siting and access for:

a. Affordable housing
b. Senior housing facilities
c. Child care centers
d. Senior Centers
e. Churches
f. Youth Centers
g. Community Centers
h. Libraries
i. Health care facilities
j. Schools

CHS.2.2: Plan for potential siting of community services where growth is anticipated.

CHS.2.3: Encourage planning and development of a public transit system that makes human service opportunities accessible for those who need basic and sustaining services.

CHS.2.4: Allow human service providers and other non-profits to use public facilities for community meetings and other uses as feasible.

CHS.2.5: Minimize the distance which children and youth must travel for educational services and encourage a closer bond between the community and its schools. (see CF.9.7)

## Goal

**CHS.3: Support and facilitate programs which provide for the City resident's basic human needs including food, clothing, shelter, primary health care, and protection from abuse and neglect.**

### Policies

CHS.3.1: Support various human needs assistance programs and identify public and private resources available to address the identified human service needs.

CHS.3.2: Support programs that make health care more accessible and affordable to persons with disabilities, elderly, and low income residents.

CHS.3.3: Support parenting classes and programs which provide relief for caregivers of elderly and persons with disabilities.

CHS.3.4: Prepare for the future needs of City residents, as appropriate, by reviewing current trends, conducting interviews, forums, community meetings, and surveys of human service providers to identify human service needs and develop needs projections based on these trends. Conduct periodic reviews of trends and update the community's projected needs.

## Goal

**CHS.4: Support a "Healthy Community" in which each individual has access to community resources and services.**

### Policies

CHS.4.1: Recognize that no one will maintain the health of our community unless we do it ourselves. Raise the awareness of the importance of a healthy community.

CHS.4.2: Support job training through partnerships with local businesses and schools that support an individual's access to a good living wage.

CHS.4.3: Encourage a stable job base and increasing the number of good living wage jobs.

CHS.4.4: Support affordable, quality, child care and encourage, through land use and regulations, child care facilities in close proximity to home and workplaces.

CHS.4.5: Through land use plans, regulations, and other assistance, support affordable and quality care facilities for working families responsible for elderly or adults with disabilities.

## Goal

**CHS.5: Foster community identity and leverage public investment by engaging private, extra-governmental resources and interests.**

### Policies

CHS.5.1: Encourage and utilize volunteer services consistent with reliable and efficient service delivery.

CHS.5.2: Form partnerships with nonprofit organizations to deliver superior service at or above the community's established minimum LOS.

## CHAPTER 12

# ESSENTIAL PUBLIC FACILITIES

## City of Liberty Lake Comprehensive Plan

# A. Introduction

This chapter addresses the sometimes difficult issues and processes surrounding the siting of Essential Public Facilities. Although there is some overlap with the issues and processes involved in the siting of "Capital Facilities," the types of facilities, and the budgetary issues involved, are dissimilar enough to warrant separate chapters in this plan.

In accordance with the requirements of the Washington State Growth Management Act, and following an extensive policy review process by the Spokane County Steering Committee, the Spokane County Commission has adopted a series of county-wide planning policies to guide the preparation of City and County Comprehensive Plans. Included therein are policies addressing the siting of both "essential public facilities" and "public capital facilities of a countywide or statewide nature," as specifically required by the GMA. These policies commit the GMA planning jurisdictions of Spokane County to develop a common siting process for these facilities.

As indicated and defined by WAC 365-195-340, essential public facilities can be difficult to site, and their location in a community may be locally unpopular. Local and state governments are charged by GMA with the task of ensuring that such facilities, as needed to support orderly growth and delivery of public services, are sited in a timely and efficient manner.

In 2001 planning staff from all jurisdictions in Spokane County formed a task force to cooperatively develop a regional siting process for all essential public facilities, including Secure Community Transition Facilities (SCTFs). The Essential Public Facilities Task Force, with assistance from the Office of Community Development (OCD), the Department of Social and Health Services (DSHS), and technical staff from the jurisdictions developed a regional siting process for essential public facilities titled *Spokane County Regional Siting Process for Essential Public Facilities*.

## Essential Public Facilities Element Vision Statements[1]

1. Provide adequate school facilities for grades K-12 within the City that meet existing and future needs
2. Additional elementary school(s)
3. Middle school planned adjacent to present elementary school
4. A high school
5. Satellite college campus

# B. History and Background

The Spokane County Regional Siting Process for Essential Public Facilities is intended to address the siting of essential public facilities not already sited by a local comprehensive plan and for which discretionary land use action is required. This siting process is also intended to meet GMA requirements, as well as the intent of the county-wide planning policies. Another objective is to enhance public participation during the early stages of facility siting, and to reduce the time spent analyzing unacceptable sites thereby producing earlier siting decisions,

[1] Vision Statements were created by the Planning Commission and City Council to reflect citizen comments.

free of political contention that are also consistent with community goals. The regional siting process is based on a coordinated interjurisdictional approach, which in combination with consistent development regulations among the jurisdictions will implement the requirement of equitable distribution of EPF's of a statewide or regional/countywide nature.

## Definition of Essential Public Facility

Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. (RCW 36.70A.200)

Utilities, as defined in the Countywide Planning Policies for Spokane County (CWPPs), are excluded from the EPF regional siting process. In general, a “utility” refers to a system of delivery, as opposed to a facility at which processing and/or treatment occurs. For example, delivery systems such as sewer pipes are utilities, whereas the wastewater treatment plant itself is an EPF.

If the services provided meet an essential public need, the facility may be considered essential, regardless of whether it is publicly or privately owned. An EPF may include a facility providing or housing a needed public service that is:

- provided by or substantially funded by government, or
- provided by a private entity subject to public service obligations, or
- on an officially adopted state, regional, county, or local community EPF list.

## Level of Significance

### Essential Public Facilities of a State-wide Nature

EPFs having statewide significance are major facilities that provide a needed public service affecting, or potentially affecting, residents and/or property located in two (2) or more Washington State counties and may be included on the Washington State Office of Financial Management list of EPFs. These facilities include, but are not limited to: regional transportation facilities, such as commercial and military airports, freeways, highways and beltways; state correctional facilities; secure community transition facilities; state social services; state parks; and state higher-educational facilities.

### Essential Public Facilities of a Regional/County-wide Nature

EPFs having regional/countywide significance are local or interlocal facilities providing a needed public service affecting, or potentially affecting, residents and/or property located in two or more Spokane County jurisdictions. They include, but are not limited to: general aviation airports; county correctional facilities; regional transportation system; public transit maintenance and operational facilities; regional solid waste disposal/recycling/composting/handling facilities; community colleges; regional wastewater treatment facilities; arenas, stadiums and other

entertainment facilities; and regional social and health services such as inpatient hospitals, mental health facilities, substance abuse treatment centers, and group homes (including adult family homes, boarding and retirement homes, and nursing homes). Although group homes are listed as EPFs, siting of housing for children in custody of the state (not including juveniles held in county criminal detention facilities or state juvenile institutions as defined in RCW 13.40.020), or for persons with handicaps as defined under the Federal Fair Housing Act, is exempt from the Regional Siting Process.

**Essential Public Facilities of a Local Nature**

EPFs having local significance are facilities providing a needed public service affecting or potentially affecting only residents and/or property within the jurisdiction in which they are located. The City of Liberty Lake's comprehensive plan shall provide for additional locally significant public facilities that are also likely to be considered as “essential”. For example, the following may fall into such a list: fire stations, police stations, child care facilities, public libraries, community parks, recreation facilities, community centers, local social services, and elementary, middle and high schools, etc.

When developing locally significant EPFs, the City shall document the reasons for adding a particular type of facility to the local list. There shall be relative consistency of these lists from one jurisdiction to the next, in order to avoid forcing the siting of a particular facility in one jurisdiction or another and to assist in meeting service providers’ permitting needs.

### Spokane County Regional Siting Process for Essential Public Facilities

The City of Liberty Lake, an incorporated entity in Spokane County and political subdivision of the State of Washington, in conjunction with the remaining incorporated small towns and cities and with the City of Spokane and Spokane County, have entered into an interlocal agreement to follow the *Spokane County Regional Siting Process for Essential Public Facilities* when siting facilities of a state-wide or regional/county-wide significance. Unless it is otherwise preempted by state or federal laws, the *Spokane County Regional Siting Process for Essential Public Facilities* will apply to any and all future efforts to site an essential public facility of statewide or regional/countywide significance within Spokane County.

The entire *Spokane County Regional Siting Process for Essential Public Facilities*, as well as Attachment A from the interlocal agreement, are contained in Appendix H of this plan.

### Amendments

The *Spokane County Regional Siting Process for Essential Public Facilities* process may be amended, upon recommendation by the Spokane County Board of County Commissioners, through established procedures approved by all incorporated entities of Spokane County.

## C. Goals and Policies

### Goals

**EPF.1a: Facilitate the siting of public and private essential public facilities when the essential public facility is of a state-wide or regional/county-wide nature.**

**EPF.1b: Facilitate the siting of public and private essential public facilities when the City of Liberty Lake is the appropriate location.**

**EPF.1c: Ensure essential public facilities will be reviewed in an equitable manner.**

**EPF.1d: Ensure the City of Liberty Lake's practices in the development of specific measures for meeting goals for the GMA, County-Wide Planning Policies, and development regulations are generally consistent with those of other jurisdictions.**

**EPF.1e: Enhance public participation during the early stages of facility siting.**

### Policy

EPF.1.1: Follow the process for siting of essential public facilities as set forth in the *Spokane County Regional Siting Process for Essential Public Facilities.*

## CHAPTER 13

# CAPITAL FACILITIES

## City of Liberty Lake Comprehensive Plan

# A. Introduction

City residents rely on facilities and services that help to define their quality of life and maintain their health and well-being. They expect their tax dollars to be used efficiently and want measurable and obvious returns on their contributions. They want their quality of life to be maintained and improved through the services and facilities that their government provides. Public facilities and services are often taken for granted. Yet, without coordination and conscientious planning for future growth, facilities and services may be interrupted or inadequate.

One fundamental tenant of the Growth Management Act (GMA) is for local governments to ensure that both existing and future developments are adequately served by public facilities and services. Existing facilities and services must be able to support new development or provisions for improvements must be made where deficiencies exist. If the level of service of an existing road decreases to an unacceptable standard due to the impacts of a development, then the road must be improved to a standard that is acceptable. The concept is simple. The planning process is not. A host of county, state and federal agencies, as well as private service providers, are important players in the City process.

Capital Facilities and Utilities are two of the six elements that the Growth Management Act requires to be included in the City of Liberty Lake's Comprehensive Plan. These services and facilities are provided by both public and private entities and are the integral elements that link the entire plan together (also see Chapter 6, the Utilities element of this plan).

The growth scenarios envisioned in the land use element will not become a reality unless it can be shown through the Capital Facilities Plan (CFP) that there will be adequate facilities and services in place to support future development. It must also be shown that those improvements can be afforded, with funding sources identified. Some of the most important goals of the Growth Management Act are realized through the Capital Facilities element of this plan.

## Capital Facilities Element Vision Statements[1]

1. A fire station, post office, and library closer to the center of the city, a city hall, maintenance facility complex, and an expansion of the wastewater treatment plant
2. Regional business development center

# B. History and Background

Capital Facilities are characterized by their long, useful life and require significant expenditures to construct. They include facilities such as roads, water and sewer systems, parks, jails and solid waste. Capital Facilities are provided by both public and private entities. Services such as police and fire protection are also included within the Capital Facilities element. Capital facilities appear in other elements of the Comprehensive Plan. For example, transportation facilities such as roads and transit appear in the Transportation and Land Use elements. Parks and other recreational facilities are addressed in the Parks, Recreation, and Open Space Element.

[1] Vision Statements were created by the Planning Commission and City Council to reflect citizen comments.

## Capital Facilities Plan

The Capital Facilities Plan is a 6-year plan for capital improvements that support the City's current and future population and economy. One of the principal criteria for identifying needed capital improvements is standards for levels of service (LOS). The CFP contains LOS standards for public facilities and services and requires that new development be served by adequate facilities. The CFP also contains broad goals and specific policies that guide and implement the provision for adequate public facilities, services and concurrency requirements. The purpose of the Capital Facilities Plan is to prepare sound fiscal policies to provide adequate public facilities consistent with the Comprehensive Plan and concurrent with, or prior to, the impacts of development. The CFP will allow the City to achieve and maintain adopted standards for levels of service and to exceed the adopted standards when possible.

Capital Facilities Plans are required in order to accomplish the following:

1. Provide capital facilities for land development that is envisioned or authorized by the Land Use element of the Comprehensive Plan.
2. Maintain the quality of life for existing and future development by establishing and maintaining standards for the level of service of capital facilities.
3. Coordinate and provide consistency among the many plans for capital improvements, including:
    a. Other elements of the Comprehensive Plan;
    b. Master plans and other studies of the local government;
    c. Plans for capital facilities of state and/or regional significance;
    d. Plans of other adjacent local governments; and
    e. Plans of special purpose districts.
4. Ensure the timely provision of adequate and concurrent facilities as required in the GMA.
5. Document all capital projects and their financing.

The CFP is the element that links the entire Comprehensive Plan together. Through it, levels of service standards are established. The levels of service then become the basis for providing capital facilities concurrent with growth, thereby determining the quality of life in the community. The requirement to fully finance the CFP (or revise the land use plan) provides a reality check on the visions set forth in this plan. The capacity of capital facilities that are provided in the CFP affects the size and configuration of the Urban Growth Area.

Planning for major capital facilities and their costs enables the City of Liberty Lake to:

1. Demonstrate the need for facilities and the need for revenues to pay for them.
2. Estimate future operation/maintenance costs of new facilities that will impact the annual budget.
3. Take advantage of sources of revenue (i.e., grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue.
4. Get better ratings on bond issues when the City borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

The Capital Facilities Plan is a separate document that is adopted concurrent with the Comprehensive Plan and will be included in Appendix F of this plan.

## Service Agreements

A number of public facilities and services are provided on a regional basis in the City of Liberty Lake. For example, the City's fire protection is provided by Valley Fire District #1. The City of Liberty Lake, Spokane County, and districts need to continually explore costs/ benefits of regional services. Preliminary studies indicate Liberty Lake could be paying a disportionate amount for regional services. In particular, background research is needed to document the experience of other jurisdictions, analyze the extent to which such experience is relevant to the City of Liberty Lake, and develop alternative approaches to provide facilities and services.

The City must continue to work diligently with Spokane County to establish interlocal agreements. The agreements are necessary to establish guidelines for planning, public facility design standards, transfer of facilities upon annexation, and consistency in service delivery.

## Focused Public Investment

Focused public investment targets capital improvement expenditures in public investment areas to produce *fully served land* for development. Focused public investment maximizes the use of limited public funds by coordinating government expenditures and focusing development, first in some areas, then in others. The targeted public investment is an incentive for development to occur where the public's capital investment is focused. In order for public investment to be focused to produce fully served land, the City and other service providers will need to resolve the following issues. (1) What criteria should be used to prioritize public investments? (2) How should areas be selected for targeted investment?

## Siting of Essential Public Facilities

Local governments are required by GMA to include a process for identifying and siting essential public facilities, such as jails, education facilities, land fills, and sewage treatment plants. Jurisdictions in Spokane County, including the City of Liberty Lake, addressed this requirement through the development of the Spokane County Regional Siting Process for Essential Public Facilities that was accepted by the jurisdictions through an interlocal agreement in early 2003.

## Levels of Service (LOS)

Levels of service standards are usually quantifiable measures of the amount of public facilities or services that are provided to the community. Levels of service may also measure the quality of some public facilities. Typically, measures of levels of service are expressed as ratios of facility or service capacity to demand (i.e., actual or potential users). For example, the level of service for parks may be expressed as acres of parks for every 1,000 people. Levels of service standards are measures of the quality of life in the City of Liberty Lake. The standards should be based on the community's vision of its future and its values.

Once the City of Liberty Lake's Comprehensive Plan is adopted, the levels of service identified in the Plan will guide future capital facility and service decisions. Therefore, the City of Liberty Lake's City Council makes the final determination to adopt levels of service that represent the City's visions. The City Council's decision should be influenced by recommendations of the Planning Commission, providers of public services, Steering Committee of Elected Officials, and the public, through the City's citizen participation projects.

## Adopted Regional Minimum Level of Service (LOS)

In 1996, the Steering Committee of Elected Officials adopted Interim Levels of Service standards for the region, in accordance with the Countywide Planning Policies (CWPPs). Each jurisdiction within the county may adopt a higher level of service if it is determined that the local needs and desires warrant an increased level of service. The following services have been assigned a minimum regional level of service.

- Fire Protection
- Solid Waste Processing
- Public Transit
- Domestic Water
- Street Cleaning
- Sanitary Sewer
- Storm water
- Transportation

In addition, the City of Liberty Lake shall establish Levels of Service for police protection, schools, libraries, and parks.

## Concurrency

One of the requirements of the GMA is for public facilities and services to be provided concurrent with development. *Concurrency* means that adequate public facilities will be in place to support new development when the impacts of that development take place or within a specified time thereafter (WAC 365-195-070[3]). For transportation facilities, the specified time is 6 years from the time of development. The impacts of development are usually equated with occupancy and use of the development (RCW 36.70A.020). Concurrency requires that facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFP.

The GMA *require*s concurrency only for transportation facilities. However, the Washington State Department of Community, Trade and Economic Development (CTED) recommend concurrency for water and sewer systems (see WAC 365-195-070[3]). GMA also requires all other public facilities to be “adequate” (see RCW 19.27.097, 36.70A.020, 36.70A.030 and 58.17.110). Concurrency management procedures should be developed to ensure that sufficient public facility capacity is available for each proposed development.

## Utilities

Utilities is one of six elements required by the GMA to be included in this plan. Utilities is covered in Chapter 6 of this plan under the Utilities Element. Utilities are identified as electric, telecommunications, natural gas facilities, water, and sewer.

In December 1995, a Regional Utility Corridor Plan (RUCP) was developed to fulfill the requirements of the Countywide Planning Policies. This plan includes an inventory and analysis of existing and proposed electric, gas, telephone/fiber optic, water and sewer “corridors”. Through the inventory and mapping of existing and proposed utility corridors, it was determined that opportunities to share corridors may be limited. A Utility Corridor map within the RUCP identifies electric, gas, and telephone/fiber optic corridors from various utility providers. The RUCP provides policies and action statements that are used to guide the goals and policies of this plan.

## C. Goals and Policies

The Capital Facilities Element unites all the elements of this Comprehensive Plan. The purpose of the Capital Facilities Element is to establish a viable planning link between inventory, level of service, and financing for future public facilities. The goals state the general Growth Management intentions of the City, while the policies are guidelines for decisions on how goals will be achieved. Please see Chapter 4 for policies related to transportation facilities, Chapter 6 for the policies specifically relating to utilities, Chapter 8 for parks and recreation policies, and Chapter 12 for essential public facilities policies.

### Goal

**CF.1: Establish appropriate Level of Service standards for public facilities and services**

#### Policy

CF.1.1: Normally facilities and services should meet or exceed the minimum required regional Level of Service standards as adopted by the Steering Committee of Elected Officials. Full descriptions of Level of Service may be found in the Capital Facilities Plan. The following Levels of Service have been adopted:

**FIGURE 13.1 LEVELS OF SERVICE**

| | |
|---|---|
| Domestic Water | One equivalent residential unit (ERU) is 800 gallons per day. Require that adequate water capacity, distribution, and transmission facilities are in place to accommodate new development at the current level of service. |
| Sanitary Sewer | Public sewer required within the City limits. |
| Transportation | LOS for operational analysis shall be as contained in the City of Liberty Lake Standards for Road Construction. Maintain travel corridor time as established by the SRTC |
| Storm water | New development shall not increase runoff volume off-site. Prevent flooding of property during a 25-year storm. Prevent damage to buildings from a 100-year storm. Storm water discharge to any surface or ground waters will be prohibited if it will degrade water quality below standards. |
| Law Enforcement | 1 officer per 1000/population. |
| Parks & Open Space | 30 acres per 1000/population. |
| Libraries | .41 square feet per City resident. |
| Solid Waste/ Recycle | Solid waste processing will meet Federal and State regulations. |
| Street Cleaning | Implement plan as identified in Transportation Element. |
| Public Transit | As adopted by Spokane Transit Authority Board of Directors. |
| Fire and Emergency Services | Urban areas served by Fire District with at least a Class 4 Insurance Rating. Fire Flow and hydrant placement per Uniform Fire Code. Urban areas must be within 5 road miles of station with “Class A” pumper. Urban areas shall be served by a basic life support (BLS) agency. |
| Public Schools | To be determined by individual school district CFP. |

## Goal

**CF.2: Implement a Capital Facilities Plan that ensures that public facilities and services meet the established Levels of Service.**

### Policies

CF.2.1: Determine the quantity of capital improvements that are needed to eliminate existing deficiencies and to maintain the Level of Service standards for public facilities and services provided by the City of Liberty Lake.

CF.2.2: Establish priorities among capital improvement projects through annual review and amendments to the Capital Facilities Element and the City's Six-Year Capital Improvements and Transportation Improvement Programs.

CF.2.3: Ensure that the estimated cost of all capital improvements does not exceed the estimate of available revenues.

CF.2.4: Monitor the implementation of the Capital Improvement Program and development to ensure that the Land Use, Transportation, Utilities, and Capital Facilities Elements are coordinated and consistent and that established Level of Service standards for public facilities and services are achieved.

CF.2.5: Finance capital improvements and manage debt consistent with the Capital Facilities Element of the Comprehensive Plan.

CF.2.6: Provide public facilities and services or accept their provision by other entities only if the City of Liberty Lake or the other entity is able to pay for subsequent operation and maintenance costs.

## Goal

**CF.3: Ensure that public facilities and services support proposed development at established Levels of Service.**

### Policies

CF.3.1: Development shall be approved only after it is determined that public facilities and services will have the capacity to serve the development without decreasing levels of service below adopted standards.

CF.3.2: Assess the Comprehensive Plan and, as appropriate, reduce Level of Service standards, increase funding for new or improved facilities, or reassess the Land Use element if the adopted Level of Service standards are not achieved.

CF.3.3: Designate phases for development within Urban Growth Areas as follows:

Phase 1: Includes existing urbanized areas for which the 6-year Capital Facilities Plan provides urban services and facilities.

Phase 2: Areas for which urban services and facilities are planned for years 7-20 of the 20-year planning period. Urban services and facilities will be provided by the developer concurrent with development or by public providers by implementing all or a portion of the capital facilities plan.

CF.3.4: For vested development approvals and vested preliminary plats, which were issued prior to the adoption of this Comprehensive Plan, provide public facility capacity, if available, for a period of five years plus one (one year) extension.

CF.3.5: The City of Liberty Lake will implement a Concurrency Management System to ensure that adequate public facilities and services needed to support development are available concurrent with the impacts of such development. The following facilities must meet adopted level of service standards and be consistent with the Concurrency Management System: Fire protection, police protection, parks and recreation, libraries, public sewer, public water, solid waste disposal and recycling, transportation, and schools.

## Goal

**CF.4: Ensure that capital improvements are made in conformance with the goals and policies of the other elements of the Comprehensive Plan.**

### Policies

CF.4.1: Locate all City owned public facilities in conformance with the adopted land use map and the goals and policies of the Comprehensive Plan.

CF.4.2: Integrate capital improvements with land use planning decisions.

## Goal

**CF.5: Establish interlocal agreements with Spokane County and other entities to coordinate efficient provision of public facilities consistent with the Capital Facilities Element.**

### Policies

CF.5.1: Establish interlocal/ joint planning agreements with Spokane County and other entities to coordinate planning for, and development of, Urban Growth Areas.

## Domestic Water Systems

## Goal

**CF.6: Coordinate public water system planning to promote efficient service, protect the natural resources, and ensure the orderly physical development of the City of Liberty Lake consistent with adopted plans and policies.**

### Policies

CF.6.1: Ensure water system plans are consistent with anticipated population growth and the Comprehensive Plan.

CF.6.2: Prohibit the extension of water service to new development that will decrease the level of service of the existing water system below the adopted minimum level of service standards.

CF.6.3: Ensure water systems for developments include adequate supply and distribution systems for domestic use and fire protection per local, state and federal plans, policies and regulations.

CF.6.4: Provision of water services and construction of water service lines or other water system facilities that promote urban development outside the Urban Growth Area boundaries (UGAs) will be discouraged. (see U.4.6)

CF.6.5: Implement measurable water conservation practices.

## Sanitary Sewer Systems

### Goal

**CF.7: Coordinate public sanitary sewer planning to promote efficient service, protect natural resources, and ensure the orderly physical development of the City of Liberty Lake consistent with adopted plans and policies.**

#### Policies

CF.7.1: The Comprehensive Wastewater Management Plan (CWMP) is a part of the Comprehensive Plan.

CF.7.2: Prohibit the expansion of any sewer services that will degrade the existing system below the adopted level of service.

CF.7.3: Sewer planning should be consistent with anticipated population growth and developed in coordination with comprehensive plan land use policies.

CF.7.4: Existing and future sewage disposal systems shall meet or exceed all applicable local, state, and federal regulations.

CF.7.5: The location and capacity of existing and planned sewer facilities shall be important factors when determining the intensity and/or density of land use designations.

CF.7.6: Require that new proposed development be accommodated within the planned capacity of the sewer conveyance and treatment system before approval.

CF.7.7: Pursuant to RCW 36.70A.110(4), public sewer service shall not be extended or expanded, including new connections where connections fees have not been collected, outside the Urban Growth Area boundary, except in response to an immediate threat to public health, safety, or the environment, or when necessary for the protection of aquifers designated pursuant to RCW 36.70A.170. (see U.4.7)

## Stormwater

### Goal

**CF.8: Provide stormwater facilities and related management programs that protect surface and groundwater quality and habitat, prevent chronic flooding from stormwater, maintain natural stream hydrology, and protect aquatic resources.**

#### Policies

CF.8.1: New development shall require stormwater management systems.

CF.8.2: Best management practices should be utilized to treat stormwater runoff prior to injection of runoff into the ground.

CF.8.3: New development shall be designed to protect natural drainage functions including flood plains, drainageways, sink areas, and other natural and existing drainage facilities.

CF.8.4: New development shall be designed to prevent on-site and off-site damage from stormwater runoff that result from site development or from the new land use activity.

CF.8.5: New development shall consider, where feasible, the multiple uses of facilities, such as the integration of stormwater facilities with recreation/ open space areas.

CF.8.6: Conduct stormwater management planning by drainage basin, treating basins as complete drainage systems, to assure that the most economical and beneficial stormwater controls are provided.

CF.8.7: Encourage use of alternatives to impervious surfaces through rewards and credits. Promote efficient use of required impervious surfaces by maximizing allowed net floor to area ratios and reducing front setbacks.

CF.8.8: Implement a coordinated, regional stormwater service organization to provide stormwater services to all areas of the City.

CF.8.9: Watershed protection areas should be adopted for watersheds where steep slopes, high groundwater, shallow soils, poorly draining soils, and other special physical conditions make on-site disposal of stormwater difficult. In these watershed protection areas, special stormwater management studies and techniques may be required.

## Schools

### Goal

**CF.9 Coordinate with the Central Valley School District to ensure that school sites and facilities meet the educational needs of the City of Liberty Lake residents.**

#### Policies

CF.9.1: Encourage the Central Valley School District to allow for shared access of facilities for recreational or other public purposes.

CF.9.2: Assist the Central Valley School District in developing a Capital Facilities Plan that is consistent with the Growth Management Act and the City's Comprehensive Plan.

CF.9.3: Develop land use designations and policies that protect and allow for the establishment of new schools in the City, whether public or private.

CF.9.4: Encourage the expansion of school facility capacity to proceed at a comparable rate with that of private residential development and demographic trends.

CF.9.5: Consider the adequacy of school facilities when reviewing new residential development.

CF.9.6: Explore the possibility of establishing an independent school district.

CF.9.7: Minimize the distance which children and youth must travel for educational services and encourage a closer bond between the community and its schools. (See CHS.2.5)

## Libraries

### Goal

**CF.10: Provide library services efficiently and cost effectively to Liberty Lake residents.**

#### Policies

CF.10.1: Encourage inter-jurisdictional cooperation and sharing of equipment and facilities.

CF.10.2: Ensure that the expansion of library capacity and service proceeds at a comparable rate with that of private residential development and demographic trends.

CF.10.3: Ensure that land use regulations allow siting of library facilities in locations convenient to residential areas.

## Police Protection

### Goal

**CF.11: Provide police protection efficiently and cost effectively to residents of the City of Liberty Lake.**

#### Policies

CF.11.1: Encourage interjurisdictional cooperation among law enforcement and corrections agencies to further develop, where practical, shared service and facility use.

CF.11.2: Develop community benchmarks and program performance measures to evaluate police protection effectiveness. Such performance measures might include response time to calls, crime solution rates, or other methods to determine actual effectiveness.

CF.11.3: Require development of comprehensive emergency management plans consistent with the elements of the Comprehensive Plan.

CF.11.4: Encourage and utilize volunteer services consistent with volunteer and public safety.

## Fire Protection

### Goal

**CF.12: Provide fire and emergency medical services efficiently and cost effectively to residents of the City of Liberty Lake.**

#### Policies

CF.12.1: Ensure provisions for road access adequate for residents, fire department or district ingress / egress, and water supply for fire protection in commercial and residential developments.

CF.12.2: Provide defensible space between structure and adjacent fuels and require that fire rated roofing materials be used.

CF.12.3: Encourage development of community benchmarks and program performance measures to monitor outcomes from public safety efforts.

CF.12.4: Identify and implement comprehensive emergency management plans consistent with the elements of the Comprehensive Plan.

## Solid Waste Disposal

### Goal

**CF.13: Provide solid waste disposal service to reduce public nuisance, health hazard, and pollution to the City of Liberty Lake's environment.**

### Policies

CF.13.1: Encourage recycling to conserve resources and energy.

## Siting Essential Public Facilities

### Goal

**CF.14: Facilitate the siting of public and private essential public facilities when the City is the appropriate location. (see the Essential Public Facilities element of this plan)**

### Policies

CF.14.1: Follow the Spokane County Regional Siting Process for Essential Public Facilities of a statewide or regional nature.

## Utilities (electric, natural gas, telecommunications, and cable)

### Goal

**CF.15: Provide utilities that are consistent and available to support land use policies.**

### Policies

CF.15.1: Coordinate with utility providers to ensure that sizing, locating, and phasing of utility systems are consistent with the Comprehensive Plan and meet anticipated population needs in a timely manner.

CF.15.2: New development shall be consistent with established utility plans and procedures.

CF.15.3: Promote conservation measures to reduce the need for additional utility distribution facilities/ services in the future.

CF.15.4: Ensure that utility facilities are designed to minimize adverse aesthetic impacts on surrounding land uses.

**Natural Gas Policies**

CF.15.5: Encourage availability and efficient use of natural gas.

CF.15.6: Encourage coordination with utility providers in the provision of natural gas.

**Telecommunication Policies**

CF.15.7: Encourage coordination with utility providers in the provision of telecommunication services.

CF.15.8: Promote long-term planning for telecommunications systems.

CF.15.9: If permitted, the placement of cellular communication facilities shall be in a manner that minimizes adverse impacts on adjacent land uses, does not affect viewsheds or corridors, and maximizes the use of existing structures where feasible.

CF.15.10: Encourage telecommunication services as a means to mitigate the transportation impact of development and growth.

**Electricity Policies**

CF.15.11: Encourage coordination with utility providers in the provision of electrical services.

CF.15.12: Protect existing utility corridors to permit maintenance access and future expansion.

CF.15.13: Provide for efficient, cost effective, and reliable utility service by ensuring land is available for the location of utility lines, including their location within transportation corridors and by creating guidelines and permit processes that are conducive to utility operations.

**Utility Corridors Policies**

CF.15.14: Coordinate dimensional guidelines for regional corridors with affected utility providers and jurisdictions.

CF.15.15: Promote the co-location of new utility transmission distribution and communication facilities when doing so is consistent with the utility industry practices, DOT requirements, and national electrical and other codes. (Examples of facilities that may be shared are trenches, rights-of-way, towers, poles, and antennas.)

CF.15.16: Provide timely notice to affected private utilities of all major utility projects, including the maintenance and repair of existing roads, in order to promote the joint planning and coordination of public and private utility activities.

CF.15.17: Where consistent with multiple uses, promote joint use of utility corridors with recreational and green space applications.

CF.15.18: Adopt the Regional Utility Corridor Plan through the adoption of the Comprehensive Plan.

CF.15.19: Require undergrounding of all newly installed or extensively modified utilities, 13kV or under, to protect viewsheds and corridors.

## Development Impact Fees

Impact fees are fees a local jurisdiction charges new development to at least partially fund off-site public facilities and services made necessary by the new development. The Growth Management Act authorizes local jurisdictions to establish fees to finance certain types of improvements. There is flexibility to tailor the fees, within limits, to meet local needs. The fees are generally levied based on the level-of-service standards established by a jurisdiction.

## Goal

**CF.16: Growth and development activity should pay a proportionate share of the cost of planned facilities needed to serve the growth and development activity.**

### Policies

CF.16.1: Consistent with the Capital Facilities Plan, growth related impact fees may be imposed for public streets and roads; public parks, open space and recreation facilities; schools; and fire protection facilities.

CF.16.2: Growth related impact fees:

a. Shall only be imposed for system improvements that are reasonably related to the new development;
b. Shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development; and,
c. Shall be used for system improvements that will reasonably benefit the new development.

CF.16.3: New housing units meeting the standard federal and state definition of “low-income housing” shall be exempted from development impact fees.

CF.16.4: New housing units serving populations with special needs, such as persons with severe disabilities, should be eligible for a reduction or exemption to development impact fees consistent with their reasonable and ongoing impact on existing systems.

# APPENDIX A
# PLAN IMPLEMENTATION

The City of Liberty Lake Comprehensive Plan provides goals for achieving a future that is perceived as being better than the future that would happen without planning and a set of policies that will guide the City toward that future. Developing a meaningful implementation, monitoring and evaluation program is essential if the goals and policies of the plan are to be realized over the 20-year planning period. Implementation of the City of Liberty Lake Comprehensive Plan will require specific regulations such as zoning and design standards to shape the strategy of the Plan into reality. Coordination and cooperation among various jurisdictions, service providers, and agencies is essential for the successful implementation of the plan. In addition to the City of Liberty Lake, these entities include Spokane County, various service providers, and various state and federal agencies. The purpose of this element is to discuss how implementation of the goals and policies embodied in the City of Liberty Lake Comprehensive Plan will proceed successfully. It will discuss Growth Management Act (GMA) requirements, major issues involved in implementation, interjurisdictional coordination, and implementation strategies.

## Growth Management Act Requirements

Spokane County and each city that is located within the county shall adopt a Comprehensive Plan and development regulations that are consistent with and implement the Comprehensive Plan" (RCW 36.70A.040[4][d]). Regulations must be consistent with Comprehensive Plans developed pursuant to the act and they must implement those Comprehensive Plans" (WAC 365-195-800).

## Major Issues

### Coordination and Cooperation Among Jurisdictions, Service Providers and Agencies

Implementation of the City of Liberty Lake Comprehensive Plan will require specific coordination efforts to assure consistency between and among neighboring entities' plans to manage growth. "The Comprehensive Plan of each county or city that is adopted…shall be coordinated with, and consistent with, the Comprehensive Plans adopted pursuant to RCW 36.70A.040 of other counties or cities with which the county or city has, in part, common borders or related regional issues" (RCW 36.70A.100). In addition, "state agencies shall comply with the local Comprehensive Plans and development regulations and amendments thereto adopted pursuant to this chapter" (RCW.36.70A.103). The City of Liberty Lake will work with Spokane County to develop interlocal agreements for managing development in the joint planning areas.

### Urban Growth Areas (UGAs)

The City of Liberty Lake will work with Spokane County to address the urban growth area boundary, service issues, and standards as outlined in the Countywide Planning Policies.

### Critical Areas/Resource Lands

The City of Liberty Lake adopted the Spokane County Critical Areas Ordinance by reference prior to incorporation, however the City currently does not contain any designated critical areas. The ordinance will be updated or modified as the need arises.

### Shoreline Master Programs

The 1995 amendments to RCW 90.58 require a shoreline element in Comprehensive Plans adopted under GMA. Shoreline management regulations must be adopted that are consistent with the Comprehensive Plan and other regulations, such as critical areas and open space. The City of Liberty Lake has addressed shorelines within the Comprehensive Plan as a planning measure for the future, but currently the City does not contain any shorelines.

### Stormwater Management Plans

Stormwater management requires the cooperation of all jurisdictions within a stormwater management area, since water is not influenced by municipal boundaries. The state requirements for management of stormwater quality in the area will require significant capital investment. Innovative planning at a more detailed level is necessary to solve storm drainage problems in areas currently experiencing drainage problems. To meet this challenge, cooperation is needed among the affected jurisdictions.

### Open Space Corridors

Each city and county shall identify open space corridors within and between urban growth areas (RCW 36.70A.160). Open space corridors must include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. Natural features that favor open space corridors may not end at the city limits. For an open space corridor to fulfill its intended functions (e.g., aesthetics, recreation, wildlife migration, definition of urban form, etc.), coordinated planning is needed. Additional regulations may be necessary to protect open space; these regulations may take the form of a residential cluster ordinance, bonus density provisions, or critical-area regulations.

### Essential Public Facilities

Some public facilities are essential to the community, but difficult to site (e.g., jails, landfills, sewage treatment plants, etc.). Proposals for these facilities typically generate a “not-in-my-back-yard” (NIMBY) response from neighboring residents. These facilities cannot be excluded in a Comprehensive Plan under the Growth Management Act. The City of Liberty Lake has entered into an interlocal agreement to follow the *Spokane County Regional Siting Process for Essential Public Facilities* when siting facilities of a state-wide or regional/county-wide significance. Unless it is otherwise preempted by state or federal laws, the *Spokane County Regional Siting Process for Essential Public Facilities* will apply to any and all future efforts to site an essential public facility of statewide or regional/ countywide significance within Spokane County and its cities. The siting of essential public facilities (EPFs) needs to be addressed in the zoning code.

### Transportation Plan

The City of Liberty Lake Transportation Improvement Program (TIP) identifies specific projects, their cost, and a source of funding. This plan is updated each year, consistent with the adopted goals, policies, and plan maps, to respond to emerging needs.

### Joint Planning/Interlocal Agreements

The GMA requires the establishment of Urban Growth Areas (RCW 36.70A.110). The Growth Management Act further establishes that Spokane County and the City of Liberty Lake must plan jointly in the establishment of Urban Growth Areas and for future activity within those

areas. Policies for joint city and county planning within urban growth areas are required (RCW 36.70A.210[3][f]).

## Implementation Strategies

Implementation is the key to effective land use planning. A statement of goals and policies is an important first step in planning. In the final analysis, however, it is a community's combination of regulations, incentives, and other implementation techniques that will make a land use plan a success or a failure. While zoning is the workhorse of land use regulation, it is not a cure-all. In some cases, a combination of regulation, incentives, acquisition, and public improvements may be necessary to address a particular problem effectively. Developing the right combination requires creativity, sensitivity, experimentation, and an understanding of all the facets of the problem. An awareness of the experiences of other communities and a recognition of the limitations of many individual regulatory tools is also necessary. Implementation can be the most creative aspect of land use planning.

Several types of measures can be employed to implement the Comprehensive Plan. Zoning regulates the use of land. In other words, zoning specifies what can and cannot be done to develop or use land within the community. The Capital Facilities Plan is an implementation tool that directs public decisions about how to spend dollars. All land uses and land development require supporting facilities and services. The community's decisions about the level of public investment which will be spent in what locations at what time for such facilities has a significant effect on when, where and the cost of development. Through impact fees and other measures, communities can require developers to finance a proportionate share of the facilities to support each development. Policies may also call for the development of more specific plans and programs to carry out actions. These specific plans and programs, when developed, should then direct specific implementation approaches. The following is an outline of 13 implementation strategies that may be used by the City to facilitate accomplishing the goals and policies within the Comprehensive Plan.

1. Revise zoning designations and official zoning maps for the City of Liberty Lake to be consistent with the Comprehensive Plan Land Use Map, goals, and policies.
2. Develop new, or modify existing, subdivision and zoning standards.
3. Develop urban design standards, consistent with the City's Comprehensive Plan, that will promote and support a well-integrated community, provide a heightened sense of livable community, present opportunity for public gathering, and that enhance and is compatible with the City's setting and natural scenic resources.
4. Develop interlocal agreements with Spokane County to facilitate and accomplish joint planning and consistent development regulations within the designated Joint Planning Areas.
5. Develop a Transportation Improvement Program (TIP) that is consistent with and complements land use and transportation planning policies.
6. Ensure that adopted zoning regulations are consistent with housing policies of the Comprehensive Plan, with adequate provision for affordable and special-needs housing.
7. Develop a comprehensive Capital Facilities and Utilities Plan which is updated on a yearly basis.
8. Promote economic development through the implementation of programs and policies as outlined in the Economic Development section of the Comprehensive Plan.

9. Protect existing open spaces and promote the establishment of new interconnected open spaces, consistent with the policies of the Comprehensive Plan.
10. Protect the natural environment through the adoption and enforcement of programs and regulations concerning critical areas, shorelines, ground- and surface water quality and quantity, and air quality (as applicable).
11. Develop a comprehensive Performance Measurement program to evaluate and monitor the effectiveness of the Comprehensive Plan.
12. Provide an annual review and report on the effectiveness of the Comprehensive Plan. Provide for yearly amendments to the Comprehensive Plan as necessary to realize Comprehensive Plan element visions and goals.
13. Adopt interim regulations as necessary during the time the Zoning Code is being updated.

# APPENDIX B
# PERFORMANCE MEASUREMENT

After implementation, it is important to monitor the City of Liberty Lake's progress in achieving the adopted goals and policies. Evaluation will be accomplished by developing a Performance Measurement Program that will function to evaluate the progress of the City in its implementation efforts. A yearly review should be conducted to monitor the City's progress so adjustments can be made to the Comprehensive Plan if necessary. By monitoring changes in chosen indicators, the City will get a clear understanding of where it is and what it needs to do differently. The concept of monitoring progress towards the desired future is integral to the Comprehensive Plan process. A well designed Performance Measurement Program can help the Planning Commission, City Council, and the public understand both progress and setbacks in achieving the Plan's principles. More importantly, the program can direct staff and decision makers towards revisions for more effective strategies. A Performance Measurement Program will become the tool that will assess the progress being made by the City towards the goals of the Comprehensive Plan. A Performance Measurement Program measures progress, but also engages community members in a dialogue about the future, identifies areas that need attention and provides an avenue to alter community outcomes.

## Growth Management Act Requirements

Legislation contained in the State of Washington's Growth Management Act (GMA) requires the City to prepare and adopt the Comprehensive Plan and regularly report on the outcomes of the Plan. "Each county and city that adopts a plan…shall report to the department annually for a period of five years…and each five years thereafter, on the progress made by that county or city in implementing this chapter" (RCW 36.70A.180[2]).

## What Are Community Indicators?

An indicator is a measurement that can be used as a reference or as a standard for comparison. The program should initially focus on key indicators and expand over time. The program should include appropriate indicators from each of the main Plan areas. Each indicator should have the following characteristics:

- Use readily available data
- Be measurable over time, (e.g., annually)
- Provide meaningful information relating to the Plan's principle elements
- Be sensitive to change
- Be easily interpreted

Additionally, each indicator should meet the following criteria.

- It measures an outcome related to the Comprehensive Plan's element visions and to one or more Comprehensive Plan goals or policies.
- Reliable information about the indicator is already collected on a regular basis.
- The relationship between the indicator and the Comprehensive Plan is easily understood.
- When all the indicators are evaluated together, progress towards the framework goals of the Comprehensive Plan is shown.

Different governmental agencies monitor different kinds of data at different geographic levels and at different frequencies. The following are some common indicators that may be monitored by the City of Liberty Lake.

| CONCEPT | INDICATOR | SOURCE OF INFORMATION |
|---|---|---|
| **Urban Growth** | 1. Residential building permits/ units | City of Liberty Lake Planning & Community Development Dept. |
| | 2. Employment | Washington State Employment Security Department, City of Liberty Lake Planning & Community Development Dept. |
| **Status of Sprawl** | 1. Overall residential density change | City of Liberty Lake Planning & Community Development Dept. |
| | 2. Density of approved preliminary plats | City of Liberty Lake Planning & Community Development Dept. |
| | 3. Density of multi-family building permits | City of Liberty Lake Planning & Community Development Dept. |
| | 4. Utilization of previously platted and approved lots and subdivisions | City of Liberty Lake Planning & Community Development Dept. |
| | 5. Changes in infrastructure availability - where and how much | City of Liberty Lake Planning & Community Development Dept. |
| **Transportation** | 1. Average trip distance and time to commute | Spokane Regional Transportation Council |
| | 2. Transit ridership per capita | Spokane Transportation Authority |
| | 3. Travel time on congestion management system corridors | City of Liberty Lake Planning & Community Development Dept., Spokane Regional Transportation Council |
| | 4. Total lane miles | Spokane County Regional Transportation Council |
| **Economic Development** | 1. Median household income | The Real Estate Report, U.S. Dept. of Commerce, U.S. Census Bureau |
| | 2. Percent population below poverty | The Real Estate Report, U.S. Census Bureau |
| | 3. Employment change by industry | Spokane Area Economic Development Council |
| | 4. Unemployment rate | Washington State Employment Security Department |
| | 5. Industry gain / loss | Spokane Area Economic Development Council |
| | 6. Compare City of Liberty Lake average wage to U.S. average wage | U.S. Dept. of Commerce |
| | 7. Retention of industry | Spokane Area Economic Development Council, Chamber of Commerce |

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|---|---|---|
| | 8. Number of requests to relocate - of requests, how many did relocate? | Spokane Area Economic Development Council, City of Liberty Lake Planning & Community Development Dept. |
| | 9. Annual assessment of tourism activities - compare on yearly basis | Spokane Area Economic Development Council |
| | 10. Fluctuation of number of home-based business | City of Liberty Lake Planning & Community Development Dept. |
| **Housing Affordability** | 1. Home prices | The Real Estate Report |
| | 2. Housing affordability index | The Real Estate Report |
| | 3. Average rent | The Real Estate Report |
| | 4. Rent / Income Ratios | The Real Estate Report, City of Liberty Lake Planning & Community Development Dept. |
| | 5. Amount of first-time home buyers | The Real Estate Report |
| | 6. Availability of low-income housing units | Spokane Housing Authority |
| **Regulatory Environment** | 1. Plat applications | City of Liberty Lake Planning & Community Development Dept. |
| | 2. Average time required for final action on re-zoning applications | City of Liberty Lake Planning & Community Development Dept. |
| | 3. Average approval time for preliminary plats | City of Liberty Lake Planning & Community Development Dept. |
| | 4. Average approval time for building permits | City of Liberty Lake Planning & Community Development Dept. |
| | 5. Monitor Planning & Community Development Dept. performance | Solicit and track public comments |
| | 6. Number of planning / zoning hearings held | City of Liberty Lake Planning & Community Development Dept., Hearing Examiner |
| | 7. Number of citizens testifying in planning process | City of Liberty Lake Planning & Community Development Dept., Hearing Examiner |
| | 8. Days under development moratorium | City of Liberty Lake Planning & Community Development Dept., Liberty Lake Sewer & Water District |
| **Parks, Recreation, & Open Space** | 1. Acres of parks and open space per person | City of Liberty Lake Planning & Community Development Dept. |
| | 2. Pedestrian / bicycle path miles | City of Liberty Lake Planning & Community Development Dept., City Engineer |
| | 3. Park usage estimates | City of Liberty Lake Planning & Community Development Dept. |
| | 4. Acres of permanent natural open space | City of Liberty Lake Planning & Community Development Dept. |

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|---|---|---|
| | 5. Open space taxation acres | City of Liberty Lake Planning & Community Development Dept. |
| **Environment** | 1. Number of days in each air quality index category | Spokane County Air Pollution Control Authority |
| | 2. Number of separate air quality violations | Spokane County Air Pollution Control Authority |
| | 3. Nitrate levels in public water supplies | Washington Dept. of Health, Public Water Purveyor |
| | 4. Incidence of groundwater supply contamination | Public Water Purveyor |
| **Land Supply** | 1. Vacant, underutilized, partially used land | City of Liberty Lake Planning & Community Development Dept. |
| | 2. Preliminary plat lots | City of Liberty Lake Planning & Community Development Dept. |
| | 3. Final plat lots, binding site plans, and certificates of exemption | City of Liberty Lake Planning & Community Development Dept. |
| | 4. Monitor land availability in each land use category | City of Liberty Lake Planning & Community Development Dept. |
| | 5. Monitor rezones | City of Liberty Lake Planning & Community Development Dept. |
| | 6. Maintain a current map of submitted and approved land use applications | City of Liberty Lake Planning & Community Development Dept. |
| | 7. Number and type of building permits | City of Liberty Lake Planning & Community Development Dept. |
| | 8. Acreage of critical areas | City of Liberty Lake Planning & Community Development Dept. |
| | 9. Acreage in RCW 84.34 - Current Use Taxation Program | Spokane County Assessor's Office |
| | 10. Number of Comprehensive Plan amendments | City of Liberty Lake Planning & Community Development Dept. |
| | 11. Ratio of buildable lands to critical areas | City of Liberty Lake Planning & Community Development Dept. |
| **Citizen Participation Coordination** | 1. Number of appeals to Growth Management Hearings Board | Eastern Washington Growth Management Hearings Board |
| | 2. Maintain and publish any citizen input regarding the Comprehensive Plan | City of Liberty Lake Planning & Community Development Dept. |
| **Public Facilities and Services** | 1. Number of students per square foot in school district | Central Valley School District |
| | 2. Distance of residence from fire station | City of Liberty Lake Planning & Community Development Dept. |
| | 3. Police officers per 1,000 population | City of Liberty Lake Planning & Community Development Dept., Liberty Lake Police Dept. |

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|---|---|---|
| | 4. Average police response time | Liberty Lake Police Dept. |
| | 5. Average response time to fire alarm | Spokane County Fire District #1 or Central Dispatch |
| | 6. Amount of library space per 1,000 population | City of Liberty Lake Planning & Community Development Dept. |
| | 7. Mean and median student miles to school | Central Valley School District |
| **Historic Preservation** | 1. Number and value of building permits for remodeling / rehabilitation per unit of residential inventory | City of Liberty Lake Planning & Community Development Dept. |
| | 2. Number of sites subtracted from and added to NRHP | City of Liberty Lake Planning & Community Development Dept. |

This list is partially taken from recommendations from the *Economic Analysis of Interim Urban Growth Area Alternatives for Spokane County, Washington,* November 1996. Through the citizen participation process, indicators may become more specific, be changed and/or new indicators added. The Performance Measurement Program will be designed to provide early warning if the policies are not having their intended effects. The system will provide sufficient information to enable policy-makers to determine whether different actions to implement the policies are needed or whether revisions to the policies are required.

The results of the monitoring and evaluation program should be presented annually in a public report to the Planning Commission. The report should include proposed revisions to the Plan to promote its viability and the viability of the City planning process. This report, for maximum effectiveness, should be prepared in accordance with the City's annual budget cycle, so proposed work items can be included in budget requests.

Performance measurement can be used to help the City of Liberty Lake establish priorities, take actions, and direct resources to solve problems identified in the City of Liberty Lake Comprehensive Plan, as well as comply with RCW 36.70A.180, yearly report requirements.

# APPENDIX C
# ACRONYMS & ABBREVIATIONS

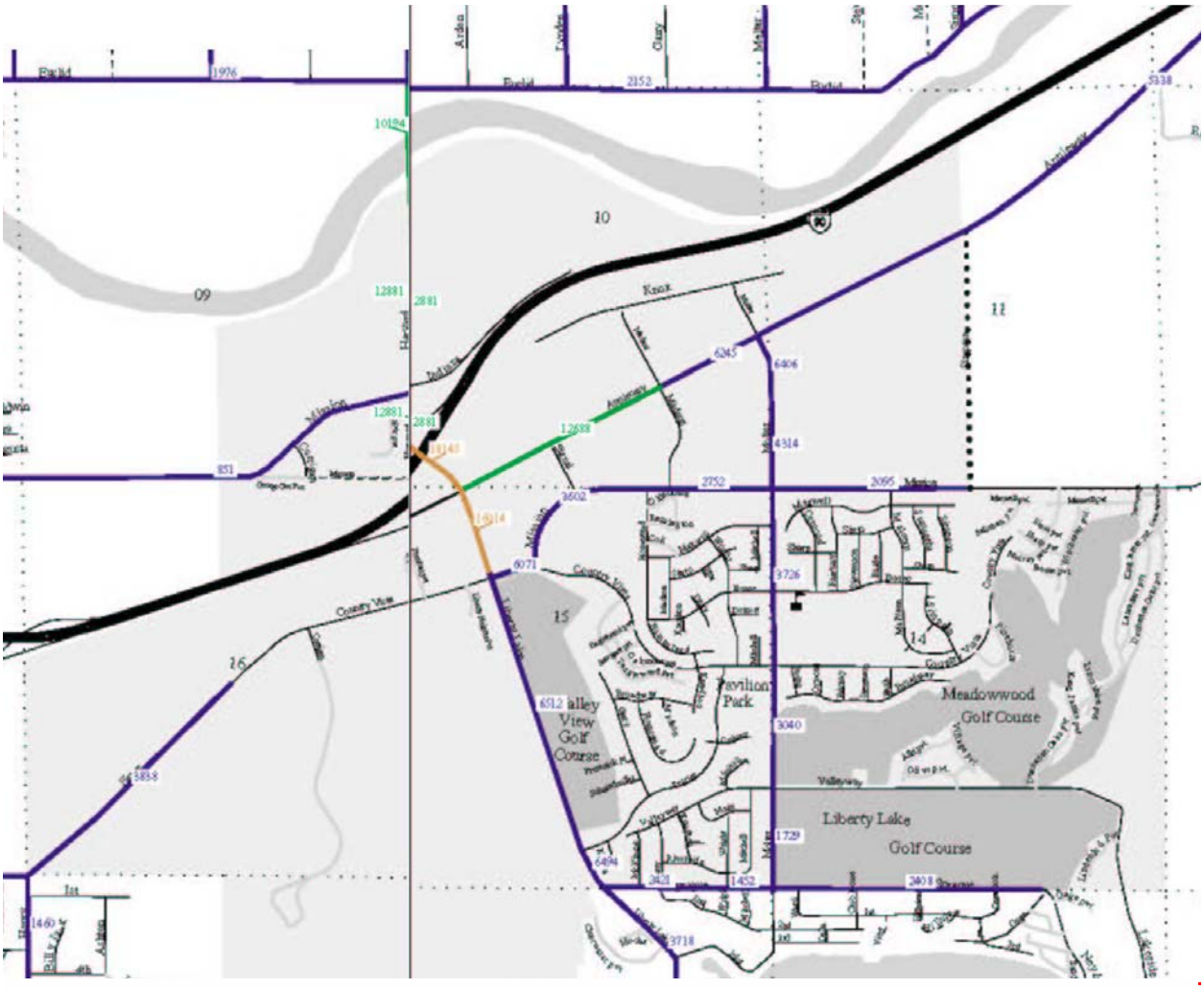
| | |
|---|---|
| ADU - | Accessory Dwelling Unit |
| BMP - | Best Management Practice |
| CBD - | Central Business District |
| CFP - | Capital Facility Plan |
| CIP - | Capital Improvement Plan |
| CTR - | Commute Trip Reduction |
| CWPP - | County-Wide Planning Policies (Spokane County) |
| DOE - | Washington State Department of Ecology |
| DU/AC - | Dwelling unit per acre |
| EIS - | Environmental Impact Statement |
| EMS - | Emergency Medical Services |
| FCC - | Federal Communications Commission |
| FEMA - | Federal Emergency Management Act |
| GIS - | Geographic Information System |
| GMA - | Growth Management Act (Washington State) |
| HOV - | High Occupancy Vehicle |
| HUD - | Housing and Urban Development (Federal) |
| LID - | Local Improvement District |
| LOS - | Level of Service |
| NEPA - | National Environmental Policy Act |
| RCW - | Revised Code of Washington |
| ROW - | Right of Way |
| SEPA - | State Environmental Policy Act |
| SOV - | Single Occupant Vehicle |
| SRTC - | Spokane Regional Transportation Council |
| TIP - | Transportation Improvement Program |
| TDM - | Transportation Demand Management |
| UGA - | Urban Growth Area |
| WAC - | Washington Administrative Code |
| WSDOT - | Washington State Department of Transportation |

# APPENDIX D
# REFERENCES


WAC 365-195 & RCW 36.70A
Spokane County Boundary Review Board Liberty Lake Incorporation Study
Spokane County Comprehensive Plan
Spokane County 2001 Road Standards
Countywide Planning Policies for Spokane County
City of Lakewood Comprehensive Plan
City of Lake Forest Park Comprehensive Plan
City of Covington Comprehensive Plan
Human Services, City of Issaquah
Cathedral City Community Image and Urban Design Element (Ahwahnee Principles)
City of Bellevue Comprehensive Plan
US Dept. of Housing and Urban Development (HUD)
WA Center for Real Estate Research
Spokane Association of Realtors
Washington State S.T.I.P. 2003-2005
US Census Bureau
Greenstone Corporation
Stephen E. Liberty Manuscript Collection
Memories of Liberty Lake, by Mildred Brereton & Evelyn Foedish, 1951
Liberty Lake, Spokane's Inland Seashore by Peak Video Productions 2002
NW Museum of Arts & Culture (MAC)/ Eastern WA State Historical Society, Spokane, WA
- MAC historical photographs within Cultural & Historical Resources Element
- Inland Electric Railroad Depot, Maynard Rikerd Collection, MAC #L88-408.1103
- Orchard tract on north edge of Liberty Lake, David C. Guilbert, MAC #L94-9.148
- Liberty Lake Park & dance pavillion, Libby, MAC #L87-1.18385-20
- Pleasure boat "The Ermine", Hudson, MAC #L85-245
- Liberty Lake grocery & post office at Wayside Beach, MAC #L85-248
- Crescent Silver Cornet Band, Crescent Collection, MAC #L85-79.255

Saga of the Coeur d'Alene Indians, and account of Chief Joseph Seltice, edited by Edward Kowrach
Ross Schneidmiller Collection
Holiday Hills pictures supplied by Acuff family for Liberty Lake, Spokane's Inland Seashore video
Saga of A Western Town, Spokane, by Jay Kalez, 1972
Various articles in the Spokane Chronicle/ Spokesman Review, written by Jay Kalez

# APPENDIX E
# DAILY TRAFFIC COUNTS




| | | | | | |
|---|---|---|---|---|---|
| | Townships | | Traffic Counts | | Incorporated |
| | Sections | | 25000+ | | County Property |
| | Roads | | 20000- 24999 | | State Property |
| | Arterials | | 15000- 20009 | | Interstate Highway |
| | Highways | | 10000- 14999 | | U.S. Highway |
| | Railroads | | 0- 9999 | | State Highway |
| | Rivers & Streams | | | | Schools |

**Traffic count maps obtained from Spokane County Division of Engineering & Roads**

# APPENDIX F
# 6 YEAR CAPITAL FACILITY PLAN

**City of Liberty Lake 2005.5 - 2011 Capital Facilities Plan,**
**August 2, 2005**

**Available at:**

**City of Liberty Lake**
**Planning & Community Development Dept.**
**22710 E. Country Vista Blvd.**
**Liberty Lake, WA 99019**
**(509) 755-6708**

# APPENDIX G
# STATE TRANSPORTATION IMPROVEMENT PROGRAM

**State Transportation Improvement Program,**
**October 24, 2002**

**Available at:**

**City of Liberty Lake**
**Planning & Community Development Dept.**
**22710 E. Country Vista Blvd.**
**Liberty Lake, WA 99019**
**(509) 755-6708**

# APPENDIX H
# SPOKANE COUNTY REGIONAL SITING PROCESS FOR ESSENTIAL PUBLIC FACILITIES (EPF's)

**Spokane County Regional Siting Process for Essential Public Facilities, June 21, 2002 & Interlocal Agreement Attachment "A".**

**Available at:**

**City of Liberty Lake**
**Planning & Community Development Dept.**
**22710 E. Country Vista Blvd.**
**Liberty Lake, WA 99019**
**(509) 755-6708**