

**ORDINANCE NO. 48  
CITY OF LIBERTY LAKE  
SPOKANE COUNTY, WASHINGTON**

**AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON,  
ADOPTING BY REFERENCE CHAPTERS 14.100 THROUGH 14.800 WITH  
APPENDICIES ENTITLED THE SPOKANE COUNTY ZONING CODE AS THE  
INTERIM ZONING CODE OF THE CITY.**

WHEREAS, the City of Liberty Lake will incorporate on August 31, 2001; and

WHEREAS, the City of Liberty Lake is required to adopt a Zoning Code within the corporate limits of the City;

WHEREAS, Spokane County adopted a Zoning Code dated January 1, 1986, which included the land within the City of Liberty Lake;

WHEREAS, Spokane County is in the process of developing new development regulations under the Growth Management Act of the State of Washington, RCW Chap. 36.70A which includes land within the City of Liberty Lake; and

WHEREAS, after the date of incorporation, the City of Liberty Lake intends to develop its own GMA compliant development regulations.

NOW, THEREFORE, the City Council of the City of Liberty Lake, Washington, do ordain as follows:

**Section 1.** Zoning Code. Pursuant to RCW 35.21.180, 35A.11.020 and 35A.21.160, the City adopts by reference Chapters 14.100 through 14.800 with appendices entitled the "Spokane County Zoning Code" dated January 1, 1986, which is attached hereto as Exhibit "A" ("Zoning Code") and incorporated herein by this reference as presently constituted or hereinafter amended as the interim Zoning Code of the City of Liberty Lake. Unless the context requires otherwise, references to Spokane County shall be construed to mean the City of Liberty Lake.

**Section 2.** Adoption of Other Laws. To the extent that any provision of the Spokane County Code, or any other law, rule or regulation referenced in the attached Zoning Code is necessary or convenient to establish the validity, enforceability or interpretation of the Zoning Code, then such provision of the Spokane County Code, or other law, rule or regulation is hereby adopted by reference.

**Section 3.** Reference to Hearing Bodies. When the attached Zoning Code refers to planning commissions, board of appeals, hearing examiner, or any other similar body, the City Council shall serve in all such roles, but retains the right to establish any

one or more of such bodies, at any time and without regard to whether any quasi-judicial or other matter is then pending.


**Section 4.** Uniform Code - Copies on File. The City Clerk is to maintain one copy on file of the Zoning Code adopted by this ordinance.

**Section 5.** Liability. The express intent of the City of Liberty Lake is that the responsibility for compliance with the provisions of this ordinance shall rest with the permit applicant and their agents. This ordinance and its provisions are adopted with the express intent to protect the health, safety, and welfare of the general public and are not intended to protect any particular class of individuals or organizations.

**Section 6.** Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

**Section 7.** Effective Date. This Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary, and on the date of incorporation.

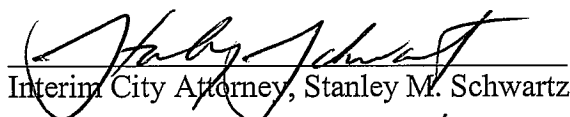
PASSED by the City Council this 21 day of August 2001.

  
\_\_\_\_\_  
Mayor Steve Peterson

ATTEST:

  
\_\_\_\_\_  
Interim City Clerk, Arlene Fisher

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Interim City Attorney, Stanley M. Schwartz

Date of Publication: 8/23/01  
Effective Date: Date of Incorporation

City of Liberty Lake  
P.O. Box 370  
Liberty Lake, WA 99019  
(509) 755-6702

**NOTICE OF ORDINANCE PASSED  
BY LIBERTY LAKE CITY COUNCIL**

The following is the title and summary of Ordinance No. 48 passed by the City of Liberty Lake City Council on the 21<sup>st</sup> day of August, 2001.

**AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON,  
ADOPTING BY REFERENCE CHAPTERS 14.100 THROUGH 14.800 WITH  
APPENDICIES ENTITLED THE SPOKANE COUNTY ZONING CODE AS THE  
INTERIM ZONING CODE OF THE CITY.**

The introductory paragraphs state the City adopts the Spokane County Zoning Code.

**Section 1** adopts by reference Spokane County Zoning Code.

**Section 2** adopts other laws, rules and regulations referenced in the Zoning Code.

**Section 3** states the City Council shall serve in the role of planning commission and hearing examiner unless otherwise provided by ordinance.

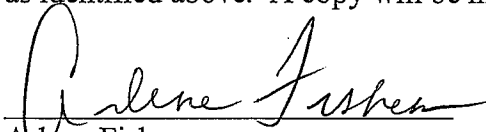
**Section 4** states the Zoning Code is on file with the City Clerk.

**Section 5** states the Ordinance is to protect the public health, safety and welfare.

**Section 6** establishes a severability clause in the event some portion of the Ordinance is held invalid.

**Section 7** states this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary, and on the date of incorporation.

The full text of the Ordinance is available at the Interim City of Liberty Lake City offices as identified above. A copy will be mailed out upon request.



Arlene Fisher  
Interim City Clerk

Published: 8/23/01

**PREFACE**

This code, which is adopted as an official control under RCW Chapter 36.70, shall consist of zoning text and a series of official zoning maps and arterial/road maps. For the purpose of administration and enforcement of this code, the zoning maps and arterial/road maps in the office of the planning department shall be considered the official zoning maps and the official arterial/road maps. A copy of these official maps is located in the Department of Building and Safety.

Organization of the code

This code consists generally of four sections. The first section, chapter 14.100, contains introductory material. The second section, consisting of chapters 14.300, 14.400 and 14.500, includes definitions of many terms used throughout the code and an outline of procedural matters; such as methods of accomplishing amendments to the zoning map or text, approach to obtaining formal interpretation of meaning of the text, processes for securing a variation from strict application of the code in hardship cases, enforcement of the provisions of the code, and appealing decisions associated with the code.

The third section, chapters 14.600 and 14.700, sets forth the regular and overlay zones and includes regulations governing the use of property, height of buildings, density of development, and related matters. Uses permitted in the various zones include those that are permitted directly without special review, and those that are allowed only under certain conditions.

The fourth section, chapter 14.800, focuses on development standards that relate to the zones found in chapters 14.600 and 14.700. These standards include sign controls, requirements for off-street parking, standards for landscaping and screening, general exceptions to some of the standards set forth in the zones, and standards regarding solar access.

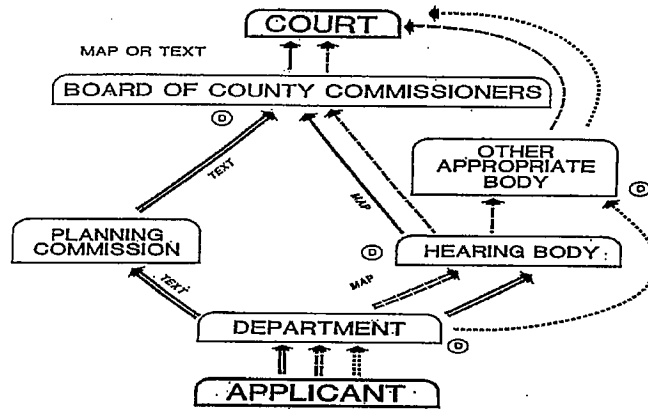
How to use the code

Every attempt has been made to present land use regulations in this code in a manner clearly understandable to the user. Nonetheless, in an area such as Spokane County, with complex land use needs, regulations inherently are not simple. In order to assure a balance between the needs of the general public for protection of the fine quality of life in Spokane County and the needs of the private property owners for an opportunity to reasonably use and benefit from the use of their property, many special circumstances must be covered in any Zoning Code.

The property owner seeking an understanding of regulations that may affect the use of his or her property should look first at the zoning maps and arterial/road maps on file at the office of the Spokane County Planning Department. From those maps, zoning and arterial/road classifications of his/her property may be determined. Chapter 14.600 of this document sets forth the general regulations pertaining to the classification of his/her property. However, the owner should also check the zoning map for inclusion in an overlay zone, which would include additional regulations as set forth in chapter 14.700. It is also important for the property owner to be aware of special requirements (such as for off-street parking and limitations on signs) contained in chapter 14.800, as well as the exceptions for certain regulations (such as the greater height allowed for chimneys and church steeples), specified in chapter 14.800. Methods of obtaining relief from provisions of the ordinance, under specific criteria, and for obtaining a change in zoning are also spelled out in this code.

The decision-making process that affects applications for rezoning, changes in zoning text, changes of arterial/road maps, variances and conditional uses, and administrative determinations is summarized in the following figure:

### Generalized Flow of Applications



- ==** Zoning amendment
- ==** Variance, conditional use permit
- Administrative Action (interpretation, administrative exception, temporary use)
- (D) Point of decision

Note: Single line denotes appeal only

Any person may visit the Spokane County Planning Department where qualified staff members can assist in understanding all aspects of the regulations contained herein. This staff can explain how the regulations affect development of property and also outline the various processes involved in either developing property in a manner consistent with this code or in obtaining changes in regulations affecting a person's property.

This code is not intended to replace any written agreement or covenant made between two or more private parties establishing restriction on a piece of property. Such covenants do not supersede any restrictions outlined within this code, nor is Spokane County responsible for enforcing such covenants.

NOTE: words with the strikethrough line added to them have been replaced by text that is underlined. This was done through an amendment process.

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