

**CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON
ORDINANCE NO. 159**

**AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON, AMENDING
THE CITY COMPREHENSIVE PLAN AND CITY DEVELOPMENT CODE FOR
2006.**

WHEREAS, the City of Liberty Lake has adopted a comprehensive land use plan pursuant to RCW 36.70A; and,

WHEREAS, the City has adopted a Development Code to implement the comprehensive plan; and,

WHEREAS, planning is an ongoing process, and improved data or changing circumstances require amendments to the Comprehensive Plan and Development Code; and,

WHEREAS, an extensive public participation program was followed for the Annual 2006 Comprehensive Plan and Development Code Amendments process; and,

WHEREAS, all public notification requirements were met and accomplished in a timely manner; and,

WHEREAS, A SEPA DNS Threshold Determination and Adoption of Existing Environmental Document was issued on the proposed amendments with a 14 day public comment period; and,

WHEREAS, The Liberty Lake Planning Commission has reviewed and deliberated on the proposed annual 2006 amendments (attached as exhibit A) and has forwarded a recommendation (attached as exhibit B) for the City Council consideration; and,

WHEREAS, GMA requires proposed comprehensive plans and development regulations be forwarded to the Department of Community, Trade and Economic Development for review and comment 60 days prior to the final City Council adoption of the plan; and,

WHEREAS, during the 60 day CTED review, all applicable state and local agencies received a copy of the proposed amendments and were given the opportunity to comment;

NOW THEREFORE the City Council of the City of Liberty Lake does ordain as follows:

Section 1. 2006 Comprehensive Plan & Development Code Amendments.

The City Of Liberty Lake 2006 Comprehensive Plan & Development Code Amendments are attached hereto as Exhibit "A."

Section 2. Severability.

If any section, sentence, clause or phrase of this ordinance and the attachments hereto 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.

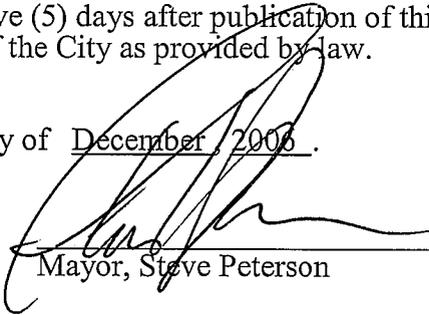
Section 3. Administration and Enforcement.

- A. Administration. The Planning & Community Development Department shall be responsible for the administration of this ordinance.
- B. Enforcement. Projects that are subject to the provisions of this Ordinance and do not comply with the standards of this ordinance shall be subject to the enforcement provisions of the Liberty Lake Municipal Code.

Section 4. Effective Date.

This Ordinance shall be in full force and effect five (5) days after publication of this Ordinance or a summary thereof in the official newspaper of the City as provided by law.

PASSED by the City Council this 19th day of December, 2006.



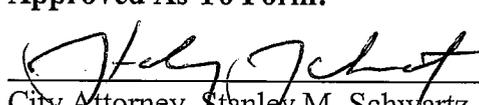
Mayor, Steve Peterson

ATTEST:



City Clerk, Arlene Fisher

Approved As To Form:



City Attorney, Stanley M. Schwartz

Date of Publication: 12/29/06

Effective Date: 1/3/2007

EXHIBIT A

<h2 style="margin: 0;">City of Liberty Lake Comprehensive Plan</h2> <h3 style="margin: 0;">Proposed 2006 Amendments List</h3>

Initiated By / File #	Chapter / Section	Proposed Amendment	Page #
Planning Commission / File # CA-06-0001	Ch. 2 - Land Use / LU.2.4 & LU.2.5	<ul style="list-style-type: none"> • Clarify what is reviewed by the Design Review Subcommittee and change may to shall LU.2.5: Design review may shall be required for the following developments: <ul style="list-style-type: none"> a. Developments within designated mixed-use areas b. Planned unit developments and large scale residential developments c. Government buildings intended for public entry and use (post office, libraries, etc.) d. Aesthetic corridors & boulevards, and adjacent development e. Large scale Commercial and industrial developments f. Developments adjacent to natural areas, critical areas, or shorelines. g. <i>All non-residential buildings that are visible from a public street</i> 	23
P&CD Staff Recommendation - Approval of Amendment CA-06-0001			
P&CD Staff / File # CA-06-0002	Appendix F - 6 Year Capital Facility Plan	<ul style="list-style-type: none"> • Remove from document and replace with Appendix F Cover Page - <ul style="list-style-type: none"> <i>City of Liberty Lake 2005.5 - 2011 Capital Facilities Plan, August 2, 2005</i> <i>Available at:</i> <i>City of Liberty Lake</i> <i>Planning & Community Development Dept.</i> <i>22710 E. Country Vista Blvd.</i> <i>Liberty Lake, WA 99019</i> <i>(509) 755-6708</i> 	176
P&CD Staff Recommendation - Approval of Amendment CA-06-0002			
P&CD Staff / File # CA-06-0003	Ch. 2 - Land Use, Section B - History & Background	<ul style="list-style-type: none"> • Map 2.2 - City of Liberty Lake Comprehensive Land Use Plan Map River District - Extend the Freeway Commercial designation north of Mission, correct the proposed school site designation due to re-location, and correct the area adjacent to the former Sports World ballfields 	19
P&CD Staff Recommendation - Approval of Amendment CA-06-0003			

P&CD Staff / File # CA-06-0004

Ch. 4 - Transportation, Section B - History & Background

59 - 60, 65 - 66

- Arterial and Collector Streets & Map 4.1 - City of Liberty Lake Road-Street System Map

Update entire map with new City boundaries and 2004 designations

River District - Upgrade street designations and add new proposed streets / interchange

- Update classification list (remove old list, add adopted chart) & update text to match map

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 three-two types of arterial and collector streets. They are classified as follows:

ID	ROAD NAME	FROM	TO	DISSEMINATED	MUNICIPAL CLASSIFICATION	URBAN CLASSIFICATION
1	LIBERTY RD	SPRAGUE AVE	COUNTY VISTA BL	0.15	MINOR COLLECTOR	IT-COLLECTOR
2	COUNTY VISTA BL	HELVY RD	WISSON AVE	0.1	MAJOR COLLECTOR	II-MAJOR ARTERIAL
3	COUNTY VISTA BL	NEEDHAM DR (SOUTH)	WISSON AVE (EAST)	1.07	MAJOR COLLECTOR	IT-COLLECTOR
4	WISSON AVE	HELVY RD	WISSON AVE	0.14	MAJOR COLLECTOR	II-MAJOR ARTERIAL
5	WISSON AVE	COUNTY VISTA BL	WISSON AVE	0.14	MAJOR COLLECTOR	II-MAJOR ARTERIAL
6	WISSON AVE	WISSON AVE	EAST CITY BOUNDARY	0.34	MAJOR COLLECTOR	IT-COLLECTOR
7	WISSON AVE	WISSON AVE	PROBLEMS BLVD	0.1	MINOR ARTERIAL	II-MINOR ARTERIAL
8	LIBERTY LAKE RD	SPRAGUE AVE	WALLEWAY AVE	1.04	MAJOR COLLECTOR	II-MINOR ARTERIAL
9	LIBERTY LAKE RD	WALLEWAY AVE	WISSON AVE	0.27	MAJOR COLLECTOR	II-MINOR ARTERIAL
10	WISSON AVE	SPRAGUE AVE	WISSON AVE	1.01	MAJOR COLLECTOR	II-MINOR ARTERIAL
11	WISSON AVE	WALLEWAY AVE	WALLEWAY AVE	0.2	MAJOR COLLECTOR	II-MINOR ARTERIAL
12	WALLEWAY AVE	LIBERTY LAKE RD	WALLEWAY AVE	1.04	MAJOR ARTERIAL	II-MINOR ARTERIAL
13	WALLEWAY AVE	WALLEWAY AVE	WALLEWAY AVE	0.15	MAJOR COLLECTOR	II-MINOR ARTERIAL
14	WALLEWAY AVE	WALLEWAY AVE	SOUTH CITY BOUNDARY	0.15	MAJOR COLLECTOR	IT-COLLECTOR
15	SPRAGUE AVE	LIBERTY LAKE RD	WALLEWAY AVE	0.23	MAJOR COLLECTOR	II-MINOR ARTERIAL
16	SPRAGUE AVE	WALLEWAY AVE	WALLEWAY AVE	0.15	MAJOR COLLECTOR	IT-COLLECTOR

The highest-capacity streets are minor arterials, followed by major collectors, and finally minor collectors.

Major and Minor 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. Major Collectors offer more access opportunities than Minor Arterials and Minor Collectors generally offer unlimited access.

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 Major and Minor Collectors that are relatively low-speed, two-lane facilities that may provide for on-street parking.

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

P&CD Staff Recommendation - Approval of Amendment CA-06-0004

Property Owner / File # CA-06-0005	Ch. 2 - Land Use, Section B - History & Background	<ul style="list-style-type: none"> Map 2.2 - City of Liberty Lake Comprehensive Land Use Plan Map Extend the Urban Growth Area (UGA) boundary to include parcel # 55221.3201 (NE corner of Inlet & Liberty Lake Drive), Lot 1, Block 3 of the Liberty Lake Village 2nd Addition	19
P&CD Staff Recommendation - Denial of Amendment CA-06-0005 due to parcel not being contiguous to City boundary or existing UGA boundary			
P&CD Staff / File # N/A	Table of Contents	<ul style="list-style-type: none"> Update Table of Contents as needed 	TOC

City of Liberty Lake Development Code

Proposed 2006 Amendments List

Initiated By / File #	Chapter / Section	Proposed Amendment	Page #
Property Owner / CA-05-0001 & ZC-06-0001	10-2A-5 - Zoning Districts Map Exhibit & Official Zoning Map	<ul style="list-style-type: none"> Change former Sports World ballfields, a portion of parcel 55094.9042 from O (Open Space / Recreation) to M-2 (Community Center Mixed Use) to make entire parcel M-2. 	2-9 & Zoning Map
P&CD Staff Recommendation - Approval of Amendment ZC-06-0001			

P&CD Staff / File # ZMA-06-0001	10-2A-5 - Zoning Districts Map Exhibit & Official Zoning Map	<ul style="list-style-type: none"> River District - Extend the C-2 (Freeway Commercial) designation north of Mission, correct the proposed school site designation due to re-location, and correct the area adjacent to the former Sports World ballfields 	2-9 & Zoning Map
P&CD Staff Recommendation - Approval of Amendment ZMA-06-0001			

Planning Commission & P&CD Staff / File # ZTA-06-0001	Section 10-4B-5 - Type IV Projects (Amendments)	<ul style="list-style-type: none"> Type IV Projects Planning is an ongoing process, and improved data or changing circumstances will require amendment to the comprehensive plan or development regulations. Amendments to the comprehensive plan or development regulations 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 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. Yearly review of proposed amendments shall begin in July and <i>should</i> conclude in December. Applications for amendments shall be submitted by July 31st of each year in order for the amendment to be reviewed that year. Applications for amendments submitted after July 31st shall be reviewed the following year. Identified deficiencies shall be docketed for possible future plan or development regulation amendments during the project review process. B. Amendment to the <i>Comprehensive Plan</i> or Development Code Text: <u>Procedures</u> <i>Text</i> Amendment proposals shall follow the procedures outlined in Section 10-4B-4 above, as <i>applicable</i>, which includes a pre-application conference with the applicant. Upon finding that 	4-22 to 4-24
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		<p>the required fee has been paid and that the application is complete, P&CD shall place an <i>introduction</i> to the request for the text amendment on the earliest available regular meeting agenda of the Planning Commission and submit a copy of the proposed amendment to the Planning Commission. and shall forward to the Planning Commission in writing a report and recommendation on the request including an intent statement, possible applications of the amendment, and possible development standards if appropriate. The Commission shall hold a public hearing on the requested amendment and make a recommendation. <i>The Planning Commission shall review the proposed amendment and hold at least one public workshop and one public hearing to solicit comment. After further review a formal recommendation will be made to the City Council for approval or denial.</i> P&CD shall subsequently submit to the City Council a copy of the proposed amendment, along with the recommendations of the Planning Commission in writing. <i>The City Council will hold an additional public workshop and an additional public hearing, to approve, approve with modifications, or deny the Planning Commission's recommendation on the proposed amendment(s). If approved, the amendment becomes effective five (5) days after the publication of the adopting ordinance in the official City newspaper. Additionally, the proposed amendments may be required to have a SEPA review, pursuant to Development Code Article 10-6A the City's Environmental Ordinance, and all Type IV projects must go through a 60-day state review process as required under WAC 365-195-620. This 60 day review process generally occurs after the Planning Commission's recommendation.</i></p> <p>Upon receipt of any such recommendation, the City Council shall, at a regular meeting, set the date for a public meeting where the Council may adopt, make minor modifications to, or deny the proposed text amendment. If, after considering the matter at a public meeting, the Council deems a change in the recommendation of the Planning Commission to be necessary, the change shall not be incorporated into the Code until the Council has conducted its own public hearing. At the hearing, the Council shall adopt its own findings of fact and statement setting forth the factors considered at the hearing and its own analysis of findings considered by the Council.</p> <ul style="list-style-type: none"> • C. Amendment to the <i>Comprehensive Plan Land Use Map and Zoning Map</i> <u>Procedures</u> <i>Comprehensive Plan Land Use Map Amendments and district or City wide Zoning Map Amendments are Type IV Projects which are processed concurrently and follow the procedures outlined for text amendments in B above. Zone</i> 	
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		<p>changesProperty rezones for individual properties are Type III Project Permits (see Section 10-4B-4 above). <i>The Comprehensive Plan Land Use Map and the Zoning Map must be consistent and applications for property rezones must also include a Comprehensive Plan Land Use Map amendment request.</i> Upon finding that the required fee has been paid, if applicable, and that the application is complete, P&CD shall issue a Determination of Completeness (DOC), followed by a Notice of Application (NOA). The application shall be forwarded to the Planning Commission for review and then following the Planning Commission's review and recommendation on the map amendments, the SEPA review, and the 60 day state review, a public hearing shall be scheduled before the Hearing Examiner for the property rezone. P&CD will prepare a report and recommendation on the request which will be forwarded to the Hearing Examiner who will hold a public hearing on the requested amendment. The Hearing Examiner shall make available to all parties of record the recommendation decision, along with findings of fact and a statement setting forth the factors considered at the hearing, and analysis of facts considered by the Hearing Examiner. P&CD will forward the Hearing Examiner's recommendation to the City Council, and upon receipt of the recommendation the City Council shall, at its next available regular meeting, set the date for a public hearing. <i>The public hearing for the property rezone must occur after the public hearing for the Comprehensive Plan Land Use Map amendment request.</i> At the property rezone hearing, the Council shall adopt its own findings of fact and statement setting forth the factors considered at the hearing <i>and the property rezones consistency with the Comprehensive Plan Land Use Map, and as well as its own analysis of findings considered by the Council.</i> The Council, after the public hearing, may adopt the zone changeproperty rezone, make minor changes, or deny it. <i>If approved, the property rezone becomes effective five (5) days after the publication of the adopting ordinance in the official City newspaper and a Notice of Decision shall be provided for the property rezone.</i></p>	
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P&CD Staff Recommendation - Approval of Amendment ZTA-06-0001

Planning Commission / File # ZTA-06-0002	Ch. 2 & Zoning Matrix ??	<ul style="list-style-type: none"> • Gated residential communities REMOVED 9/12/06 	?
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P&CD Staff / File # ZTA- 06-0003	Article 10-1C Definitions	<ul style="list-style-type: none"> B. Definitions. <p>Freestanding Sign - A sign not attached to or forming part of a building. <i>A Freestanding Sign, as used in Article 10-3E, must have at least 50% of the width of the sign constructed in a monument style (also see Monument Sign).</i></p> <p>Monument Sign - A sign not attached to or forming part of a building <i>A free-standing sign and supporting structure constructed as a solid structure or one which gives the appearance of a continuous, non-hollow, unbroken, mass.</i></p> <p>Wall Sign - A nonpaper sign attached or erected parallel to and extending not more than fifteen (15) inches from the facade or face of any building to which it is attached and supported throughout its entire length, with the exposed face of the sign parallel to the plane of said wall or facade. Signs incorporated into mansard roofs, marquees, or canopies shall be treated as wall signs.</p> 	1-21
			1-31
			1-46
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0003			

P&CD Staff / File # ZTA- 06-0004	C-1 (Community Commercial), 10-2H-6 (C) - Side Yard Setbacks C-2 (Freeway Commercial), 10-2I-6 (C) - Side Yard Setbacks I (Light Industrial), 10-2J-6 (C) - Side Yard Setbacks P (Public / Semi-Public Institutional), 10-2K-6 (C) - Side Yard Setbacks O (Open Space / Recreation), 10-2L-6 (C) - Side Yard Setbacks	<ul style="list-style-type: none"> C. Side Yard Setbacks. <p>The minimum <i>interior</i> side yard setback shall be 5 feet, except that buildings shall be setback from Residential Zones by a minimum of 20 feet (includes accessory structures). <i>The minimum flanking street yard (street corner yards) setback shall be 15 feet.</i> Additionally, buildings shall conform to the vision clearance standards in Section 10-3B-2, subsection N, and the applicable fire and building codes for attached structures, fire walls, and related requirements.</p> 	2-146
			2-157
			2-171
			2-182
			2-192
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0004			

P&CD Staff / File # ZTA- 06-0005	R-1 (Single Family Residential), 10-2B-6 (D) - Setback Exceptions R-2 (Mixed Residential), 10-2C-6 (D) - Setback Exceptions R-3 (Multi Family	<ul style="list-style-type: none"> D. Setback Exceptions. <p>The following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by no more than 2 feet. Porches, decks, and similar structures not exceeding 24 inches in height may encroach into setbacks by no more than 5 feet, subject to the front yard setback provisions in "A". Walls and fences may be placed on property lines, subject to the standards in</p> 	2-16
			2-35
			2-57

	Residential), 10-2D-6 (D) - Setback Exceptions	Section 10-3C-5 - Landscaping and Fences and Walls. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 10-3B-2, subsection N. <i>Interior sideyard setbacks would be 0 feet for dwelling units that are attached by a common wall.</i>	
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0005			
P&CD Staff / File # ZTA- 06-0006	R-1 (Single Family Residential), Lot Area, Dimensions, Coverage, & Residential Density 10-2B-7 Chart R-2 (Mixed Residential), Lot Area, Dimensions, Coverage, & Residential Density 10-2C-7 Chart	<ul style="list-style-type: none"> Attached Townhome Single Family Housing Lot Area - Minimum Area = 3000-2000 square feet Lot Width / Depth - Minimum Width = 25-20 feet at front property line 	2-17 2-36
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0006			
P&CD Staff / File # ZTA- 06-0007	R-3 (Multi Family Residential), Lot Area, Dimensions, Coverage, & Residential Density 10-2D-7 Chart M-1 (Neighborhood Center Mixed Use), Lot Area, Dimensions, Coverage, & Residential Density 10-2E-7 Chart	<ul style="list-style-type: none"> Attached Townhome Single Family Housing Lot Area - Minimum Area = 2500-2000 square feet 	2-58 2-79
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0007			
P&CD Staff / File # ZTA- 06-0008	M-2 (Community Center Mixed Use), Lot Area, Dimensions, Coverage, & Residential Density 10-2F-7 Chart	<ul style="list-style-type: none"> Attached Townhome Single Family Housing Lot Area - Minimum Area = 2500-1500 square feet Lot Area - Maximum Area = 150% of minimum 5000 square feet 	2-104
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0008			
P&CD Staff / File # ZTA- 06-0009	R-1 (Single Family Residential), 10-2B-8 Building Height (Add D) R-2 (Mixed Residential), 10-2C-8 Building	<ul style="list-style-type: none"> <i>D. View Preservation. REMOVED 8/10/06</i> 	2-18 2-38 2-60

	Height (Add-D) R-3 (Multi-Family Residential), 10-2D-8 Building Height (Add-D)		
P&CD Staff / File # ZTA-06-0010	M-1 (Neighborhood Center Mixed-Use), 10-2E-8 Building Height (Add-C) M-2 (Community Center Mixed-Use), 10-2F-8 Building Height (Add-C) M-3 (CBD Mixed-Use), 10-2G-8 Building Height (Add-C) C-1 (Community Commercial), 10-2H-8 Building Height (Add-C) C-2 (Freeway Commercial), 10-2I-8 Building Height (Add-C) I (Light Industrial), 10-2J-8 Building Height (Add-C) P (Public / Semi-Public Institutional), 10-2K-8 Building Height (Add-C) O (Open Space / Recreation), 10-2L-8 Building Height (Add-C)	<ul style="list-style-type: none"> • C. <u>View Preservation</u>. REMOVED 8/10/06 	<p>2-80</p> <p>2-105</p> <p>2-130</p> <p>2-148</p> <p>2-158</p> <p>2-173</p> <p>2-184</p> <p>2-193</p>

P&CD Staff / File # ZTA-06-0011	C-1 (Community Commercial), 10-2H-9 (C)(4) - Building Orientation Standards C-2 (Freeway Commercial), 10-2I-9 (C)(4) - Building Orientation Standards I (Light Industrial), 10-2J-9 (C)(4) - Building Orientation Standards	<ul style="list-style-type: none"> • 4. On corner lots, buildings and their entrances shall be oriented to the street corner, whenever possible; <i>and</i> parking, driveways and other vehicle areas shall be prohibited <i>should not be placed</i> between buildings and street corners. 	<p>2-149</p> <p>2-159</p> <p>2-173</p> <p>2-184</p> <p>2-194</p>
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	Standards P (Public/ Semi-Public Institutional), 10-2K-9 (C)(4) - Building Orientation Standards O (Open Space/ Recreation), 10-2L-9 (C)(4) - Building Orientation Standards		
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P&CD Staff Recommendation - Approval of Amendment ZTA-06-0011

P&CD Staff / File # ZTA-06-0012	M-1 (Neighborhood Center Mixed Use, 10-2E-10 (D) - Materials	<ul style="list-style-type: none"> D. <u>Materials & Colors</u>. All proposed building materials should be durable and of good quality and appropriate to the surroundings. Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore they should be aesthetically pleasing and compatible with materials and colors of adjoining buildings and other buildings within the City. The following materials <i>and colors</i> apply to new construction projects or remodels/ additions to existing projects in the ___ Zone, <i>and the color standards shall also apply to tenant improvements:</i> <p>6. <i>Colors</i></p> <p>a. <i>Building elevation / siding and roof colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black, or fluorescent colors is prohibited;</i></p> <p>b. <i>Building trim and accent areas can feature brighter colors, including primary colors, if approved through the design review process. Neon tubing shall not be an acceptable feature for building trim or accent areas; and</i></p> <p>c. <i>Corporate / trademark colors shall not be used on the building elevation / siding, roof, trim, or accent areas unless they comply with these color standards. Corporate / trademark colors can be used on signage.</i></p> <p>Colors section originally included in Interim Supplemental Large-Scale Retail Standards</p>	2-87
	M-2 (Community Center Mixed Use, 10-2F-10 (D) - Materials		2-112
	M-3 (CBD Mixed Use), 10-2G-10 (D) - Materials		2-137
	C-1 (Community Commercial), 10-2H-10 (D) - Materials		2-150
	C-2 (Freeway Commercial), 10-2I-10 (D) - Materials		2-161
	I (Light Industrial), 10-2J-10 (D) - Materials		2-175
	P (Public/ Semi-Public Institutional) 10-2K-10 (D) - Materials		2-186
	O (Open Space/ Recreation) 10-2L-10 (D) - Materials		2-195

P&CD Staff Recommendation - Approval of Amendment ZTA-06-0012

P&CD Staff / File # ZTA-06-0013	Pedestrian Access and Circulation, 10-3B-3 (B) - Design and Construction	<ul style="list-style-type: none"> 4. Sidewalk & Pathway Surface. Sidewalks shall be concrete and at least 6' wide, unless otherwise specified by this Code. Pathway surfaces shall be concrete, asphalt, brick/ masonry pavers, or other durable surface, at least 10 feet wide. (See also the applicable City Transportation Standards related to pathways). Additionally, sidewalk and pathway design shall conform to the requirements of Section 10-3G-2 - <i>Transportation Improvements, the City Street Standards, the Liberty Lake Trail System Plan, and the Parks, Recreation, Open Space, and Trails Plan, as applicable. Separated sidewalks with planters shall be required along both sides of streets in all residential plats and shall be designed in conformance with the City of Liberty Lake Street Standards.</i> 	3-11
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0013			

P&CD Staff / File # ZTA-06-0014	Street Trees, 10-3C-4	<ul style="list-style-type: none"> Street trees shall be planted for all developments that are subject to Land Division or Site Design Review. Separated sidewalks with planters shall be required along both sides of streets in all residential plats. Requirements for street tree planting strips are provided in Section 10-3G-2 - <i>Transportation Improvements</i>. Planting of unimproved streets shall be deferred until the construction of curbs and sidewalks. Street trees shall conform to the following standards and guidelines: 	3-18
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0014			

P&CD Staff / File # ZTA-06-0015	Signage Standards, 10-3E-5 (A)(1) - Signs Permitted in All Zones in Connection with Specific Uses	<ul style="list-style-type: none"> 1. <u>Temporary Banners, Flags, Pennants and Searchlights</u> - <ul style="list-style-type: none"> a. A temporary banner, flag, or pennant may be permitted for by the Planning and Community Development Director for temporary on-premises use not exceeding thirty (30) days in any one year for special events such as grand openings, provided that such display does not have an adverse impact on nearby residences or institutions <i>and banners shall not exceed 75 square feet in size. Except for properties within the Interstate 90 Corridor where 150 square feet shall be the maximum size.</i> A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation. 	3-35
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0015			

P&CD Staff / File # ZTA-06-0016	Signage Standards, 10-3E-7 (A) - Sign Standards for Other Zones	<ul style="list-style-type: none"> A. <u>Wall Signs – Individual and Multiple Businesses</u>. Wall signs for businesses are permitted on each wall of a building and for each business located entirely on the property provided the aggregate area for wall signage on any one (1) property or any one (1) building does not exceed a maximum ratio of: 1 square foot of signage per 10 square feet of building façade (sign area: building facade) up to a maximum area of 150 square feet. Except for properties <i>within the Interstate 90 Corridor whose principal exposure is from Interstate 90</i> where 300 square feet shall be the maximum aggregate signage area. In the case of properties with Interstate 90 exposure, the maximum size for signage on walls not facing Interstate 90 shall be 150 square feet. Businesses in strip commercial type structures shall be calculated separately based on their individual frontage. <i>The Director may administratively increase the allowed wall signage when no freestanding and/or monument sign is proposed. The sign permit shall be conditioned to prohibit any future freestanding and/or monument signage due to the approved increased wall signage.</i> 	3-39
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P&CD Staff Recommendation - Approval of Amendment ZTA-06-0016

P&CD Staff / File # ZTA-06-0017	Signage Standards, 10-3E-7 (C) - Sign Standards for Other Zones	<ul style="list-style-type: none"> C. <u>Freestanding / Monument Signs – Multiple Business</u>. Freestanding on-premises sign(s) for multiple businesses are permitted, not to exceed the number, maximum area and height limits as provided in Table 4. Freestanding signage allowed for an individual business shall not be combined with the signage allowed for multiple businesses. The minimum separation between signs shall be 200 feet. Sign area shall be calculated at one (1) sq. ft. per lineal foot of street frontage up to the maximum area provided in Table 4. <i>Multiple businesses located on one parcel and/or within one building shall be required to utilize multiple business freestanding / monument signage standards, rather than individual business freestanding / monument signage standards.</i> Table 4 - Max # of Signs M-2 / M-3 = 1 per 200' street frontage** C-1 / C-2 / I / P / O = 1 per 200' street frontage** M-2 / C-2 / P* = 1 per 200' I-90 frontage** * Parcel is within Interstate 90 Corridor but not within the City's Interchange Corridor. ** One (1) freestanding sign is permitted on parcels with less than 200' of lineal street frontage. Figure 1 – Example of maximum allowed signage on a parcel with 350 feet of <i>single</i> street frontage. 	3-39 & 3-40
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P&CD Staff Recommendation - Approval of Amendment ZTA-06-0017

P&CD Staff / File # ZTA-06-0018	Public Facilities Standards, 10-3G-2 (A)(5) - Transportation Improvements	<ul style="list-style-type: none"> A. <u>Development Standards</u>. No development shall occur unless the development has frontage or approved access to a public street, in conformance with the provisions of Article 10-3B - Access and Circulation, and the following standards are met: <ul style="list-style-type: none"> 5. Privately owned and maintained streets may be allowed, but are not encouraged. However, private streets must meet all the design and construction standards required for public streets. <i>A homeowner's or property owner's association must be established to provide for street repair and maintenance.</i> 	3-49
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0018			

P&CD Staff / File # ZTA-06-0019	Public Facilities Standards, 10-3G-2 (I) - Transportation Improvements	<ul style="list-style-type: none"> I. <u>Sidewalks, Planter Strips, Bicycle Lanes</u>. Sidewalks, planter strips, and bicycle lanes shall be installed in conformance with the standards in Section 10-3G-2, <i>Section 10-3B-3, Section 10-3C-4</i>, applicable provisions of the Transportation Improvement Plan, the Comprehensive Plan, adopted street plans, and the City of Liberty Lake Street and Stormwater Standards. <i>Separated sidewalks with planters shall be required along both sides of streets in all new developments, unless existing sidewalks prohibit the use of separated sidewalks, as determined by P&CD. The use of urban streetscapes is encouraged in mixed use zones and designs shall be reviewed for compliance with the intent of the street tree and sidewalk standards.</i> Maintenance of sidewalks, curbs, and planter strips is the continuing obligation of the adjacent property owner. 	3-53
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0019			

P&CD Staff / File # ZTA-06-0020	Land Divisions & Lot Line Adjustments, 10-4D-1 (A)(2)	<ul style="list-style-type: none"> 2. Binding site plans involve divisions of land for the purpose of sale or lease of commercial, industrial, or mixed use zoned properties as provided in RCW 59.17.04058.17.035. 	4-31
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0020			

P&CD Staff / File # ZTA-06-0021	Land Divisions & Lot Line Adjustments, 10-4D-3 (A)	<ul style="list-style-type: none"> A. <u>Review of Preliminary Plat, BSP, or Short Plat</u>. Review of a preliminary plat shall be processed by means of a Type III procedure, as governed by Article 10-4B. Review of a preliminary short plat or BSP shall be processed by means of a Type I procedure, as governed by Article 10-4B. All preliminary plats, BSPs, and short plats shall be reviewed using approval criteria contained in Section 10-4D-5. An application for a preliminary plat shall be processed simultaneously with applications for rezones, variances, planned unit developments, and similar quasi-judicial or administrative actions to the extent that procedural requirements applicable to these 	4-34
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		actions permit simultaneous processing. <i>Preliminary BSPs should show the overall area with individual lots created through final BSPs over the approval period identified in Section 10-4D-3, subsection C.</i>	
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0021			
P&CD Staff / File # ZTA-06-0022	Land Divisions & Lot Line Adjustments, 10-4D-3 (C)	<ul style="list-style-type: none"> C. <u>Preliminary Plat, BSP, and Short Plat Approval Period.</u> Preliminary plat, BSP, and short plat approval shall be effective for a period of 5 years from the date of approval. The preliminary plat, BSP, or short plat shall lapse if a final plat, BSP, or short plat has not been submitted within the 5-year period. <i>BSPs may have lots (up to the maximum number approved under the preliminary BSP) created through multiple final BSPs and recorded through a record of survey over the 5-year period, however the entire BSP, must be finalized within the 5-year period, unless an extension is granted.</i> 	4-35
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0022			
P&CD Staff / File # ZTA-06-0023	Land Divisions & Lot Line Adjustments, 10-4D-4 (A)	<ul style="list-style-type: none"> A. <u>Preliminary Plat.</u> In addition to the general requirements described in Section 10-4D-2 above, the preliminary plat application shall consist of drawings and supplementary written material on application forms approved and provided by P&CD. Complete applications shall contain at least the following information, <i>as applicable</i>: 	4-36
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0023			
P&CD Staff / File # ZTA-06-0024	Land Divisions & Lot Line Adjustments, 10-4D-4 (B)	<ul style="list-style-type: none"> B. <u>Preliminary BSP.</u> In addition to the general requirements described in Section 10-4D-2 above, the preliminary BSP application shall consist of drawings and supplementary written material on application forms approved and provided by P&CD. Complete applications shall contain at least the following information, <i>as applicable</i>: 	4-40
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0024			
P&CD Staff / File # ZTA-06-0025	Land Divisions & Lot Line Adjustments, 10-4D-4 (C)	<ul style="list-style-type: none"> C. <u>Preliminary Short Plat.</u> In addition to the general requirements described in Section 10-4D-2 above, the preliminary short plat application shall consist of drawings and supplementary written material on application forms approved and provided by P&CD. Complete applications shall contain at least the following information, <i>as applicable</i>: 	4-43
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0025			

P&CD Staff / File # ZTA-06-0026	Land Divisions & Lot Line Adjustments, 10-4D-7 (A) - Submissions and Approval Criteria: Final Plat, BSP, and SP	<ul style="list-style-type: none"> A. Submission Requirements. Final plats, BSPs, and short plats shall be reviewed and approved by the City prior to recording with Spokane County. The applicant shall submit the final plat, BSP, or short plat within 5 years of the approval of the preliminary plat, BSP, or short plat, as provided by Section 10-4D-3 above. Six (6) copies of the final plat, BSP, or short plat map and one (1) reduced 11x17 copy shall be submitted in a format acceptable to the Spokane County Auditor and shall include the items required under subsection B, Approval Criteria, below. <i>Additionally, four (4) copies of the street, grading, and drainage plans shall be submitted and the sewer and water plan mylar shall be submitted for P&CD review and signature.</i> All final plats, BSPs, and short plats shall comply with RCW 58.17 or other applicable state laws or this Code. 	4-47
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0026			

P&CD Staff / File # ZTA-06-0027	Planned Unit Developments, 10-4E-5 (A)(4) - Applicability of Zoning District Standards (Chapter 2)	<ul style="list-style-type: none"> c. Front yard and rear yard setback requirements of the underlying zoning district shall not apply to structures on the interior of the project except that: <ol style="list-style-type: none"> 1. A minimum front yard setback of 20 feet is required for any garage structure which opens facing a public or private street. 2. A minimum front yard setback of 15 feet is required for any garage opening facing an alley. 	4-55
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0027			

Property Owner / File # ZTA-06-0028	Zoning District Administration, 10-2A-4 - Zoning Districts Matrix & Official Zoning Matrix	<ul style="list-style-type: none"> In the Zoning Matrix under Automobile, etc. Oriented - Gas station / convenience store, change from N-to L in the M-3 (Central Business District Mixed Use) Zone 	2-5 & Zoning Matrix
	M-3 (CBD Mixed Use), 10-2G-3 (C) - Limited Uses	<ul style="list-style-type: none"> In the M-3 Zone, add Gas station / convenience store to Limited Uses and re-number as needed <ol style="list-style-type: none"> #. <i>Gas station / convenience store</i> <ol style="list-style-type: none"> a. <i>A Gas station / convenience store is allowed in the M-3 zone if it is being re-located from another location within the M-3 zone and it meets the following criteria:</i> <ol style="list-style-type: none"> 1. <i>Underground storage tanks and stormwater disposal shall not be located within the 1000 foot radius of a wellhead.</i> 2. <i>Pump islands and other fuel dispensing tanks (e.g. propane) shall be located at least 25 feet from the right-of-way line(s).</i> 3. <i>Convenience stores/gas stations shall not exceed 8 pump sites and the building footprint area shall not</i> 	2-118

		exceed 5,000 square feet per lot. A pump site is one dispenser which may be double sided.	
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0028			

Property Owner / File # ZTA-06-0029	Zoning District Administration, 10-2A-4 - Zoning Districts Matrix & Official Zoning Matrix I (Light Industrial), 10-2J-3 (C) - Limited Uses	<ul style="list-style-type: none"> In the Zoning Matrix under Dining, personal services, ... - Banks / financial institutions (without drive-thru), change from N to P in the I (Light Industrial) Zone In the Zoning Matrix under Dining, personal services, ... - Banks / financial institutions (with drive-thru), change from N to L in the I (Light Industrial) Zone In the I Zone, add Banks / financial institutions (with drive-thru) to Limited Uses and re-number as needed <ul style="list-style-type: none"> <i>#. Banks / financial institutions (with drive-thru)</i> <ol style="list-style-type: none"> <i>Drive-thru window shall be located on side or rear yard areas of the site and not between the frontage street and the road.</i> <i>The use is subject to all other applicable development code standards for uses of this zone.</i> 	2-5 & Zoning Matrix 2-165
P&CD Staff Recommendation - Approval of Amendment ZTA-06-0029			

P&CD Staff / File # N/A	Table of Contents	<ul style="list-style-type: none"> Update Table of Contents as needed 	TOC
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Incorporation of Large-Scale Retail Establishment Standards			
Initiated By / File #	Chapter / Section	Proposed Amendment	Page #
P&CD Staff / File # ZTA-06-0030	Article 10-1C Definitions	<ul style="list-style-type: none"> • B. Definitions - add the following definitions <ul style="list-style-type: none"> • <i>Breezeway</i> – a structure for the principal purpose of connecting a main building or structure on a property with other buildings. • <i>Design Standards</i> – statements and graphics intended to direct the planning and development of the built environment in a particular manner or style so that the end result contributes positively to the overall development. • <i>Facade</i> – the portion of the front exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building. • <i>Hip Roof</i> – roof without gables. • <i>Large-scale retail establishment</i> – a retail establishment (also including grocery stores, auto supply stores, building supply stores, etc.), or any combination of retail establishments in a single building with <ol style="list-style-type: none"> 1. a building footprint of fifty thousand (50,000) square feet or more (including outdoor display and sales areas), 2. a gross square footage of eighty thousand (80,000) square feet or more (including outdoor display and sales areas), or 3. multiple retail establishments in separate but abutting buildings, reviewed as one site plan, with a combined building footprint of one hundred thousand (100,000) square feet or more (including outdoor display and sales areas) (also known as "Big-Box" Retail or Superstores). • <i>Parapet</i> – the portion of a wall that extends above the roofline. • <i>Pedestrian Oriented Development</i> – development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and buildings/structures rather than on auto access. The buildings/structures are generally located close to the public or private right-of-way and the main entrance(s) is oriented to the street sidewalk. There are generally windows or display cases along building facades. Although parking is provided, it is generally limited in size and location. • <i>Pedestrian Walkway</i> – a surfaced walkway, separate from the traveled portion of a public or private right-of-way or parking lot / driving aisle. • <i>Portico</i> – a porch or walkway with a roof supported by columns, often leading to the entrance to a building. • <i>Screen</i> – The sole purpose of a screen is to block 	1-5 to 1-48, multiple

		<p>views. A screen should be constructed of opaque materials and whose height will be effective in obstructing unwanted views.</p> <ul style="list-style-type: none"> • Streetscape – all elements of a development or area that are in view from other points along a street. 	
	Zoning District Administration, 10-2A-4 - Zoning Districts Matrix & Official Zoning Matrix	<ul style="list-style-type: none"> • Under Facilities and Uses (below Hospital, above Mobile sales / concessions) add <i>Large-scale retail establishments as a Limited Use in the M-2, M-3, & C-2 Zones</i> 	2-4 & Zoning Matrix
	<p>M-2 (Community Center Mixed Use), 10-2F-3 (C) - Limited Uses</p> <p>M-3 (CBD Mixed Use), 10-2G-3 (C) - Limited Uses</p> <p>C-2 (Freeway Commercial), 10-2I-3 (C) - Limited Uses</p>	<ul style="list-style-type: none"> • Add Large-scale retail establishments to Limited Uses and re-number as needed #. Large-scale retail establishments <ul style="list-style-type: none"> a. The following standards and the standards identified in Section 10-2F-10, subsection C-4 apply to all Large-scale retail establishments, as defined in Article 10-1C that make application for any of the following: <ol style="list-style-type: none"> 1. New construction; 2. An addition that would increase the building(s) square footage to equal or greater than the square footages above; or 3. A remodel of a building(s) with square footage that is equal or greater than the square footages defined for Large-scale retail establishments within these standards and which the remodel exceeds fifty percent (50%) of the assessed value of the existing structure. The value of the remodel shall be based on the current Building Valuation Data Table adopted by the City of Liberty Lake. 4. Exceptions - Waivers to these standards may be granted through a Class A Variance process under the following circumstances and in accordance with the chart below: <ul style="list-style-type: none"> • Strict application of the standard would result in peculiar or exceptional practical difficulties or exceptional and undue hardship upon the owner of the property; or • A proposed alternative building or site design satisfies the intent of the ordinance as well or better than would strict compliance with the standard; or • The new siting of parking areas and buildings in relation to the street is not possible with the remodel or addition; and • Granting of the waiver would not impose significantly more negative impacts on nearby properties. 	<p>2-91</p> <p>2-117</p> <p>2-153</p>

Requirements	New Construction	Addition	Interior Remodel	Exterior Remodel
Compliance with the City Development and Building Codes	Required	Required	Required	Required
Application Requirements	Required	Required	Required	Required
Site Design & Features	Required	x	Exempt	x
Outdoor Display / Sales Area & Accessory Uses	Required	x	N/A	x
Building Design	Required	Required	N/A	x
Materials & Colors	Required	Required	N/A	Required
Adaptability for Reuse / Compartmentalization / Redevelopment	Optional	Optional	N/A	Optional
Signage	Optional	Optional	Optional	Optional

x = Portions of the standards may be waived in accordance with Section 3-d.

b. Development Agreement - Prior to building permit issuance for a large-scale retail establishment or at the time of a property ownership change, the City will require property owners (including assigns, heirs, and successors in interest) to sign an agreement, that the City will record with the Spokane County Auditor, to cover the following:

- 1. The property owner agrees not to impose any post-closure limits on the type of reuse of previously occupied buildings (e.g. not permitting another large-scale retail establishment from occupying the vacated building);*
- 2. The property owner agrees to provide a notice of closure to the Director of Planning and Community Development as soon as a closure is anticipated or at least three (3) months prior to an anticipated store closure; and*
- 3. The property owner agrees to meet with the Director of Planning & Community Development at least three (3) months prior to an anticipated store closure to discuss their exit strategy and facilitate opportunities for building / property reuse and redevelopment. At this meeting, the property owner will provide a maintenance plan for normal repairs and upkeep of property, in compliance with Article 10-3I (Property Maintenance Standards) of the City Development Code and elimination of legible impressions, images, or remnants of signs remaining on a building or sign surface after the use for which the sign was permitted ceases to operate.*

c. Pedestrian & Bicycle Circulation / Facilities

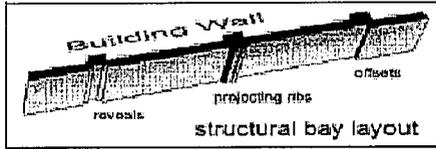
- 1. Ten (10) foot wide sidewalks will be required across the front of all buildings or wherever public access areas are located around the building;*
- 2. Distinct pedestrian crossing markers or changes in surfacing must be used; and*
- 3. Publicly accessible focal points with features such as a patio /seating area are required.*

		<p><i>d. Shopping Cart Storage & Return Stations -</i> <i>When a business utilizes shopping carts, adequate close-by shopping cart return stations to temporarily house returned shopping carts shall be provided throughout the parking lots. All shopping carts shall be effectively contained or controlled within the boundaries of store premises, which refers to the lot area, maintained, managed and/or utilized by the business, that may include the building, parking lot and adjacent walkways, and where the business's shopping carts are permitted. Exterior shopping cart storage areas are not permitted and carts must be permanently stored inside the building. The following standards apply to exterior shopping cart return stations</i></p> <ol style="list-style-type: none"> <i>1. Shopping cart return stations shall be identified on the site plan and the locations shall be approved by the City;</i> <i>2. Shopping cart return stations shall incorporate landscaping, architectural features, or similar design elements to draw attention to and lessen the impact of stand-alone features within parking areas;</i> <i>3. Storage or temporary storage of shopping carts shall not be allowed on walkways outside of buildings at anytime; and</i> <i>4. The applicant shall submit a working plan for the collection of shopping carts from the parking lot.</i> <p><i>e. Outdoor Storage Uses & Service / Loading Areas -</i></p> <ol style="list-style-type: none"> <i>1. Outdoor storage of items such as products, racks, and pallets, and the use of cargo containers for storage is prohibited;</i> <i>2. Areas for truck parking, trash collection or compaction, loading, or other such uses shall not be visible from public or private rights-of-way, not located within 20 feet of any public or private street, public sidewalk, or internal pedestrian way and location(s) are restricted to the location(s) shown on the site plan approved by the City;</i> <i>3. Loading docks, truck parking, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape; and</i> <i>4. When the site is abutting a Residential Zone / Use, deliveries and collections shall not</i> 	
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		<p>occur between 10:00 p.m. and 6:00 a.m., unless mitigating measures can be proposed to prevent noise or light nuisances.</p> <p>f. <i>Outdoor Display / Sales Areas & Accessory Uses</i></p> <ol style="list-style-type: none"> 1. All outdoor display / sales areas and accessory uses shall be permitted only where clearly depicted on the site plan approved by the City; 2. Outdoor displays of merchandise, equipment, vending machines, etc. located on building aprons or along the storefront are only permitted if shown on the approved site plan and permitted by the Director of Planning & Community Development or permitted through a Temporary Use Permit (see temporary sales / displays below). Display areas on building aprons or along the storefront must maintain a minimum walkway width of ten (10) feet between the display items and any vehicle drives; 3. All outdoor display areas shall be separated from motor vehicle routes by a physical barrier visible to drivers and pedestrians, and by a minimum of ten (10) feet; 4. Any permanent display / sales areas not located on building aprons, shall be permanently defined and screened with walls, fences, or evergreen hedges, a minimum of five (5) feet in height; 5. Outdoor display / sales areas and accessory uses such as food vendors shall be incorporated into the overall design of the building and the landscaping; and 6. Temporary sales / displays, such as Christmas trees, landscape materials, etc. <ul style="list-style-type: none"> • Temporary sales / displays shall be reviewed and approved by the Director of Planning & Community Development through the Temporary Use Permit process in accordance with Section 10-4I-1. <p>g. <i>Adaptability for Reuse / Compartmentalization / Redevelopment</i> - It is recommended that the building design include specific elements for adaptation for multi-tenant re-use. The design standards above will aid in adaptive reuse of a building, additionally, the building design should also allow for the following:</p> <ol style="list-style-type: none"> 1. Facades that readily adapt to multiple entrances and adapt to entrances on all but one side of the building; 2. Parking lot schemes that are shared by establishments or are linked by safe and functional pedestrian connections; and 3. Landscaping schemes that complement the multiple entrance design. 	
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	<p>M-2 (Community Center Mixed Use), 10-2F-9 (C) (Add 5 after graphics) - Building Orientation</p> <p>M-3 (CBD Mixed Use), 10-2G-9 (C) (Add 5 after graphics) - Building Orientation</p> <p>C-2 (Freeway Commercial), 10-2I-9 (C) (Add 5) - Building Orientation</p>	<ul style="list-style-type: none"> • 5. Large-scale retail establishments <ul style="list-style-type: none"> a. Large-scale retail establishments shall not be located on corner lots, unless smaller buildings (less than 50,000 gross square feet) are located between the large-scale retail establishment and the street b. Outparcels with non large-scale retail establishments must be located between large-scale retail establishments and an arterial or collector street. c. Access & Traffic <ol style="list-style-type: none"> 1. Large-scale retail establishments must have at least two approaches with the main approach located on an arterial or collector street; 2. Vehicle access must be designed to accommodate peak traffic volumes; 3. Site layout must provide access connections to adjacent parcels / uses; and 4. Off-street parking, drives, and other vehicular areas cannot be placed between buildings and streets, if prohibited by the Development Code for the zone. 	<p>2-108</p> <p>2-133</p> <p>2-159</p>
	<p>M-2 (Community Center Mixed Use), 10-2F-10 (C) (Add 4) - Architectural Guidelines & Special Standards</p> <p>M-3 (CBD Mixed Use), 10-2G-10 (C) (Add 4) - Architectural Guidelines & Special Standards</p> <p>C-2 (Freeway Commercial), 10-2I-10 (C) (Add 3) - Architectural Guidelines & Special Standards</p>	<ul style="list-style-type: none"> • 3 / 4. Large-scale retail establishments <ul style="list-style-type: none"> a. Building Elevations <ul style="list-style-type: none"> • Uninterrupted lengths of any elevation shall not exceed one hundred (100) horizontal feet. <div data-bbox="826 1081 1263 1396" data-label="Image"> </div> <ul style="list-style-type: none"> • Ground floor elevations that face a street (public or private) or that face Interstate 90 shall have arcades, display windows, entry ways, awnings, or other such features along no less than 60% of the horizontal length. <div data-bbox="826 1596 1280 1690" data-label="Image"> </div> <ul style="list-style-type: none"> b. Building Facade - The front facade of the building must include a repeating pattern with at least three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically. 	<p>2-112</p> <p>2-137</p> <p>2-161</p>

- Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib;
- Color change;
- Texture change; and / or
- Material module change.



c. Entrances - Each building shall have clearly defined; highly visible customer entrances and each additional store located within a principal building shall have at least one separate exterior customer entrance. Entryways shall feature no less than three of the following design features:

- canopies or porticos;
- overhangs;
- recesses/ projections;
- arcades;
- raised corniced parapets over the door;
- peaked roof forms;
- arches;
- outdoor patios;
- display windows;
- architectural details such as tile work and moldings which are integrated into the building structure and design; and / or
- integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

d. Smaller Retail Stores - In addition to the entrance requirements above, when additional store(s), with less than fifty thousand (50,000) square feet, are located within a principal building, the facade of each additional store shall contain the following, as applicable:

- Display windows between the height of three (3) feet and eight (8) feet above the walkway / sidewalk grade for no less than sixty percent (60%) of the horizontal length of each additional store facade; and
- Windows shall contain displays or be recessed and should include visually prominent sills, shutters, or other such forms of framing.

e. Roofs - Each building shall have at least two (2) of the following roof features:

- Parapets concealing flat roofs and roof top equipment such as HVAC units from

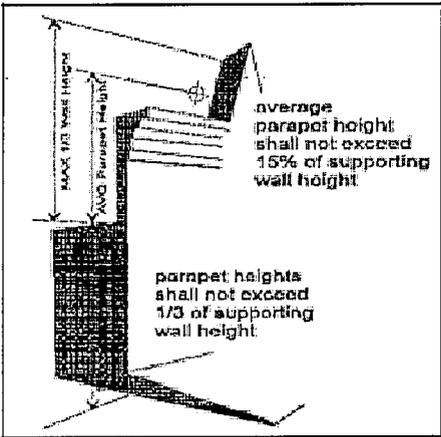
		<p>public view. The height of such parapets shall not exceed one-third of the height of the supporting wall. Such parapets shall feature three dimensional cornice treatments;</p> <ul style="list-style-type: none"> • Overhanging eaves, extending no less than three (3) feet past the supporting walls; • Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run; and / or • Three (3) or more roof slope planes. 	
	<p>Signage Standards, 10-3E-7 - Sign Standards for Other Zones (Add D)</p>	<ul style="list-style-type: none"> • <u>D. Large-scale retail establishments</u> <i>On properties whose principal exposure is from Interstate 90 and the property does not have frontage along another public right-of-way, the allowed 300 aggregate square feet of signage can be used on any wall of the building if the following conditions are met:</i> <ol style="list-style-type: none"> 1. A freestanding sign is not provided for the building or development along I-90; 2. Only 1 monument sign is provided along the access street for the building or development; and 3. The building / development signage selection is reviewed and approved by the Director of Planning & Community Development. 4. The provision for additional freestanding or monument signs for multiple businesses based on frontage is not permitted. <p>(Note - Item 4 would be removed if the multiple business signage amendment proposed above is approved)</p> 	<p>3-40</p>

EXHIBIT B

BEFORE THE CITY OF LIBERTY LAKE PLANNING COMMISSION

A RECOMMENDATION OF APPROVAL ON THE 2006
COMPREHENSIVE PLAN & DEVELOPMENT CODE
AMENDMENTS (CA-06-0001 - 0004, ZC-06-0001, ZMA-06-
0001, & ZTA-06-0001 - 0030) AND A RECOMMENDATION
OF DENIAL ON FILE # CA-06-0005 TO THE CITY OF
LIBERTY LAKE CITY COUNCIL)
) FINDINGS OF FACT,
) CONCLUSIONS,
) AND DECISION
)

A. STAFF SUMMARY

1. The Growth Management Act was established in the State of Washington in 1990 to provide a framework for land use planning and development regulation.
2. Spokane County and the cities within it were mandated to plan under the GMA in 1993.
3. As a City within Spokane County, Liberty Lake has crafted a Comprehensive Plan and Development Regulations which reflect and implement the community's vision for land use.
4. The 13 planning goals outlined in RCW 36.70A, guide the development and adoption of comprehensive plans and development regulations
5. The comprehensive plan is the starting point for any planning process and the centerpiece of local planning. Development regulations implement the Comprehensive Plan and include a variety of land use regulations, such as zoning, subdivisions, critical areas, landscaping, planned unit development, signs, etc. and the City Development Code must be consistent with the adopted City Comprehensive Plan, as well as being internally consistent. State agencies are required to comply with comprehensive plans and development regulations of jurisdictions planning under the GMA.
6. The 2006 City Comprehensive Plan & Development Code Amendments process was a "bottom up" effort, involving early and continuous public participation and the public had the opportunity to comment throughout the process.
7. GMA requires proposed comprehensive plans or development regulations, including proposed amendments, be forwarded to the Department of Community, Trade and Economic Development for review and comment 60 days prior to the final City Council adoption.

B. GENERAL INFORMATION

The proposed 2006 City Comprehensive Plan & Development Code Amendments consists of the following:

- 5 Comprehensive Plan Amendments
- 2 Zoning Map Amendments
- 30 Development Code Text Amendments

C. REGULATORY AUTHORITY

1. WAC 365-195 - Growth Management -- Procedural Criteria for Adopting Comprehensive Plans and Development Regulations
2. RCW 36.70A - Growth Management -- Planning By Selected Counties and Cities
3. WAC 197-11 - SEPA Rules

D. PROCEDURAL INFORMATION

1. Discussion on Comprehensive Plan & Development Code Amendments
Meeting Date & Time: Planning Commission Meeting – June 14, 2006 at 4pm
Meeting Location: City Hall Council Chambers
Public Notice:
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website
2. Discussion on Comprehensive Plan & Development Code Amendments
Meeting Date & Time: Planning Commission Meeting – July 12, 2006 at 4pm
Meeting Location: City Hall Council Chambers
Public Notice:
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website
3. Proposed Comprehensive Plan / Development Code Amendment Overview
Meeting Date & Time: Planning Commission Meeting – August 9, 2006 at 4pm
Meeting Location: City Hall Council Chambers
Public Notice:
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website
4. Public Workshop on Comprehensive Plan / Development Code Amendments & Discussion of Planning Commissioner Initiated Amendments
Meeting Date & Time: Planning Commission Special Meeting – August 30, 2006 at 4pm
Meeting Location: City Hall Council Chambers
Public Notice:
 - Notice of Public Workshop published in the Valley News Herald on August 18, 2006 & August 25, 2006
 - Notice of Public Workshop emailed to public notice group & posted on City website on August 10, 2006
 - Notice of Public Workshop posted at City Hall & the Liberty Lake Post Office on August 11, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website
5. Non-Project SEPA Checklists and Threshold Determination Review – August 30, 2006 to September 13, 2006
The City of Liberty Lake and proposal applicants completed SEPA Checklists on the proposed Comprehensive Plan & Development Code Amendments. The City of Liberty Lake Planning & Community Development Department determined that the proposals, as non-project reviews, would have no significant adverse environmental impacts and issued a Determination of Nonsignificance (DNS) and Adoption of Existing Environmental Document on the Comprehensive Plan & Development Code Amendments on August 30, 2006. The City adopted the Spokane County Final Supplemental Environmental Impact Statement for the Spokane County Comprehensive Plan that was prepared on November 22, 2000 and was previously adopted for the original City of Liberty Lake Comprehensive Plan and Development Code. The SEPA Checklists and Threshold Determination were routed to agencies on August 30, 2006 and a Notice of Availability was published in the September 1 and September 8, 2006 Valley News Herald. The SEPA Notice of Availability was also posted on the City website and emailed to the public notice group on August 30, 2006. Comments on the SEPA Checklists and Threshold Determination were due by 4 p.m., September 13, 2006. The appeal deadline was fourteen (14) calendar days after the comment period closed (September 27, 2006).

Two comments were received on the proposed Comprehensive Plan & Development Code Amendments.

- The Washington State Dept. of Ecology, Spokane Office submitted comments concerning items to consider during construction activities.
 - A comment letter was received from Scott Bernhard of Liberty Lake concerning Urban Growth Area (UGA) boundary extensions.
6. Discussion on Comprehensive Plan & Development Code Amendments
Meeting Date & Time: Planning Commission Meeting – September 13, 2006 at 4pm
Meeting Location: City Hall Council Chambers
Public Notice:
- Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website
7. Public Hearing on Comprehensive Plan & Development Code Amendments
Meeting Date & Time: Planning Commission Special Meeting – October 4, 2006 at 4pm
Meeting Location: City Hall Council Chambers
Public Notice:
- Notice of Public Hearing published in the Valley News Herald on September 22, 2006 & September 29, 2006
 - Notice of Public Hearing emailed to public notice group & posted on City website on September 19, 2006
 - Notice of Public Hearing posted at City Hall & the Liberty Lake Post Office on September 19, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website

E. PROPOSED 2006 CITY COMPREHENSIVE PLAN & DEVELOPMENT CODE AMENDMENTS

A City Staff Report was presented at the public hearing on October 4, 2006 and the opportunity for public comment was available during the public hearing. Copies of the SEPA documents and the amendment list were available for public review prior to the hearing at City Hall and at the public hearing. Additionally, copies of the amendment lists were available on the City website.

F. FINDINGS OF FACT

1. The public had the opportunity to comment at the public hearing. Additionally, written comments were received throughout the amendment process. Comments were received from the following:
 - a. Scott Bernhard - 430 S. Neyland, Liberty Lake, WA 99019 (CA-06-0005)
 - b. Kerry Masters - 23712 E. Third Ave. , Liberty Lake, WA 99019 (CA-06-0005)
 - c. Theresa Conley - 23326 E. 2nd, Liberty Lake, WA 99019 (CA-06-0005)
 - d. Jim Nania - 1921 S. Liberty Drive, Liberty Lake, WA 99019 (CA-06-0005)
 - e. Jami Marsh - 310 S. Liberty Lake Rd., Liberty Lake, WA 99019 (CA-06-0005)
 - f. Shannon VanCurler - 23122 E. 2nd, Liberty Lake, WA 99019 (CA-06-0005)
 - g. Sean Kinard - 1823 S. Liberty Drive, Liberty Lake, WA 99019 (CA-06-0005)
 - h. Shawn Chalich - _____, Liberty Lake, WA 99019 (CA-06-0005)
 - i. Ann Tichy - 1415 Lilac Lane, Liberty Lake, WA 99019 (CA-06-0005)
 - j. Shawn Walker - _____, Liberty Lake, WA 99019 (CA-06-0005)
 - k. Tom Agnew - 1220 S. Starr Ln., Liberty Lake, WA 99019 (CA-06-0005)
 - l. Tom Balwish?? - _____, Liberty Lake, WA 99019 (CA-06-0005)
 - m. Shari Kinard - 1823 S. Liberty Drive, Liberty Lake, WA 99019 (CA-06-0005)
 - n. Gary Bernardo - S. 107 Howard, Fourth Floor, Spokane, WA 99201 (ZTA-06-0028)
 - o. Louise Quirk - 23012 E. Dutchmans Lane, Liberty Lake, WA 99019 (ZTA-06-0028)
2. All public notice requirements have been met or exceeded.

G. CONCLUSIONS

Based on the above findings of fact, the City of Liberty Lake Planning Commission concludes:

1. The public was provided with the opportunity for early and continuous participation.
2. That all public notification requirements were met and accomplished in a timely manner.
3. That the public was given adequate opportunity to testify for or against the proposed 2006 Comprehensive Plan & Development Code Amendments.
4. That comments received throughout the review process were taken into consideration.

H. DECISION

The City of Liberty Lake Planning Commission recommends APPROVAL of Comprehensive Plan Amendments CA-06-0001, CA-06-0002, CA-06-0003, CA-06-0004, and Development Code Amendments ZC-06-0001, ZMA-06-0001, and ZTA-06-0001 to ZTA-06-0030 to the City Council.

The City of Liberty Lake Planning Commission recommends DENIAL of Comprehensive Plan Amendment CA-06-0005 to the City Council.

Dated the 11th day of October, 2006.

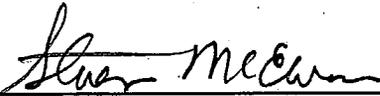


Neal Olander, Chairman

Attest:



Cindy Smith, Deputy City Clerk / Treasurer



Steve McElvain, Vice-Chairman

**BEFORE THE CITY OF LIBERTY LAKE
CITY COUNCIL**

**A DECISION OF APPROVAL ON THE 2006
COMPREHENSIVE PLAN & DEVELOPMENT CODE
AMENDMENTS (CA-06-0001 - 0004, ZC-06-0001, ZMA-06-
0001, & ZTA-06-0001 - 0030) AND A DECISION OF
DENIAL ON FILE # CA-06-0005**)
) **FINDINGS OF FACT,**
) **CONCLUSIONS,**
) **AND DECISION**
)

A. STAFF SUMMARY

1. The Growth Management Act was established in the State of Washington in 1990 to provide a framework for land use planning and development regulation.
2. Spokane County and the cities within it were mandated to plan under the GMA in 1993.
3. As a City within Spokane County, Liberty Lake has crafted a Comprehensive Plan and Development Regulations which reflect and implement the community's vision for land use.
4. The 13 planning goals outlined in RCW 36.70A, guide the development and adoption of comprehensive plans and development regulations
5. The comprehensive plan is the starting point for any planning process and the centerpiece of local planning. Development regulations implement the Comprehensive Plan and include a variety of land use regulations, such as zoning, subdivisions, critical areas, landscaping, planned unit development, signs, etc. and the City Development Code must be consistent with the adopted City Comprehensive Plan, as well as being internally consistent. State agencies are required to comply with comprehensive plans and development regulations of jurisdictions planning under the GMA.
6. The 2006 City Comprehensive Plan & Development Code Amendments process was a "bottom up" effort, involving early and continuous public participation and the public had the opportunity to comment throughout the process.
7. GMA requires proposed comprehensive plans or development regulations, including proposed amendments, be forwarded to the Department of Community, Trade and Economic Development for review and comment 60 days prior to the final City Council adoption and the adopted amendments must also be transmitted to CTED within 10 days of adoption.

B. GENERAL INFORMATION

The 2006 City Comprehensive Plan & Development Code Amendments consist of the following:

- 5 Comprehensive Plan Amendments
- 2 Zoning Map Amendments
- 30 Development Code Text Amendments

C. REGULATORY AUTHORITY

1. WAC 365-195 - Growth Management -- Procedural Criteria for Adopting Comprehensive Plans and Development Regulations
2. RCW 36.70A - Growth Management -- Planning By Selected Counties and Cities
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D. PROCEDURAL INFORMATION

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3. Proposed Comprehensive Plan / Development Code Amendment Overview
Meeting Date & Time: Planning Commission Meeting – August 9, 2006 at 4pm
Meeting Location: City Hall Council Chambers
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6. Discussion on Comprehensive Plan & Development Code Amendments
Meeting Date & Time: Planning Commission Meeting – September 13, 2006 at 4pm
Meeting Location: City Hall Council Chambers
Public Notice:
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website

7. Public Hearing on Comprehensive Plan & Development Code Amendments
Meeting Date & Time: Planning Commission Special Meeting – October 4, 2006 at 4pm
Meeting Location: City Hall Council Chambers
Public Notice:
 - Notice of Public Hearing published in the Valley News Herald on September 22, 2006 & September 29, 2006
 - Notice of Public Hearing emailed to public notice group & posted on City website on September 19, 2006
 - Notice of Public Hearing posted at City Hall & the Liberty Lake Post Office on September 19, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website

8. Public Workshop on Comprehensive Plan & Development Code Amendments
Meeting Date & Time: City Council Meeting – December 5, 2006 at 7pm
Meeting Location: City Hall Council Chambers
Public Notice:
 - Notice of Public Workshop published in the Valley News Herald on November 24, 2006 & in the Liberty Lake Splash on November 30, 2006
 - Notice of Public Workshop emailed to public notice group & posted on City website on November 20, 2006
 - Notice of Public Workshop posted at City Hall & the Liberty Lake Post Office on November 20, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda posted on City website

9. Public Hearing on Comprehensive Plan & Development Code Amendments
Meeting Date & Time: City Council Meeting – December 19, 2006 at 7pm
Meeting Location: City Hall Council Chambers
Public Notice:
 - Notice of Public Hearing published in the Valley News Herald on December 8, 2006 & in the Liberty Lake Splash on December 14, 2006
 - Notice of Public Hearing emailed to public notice group and emailed or mailed to interested parties, & posted on City website on December 6, 2006
 - Notice of Public Hearing posted at City Hall & the Liberty Lake Post Office on December 6, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda posted on City website

E. 2006 CITY COMPREHENSIVE PLAN & DEVELOPMENT CODE AMENDMENTS

City Staff gave a brief presentation at the public hearing on December 19, 2006 and the opportunity for public comment was available during the public hearing. Copies of the documents were available for public review prior to the hearing at City Hall and at the public hearing. Additionally, copies of the amendment lists were available on the City website.

F. FINDINGS OF FACT

1. The public had the opportunity to comment at the public hearings and throughout the amendment process.
2. All public notice requirements have been met or exceeded.

G. CONCLUSIONS

Based on the above findings of fact, the City of Liberty Lake City Council concludes:

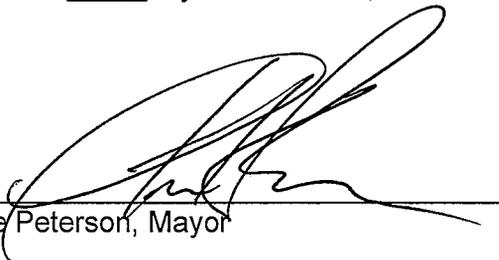
1. The public was provided with the opportunity for early and continuous participation.
2. That all public notification requirements were met and accomplished in a timely manner.
3. That the public was given adequate opportunity to testify for or against the proposed 2006 Comprehensive Plan & Development Code Amendments.
4. That comments received throughout the review process were taken into consideration.

H. DECISION

The City of Liberty Lake City Council **APPROVES** Comprehensive Plan Amendments CA-06-0001, CA-06-0002, CA-06-0003, CA-06-0004, and Development Code Amendments ZC-06-0001, ZMA-06-0001, and ZTA-06-0001 to ZTA-06-0030.

The City of Liberty Lake City council **DENIES** Comprehensive Plan Amendment CA-06-0005.

Dated the 21st day of December, 2006.



Steve Peterson, Mayor

Attest:



Cindy Smith, Deputy City Clerk / Treasurer