

**CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON
ORDINANCE NO. 156**

**AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON, ADOPTING
THE LIBERTY VILLAGE SPECIFIC AREA PLAN OVERLAY (SAP-06-0001).**

WHEREAS, The Growth Management Act was established in the State of Washington in 1990 to provide a framework for land use planning and development regulation; and

WHEREAS, Spokane County and the cities within it were mandated to plan under the GMA in 1993; and

WHEREAS, 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; and

WHEREAS, the 13 planning goals outlined in RCW 36.70A, guide the development and adoption of comprehensive plans and development regulations; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, The City Development Code Article 10-2M, Specific Area Plan Overlays outlines the purpose and process for SAP designations; and

WHEREAS, Specific area plan overlay districts ("specific plans") describe in more detail the type of development planned for a specific area than is typically found in a comprehensive plan or zone map. The area covered by a specific plan can include multiple parcels and land owners, or a single large parcel. Some of the characteristics of specific plans are:

- a. Designation of site specific land uses (e.g., for individual parcels);
- b. Design standards or a development style specific to a geographic area (e.g., Transit Oriented Development);
- c. Detailed description of public facilities needed to serve development;
- d. The plan is adopted through a consensus-based process involving property owners;
- e. Streamlined development review for projects that are part of the plan; and
- f. May include intergovernmental agreements and complimentary zoning for sites that cross jurisdictional boundaries (e.g., between city and county); and

WHEREAS, Specific plans usually focus on some unique feature of the site, such as natural resources, economic activity, or desired neighborhood character. Specific plans may be used for large undeveloped areas, or partially developed areas with potential for infill and redevelopment.

WHEREAS, Specific plans do not require phasing or a timeframe for development, and an application for future development (i.e., subdivision and/or site plan) need not accompany the application for specific plan approval. However, all land use applications for property within the specific plan area are required to comply with the specific area plan overlay districts policies and regulations; and

WHEREAS, an extensive public participation program was followed and all public notification requirements were met and accomplished in a timely manner; and

WHEREAS, a Determination of Nonsignificance (DNS) was issued on the Liberty Village Specific Area Plan Overlay (SAP-06-0001) and additional environmental review will be conducted during subdivision process; and

WHEREAS, 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; and

WHEREAS, The Department of Community, Trade and Economic Development granted an expedited review on the proposal; and

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

Section 1. Contents of SAP-06-0001.

The Liberty Village Specific Area Plan Overlay (SAP-06-0001), which is attached hereto containing the following sections, is hereby adopted:

- Project Overview & Site Master Plan
- Application Information
- SAP Text (excluding a gas station use)
- SAP Maps
- Conceptual Development Plan
- SEPA Checklist
- Geotechnical Information
- Traffic
- Additional Information

The conditions set forth in the Planning Commission Findings, Conclusions and Decision dated October 11, 2006 are included herein.

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.

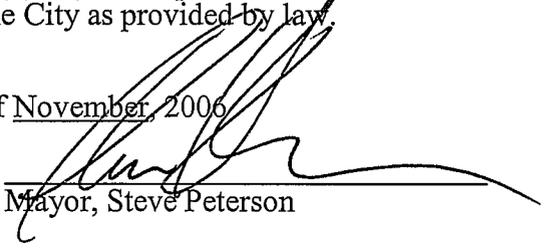
- A. Administration. The Planning & Community Development Department shall be responsible for the administration of this ordinance.
- B. Enforcement. Projects that are subject to the provisions of this Ordinance and do not comply with the standards of this ordinance shall be subject to the enforcement

provisions of the Liberty Lake Municipal Code.

Section 4. Effective Date.

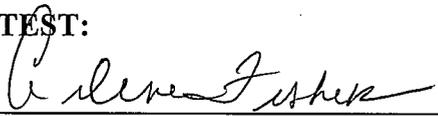
This Ordinance shall be in full force and effect five (5) days after publication of this Ordinance or a summary thereof in the official newspaper of the City as provided by law.

PASSED by the City Council this 21st day of November, 2006



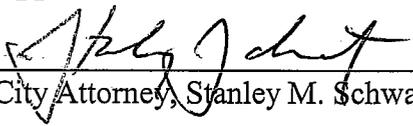
Mayor, Steve Peterson

ATTEST:



City Clerk, Arlene Fisher

Approved As To Form:



City Attorney, Stanley M. Schwartz

Date of Publication: 12/1/2006

Effective Date: 12/6/2006

City of Liberty Lake
Liberty Square Building
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Liberty Lake, WA 99019
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**NOTICE OF ORDINANCE PASSED
BY LIBERTY LAKE CITY COUNCIL**

The following is the title and summary of Ordinance No. 156 passed by the City of Liberty Lake City Council on the 21st day of November, 2006.

**AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON,
ADOPTING THE LIBERTY VILLAGE SPECIFIC AREA PLAN OVERLAY
(SAP-06-0001)**

The recitals set forth the background for adoption of the Specific Area Plan Overlay.

Section 1 Identifies the contents of the Plan to include project overview, text, Conceptual Development Plan and application materials, plus conditions established by the Planning Commission.

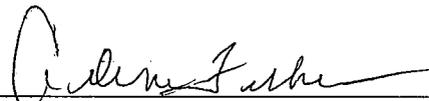
Section 2 Provides that if a section is invalid the remainder of the Ordinance is unaffected.

Section 3 The Planning and Community Development Department shall administer the Ordinance. Enforcement shall be according to Liberty Lake Municipal Code.

Section 4 The Ordinance is effective 5 days after publication of this Summary.

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

Published: 12/01/2006



Arlene Fisher
City Clerk-Treasurer