

**CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON
ORDINANCE NO. 254**

**AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON, AMENDING
THE CITY DEVELOPMENT CODE, AND THE DEVELOPMENT CODE
CONTAINED IN THE RIVER DISTRICT SPECIFIC AREA PLAN.**

WHEREAS, the Growth Management Act ("GMA") 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, the City of Liberty Lake has adopted its own 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, the 14 planning goals outlined in RCW 36.70A.020 and 480, guide the development and adoption of comprehensive plans and development regulations; and

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

WHEREAS, a complete public participation program was followed for the proposed 2018 City Development Code Amendments, including amendments to the development code contained in the River District Specific Area Plan 08-001 ("RDSAP Amendments"); 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 each of the proposed amendments with a fourteen (14) day public comment period; and

WHEREAS, the GMA requires proposed development regulations, including proposed amendments, be forwarded to the Washington State Department of Commerce ("DOC") for review and comment prior to the final City Council adoption; and

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

WHEREAS, the City of Liberty Lake has met the GMA notice to state agency requirements in RCW 36.70A.106 for the 2018 City Development Code Amendments and RD-SAP-08-001 Development Code Amendments; and

WHEREAS, the City Council has reviewed the Planning Commission's Recommendations on each of the 2018 City Development Code Amendments and RDSAP Amendments; and

WHEREAS, the City Council has reviewed the Planning Commission Findings of Fact, Conclusions, and Recommendations, and other documents in the 2018 amendments file were available for review;

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

Section 1. City Development Code Amendments and River District Specific Area Plan 08-001 Development Code Amendments.

The approved City Development Code Amendments and RDSAP Amendments are attached hereto as "Exhibit A", reflecting amendments proposed in Case File Number CPA2018-0001/LUA2018-0036, and "Exhibit B", reflecting amendments proposed in Case File Number CPA2018-003/LUA2018-0038.

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. Planning & Building Services 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 and City Development Code.

Section 4. Effective Date.

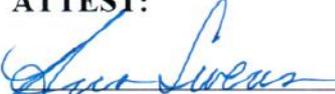
This Ordinance shall be in full force and effect five (5) days after publication of this Ordinance or a summary thereof in the official newspaper of the City as provided by law.

PASSED by the City Council this 18th day of December, 2018.



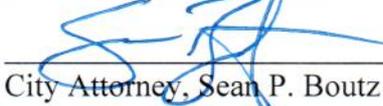
Mayor, Steve Peterson

ATTEST:



City Clerk, Ann Swenson

Approved As To Form:



City Attorney, Sean P. Boutz

Date of Publication: 12.28.18

Effective Date: 1.2.19

EXHIBIT A

AMENDMENT SUMMARY:	
Location	Citywide
Case File	2018 Development Code Text Amendment LUA2018-0036 / CPA2018-0001
Code Chapter / Section	Proposed Amendment
Article 10-4C Site Design Review	<p>Liberty Lake Municipal Code Section 10-4C-5 (A) & River District SAP 08-001 Development Regulations §10-4C-5(A), regarding bonding and assurances for required site improvements.</p> <p>Proposed Amendment:</p> <p>10-4C-5 Bonding and Assurances</p> <p>A. <u>Performance Bonds</u>. On all projects where project related improvements are required, the City shall require a bond in an amount not greater than 150% of the private cost as a condition of development approval in order to guarantee the improvements. <u>Issuance of a temporary certificate of occupancy for fee simple residential units will not require a bond or assurance. Payment of a re-inspection and conversion fees will be required.</u></p>

EXHIBIT B

AMENDMENT SUMMARY:

Location	R-2 (Mixed Residential) Zone
Case File	2018 Development Code Text Amendment LUA2018-0038 / CPA2018-0003
Code Chapter / Section	Proposed Amendment
City Development Code §10-2C	Proposed Amendment to Table in Section 10-2C-7(C) :

<i>R-2 Land Use</i>	<i>Lot Area</i>	<i>Lot Width / Depth</i>	<i>Lot Coverage</i>	<i>Residential Density</i>
Detached Single Family Housing; Manufactured Homes on Lots	Minimum area: 5,000 square feet Maximum area: 10,000 square feet <u>Minimum area: None</u> <u>Maximum area: None</u>	Minimum Width: None Maximum Depth: None	Maximum: 50 percent	Minimum Net Density: 6 dwelling units per acre Maximum Net Density: 12 dwelling units per acre
Two-Family Housing (duplex)	Minimum area: 7,000 square feet Maximum area: 12,000 square feet <u>Minimum area: None</u> <u>Maximum area: None</u>	Minimum Width: None Maximum Depth: None	Maximum: 70 percent	Minimum Net Density: 6 dwelling units per acre Maximum Net Density: 12 dwelling units per acre
Attached (townhome) Single Family Housing; Clustered Housing	Minimum area: 2,000 square feet Maximum area: 6,000 square feet <u>Minimum area: None</u> <u>Maximum area: None</u>	Minimum Width: 20 feet at front property line Maximum Depth: None	Maximum: 70 percent	Minimum Net Density: 6 dwelling units per acre Maximum Net Density: 12 dwelling units per acre
Manufactured Home Parks	See Section 10-2C-3 for Manufactured Home Park standards.			Minimum Net Density: 6 dwelling units per acre Maximum Net Density: 12 dwelling units per acre
Multi-Family Housing	Minimum area for three-family (triplex): 9,000 square feet Maximum area for three-family (triplex): 14,000 square feet Minimum area for multi-family (4 or more units): 9,000 square feet. <u>Maximum area: None</u> <u>Minimum area: None</u> <u>Maximum area: None</u>	Minimum Width: 50 feet at front property line Maximum Depth: None	Maximum: 70 percent	Minimum Net Density: 6 dwelling units per acre Maximum Net Density: 12 dwelling units per acre
Other Uses	Minimum area: None Maximum area: None	Minimum Width: 60 feet at front property line Maximum Depth: None	Maximum: 70 percent	None