NOTICE OF PUBLIC HEARING BEFORE THE CITY HEARING EXAMINER

The City of Liberty Lake Planning & Building Services (Review Authority) has published this Notice of Hearing to provide the opportunity for public testimony on the described proposal at the pre-decision hearing. The file may be examined 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at City Hall. Project info is also available on the City website at http://www.libertylakewa.gov/196/Public-Notices. Questions may be directed to the Project Coordinator listed below.

Proposal File #: COC2017-0001 **Zoning:** SAP-08-0001 River District R: Mixed Residential

Proposal: River Crossing South Preliminary Plat Modification

Proposal Description: Major modification to approved River Crossing South Preliminary Plat to increase to a 36 lot plat for single family and cottage lots with access configuration changes

General Location: N of Mission Ave, W of Holl Blvd (Parcels 55084.3901 and 55084.9016)

Abbreviated Legal Description - Section: 8 **Township:** 25N **Range:** 45E. W.M.

Owners: River Crossing, LLC/Inland Empire Land Company **Phone:** 509-458-5860/509-458-5800

Contact: Rivercrossing, LLC (Kevin Schneidmiller) **Phone:** 509-458-5860

Application Date: 12/7/17 **Determination of Completeness Issued:** 12/29/17

Notice of Application Review: 1/10/18 - 1/24/18

Number of Acres: 7.64 **Proposed Number of Lots:** 36

SEPA Threshold Determination: Addendum to Mitigated Determination of Nonsignificance (MDNS)

SEPA Mitigation: See SEPA MDNS Addendum Issued February 13, 2018

Public Hearing Date: **Wednesday, February 28, 2018** **Public Hearing Time:** **10am**

Public Hearing Location: **Liberty Lake City Hall Council Chambers**

This notice has been provided to advise agencies, property owners, neighborhoods, and the public in general that a proposal requiring a public hearing has been scheduled for an "open record" hearing where individuals and agencies can provide testimony. **This hearing held before the Hearing Examiner will be the last opportunity to testify or submit written comments that will be added to the record about the project prior to a decision being rendered.** The Hearing Examiner may continue any hearing, and no additional notice of hearing shall be required if the matter is continued to a specified place, date, and time.

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project. All written comments received prior to the scheduled public hearing, will be added to the record and considered prior to making a decision on this application.

REVIEW AUTHORITY:

PROJECT COORDINATOR: Amanda Tainio, Manager

Planning & Building Services
22710 E. Country Vista, Liberty Lake, WA 99019
Phone: (509) 755-6700, Fax: (509) 755-6713,
atainio@libertylakewa.gov

Date Issued: February 13, 2018

Signature: Amanda Tainio

ADDENDUM TO MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

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Addendum: This is a SEPA Addendum to an issued MDNS (4/5/17). The original MDNS was issued by the City of Liberty Lake for the River Crossing South (PLT2017-0001), 33 lot plat with access only off Holl Blvd.

MDNS Addendum Issued: 2/13/18 **Lead Agency:** City of Liberty Lake

An updated SEPA Checklist was routed and public comment was requested during the Notice of Application comment period for the River Crossing South Preliminary Plat Modification (COC2017-0001). Comments were considered and original mitigating measures were modified as noted below. There is no additional public comment or appeal period pursuant to WAC 197-11-625.

MITIGATING MEASURES (COC2017-0001):

In addition to the plans and specifications submitted for land division and SEPA review, the following mitigation is required:

a. Participation in the voluntary updated Harvard Road Mitigation Plan at the time of issuance of building permits for this project. If the applicant elects to not participate in the updated Harvard Road Mitigation Plan, then a Traffic Impact Analysis shall be submitted for review with the final plat and the project shall be subject to any transportation improvements that are determined to be needed. Currently, 46% of the Harvard Road Mitigation Plan fees are allocated to interchange project development and 54% to all other identified projects. Any impact fees, such as that for schools, parks, etc., approved by the City Council, consistent with the City of Liberty Lake's Comprehensive Plan, shall also be paid upon issuance of building permits for this project.

b. At time of final plat submittal, a trip generation and distribution letter should be submitted to the Washington State Department of Transportation (WSDOT) with a copy provided to the City of Liberty Lake and the City of Spokane Valley.

c. The Spokane Tribe has recommended that an archaeologist monitor all ground disturbing activity and that an inadvertent disturbance plan be implemented into the scope of work. If any artifacts or human remains are found upon excavation activity, Spokane Tribe must be notified and work ceased in the immediate area.

d. Development of the site shall comply with SAP-08-0001 Article 10-3H, the Spokane Regional Stormwater Manual, as amended and the specific SAP-08-0001 requirements.

e. Erosion control measures and repairs must be implemented if and where surface erosion occurs.

f. The project shall comply with the WA State Department of Ecology's Water Quality Program.

g. The requirements for Spokane Clean Air and Washington State Department of Ecology shall be met at the time of or prior to project construction.

Additional comments for this project are included within the Conditions of Approval for the project.

A copy of this SEPA Addendum has been provided to the Dept. of Ecology - Olympia, Dept. of Transportation - Spokane County, Other Reviewing Agencies, and the project applicant.

A Notice of Public Hearing / SEPA Threshold Determination was also printed in the 2/16/18 edition of the Valley News Herald.

REVIEW AUTHORITY:

RESPONSIBLE OFFICIAL: Katy Allen, City Administrator

Planning & Building Services
22710 E. Country Vista, Liberty Lake, WA 99019
Phone: (509) 755-6700, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: February 13, 2018

Signature: Katy Allen

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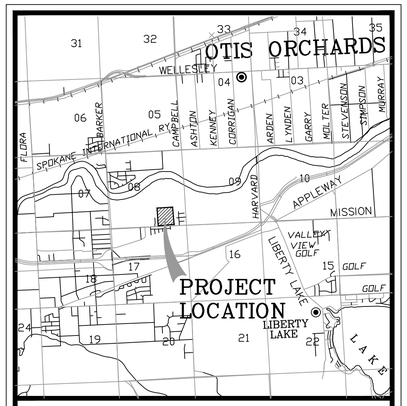


VICINITY MAP

NOTES:

FOR THE PURPOSES OF THE PRELIMINARY PLAT REVIEW, LOTS IDENTIFIED WITH LESS THAN A 50' FRONT LOT LINE WIDTH AND/OR LESS THAN 5000 SQ. FT. OF LOT AREA SHALL BE CONSIDERED ATTACHED SINGLE FAMILY HOME LOTS.

CONTACT

GREENSTONE CORP. – KEVIN SCHNEIDMILLER
1421 N. MEADOWWOOD LN., SUITE 200
LIBERTY LAKE, WASHINGTON 99019
PHONE (509) 458-5860

OWNER

CENTENNIAL PROPERTIES/INLAND EMPIRE PAPER CO.
P.O. BOX 2160
SPOKANE, WASHINGTON 99210
PHONE (509) 277-5800

DESIGNER/ENGINEER

GREENSTONE COORPORATION – DOUG DESMOND P.E.
1421 N. MEADOWWOOD LN., SUITE 200
LIBERTY LAKE, WASHINGTON 99019
PHONE (509) 458-5860

NAVD88

BASED ON WSDOT BRASS CAP SET IN CONCRETE MONUMENT DESIGNATED GP32090-45 MON ID=2310, EL=2053.647

DATUM LOCATION

BRASS CAP CAN BE NEAR THE SOUTHWEST CORNER OF THE BARKER ROAD OVERCROSSING.

N
W E
S

Greenstone
HOMES & NEIGHBORHOODS
1421 N. MEADOWWOOD LN. SUITE 200
LIBERTY LAKE, WA. 99019
PHONE: (509)-458-5860
FAX: (509)-458-5862

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

REVIEWED FOR
CITY OF LIBERTY LAKE
CODE COMPLIANCE
Amanda Tainio

LEGAL DESCRIPTION

ALL OF LOT 1, BLOCK 13 OF THE FINAL PLAT OF RIVER CROSSING 3RD ADDITION, RECORDED IN BOOK 32 OF PLATS, PAGES 86 THRU 91, IN THE CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON.

TOGETHER WITH: THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 25 N, RANGE 45E, W.M.

EXCEPT THAT PORTION LYING WITHIN MISSION AVENUE.

ALSO EXCEPT: ANY PORTION OF OHLER ADDITION, RECORDED IN BOOK 37 OF PLATS, PAGES 61 AND 62.

CONTAINING 7.64 ACRES MORE OR LESS

SITUATE IN THE CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

PRELIMINARY PLAT DATA

EXISTING ZONING	RD-R (MIXED RESIDENTIAL)
COMPREHENSIVE PLAN CATEGORY	SF RES.
EXISTING USE	AGRICULTURAL
PROPOSED USE	RESIDENTIAL
NUMBER OF LOTS	36
SMALLEST LOT SIZE	5,200 S.F.
LARGEST LOT SIZE	12,208 S.F.
MINIMUM LOT FRONTAGE	PER RIVER DISTRICT SAP
GROSS SITE AREA	7.64 ACRES
PERCENTAGE OF BLDG COVERAGE	PER RIVER DISTRICT SAP
GROSS RESIDENTIAL DENSITY	4.71 LOTS/ACRE
NET RESIDENTIAL DENSITY	6.02 LOTS/ACRE
BUILDING SETBACKS	PER RIVER DISTRICT SAP
STREET SECTION	PER RIVER DISTRICT SAP
TRACT USE	OPEN SPACE/DRAINAGE
OPEN SPACE AREA	~0.52 ACRES
OPEN SPACE PERCENTAGE	~6.79%
PARKING SPACES REQUIRED	PER RIVER DISTRICT SAP

SURVEYOR'S CERTIFICATE

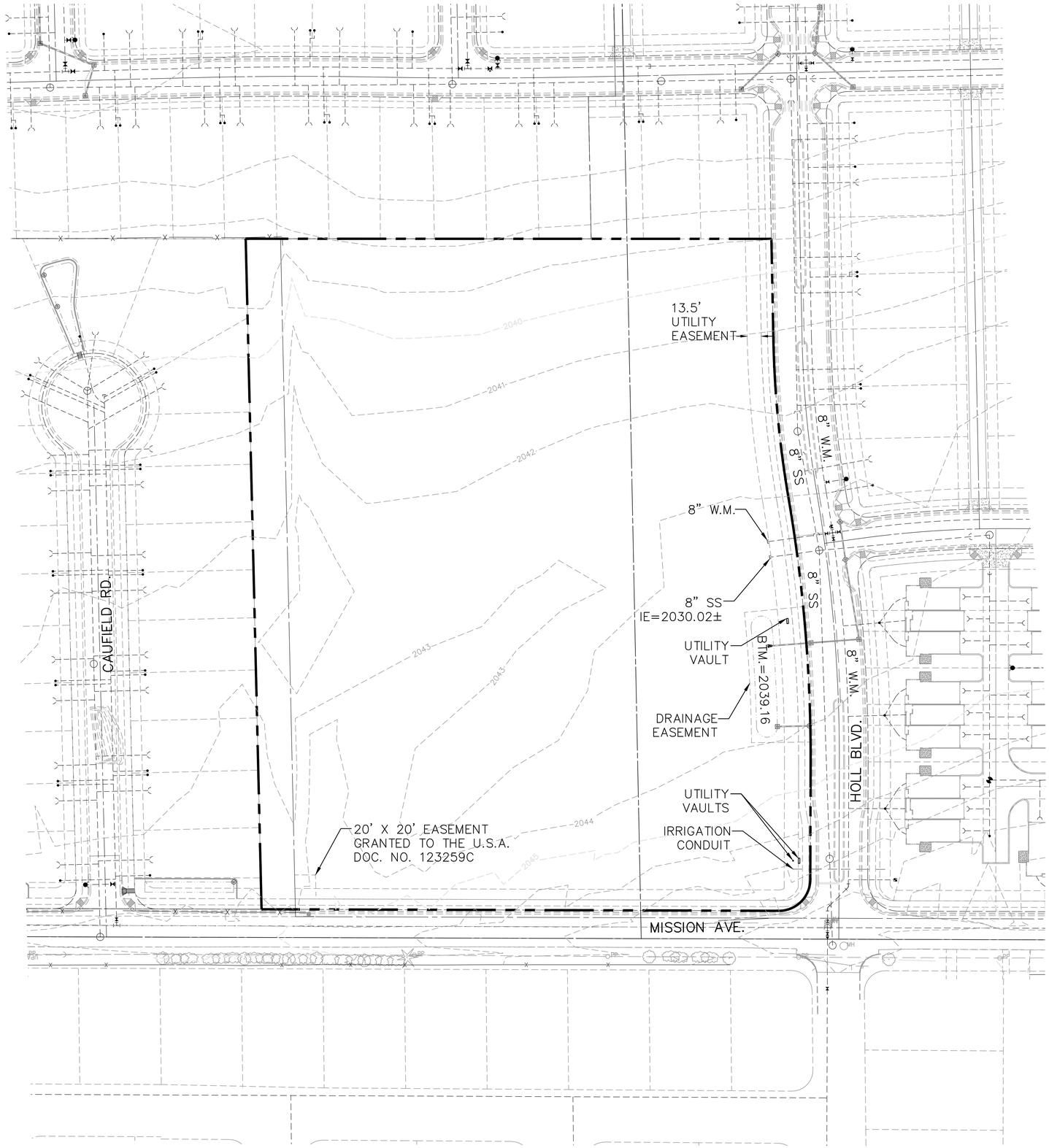
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF LIBERTY LAKE SUBDIVISION ORDINANCE.

MICHAEL E. MOORE, PLS
CERTIFICATE NUMBER 35157

MICHAEL E. MOORE
STATE OF WASHINGTON
35157
REGISTERED
PROFESSIONAL LAND SURVEYOR

PRELIMINARY PLAT MAP
(FILE #PLT2017-0001
MODIFICATION-COC2017-0001)
FOR
RIVER CROSSING SOUTH

LOCATED IN THE S. 1/2 OF
SECTION. 8, T.25N., R.45 E.W.M.
LIBERTY LAKE, WASHINGTON
SHEET 1 OF 5



N
W E
S

Greenstone
HOMES & NEIGHBORHOODS
1421 N. MEADOWWOOD LN. SUITE 200
LIBERTY LAKE, WA. 99019
PHONE: (509)-458-5860
FAX: (509)-458-5862

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

NAVD88

BASED ON WSDOT BRASS CAP SET IN CONCRETE MONUMENT DESIGNATED GP32090-45 MON ID=2310, EL=2053.647

DATUM LOCATION

BRASS CAP CAN BE NEAR THE SOUTHWEST CORNER OF THE BARKER ROAD OVERCROSSING.

SITE ANALYSIS MAP FOR RIVER CROSSING SOUTH

LOCATED IN THE S. 1/2 OF
SECTION. 8, T.25N., R.45 E.W.M.
LIBERTY LAKE, WASHINGTON
SHEET 2 OF 5

CALLOUTS:

1. CONCRETE SIDEWALK, TYP.
2. CLEAR VIEW TRIANGLE, IN ACCORDANCE WITH THE CITY OF LIBERTY LAKE STREET TREES AND SIDEWALK MAINTENANCE DOCUMENT.
3. FIRE HYDRANT.
4. REMOVE APPROXIMATELY 5 TREES FOR CONSTRUCTION OF MEYERS CT, ALLEY, AND TO ACCOMMODATE CLEAR VIEW TRIANGLE.

LEGEND

- HYDROSEEDED TURF
- STREET LIGHT
- STREET SIGN
- PLAT BOUNDARY
- 6' EXISTING VINYL FENCE

N
W E
S

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. TERRELL
CERTIFICATE NO. 584

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GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
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PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
AC	Abies concolor / White Fir	7-8` Tall	5
AFE	Acer rubrum `Franksred` TM / Red Sunset Maple	2" Cal	23
FA	Fraxinus americana `Autumn Purple` / Autumn Purple Ash	2" Cal	16
PG	Picea pungens `Glauca` / Colorado Blue Spruce	7-8` Tall	7
PF	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	7-8` Tall	3
TC	Tilia cordata `Corzam` / Corinthian Littleleaf Linden	2" Cal	6

PLANT QUANTITY NOTE: CONTRACTOR SHALL VERIFY QUANTITIES IN PLANT LEGEND WITH PLANT SYMBOLS ON PLANS.

PLANT CALLOUTS

XX — PLANT ABBREVIATION
— NUMBER OF PLANTS

CONSTRUCTION NOTES

1. EXISTING UTILITIES AND IMPROVEMENTS: PRESERVE AND PROTECT EXISTING UTILITIES FROM DAMAGE OR DISRUPTION. LOCATE ALL UTILITIES IN AREAS SCHEDULED FOR CONSTRUCTION PRIOR TO EXCAVATION, GRADING, OR OTHER CONSTRUCTION ACTIVITY. NOT ALL UTILITIES ARE SHOWN ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. CALL UNDERGROUND LOCATING SERVICE, 811, BEFORE DIGGING, EXCAVATING, TRENCHING, DEMOLITION OR OTHER CONSTRUCTION, FOR UTILITY LOCATION.
2. ALL PLANT MATERIAL SUBSTITUTIONS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT TWO WEEKS PRIOR TO THE SCHEDULED PLANTING INSTALLATION.
3. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED. MULTI-TRUNKED TREES TO INCLUDE MAIN LEADER EQUAL OR GREATER TO SIZE SPECIFIED.
4. LANDSCAPE CONTRACTOR SHALL VERIFY SUBGRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
5. FINISH GRADE TO BE: PLANTING AREAS: 2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS.
6. ALL NEW SHRUB BEDS TO RECEIVE 2" OF APPROVED COMPOST. SUBMIT SAMPLES/SOURCE FOR APPROVAL. TILL COMPOST INTO EXISTING SOIL AND COMPLETE FINISH GRADE.
7. ALL NEW AND EXISTING SHRUB BEDS TO RECEIVE 3" OF FINE BARK MULCH. REMOVE ALL WEEDS PRIOR TO INSTALLING
8. APPLY PRE-EMERGENT TO EXISTING AND NEW BEDS. SUBMIT PRE-EMERGENT FOR APPROVAL PRIOR TO APPLICATION.
9. NOT ALL SPRINKLER HEADS, VALVES, BACK-FLOW PREVENTION DEVICES, PIPING OR OTHER EQUIPMENT ARE SHOWN ON THIS PLAN. LOCATE ALL SPRINKLER HEADS, VALVES, BACK-FLOW PREVENTION DEVICES, PIPING OR OTHER EQUIPMENT IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS.
10. SCOPE OF WORK - THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO COMPLETE THE CONSTRUCTION SHOWN ON THE DRAWINGS.
11. IRRIGATION NOTES: UNDERGROUND AUTOMATIC IRRIGATION WITH BACKFLOW PREVENTION TO PROVIDE 100% COVERAGE FOR ALL TURF AND PLANTER AREAS. PLANTER AND TURF AREAS TO BE ON SEPARATE IRRIGATION ZONES.
12. ALL OPEN SPACE AREAS NOT OTHERWISE SHOWN AS A PLANTER OR HARDSCAPE WILL BE HYDROSEEDED TURF AREA.
13. PRESERVE AND PROTECT EXISTING HARDSCAPE TO REMAIN.

NOTES:
FENCES: ANY FENCES WILL BE INSTALLED WITH CONSTRUCTION OF INDIVIDUAL HOMES ON LOTS. LOCATION TO BE DETERMINED. FENCES WILL BE CONSISTENT WITH THE APPROVED CC&R'S AND CITY OF LIBERTY LAKE CODE. FENCES ARE GENERALLY 6' SOLID VINYL.
EXISTING TREES: LOCATION APPROXIMATE. VERIFY IN FIELD.

NAVD88
BASED ON WSDOT BRASS CAP SET IN CONCRETE MONUMENT DESIGNATED GP32090-45 MON ID=2310, EL=2053.647

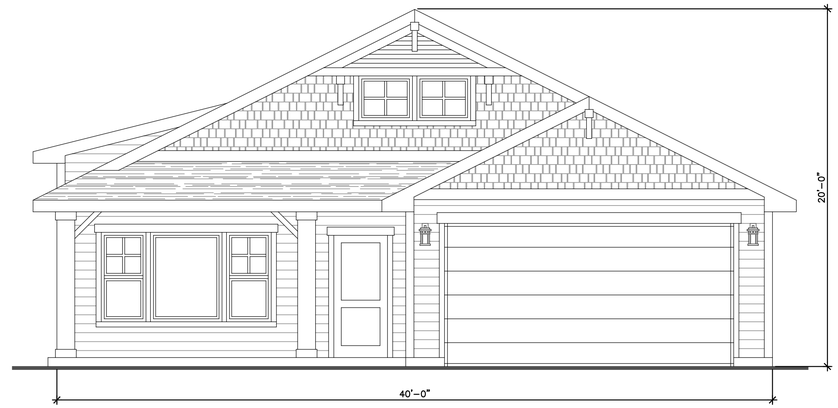
DATUM LOCATION
BRASS CAP CAN BE FOUND SOUTH OF I-90, 780'± WEST OF THE SIMPSON ROAD CENTERLINE.

LANDSCAPE PLAN FOR RIVER CROSSING SOUTH

LOCATED IN THE S. 1/2 OF SECTION. 8, T.25N., R.45 E.W.M.
LIBERTY LAKE, WASHINGTON
SHEET 3 OF 5

Greenstone
HOMES & NEIGHBORHOODS
1421 N. MEADOWWOOD LN. SUITE 200
LIBERTY LAKE, WA. 99019
PHONE: (509)-458-5860
FAX: (509)-458-5862

TYPICAL
COTTAGE



TYPICAL
ENTRY LEVEL HOME

TYPICAL
MID RANGE HOME

PROPOSED STRUCTURES
FOR
RIVER CROSSING SOUTH
LOCATED IN THE S. 1/2 OF
SECTION. 8, T.25N., R.45 E.W.M.
LIBERTY LAKE, WASHINGTON
SHEET 4 OF 5

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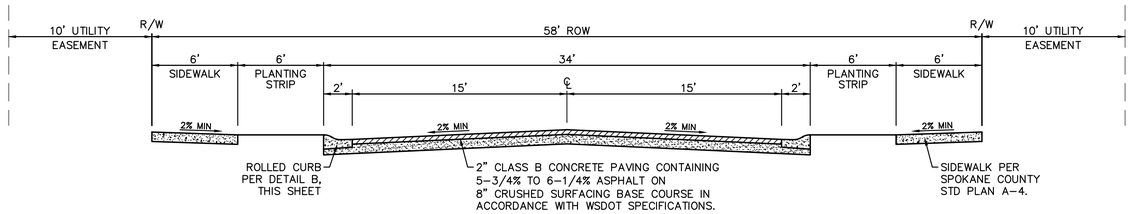

TYPICAL ROAD CROSS SECTION
NOT TO SCALE
1
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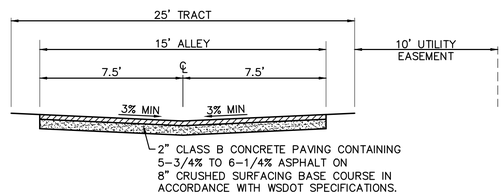

TYPICAL AUTO COURT LANE CROSS SECTION
NOT TO SCALE
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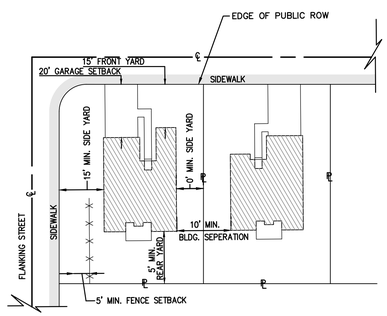

SETBACKS FOR SINGLE FAMILY HOUSES
NOT TO SCALE
3
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STANDARD DETAILS
FOR
RIVER CROSSING SOUTH
LOCATED IN THE S. 1/2 OF
SECTION. 8, T.25N., R.45 E.W.M.
LIBERTY LAKE, WASHINGTON
SHEET 5 OF 5