Notice of Decision

Proposal File #: PRJ2017-0011 Zoning: I (Light Industrial)
Proposal: Liberty Lake RV Campground
Proposal Description: Construction of a 120 space RV campground with a clubhouse, restrooms, garage, playground, and other improvements
Site Address: 22751 E. Appleway Ave., Liberty Lake WA 99019
General Location: N. of Appleway Ave., S. of Knox Ave., W. of Madson St. (Parcel 55105.9117)
Abbreviated Legal Description - Section: 10 Township: 25N Range: 45E
Owner: Douglass Properties, LLC Phone: 509-483-6532
Applicant: Lanzce Douglass Phone: 509-483-6532
Application Date: 6/30/17 Determination of Completeness Issued: 7/28/17
Notice of Application Review: 8/9/17 - 8/23/17
Notice of Decision Issued: 3/8/18 Appeal Closing Date: 4PM, 3/23/18

CITY OF LIBERTY LAKE PLANNING & BUILDING SERVICES DECISION:

☐ Approved
 ■ Approved w/ Conditions
   The above-mentioned proposal is approved with the following conditions: (see attachments)
☐ Disapproved
   The above-mentioned project has been denied due to the following:

SEPA THRESHOLD DETERMINATION: SEPA review was previously completed and a Mitigated Determination of Nonsignificance (MDNS) was issued for Conditional Use Permit 2015.CU0002.

DECISION APPEAL PROCEDURE: Interested parties with standing, as defined in RCW 36.70C, have the opportunity to appeal a final decision on a project permit. The decision may be appealed within fourteen (14) calendar days from the date the decision is rendered by delivering a notice of appeal to Planning & Building Services by mail or personal delivery. The notice of appeal must be received by 4:00 p.m. on the last day of the appeal period, unless the last day of the appeal period falls on a weekend or holiday, the notice of appeal shall then be due on the following business day. Appeal requests shall contain all information and items required in the City Development Code Section 10-4B-4, subsection H. An 'open record' appeal to the Hearing Examiner is available on many Type I project permits. The appeal procedure shall be as outlined in the City Development Code Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the Director.

This Notice of Decision has been provided to the project applicant, the Spokane County Assessor, and to any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application.

The complete record in this matter, including this decision, is on file during the appeal period with the review authority listed below. Pursuant to RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

A Notice of Decision was also printed in the 3/16/18 edition of the Valley News Herald.

REVIEW AUTHORITY: PROJECT COORDINATOR: Amanda Tainio, Planning & Building Services Manager
Planning & Building Services
22710 E. Country Vista, Liberty Lake, WA 99019
Phone: (509) 755-6700, Fax: (509) 755-6713, www.libertylakewa.gov
Date Issued: March 8, 2018
Signature: Amanda Tainio
March 8, 2018

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Conditions of Approval

Comments Received From:
- City of Liberty Lake
- Spokane Valley Fire
- Spokane Tribe
- Spokane Regional Health District
- WA State Department of Health

City of Liberty Lake Requirements
1. Project must comply with NOD / MDNS for Liberty Lake RV Campground Conditional Use Permit (2015.CU0002) and this Notice of Decision for PRJ2017-0011.
2. Submittal of LLSWD permit copy will be required at time of or prior to any city permit issuance for the project.
3. Plans currently show an 8’ high vinyl fence along appleway frontage and 150’ back on the sides; however it is anticipated that a concrete wall will be installed. A building permit application with plan submittals will be required to be submitted, reviewed, approved, and a building permit issued for the concrete wall prior to installation.
4. Future water recreation facilities / swimming pool will require a swimming pool permit submittal to the City Of Liberty Lake and the Spokane Regional Health District. All required approvals and permits must be obtained prior to installation.
5. Proposed signage will require a separate city sign permit application submittal, review, approval, and permit issuance prior to any installation.
6. Potable water outlets for the RV sites and any potable water outlets at/near the sewer washout (callout #17) may require additional backflow prevention measures, as prescribed by LLSWD’s Cross-connection Control Specialist.
7. Per Spokane Valley Fire:
   a. Hydrants to be provided with stortz adapters.
   b. Approved address to be posted so as to be clearly visible from Appleway Avenue.
   c. Temporary address signage to be provided during construction.