

## NOTICE OF APPLICATION

City of Liberty Lake Planning & Building Services (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period, written comments may be submitted to the Review Authority. 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 #:** PLT2018-0001

**Zoning:** SAP-08-0001 River District: Mixed Residential

**Proposal:** River Crossing East Preliminary Plat

**Proposal Description:** Preliminary plat for 581 lots on 164.11 acres for single-family homes, townhomes, and commercial uses.

**General Location:** North of Mission Ave., west of Harvard Rd., south of the Spokane River, and east of the existing River Crossing Subdivisions

**Abbreviated Legal Description - Section:** 8 and 9                      **Township:** 25N                      **Range:** 45E

**Owner:** River Crossing, LLC / Centennial Properties

**Phone:** 509-458-5960 / 509-227-8502

**Contact:** River Crossing, LLC (Kevin Schneidmiller)

**Phone:** 509-458-5960

**Application Date:** 1/16/18                      **Determination of Completeness Issued:** 3/27/18

**Notice of Application Issued:** 4/4/18

**Comment Deadline:** 4:00 PM 4/18/18

**City of Liberty Lake Permits Included in Application:** Preliminary plat application to create 581 lots for residential and commercial development. If the Preliminary Plat is approved, a Final Plat will be required to be submitted prior to individual lot sale, lease, or construction and City Building Permits will need to be issued prior to beginning construction.

**Other Permits:** Spokane County Utilities, Consolidated Irrigation District, WA State Dept. of Ecology (DOE), Spokane Clean Air, and Spokane Regional Health District may require permit approvals prior to construction.

**Required & Existing Studies:** A SEPA Checklist has been completed as well as a Habitat and Buffer Mitigation Plan.

**Environmental Review:** This project is under review for probable adverse environmental impacts. The City of Liberty Lake expects to issue a Mitigated Determination of Nonsignificance (MDNS) for this project. Any SEPA appeal is governed by the City of Liberty Lake Environmental Ordinance and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made and is appealable. The optional DNS process in WAC 197-11-355 is being used and this may be your only opportunity to comment on the environmental impacts of this portion of the proposal. A copy of the subsequent threshold determination for this proposal may be obtained upon request and will be supplied to reviewing agencies. Probable MDNS Conditions: Participation in the Harvard Road Mitigation Plan / updated transportation mitigation plan and other conditions as recommended by reviewing agencies.

**Development Regulations:** City of Liberty Lake Development / SAP-08-0001 & Building Codes, Standards for Street and Sewer Construction, Shoreline Management Program, and the Stormwater Management Manual are the primary City regulations applicable to the site.

**Consistency:** In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

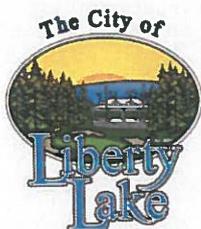
**Written Comments:** Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making a decision on this application.

**Public Hearing:** As a Type II Project Permit, this action is subject to public hearing.

---

REVIEW AUTHORITY:

PROJECT COORDINATOR: Frank Ide - Interim City Planner



**Planning & Building Services**

22710 E. Country Vista, Liberty Lake, WA 99019

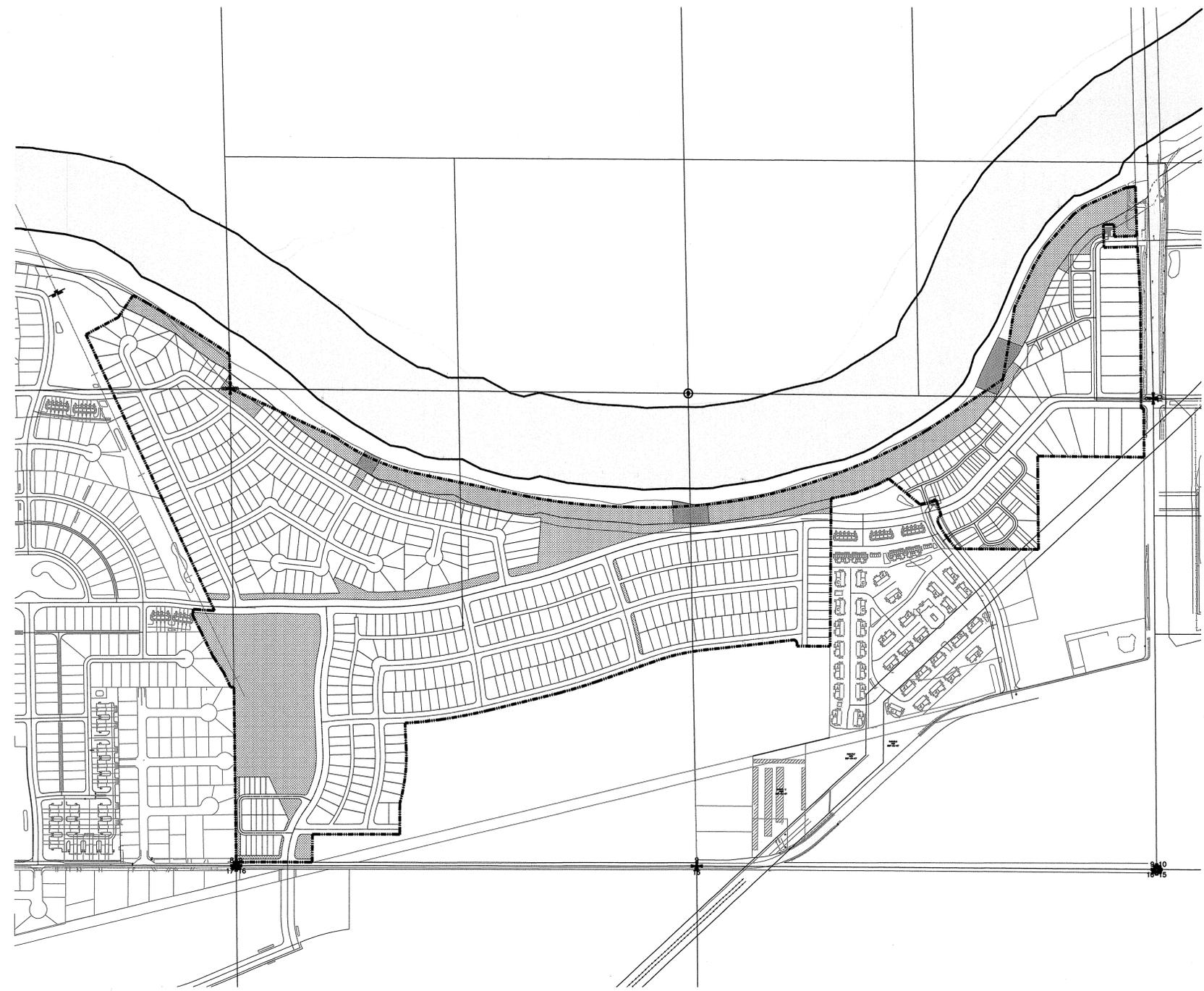
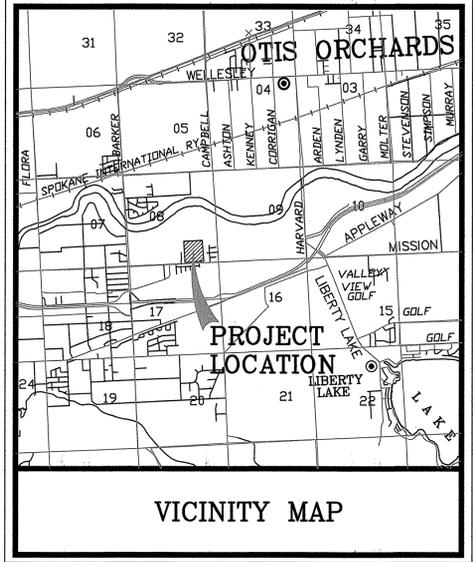
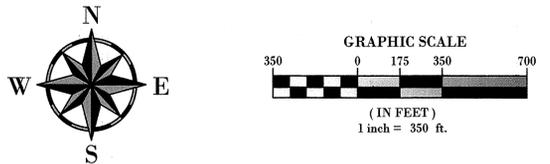
Phone: (509) 755-6700, Fax: (509) 755-6713, [www.libertylakewa.gov](http://www.libertylakewa.gov)

Date Issued: April 4, 2018

Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Frank Ide", written over a horizontal line.

TABLE OF CONTENTS	
PRELIMINARY PLAT COVER.....	SHEET 1
PRELIMINARY PLAT MAP (1).....	SHEET 2
PRELIMINARY PLAT MAP (2).....	SHEET 3
PRELIMINARY PLAT MAP (3).....	SHEET 4
PRELIMINARY PLAT MAP (4).....	SHEET 5
SITE ANALYSIS.....	SHEET 6
STANDARD DETAILS.....	SHEET 7
BUILDING ELEVATIONS.....	SHEET 8
PHASING PLAN.....	SHEET 9
LANDSCAPE PLAN.....	L1 - L4



**LEGAL DESCRIPTION**

Portions of the Southeast Quarter and Government Lot 8 in Section 8, and portions of the South Half of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter and Government Lots 5, 6, 7, 8, and 9 of Section 9, all in Township 25 N., Range 45E., W.M., more particularly described as follows:

COMMENCING at the Southeast corner of said Section 8, thence N00°42'20"W along the East line of said Section 8 a distance of 20.00 feet to the Northery Right of Way line of Mission Avenue and the POINT OF BEGINNING, thence continuing N00°42'20"W along said East line a distance of 950.58 feet to the Northeast corner of Greenstone Estates 2nd Addition, Recorded in Book 15 of Plats, Page 88; thence S89°50'00"W (Record N89°28'24"W) along said Northery line a distance of 19.85 feet to the Eastery Boundary line of the Final Plat of River Crossing 3rd Addition, Recorded in Book 32 of Plats, Pages 88 thru 91; thence along said Eastery Boundary line the following seven (7) courses:

- 1) N25°19'37"W a distance of 90.83 feet;
- 2) N34°29'41"W a distance of 107.10 feet;
- 3) N26°12'28"W a distance of 160.44 feet;
- 4) N27°40'00"W a distance of 99.88 feet;
- 5) N05°11'47"E a distance of 34.62 feet to the beginning of a non-tangent curve concave to the North and having a radius of 2772.50 feet and a chord bearing and distance of S86°03'37"E, 121.59 feet;
- 6) Thence Eastery along said curve through a central angle of 02°30'47" an arc distance of 121.60 feet;
- 7) N25°19'37"W a distance of 69.01 feet to the Northery corner of said Final Plat of River Crossing 3rd Addition, said point also being the Southeast corner of the Tract D of the Final Plat of River Crossing North Addition, Recorded in Book 37 of Plats, Pages 79 and 80; thence N25°19'37"W along the east line of said Tract D a distance of 523.64 feet to the Southeast Boundary corner of the Final Plat of River Crossing North 1st Addition, Recorded in Book 38 of Plats, Pages 39 and 40; thence along the eastery Boundary line of said Final Plat of River Crossing North 1st Addition the following three (3) courses:
- 1) N25°19'37"W a distance of 500.54 feet;
- 2) N25°19'48"E a distance of 208.46 feet;
- 3) N34°13'48"E a distance of 150.39 feet to the Southern Boundary Line of the Washington State Parks Department per Statutory Warranty Deed Recorded in Volume 888 of Deeds, Pages 1587-1600 under Auditor's File Number 800220222 in Spokane County, Washington and per Record of Survey, Recorded in Book 27 of Surveys, Page 42 and Record of Survey, Recorded in Book 41 of Surveys, Page 85; thence along said Southern Boundary Line the following eighteen (18) courses:
- 1) Said point being on a non-tangent curve concave to the Southwest and having a radius of 1827.28 feet and a chord bearing and distance of S81°34'12", 84.41 feet; thence Southwesterly along said curve through a central angle of 02°56'47" an arc distance of 84.42 feet;
- 2) S80°13'24"E (Record S80°14'14"E) a distance of 107.58 feet (Record 107.72 feet) to the beginning of a non-tangent curve concave to the Southwest and having a radius of 5728.63 feet (Record 5728.68 feet) and a chord bearing and distance of S57°56'48"E, 452.30 feet;
- 3) Thence Southwesterly along said curve through a central angle of 04°37'27" (Record 04°31'53") an arc distance of 452.46 feet (Record 452.35 feet) to the East Line of the Northeast Quarter of said Section 8;
- 4) S27°27'42"E along said East Line a distance of 188.00 feet (Record S07°27'15"E a distance of 188.98 feet) to the East Quarter corner of said Section 8;
- 5) S65°24'48"E (Record S65°24'23"E) a distance of 671.32 feet (Record 671.28 feet) to the beginning of a non-tangent curve concave to the Northeast and having a radius of 1178.28 feet and a chord bearing and distance of S66°19'32"E, 488.49 feet;
- 6) Thence Southwesterly along said curve through a central angle of 24°28'00" an arc distance of 502.30 feet;
- 7) S79°29'32"E (Record S78°29'14"E) a distance of 641.89 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 2864.93 feet;
- 8) Thence Eastery along said curve through a central angle of 08°50'00" an arc distance of 446.31 feet;
- 9) S87°19'32"E (Record S87°19'14"E) a distance of 127.12 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 3046.71 feet;
- 10) Thence Northwesterly along said curve through a central angle of 33°59'30" an arc distance of 1806.92 feet;
- 11) N05°25'29"W (Record N05°25'41") a distance of 408.63 feet;
- 12) N02°23'27"E (Record N02°23'48"E) a distance of 408.63 feet;
- 13) N25°19'27"E (Record N25°19'45"E) a distance of 250.41 feet;
- 14) N30°40'53"E (Record N30°40'21"E) a distance of 131.83 feet;
- 15) N41°13'38"E (Record N41°13'58"E) a distance of 248.24 feet;
- 16) N53°04'15"E (Record N53°04'33"E) a distance of 75.73 feet;
- 17) N68°02'17"E (Record N68°02'35"E) a distance of 256.60 feet;
- 18) N81°16'04"E (Record N81°16'22"E) a distance of 58.89 feet (Record 58.84 feet) to the Westerly Right of Way Line of Harvard Road; thence S01°32'50"E along said Right of Way Line a distance of 245.52 feet; thence continuing along said Right of Way Line S03°22'35"E a distance of 35.24 feet to the Northery corner of Lot 1, Block 7 of the Final Plat of Trullo Addition, Recorded in Book 38 of Plats, Page 88 thru 91; thence along the boundary line of said Lot 1, Block 7 the following six (6) courses:
- 1) S88°27'14"W a distance of 128.16 feet;
- 2) N01°32'46"W a distance of 67.00 feet;
- 3) S88°27'14"W a distance of 60.65 feet;
- 4) S01°32'46"E a distance of 67.00 feet;
- 5) S01°58'34"E a distance of 61.00 feet;
- 6) N88°27'14"E a distance of 191.33 feet to the Westerly Right of Way Line of Harvard Road; thence along said Right of Way line the following four (4) courses:
- 1) S03°22'35"E a distance of 280.28 feet;
- 2) S00°29'14"E a distance of 618.80 feet;
- 3) N89°30'43"E a distance of 15.00 feet;
- 4) S00°29'17"E a distance of 277.21 feet to the Northeast corner of a parcel of land described in Quit Claim Deed, Recorded under Spokane County Auditor's File Number 5307021; and Record of Survey, Recorded in Book 183 of Surveys, Page 82; thence N89°28'02"W (Record N89°28'09") along the Northeast corner of said parcel of land a distance of 602.88 feet to the Northeast corner of said Parcel of Land; thence S00°28'50"E (Record S00°28'38"E) along the Westerly Line of said Parcel of Land a distance of 102.88 feet to the Northeast corner of a parcel of land described in Quit Claim Deed, Recorded under Spokane County Auditor's File Number 6024438 and said Record of Survey; thence continuing S00°28'50"E (Record S00°28'38"E) along the Westerly Line of said Parcel of Land a distance of 200.04 feet to the Northwest corner of a parcel of land described in Warranty Deed, Recorded under Spokane County Auditor's File Number 4043203; thence continuing S00°28'50"E along the Westerly Line of said parcel of Land a distance of 228.33 feet to the Northery Line of Final Short Plat of American West Bank recorded in Book 23 of Short Plats, Pages 17 and 18; thence N89°28'45"W along said Northery Line a distance of 471.27 to the Northwest corner of Lot 1 of said Final Short Plat of American West Bank, said point being on the Eastery Right of Way Line of Bitterroot Street per Temporary Access Easement, Recorded under Spokane County Auditor's File Number 6273698; thence Northery along said Eastery Line the following three (3) courses:
- 1) thence N39°28'34"W a distance of 63.24 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 467.50 feet;
- 2) thence Northwesterly along said curve through a central angle of 14°19'38" an arc distance of 116.90 feet to the beginning of a compound curve concave to the Southeast and having a radius of 30.00 feet;
- 3) Thence Northwesterly along said curve through a central angle of 89°54'14" an arc distance of 52.74 feet to the Southern Line of Indiana Avenue per said Temporary Access Easement; thence N18°12'28"W a distance of 84.00 feet to the Northery Line of said Indiana Avenue; thence continuing N18°12'28"W a distance of 10.00 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 1448.00 feet and a chord bearing and distance of S73°14'14"W, 86.01 feet; thence Southwesterly along said curve through a central angle of 03°46'18" an arc distance of 96.03 feet; thence N50°40'52"W a distance of 231.64 feet; thence S22°23'25"W a distance of 65.42 feet; thence S89°22'17"W a distance of 148.48 feet; thence S77°46'58"W a distance of 134.79 feet; thence S00°27'47"W a distance of 389.04 feet to the Northwest corner of the Final Short Plat of Bitterroot Phase II, Recorded in Book 25 of Short Plats, Pages 93 and 94; thence continuing S00°27'47"W along the West line of said Final Short Plat of Bitterroot Phase II a distance of 444.58 feet; thence N89°29'13"W a distance of 188.00 feet; thence N00°20'47"E a distance of 143.19 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 20.00 feet; thence Northwesterly along said curve through a central angle of 89°41'30" an arc distance of 33.75 feet; thence S83°39'22"W a distance of 501.41 feet to the beginning of a non-tangent curve concave to the Southwest and having a radius of 138.28 feet and a chord bearing and distance of S77°20'12"W, 312.48 feet; thence Southwesterly along said curve through a central angle of 12°54'15" an arc distance of 313.12 feet to the beginning of a compound curve concave to the Southwest and having a radius of 15920438.12 feet; thence Southwesterly along said curve through a central angle of 00°00'04" an arc distance of 324.10 feet to the beginning of a reverse curve concave to the Northeast having a radius of 2009.42 feet; thence Southwesterly along said curve through a central angle of 00°16'18" an arc distance of 240.11 feet; thence S76°09'18"W a distance of 401.04 feet to the beginning of a non-tangent curve concave to the Northeast and having a radius of 2856.25 feet and a chord bearing and distance of S79°10'43"W, 298.74 feet; thence Southwesterly along said curve through a central angle of 09°23'47" an arc distance of 186.56 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 2856.00 feet and a chord bearing and distance of S84°29'54"W, 188.51 feet; thence Westerly along said curve through a central angle of 04°14'22" an arc distance of 186.56 feet; thence S02°40'23"E a distance of 143.70 feet to the beginning of a tangent curve concave to the West and having a radius of 876.00 feet; thence Southwesterly along said curve through a central angle of 19°23'17" an arc distance of 313.23 feet; thence S00°03'13"W a distance of 178.00 feet; thence N89°56'47"W a distance of 434.88 feet to the POINT OF BEGINNING

EXCEPT all Rights of Way, Subject to all assessments of Record.

Containing: 164.11 Acres more or less, Situate in the City of Liberty Lake, Spokane County, Washington

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

**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*  
 MICHAEL E. MOORE, PLS  
 CERTIFICATE NUMBER 35157



**PRELIMINARY PLAT DATA**

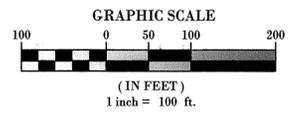
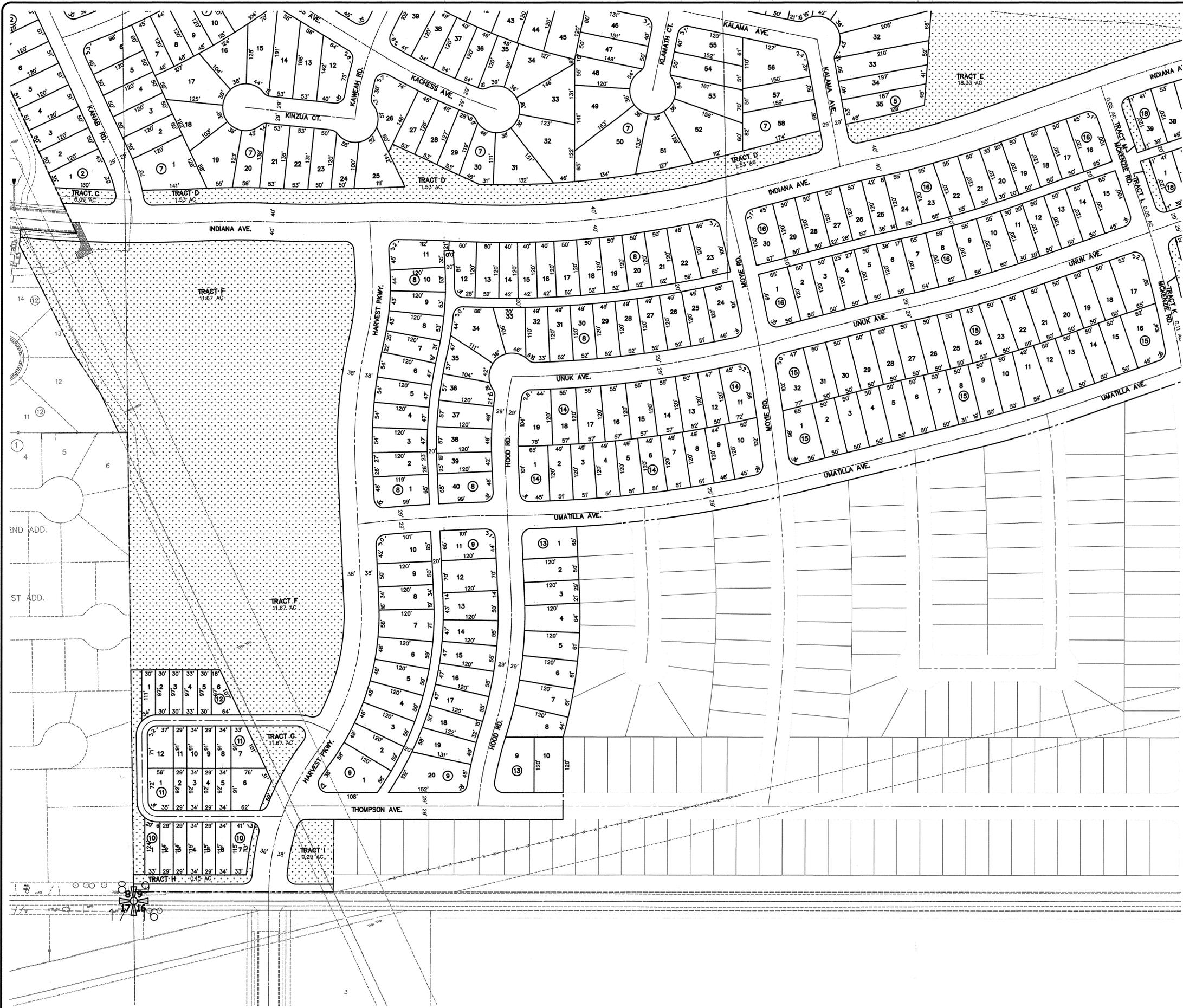
EXISTING ZONING	RD-R & RD-M
EXISTING USE	AGRICULTURAL
PROPOSED USE	RESIDENTIAL, MULTI FAMILY MIXED USE, COMMERCIAL
NUMBER OF LOTS	581
MINIMUM LOT FRONTAGE	PER RIVER DISTRICT SAP
GROSS SITE AREA	164.11 ACRES
PERCENTAGE OF BLDG COVERAGE	PER RIVER DISTRICT SAP
NET RESIDENTIAL DENSITY	6.39 LOTS/ACRE
BUILDING SETBACKS	PER RIVER DISTRICT SAP
STREET SECTION	PER RIVER DISTRICT SAP
TRACT USE	OPEN SPACE/DRAINAGE
OPEN SPACE AREA	~35.28 ACRES
OPEN SPACE PERCENTAGE	~21.55%
PARKING SPACES REQUIRED	PER RIVER DISTRICT SAP

**NAVDS8**  
 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.

**PRELIMINARY PLAT MAP**  
 (FILE #2016.PLXXXX)  
 FOR  
**RIVER CROSSING EAST**  
 LOCATED IN PORTIONS OF THE SOUTHEAST QUARTER AND GOVERNMENT LOT 8 IN SECTION 8, AND PORTIONS OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND GOVERNMENT LOTS 5, 6, 7, 8, AND 9 OF SECTION 9, T.25N., R.45E., W.M.  
 LIBERTY LAKE, WASHINGTON  
 SHEET 1 OF 9

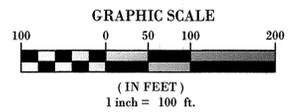
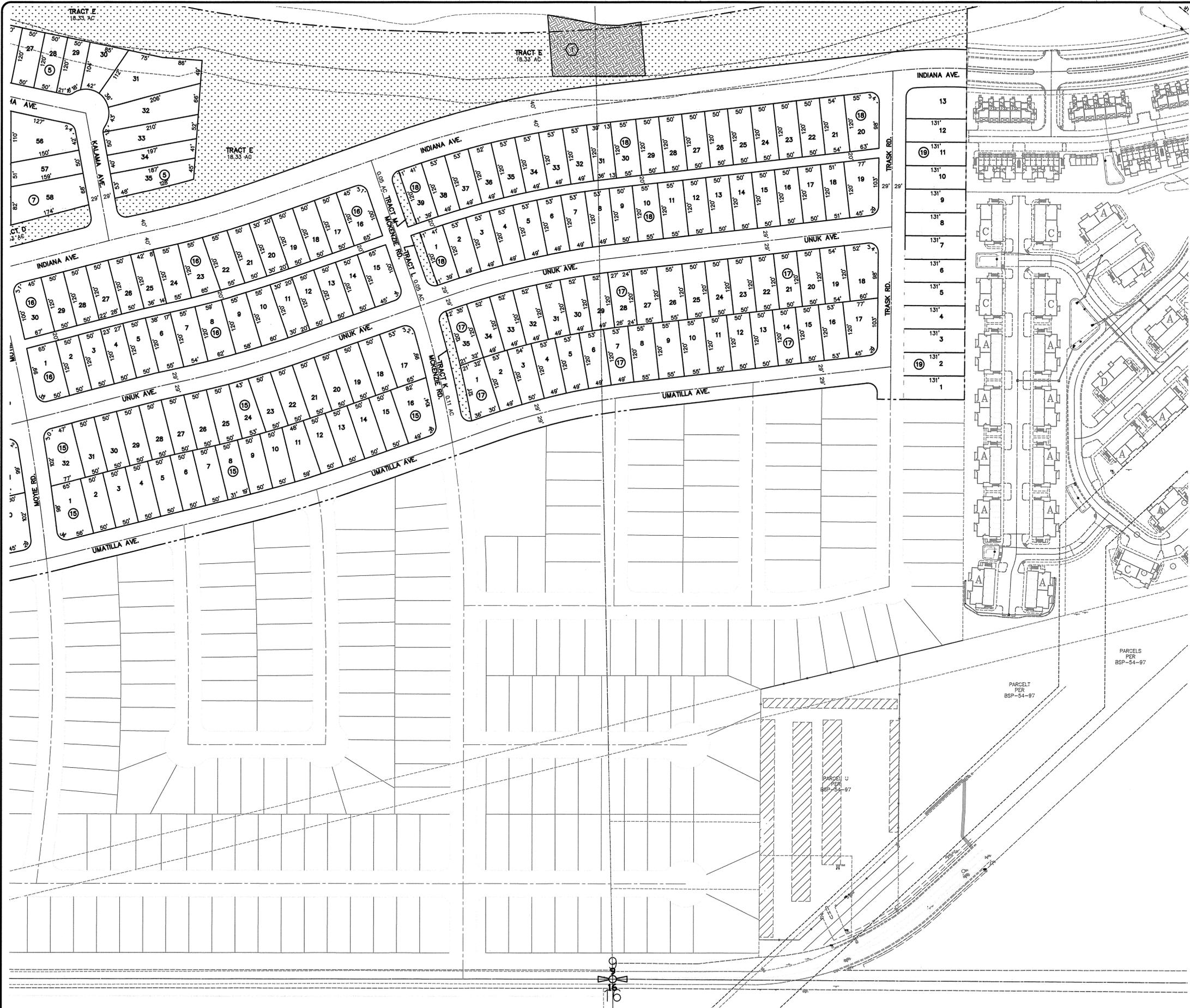




PRELIMINARY PLAT MAP  
 (FILE #2016.PLXXXX)  
 FOR  
**RIVER CROSSING EAST**  
 LOCATED IN PORTIONS OF THE SOUTHEAST  
 QUARTER AND GOVERNMENT LOT 8 IN SECTION  
 8, AND PORTIONS OF THE SOUTH HALF OF THE  
 SOUTHWEST QUARTER AND THE SOUTHWEST  
 QUARTER OF THE SOUTHEAST QUARTER AND  
 GOVERNMENT LOTS 5, 6, 7, 8, AND 9 OF  
 SECTION 9, T.25N., R.45E., W.M.  
 LIBERTY LAKE, WASHINGTON  
 SHEET 3 OF 9

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.



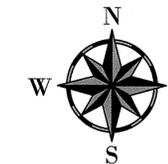
**PRELIMINARY PLAT NOTES:**

- ① AREA OF FUTURE TRAIL CONNECTION.

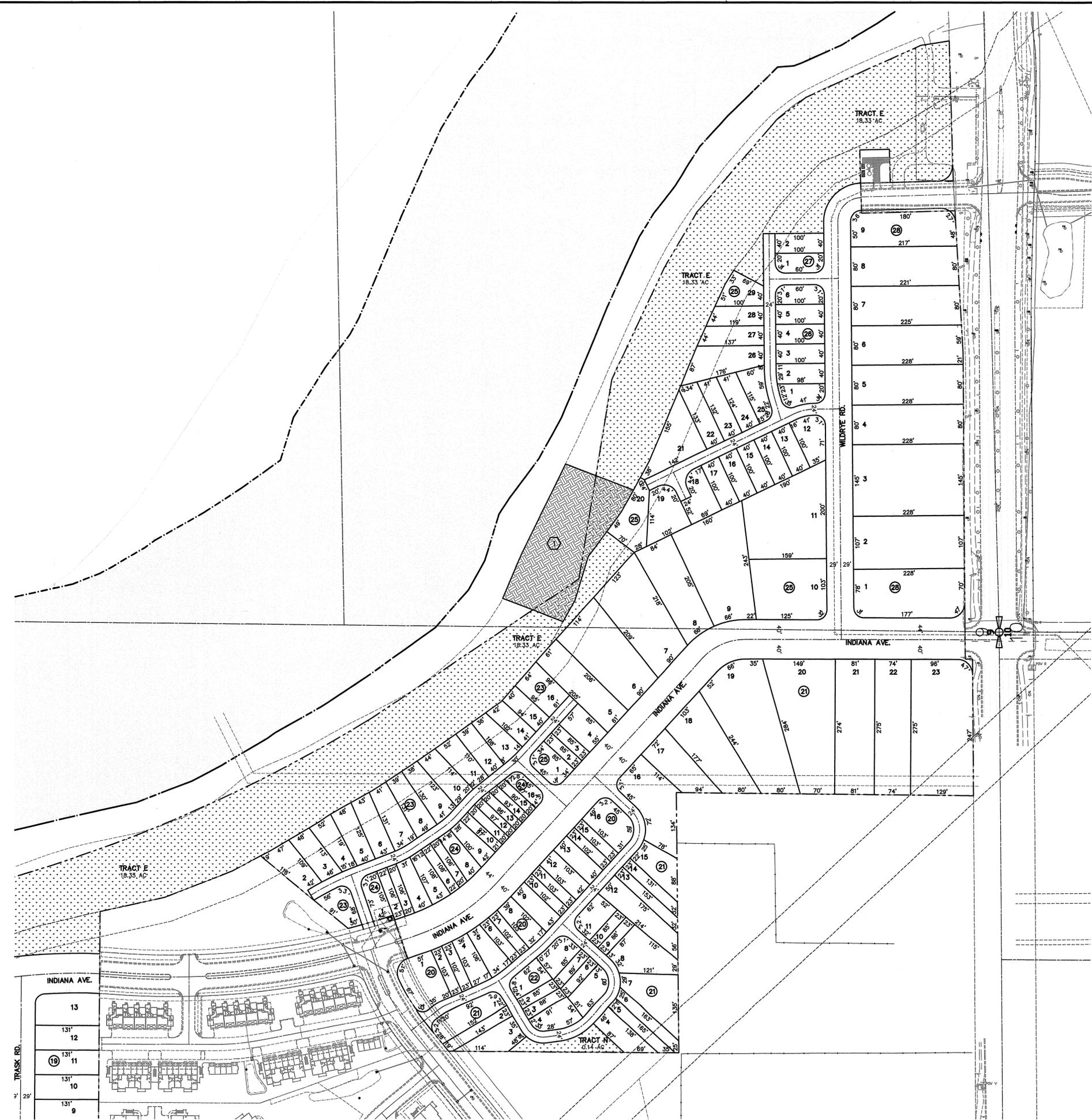
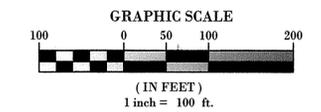
**PRELIMINARY PLAT MAP**  
 (FILE #2016.PLXXXX)  
 FOR  
**RIVER CROSSING EAST**  
 LOCATED IN PORTIONS OF THE SOUTHEAST  
 QUARTER AND GOVERNMENT LOT 8 IN SECTION  
 8, AND PORTIONS OF THE SOUTH HALF OF THE  
 SOUTHWEST QUARTER AND THE SOUTHWEST  
 QUARTER OF THE SOUTHEAST QUARTER AND  
 GOVERNMENT LOTS 5, 6, 7, 8, AND 9 OF  
 SECTION 9, T.25N., R.45E., W.M.  
 LIBERTY LAKE, WASHINGTON  
**SHEET 4 OF 9**

**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.



**Greenstone**  
 HOMES & NEIGHBORHOODS  
 1421 N. MEADOWWOOD LN., SUITE 200  
 LIBERTY LAKE, WA, 98019  
 PHONE: (509)-458-5860  
 FAX: (509)-458-5862



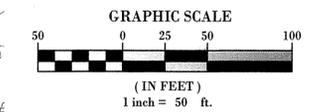
**PRELIMINARY PLAT NOTES:**  
 ① AREA OF FUTURE TRAIL CONNECTION.

**PRELIMINARY PLAT MAP**  
 (FILE #2016.PLXXXX)  
 FOR  
**RIVER CROSSING EAST**  
 LOCATED IN PORTIONS OF THE SOUTHEAST  
 QUARTER AND GOVERNMENT LOT 8 IN SECTION  
 8, AND PORTIONS OF THE SOUTH HALF OF THE  
 SOUTHWEST QUARTER AND THE SOUTHWEST  
 QUARTER OF THE SOUTHEAST QUARTER AND  
 GOVERNMENT LOTS 5, 6, 7, 8, AND 9 OF  
 SECTION 9, T.25N., R.45E., W.M.  
 LIBERTY LAKE, WASHINGTON  
 SHEET 5 OF 9

**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.

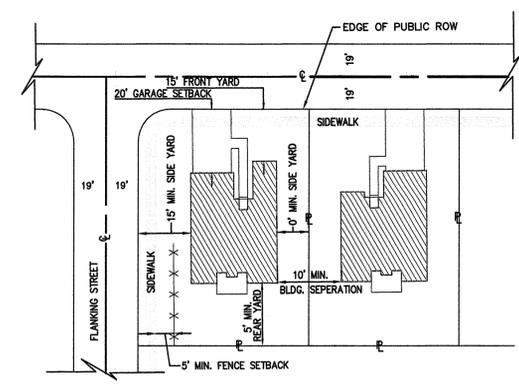
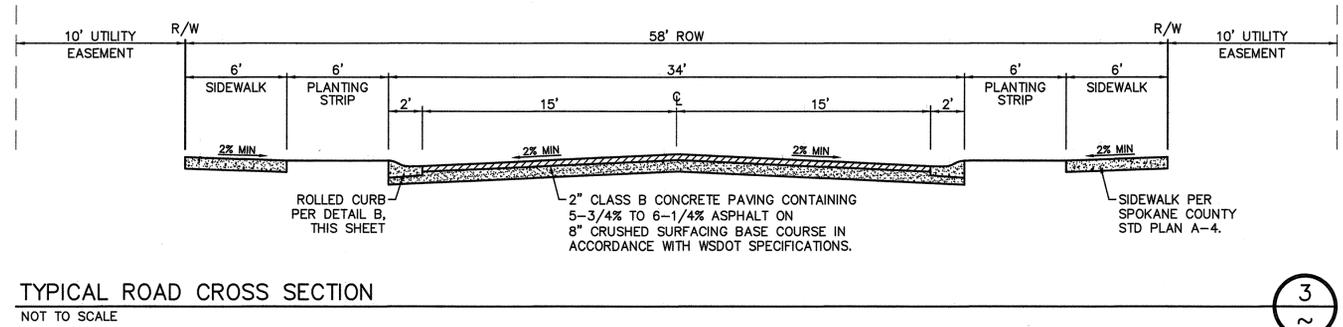
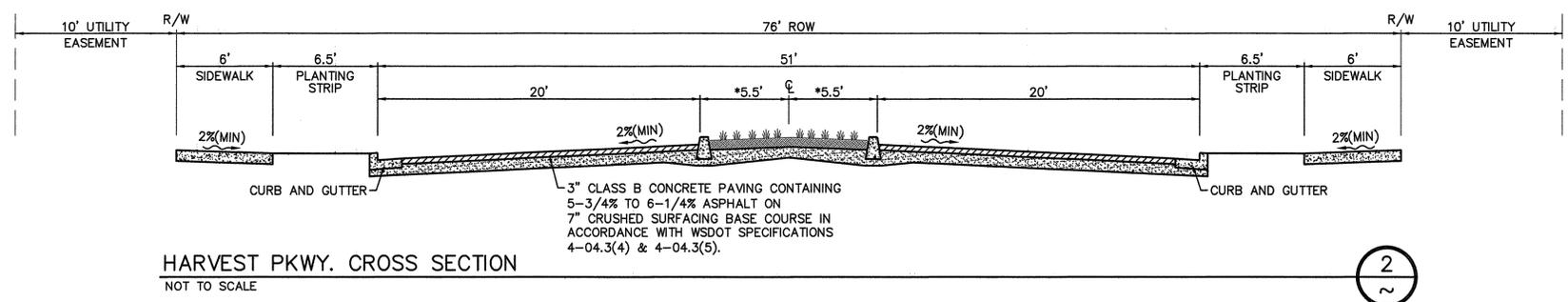
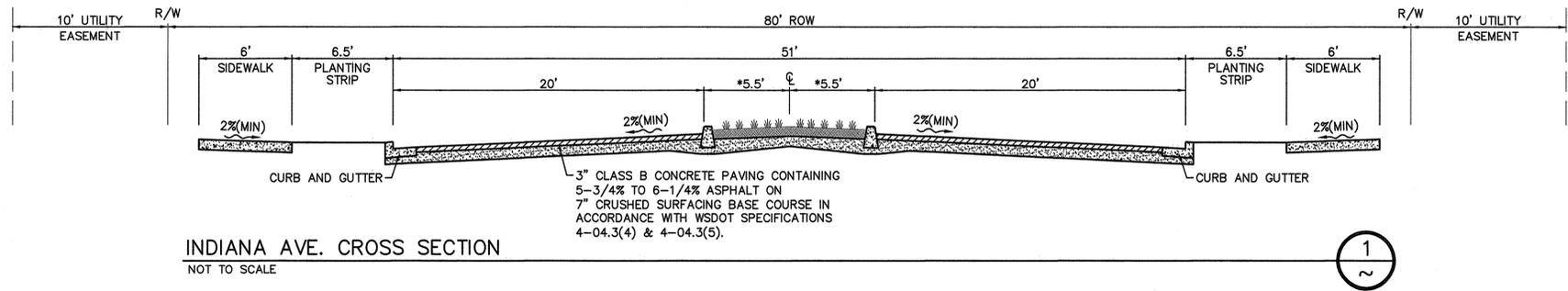
INDIANA AVE.	13	
	131'	12
	131'	11
	131'	10
	131'	9



SITE ANALYSIS MAP  
 FOR  
**RIVER CROSSING EAST**  
 LOCATED IN PORTIONS OF THE SOUTHEAST  
 QUARTER AND GOVERNMENT LOT 8 IN SECTION  
 8, AND PORTIONS OF THE SOUTH HALF OF THE  
 SOUTHWEST QUARTER AND THE SOUTHWEST  
 QUARTER OF THE SOUTHEAST QUARTER AND  
 GOVERNMENT LOTS 5, 6, 7, 8, AND 9 OF  
 SECTION 9, T.25N., R.45E., W.M.  
 LIBERTY LAKE, WASHINGTON  
 SHEET 6 OF 9

◆ 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.



STANDARD DETAILS  
 FOR  
**RIVER CROSSING EAST**  
 LOCATED IN PORTIONS OF THE SOUTHEAST  
 QUARTER AND GOVERNMENT LOT 8 IN SECTION  
 8, AND PORTIONS OF THE SOUTH HALF OF THE  
 SOUTHWEST QUARTER AND THE SOUTHWEST  
 QUARTER OF THE SOUTHEAST QUARTER AND  
 GOVERNMENT LOTS 5, 6, 7, 8, AND 9 OF  
 SECTION 9, T.25N., R.45E., W.M.  
 LIBERTY LAKE, WASHINGTON  
 SHEET 7 OF 9



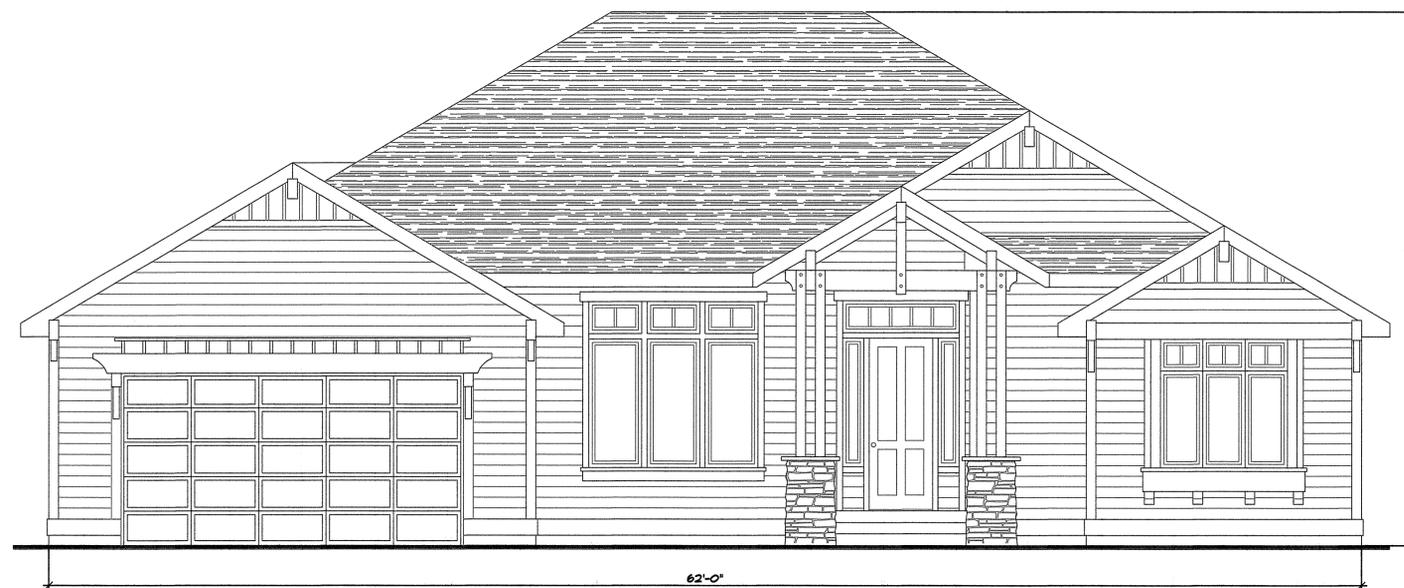
TYPICAL  
COTTAGE



TYPICAL  
ENTRY LEVEL HOME

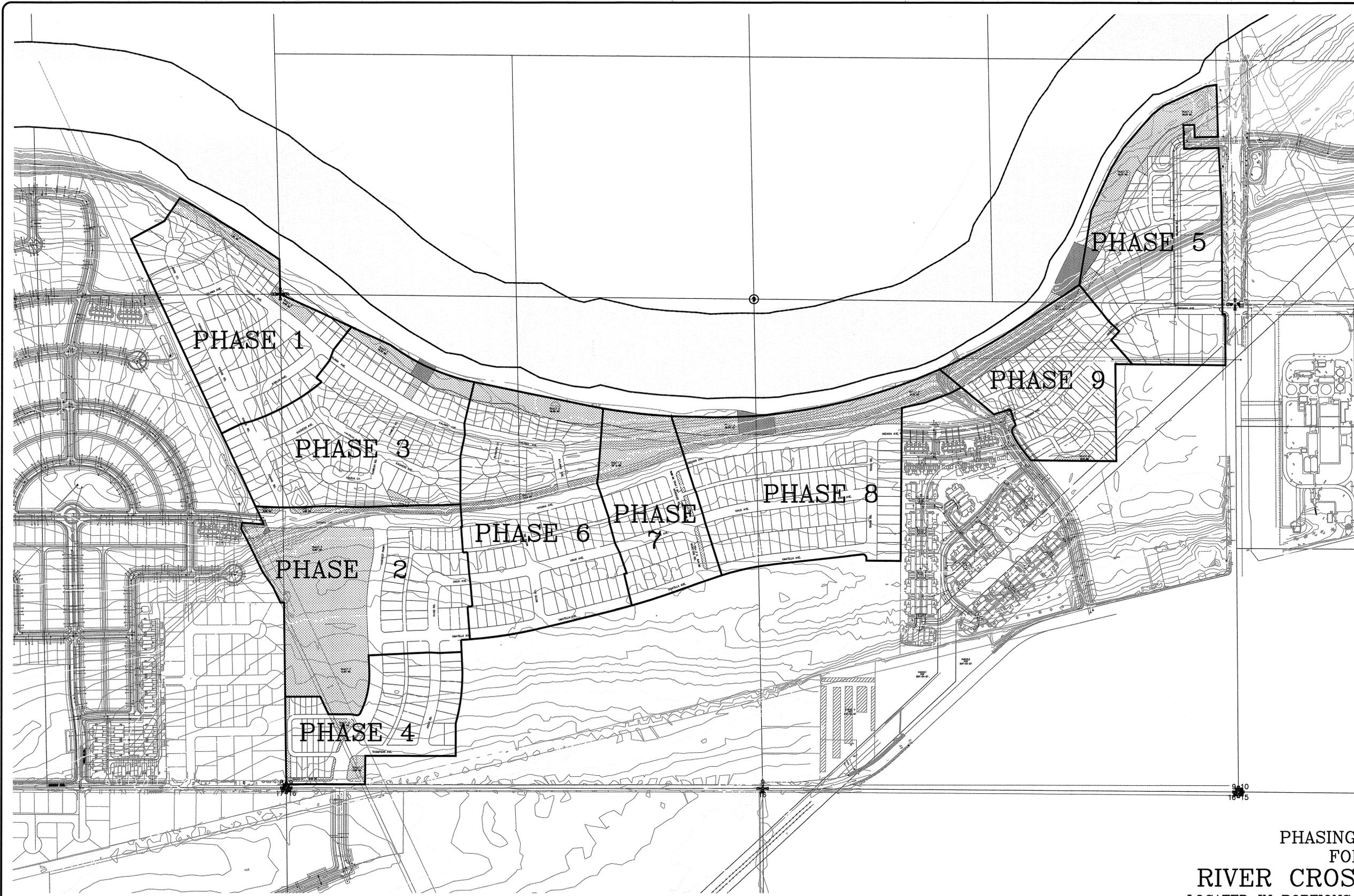
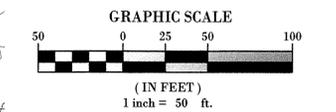


TYPICAL  
MID RANGE HOME



TYPICAL  
HIGH END HOME

PROPOSED STRUCTURES  
 FOR  
**RIVER CROSSING EAST**  
 LOCATED IN PORTIONS OF THE SOUTHEAST  
 QUARTER AND GOVERNMENT LOT 8 IN SECTION  
 8, AND PORTIONS OF THE SOUTH HALF OF THE  
 SOUTHWEST QUARTER AND THE SOUTHWEST  
 QUARTER OF THE SOUTHEAST QUARTER AND  
 GOVERNMENT LOTS 5, 6, 7, 8, AND 9 OF  
 SECTION 9, T.25N., R.45E., W.M.  
 LIBERTY LAKE, WASHINGTON  
 SHEET 8 OF 9



PHASING PLAN  
 FOR  
**RIVER CROSSING EAST**  
 LOCATED IN PORTIONS OF THE SOUTHEAST  
 QUARTER AND GOVERNMENT LOT 8 IN SECTION  
 8, AND PORTIONS OF THE SOUTH HALF OF THE  
 SOUTHWEST QUARTER AND THE SOUTHWEST  
 QUARTER OF THE SOUTHEAST QUARTER AND  
 GOVERNMENT LOTS 5, 6, 7, 8, AND 9 OF  
 SECTION 9, T.25N., R.45E., W.M.  
 LIBERTY LAKE, WASHINGTON  
 SHEET 9 OF 9

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.



## SEPA CHECKLIST

Liberty Lake Planning & Building Services  
22710 E. Country Vista Drive, Liberty Lake WA 99019  
Phone: (509) 755-6707 Fax: (509) 755 6713  
Website: [www.libertylakewa.gov](http://www.libertylakewa.gov)

### City Development Code Article 10-6A, Environmental Ordinance

#### *PURPOSE OF CHECKLIST*

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impact from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

#### *INSTRUCTIONS FOR APPLICANTS*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

#### *USE OF CHECKLIST FOR NON-PROJECT PROPOSALS*

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

1.	Name of proposed project & file #, if applicable:  River Crossing East Preliminary Plat
2.	Name of applicant: River Crossing, LLC
3.	Address and phone number of applicant: N. 1421 Meadowwood Lane Suite 200 Liberty Lake, Wa 509-458-5860
4.	Name of contact person: Kevin Schneidmiller
5.	Address and phone number of contact person: Same as Applicant information
6.	Date checklist prepared: 12/7/2017
7.	Agency requesting checklist: City of Liberty Lake
8.	Proposed timing or schedule (including phasing, if applicable): 10 year phasing plan starting in 2018
9.	a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No
	b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes Additional land is optioned between the southern boundary of this proposal and Mission Avenue

10. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None known

11. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None at this time.

12. List any government approvals or permits that will be needed for your proposal, if known.  
Sewer/Water/Drainage and Utility plans will need approval. In addition Utility connection, building and occupancy permits will need approval.

13. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.  
A Preliminary Plat application to create 581 total lots. 557 lots are residential and 24 lots are commercial. The commercial lots will provide space for office and retail space. The commercial and retail space is projected to be 250,000 square feet. The proposal will be served by public sewer, water and streets. A storm water system will also be installed to manage storm water generated by the project. Private utilities will be provided by Avista, Century Link and Comcast. The

14. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

The site is located North of Mission Avenue, West of Harvard Road and East of the Avista Power Transmission line. Township 25 N, Range 45E in sections 8 and 9 City of Liberty Lake Washington. The property consist of the following parcel numbers. 55081.9082, 55084.9086, 55093.9042, 55095.9050, 55093.9041, 55094.9087, 55094.9086 and 55095.9007

15. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? (See: Spokane County's ASA Overlay zone Atlas for boundaries).

The property lies within the ASA. The sewer providers are Spokane County and Liberty Lake Sewer and Water District. Water is provided by Liberty Lake Sewer and Water District and Consolidated Irrigation District # 19.

**B. ENVIRONMENTAL ELEMENTS:**

1. EARTH

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)? <4%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?

If you know the classification of agricultural soils, specify them and note any prime farmland.

Soil type is predominately Garrison Gravelly Loam (GgA).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None Known

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading of the site will be necessary for construction of the sewer, water, roads, curb and sidewalk. In addition some grading of lots will be required. Quantities are unknown at this time. It is not anticipated that import of fill material will be necessary.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Minimal erosion could occur on exposed soils during grading and construction activities; however such erosion can be confined to the site. After construction there be little to no risk of erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The exact amount of impervious surfaces is unknown at this time. All roads will be paved and meet the standards for paved roads in the City of Liberty Lake code / River District SAP08-001. The building coverage will also meet the standards of the City of Liberty Lake code / River District SAP08-001.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Construction and other grading activities will be conducted in accordance with the City of Liberty Lake standards. And erosion and sediment control plan will be prepared and implemented if required by the City of Liberty Lake.

2. AIR

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Dust emissions may be generated from equipment during construction, the impact will be lessened by the use of water to control dust. There will be a small level of emission from vehicles entering and leaving the project after completion. Quantities are unknown at this time.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None Known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Local (SCAPCA) air pollution control standards will be followed during construction activities. In addition all traveled roadways and parking areas will be hard surfaced and any fuel burning heating sources installed within the residences will comply with the applicable local, state and or federal regulations concerning such sources.

3. WATER

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes. The Spokane River is adjacent to the northern boundary of the project.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work will be performed within 200 feet of the described waters.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The project appears to be outside the 100 year flood plain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

1) Will groundwater be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No ground water will be withdrawn from the site. The proposed development will be served by public water systems consistent with Consolidated Irrigation District #19 and Liberty Lake Sewer and Water Districts requirements. Storm water runoff may be discharged indirectly to the groundwater through approved storm water disposal facilities. Such Storm water will be treated.

2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable), or the number of persons the system(s) are expected to serve.

None the application proposes all units be connected to the Spokane County or Liberty Lake Sewer and Water District sewer systems.

3) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (including systems such as those for the disposal of storm water or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of materials likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of fire fighting activities).

Storm water runoff will be disposed on-site, through engineered, grass lined swales and drywells as required by the City of Liberty Lake. At this time quantities are unknown.

4) Will any chemicals (especially organic solvents or petroleum fuels) be stored in above-ground or underground storage tanks? If so, what types and quantities of materials will be stored?

No Chemicals will be stored in above ground or underground storage tanks.

5) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater (this includes measures to keep chemicals out of disposal systems described in 3b(2) and 3b(3)?

No special protective measures are proposed.

c. Water Runoff (including storm water)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be generated from rain and snow melt. Such water will flow from impervious surfaces into engineered, grass lined swales and drywells to be disposed of on-site, consistent with the requirement of the City of Liberty Lake. At this time quantities are unknown.

2) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a storm water disposal system discharging to surface or groundwater?

No

3) Could waste materials enter ground or surface waters? If so, generally describe.

Some contaminants such as dust and vehicle fluids could be carried into drywells or infiltration systems by storm water runoff. The amount is expected to be minimal.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any (if the proposed action lies within the Aquifer Sensitive Area be especially clear on explanations relating to facilities concerning Sections 3b(4), 3b(5), and 3c(2) of this checklist).

An engineered on-site storm water disposal system will be designed and constructed to the City of Liberty Lake storm water standards.

4. PLANTS

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?

Nearly all of the existing vegetation will be removed or altered to accommodate the proposed development.

c. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None Proposed at this time.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None Known.

c. Is the site part of a migration route? If so, explain.

Not Known.

d. Proposed measures to preserve or enhance wildlife, if any:

No measures proposed

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Energy consumption will be typical of residential use. Avista utilities will provide both electricity and natural gas to the site.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Construction will comply with Local and State energy conservation codes.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

1) Describe special emergency services that might be required.

N/A

2) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None other than from adjoining roadway systems and from nearby residential and business activities.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term noise will be produced from equipment and machinery used during construction ( levels unknown). Long term noise produced in association with resident's vehicles and other normal residential activities occurring within th project. Noise from construction will be restricted to hours of operation per the City of Liberty Lake code.

3) Proposed measure to reduce or control noise impacts, if any:

No specific measures.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

The current site is use for agricultural practices. Some areas are vacant and not used for any purpose.

b. Has the site been used for agriculture? If so, describe.

Yes Small grains and Alfalfa for hay are the most recent agricultural crop grown.

c. Describe any structures on the site.

N/A

d. Will any structures be demolished? If so, which?

N/A

e. What is the current zoning classification of the site? River District SAP08-001 RD-R and RD-M

f. What is the current Comprehensive Plan land use designation of the site?

Mixed Use Residential and Mixed Use Commercial

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Refer to the attached Habitat and Buffer Mitigation Plan.

i. Approximately how many people would reside or work in the completed project?

The completed project will have 557 family units. Assuming an average family unit of 2.5 persons, approximately 1,393 people may reside in the project when completed. It is estimated 300 jobs may be created in the commercial area.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

No measures warranted or proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project is similar to other residential development projects that have been completed or in the process of being completed in the area.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The application proposed construction of 55 dwelling units. The will be a diverse mix of all income ranges.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The residential units will be one and two story with optional basements. Commercial building will not exceed the allowable height found in River District SAP08-001 code.

b. What views in the immediate vicinity would be altered or obstructed?

The development of the property will not obstruct any known views or view corridors; however the appearance of the property as viewed from neighboring properties will/may be altered as development takes place.

c. Proposed measures to reduce or control aesthetic impacts, if any:

No measures proposed. The project is designed and intended to be attractive and aesthetically pleasing.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The completed project will produce interior/exterior structure lighting, street lighting and lights from headlamps of vehicles utilizing roads and driveways with the subdivision. Such lighting will occur in the early morning, in the evening and at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not anticipated.

c. What existing off-site sources of light or glare may affect your proposal?

None anticipated.

d. Proposed measures to reduce or control light and glare impacts, if any:

All outdoor lighting will be installed to meet the lighting requirements of the City of Liberty Lake.

## 12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

The project is in the vicinity of Spokane River, Centennial Trail and public and private parks.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposal will include sidewalks, trails that will connect to neighborhood parks, public parks and the Centennial trail.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers, known to be on or next to the site? If so, generally describe.

None known

b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

None known.

c. Proposed measures to reduce or control impacts, if any:

No measures proposed.

14. TRANSPORTATION

a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

The project will connect to the existing public road system through a mixture of local residential streets, residential collectors streets and arterials.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes there are public transit system stops within less than a mile of the site.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Parking will be in accordance with the requirements of the City of Liberty Lake's development code/ River District SAP08-001. No parking spaces will be eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes, a public street system will be developed within the project to provide access to the residential dwelling units and commercial area.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Based on 10 trips per day/unit it is estimated that 5,570 ADT could be generated.

**g. Proposed measures to reduce or control transportation impacts, if any:**

Participation in the Harvard Road Mitigation Updated Plan is probable.

**15. PUBLIC SERVICES**

**a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

There will be an incremental increase in demand for public services as each phase of the project is completed.

**b. Proposed measures to reduce or control direct impacts on public services, if any.**

No specific measures proposed.

**16. UTILITIES**

**a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: All these with the exception of septic system are available adjacent to the site.**

**b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Water will be provided by Consolidated Irrigation District # 19 and Liberty Lake Sewer and Water District. Sewer will be provided by Spokane County and Liberty Lake Sewer and Water District. Electricity and natural gas will be provided by Avista. Telephone service will be provided by Century Link. Cable by Comcast and waste service by Waste Management.

**C. SIGNATURE**

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

<b>Proponent:</b> Kevin Schneidmiller				
<b>PRINT NAME</b>		<b>SIGNATURE</b>		
<b>Proponent Address:</b> N. 1421 Meadowwood Lane suite 200 Liberty Lake Wa 99019				
<b>STREET ADDRESS</b>		<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
<b>Proponent Phone:</b> 509-458-5860		<b>Proponent Fax:</b> 509-458-5862		
<b>Person completing the form:</b> Kevin Schneidmiller				
<b>Phone:</b> 509-458-5860		<b>Date:</b> 12/7/2017		

**FOR PLANNING & BUILDING SERVICES USE ONLY**

Staff Member(s) Reviewing Checklist:

Date Checklist Reviewed:

Based on this staff review of the environmental checklist and other pertinent information, the staff:

- A. Concludes that there are no probable significant adverse impacts and recommends a determination of nonsignificance (DNS).
- B. Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of nonsignificance with conditions (MDNS).
- C. Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance (DS).

**REFER TO FEE SCHEDULE FOR FILING FEE**

**NON-PROJECT ACTIONS MUST ALSO COMPLETE THE SUPPLEMENTAL SHEET - PART D**