

**CITY OF LIBERTY LAKE NOTICE OF AVAILABILITY OF SEPA CHECKLISTS
ON 2018 CITY DEVELOPMENT CODE AMENDMENTS**

In accordance with WAC 197-11, notice is hereby given that SEPA Checklists have been completed on the proposed 2018 Development Code Amendments.

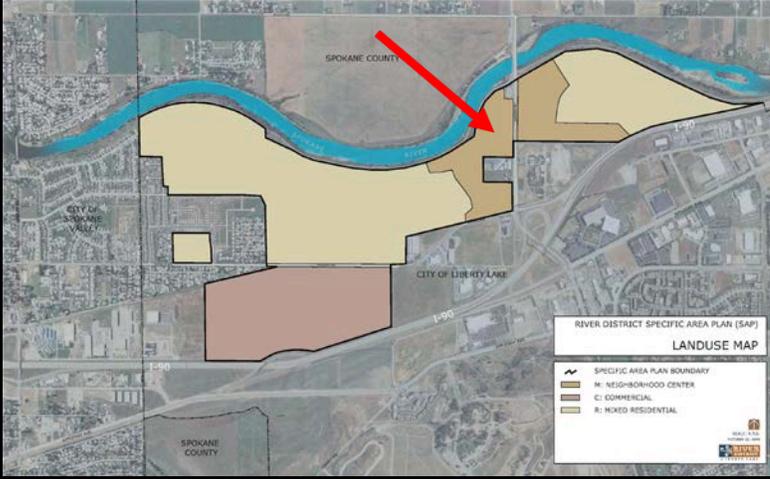
The City of Liberty Lake Planning & Building Services has determined that the proposed amendments will have no significant adverse environmental impacts and has issued a Determination of Nonsignificance (DNS). Copies of the SEPA Checklists and DNS Threshold Determination will be available for review beginning on Wednesday, June 13, 2018.

Comments on the SEPA Checklists and Threshold Determination should be sent to the contact person below, no later than 4 p.m., Tuesday, June 26, 2018. An appeal of the Threshold Determinations, after they become final, may be made to the City of Liberty Lake Planning & Building Services at 22710 E. Country Vista, Liberty Lake, WA 99019. The appeal deadline to request an 'open record' appeal to the Hearing Examiner is fourteen (14) calendar days after the comment period closes. A notice of appeal must be delivered to the City by mail or personal delivery and the appeal must be received by 4:00 p.m. on the last day of the appeal period (July 10, 2018). Appeal requests shall contain all information and items required in the City Development Code Section 10-4B-4, subsection H and shall follow the procedures outlined in City Development Code Section 10-6A-7, Subsection C for SEPA Appeals and Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the Director.

For more information or to receive copies of the SEPA Checklists and Threshold Determination please contact: Lisa Key, Interim Planning & Building Services Manager, 22710 E. Country Vista, Liberty Lake, WA 99019. Phone: 509-755-6708. Email: LKey@libertylakewa.gov.

City of Liberty Lake Development Code

Proposed 2018 Amendments List

Initiated By / File #	Chapter / Section	Proposed Amendment
Greenstone / CPA2018-0001	Article 10-4C Site Design Review	<p>Liberty Lake Municipal Code Section 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> <p>Also, 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>
Greenstone / CPA2018-0002	Section 4.1 of River District SAP 08-001 Zoning Matrix (as amended by Ordinance 241)	<p>Section 4.1 of RD-SAP 08-001, the River District Zoning Matrix, to include Recreational Vehicle Storage as an allowable use in the RD-M (River District – Neighborhood Center) zone. Reference River District Land Use Map, below.</p>  <p>Proposed Amendment:</p>

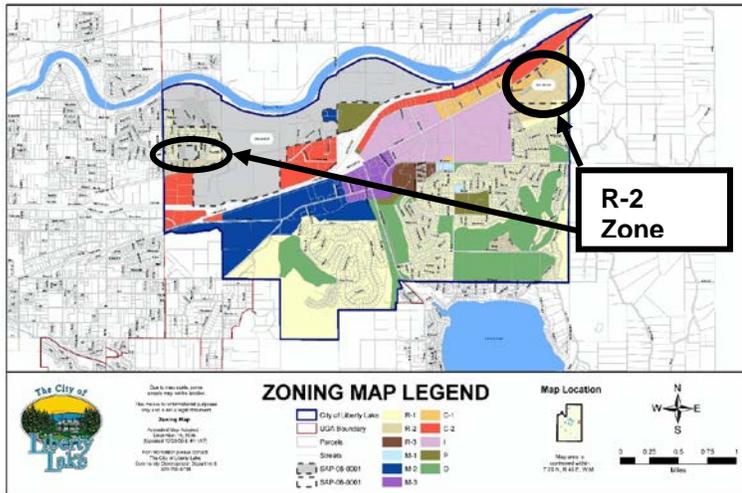
Facilities and Uses	RD-R	RD-M	RD-C
Storage, freight, and wholesale facilities			
Outdoor vehicle storage	N	N	N
<u>Recreational Vehicle Storage</u>	<u>N</u>	<u>P</u>	<u>N</u>
Self service storage facility (mini storage)	N	N	N
Warehouse and freight movement	N	N	P
Wholesaling / distribution facility	N	N	P
Utilities and facilities			
Power plant - EPF	N	P	P
Public utility local distribution facility	CU	CU	CU
Public utility transmission facility - EPF	N	N	L
Sewage treatment plant - EPF	N	N	N
Wireless communication antenna array	N	L	L
Wireless communication support tower	N	N	N

¹Subject to screening standards detailed in RDSAP Development Regulations §10-3C-3(G).

Greenstone / CPA 2018-0003

Article 10-2C, R-2 Mixed Residential

Liberty Lake Municipal Code Section 10-2C-7, Lot Area Dimensions, Coverage & Residential Densities, eliminating minimum and maximum lot areas in the R-2 zone see Zoning Map, below).



Proposed Amendment to Table in **Section 10-2C-7(C)** (next page):

<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>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

Review Timeline & Proposed Schedule:

March 30, 2018	Applications Received
April 11, 2018	Planning Commission Workshop
May 9, 2018	Planning Commission Workshop
June 13, 2018	Planning Commission Workshop
June 13, 2018	SEPA Notice of Availability Issued
June 15, 2018	SEPA Notice of Availability Published
June 26, 2018	SEPA Comment Period Ends Effective Date of SEPA Threshold Determination
June 26, 2018	Planning Commission Public Hearing Notice Published
July 10, 2018	SEPA Appeal Period Ends
July 11, 2018	Planning Commission Hearing & Recommendation to City Council

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

The proposed code amendment to Section 10-4C-5 Subsection A will have no impact on discharge of water;

emissions to air; production, storage or release of toxic or hazardous substances; or production of noise

Proposed measures to avoid or reduce such increases are:

None Proposed

2. How would the proposal be likely to affect plants, animals, fish or marine life?

The code amendment request will have no affect to plants, animals, fish or marine life

Proposed measures to protect or conserve plants, animals, fish or marine life are:

None Proposed

3. How would the proposal be likely to deplete energy or natural resources?

_____ This proposal will have no affect on depletion of energy or natural resources.

_____ Proposed measures to protect or conserve energy and natural resources are:

_____ None Proposed

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

_____ This proposal will have no affect on sensitive areas

_____ Proposed measures to protect such resources or to avoid or reduce impacts are:

_____ None Proposed

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

_____ This proposal will have no affect on shoreline use nor will it create incompatible uses compared to the existing

_____ code language

Proposed measures to avoid or reduce shoreline and land use impacts are:

None Proposed

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This proposal will have little or no affect on demands transportation or public services. It will have no affect on demand for utilities compared to the current code language.

Proposed measures to reduce or respond to such demand(s) are:

None Proposed

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

This proposal does not appear to conflict with any state or federal laws related to the protection of the environment.

For More Information Please Contact the

City of Liberty Lake Planning & Building Services
22710 E. Country Vista Drive,
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Phone: 509-755-6707, Fax: 509-755-6713
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1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

The proposed code amendment request to modify the RD-SAP 08-001 zoning matrix to include as an

Recreation Vehicle Storage as an allowable use in the RD-M zone will have no impact on increased discharge

to water; emissions to air; production, storage or release of toxic or hazardous substances; some additional
noise may occur due to coming and going of the vehicles

Proposed measures to avoid or reduce such increases are:

None Proposed

2. How would the proposal be likely to affect plants, animals, fish or marine life?

The code amendment request to modify the RD-SAP 08-001 will have no affect on plants, animals, fish or
marine life

Proposed measures to protect or conserve plants, animals, fish or marine life are:

None Proposed

3. How would the proposal be likely to deplete energy or natural resources?

_____ This proposal will have no affect on depletion of energy or natural resources.

_____ It may reduce the energy needs by lessening trips to retrieve ones recreational vehicle at another location.

_____ Proposed measures to protect or conserve energy and natural resources are:

_____ None Proposed

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

_____ This proposal will have no affect on sensitive areas.

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1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

The proposed Code amendment request to modify the R-2 zone by removing the minimum and maximum

lot sizes will have no affect on the discharge to water, emission to air production or release of toxic or hazardous substances, or production of noise.

Proposed measures to avoid or reduce such increases are:

None Proposed

2. How would the proposal be likely to affect plants, animals, fish or marine life?

The Code amendment request to modify the R-2 zone will have no affect on plant, animals, fish or marine life

Proposed measures to protect or conserve plants, animals, fish or marine life are:

None Proposed

3. How would the proposal be likely to deplete energy or natural resources?

_____ This proposal will have no affect on depletion of energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None Proposed

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

_____ This proposal will have no affect on sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None Proposed

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

_____ This proposal will have no affect on shoreline use nor will it create incompatible uses compared to the existing

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DETERMINATION OF NON-SIGNIFICANCE (DNS)

Proposal: Proposed 2018 Development Code Amendments (File Nos. CPA2018-001, CPA2018-002& CPA2018-003)

Proposal Description: See Attached Summary Document

General Location: CPA2018-001: City-wide; CPA2018-002: RD-M Zone; CPA2018-003: R-2 Zone

Contact: Lisa D. Key, Interim Planning & Building Director

Phone: (509) 755-6708

DNS Determination Issued: June 13, 2018

LEAD AGENCY: CITY OF LIBERTY LAKE

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The complete record in this matter is on file during the appeal period with the review authority listed below and is available to the public upon request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

This DNS is issued under WAC 197-11-340(2): the lead agency will not act on the proposal for 14 days from the date below. Comments must be received by: **4pm, June 26, 2018.**

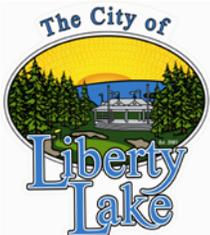
APPEAL OF THIS DETERMINATION is allowed under City Development Code Section 10-6A-7, subsection "C". An appeal of the Threshold Determination, after it becomes final, may be made to Planning & Building Services at 22710 E. Country Vista, Liberty Lake, WA 99019. The appeal deadline to request an 'open record' appeal to the Hearing Examiner is fourteen (14) calendar days after the comment period closes. A notice of appeal must be delivered to P&CD by mail or personal delivery and 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 and shall follow the procedures outlined in City Development Code Section 10-6A-7, Subsection C for SEPA Appeals and Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the Director. **Appeal Closing Date: 4pm, July 10, 2018.**

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

A Notice of SEPA Availability was published on the City's website on June 13, 2018, and also printed in the June 15, 2018 edition of the Spokane Valley Herald.

REVIEW AUTHORITY:

RESPONSIBLE OFFICIAL: Lisa D. Key, Interim Planning & Development Director



Planning & Building Services

22710 E. Country Vista, Liberty Lake, WA 99019

Phone: (509) 755-6707, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: June 13, 2018

Signature: 