

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 #: PLT2018-0001 **Zoning:** SAP-08-0001 River District-R: Mixed Residential & River District-C: Community Center

Proposal: River Crossing East Preliminary Plat

Proposal Description: Preliminary plat for 612 lots for residential, multi-family, mixed use and commercial development on 164.11 acres

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 & 9 **Township:** 25N **Range:** 45E. W.M.

Owner: River Crossing LLC/Centennial Properties, INC **Phone:** 509-458-5860/509-227-5802

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

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

Notice of Application Review: 4/4/18 – 4/18/18

Number of Acres: 164.11 **Proposed Number of Lots:** 612

SEPA Threshold Determination: Mitigated Determination of Nonsignificance (MDNS)

SEPA Mitigation: See SEPA MDNS Issued 6/25/18

Public Hearing Date: Wednesday, July 25, 2018 **Public Hearing Time:** 2pm

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. **The Hearing Examiner's decision is final.** Appeals from the final decision shall be made to the Spokane County Superior Court and must be filed as a land use petition at the superior court within twenty-one (21) calendar days of the date the written decision is signed.

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: Lisa D. Key, Interim Planning 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: June 25, 2018

Signature: _____

A handwritten signature in blue ink that reads "Lisa D. Key".

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Proposal File # PLT2018-0001/LUA2018-0003 **Zoning** SAP-08-0001 River District - R: Mixed Residential & River District – M: Community Center

Proposal River Crossing East Preliminary Plat

Proposal Description Preliminary plat for 581 lots and several tracts for residential, commercial & mixed use development on 164.11 acres

General Location North of Mission Avenue and West of Harvard Road
(Parcels 55081.9082, 55084.9086, 55093.9041, 55093.9042, 55095.9007, 55095.9050, 55094.9087, 55094.9086)

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

Owner: River Crossing LLC/Centennial Properties, INC **Phone:** 509-458-5860/509-227-5800

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

MDNS Determination Issued 6/25/18 **Appeal Closing Date** 4pm, 7/9/18

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; provided the applicant complies with the mitigation measures listed below and the attached conditions. 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.

- There is no comment period for this MDNS; pursuant to WAC 197-11-355.
- This MDNS is issued under WAC 197-11-350 (2); the lead agency will not act on this proposal for at least 14 days from the date issued (below). Comments must be received by: _____, if they are intended to alter the MDNS.

MITIGATING MEASURES:

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. 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 the time of final plat submittal, a trip generation and distribution letter should be submitted to the Washington State Department of Transportation (WSDOT) and the City of Spokane Valley.
- c. The project shall comply with the City Development Code Chapter 6, Environment, specifically as related to critical areas and any form of potential disturbance to critical areas shall be reviewed and mitigated as required by Chapter 6 and the Habitat and Buffer Mitigation Plan. If the applicant chooses to utilize it, a 20% reduction to the Riparian Buffer Width has been granted bringing the buffer to 200', consistent with the ordinary high water mark setback line.
- d. The project shall comply with SAP-08-0001, Section 10-3C-2, Landscape Conservation, specifically as related to the protection of significant vegetation in critical areas.
- e. 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.
- f. Erosion control measures and repairs must be implemented if and where surface erosion occurs.

- 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.

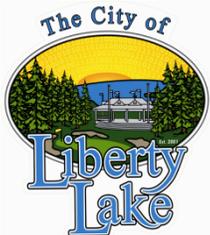
APPEAL OF THIS DETERMINATION, allowed under City Development Code Section 10-6A-7, subsection "C" shall be filed within fourteen (14) days after the determination has been made and is appealable. Any administrative appeal of a procedural or substantive determination under SEPA issued at the same time as the decision on the project action shall be filed within fourteen (14) days after notice of the decision has been made and is appealable. In order to allow public comment on a MDNS prior to requiring an administrative appeal to be filed, this appeal period shall be extended for an additional seven (7) days if the appeal is of a MDNS for which public comment period is required under the provisions of the City Environmental Ordinance or chapter 197-11 WAC. A notice of appeal must be delivered to Planning & Building Services 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 9, 2018.

A copy of this SEPA determination 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 June 29, 2018 edition of the Spokesman Review Valley Voice.

REVIEW AUTHORITY:



RESPONSIBLE OFFICIAL: Lisa D. Key, Interim Planning & Building 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: June 25, 2018

Signature: _____

Lisa D Key

