Notice of Decision

Proposal File #: PRJ2018-0006  
Zoning: C-1 & C-2

Proposal: Knox II Commercial Building

Proposal Description: Flex Office/Warehouse Building Project

Site Address: 24250 E Knox Lane

General Location: East end of Knox Lane cul de sac

Abbreviated Legal Description - Section: 11  Township: 25N  Range: 45 WM

Owner: Knox Lane II, LLC  Phone: 509-892-5114

Contact: Andrew Hanan  Phone: 509-892-5114

Application Date: 5/22/18  Determination of Completeness Issued: 6/7/18

Notice of Application Review: 6/13/18

Notice of Decision Issued: 6/27/18  Appeal Closing Date: 7/10/18

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: Mitigated Determination of Non-Significance (see MDNS issued 6/27/18)

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.

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

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 June 29, 2018 edition of the Valley News Herald.

REVIEW AUTHORITY: PROJECT COORDINATOR: Lisa D. Key, Interim Planning & Building Services Manager

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 27, 2018

Signature: [Signature]
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Proposal File #: PRJ2018-0006  Zoning: C-1 & C-2
Proposal: Knox II Commercial Building
Proposal Description: Flex Office/Warehouse Building Construction - SEPA
Site Address: 24250 E Knox Lane
General Location: East End, Knox Lane cul-de-sac
Abbreviated Legal Description - Section: 11  Township: 25N  Range: 45WM
Owner: Knox Lane II, LLC  Phone: 509-892-5114
Contact: Andrew Hanan  Phone: 509-892-5114
MDNS Determination Issued: 6/27/18  Appeal Closing Date: 4pm, 7/10/18

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 upon 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 197-11-350 (1).

□ 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 permit and SEPA review, the following mitigation is required:

a. Participation in the voluntary Harvard Road Mitigation Plan at the time of issuance of building permits for this project. Harvard road mitigation fees may need to be re-assessed at each tenant improvement based on actual usage. The initial fees assessed are based on light industrial use.

b. The requirements for Spokane Regional Clean Air Agency and the Washington State Department of Ecology (attached) shall be met at the time of project construction.

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

d. The Spokane Tribe generally recommends a cultural survey and sub-surface testing and if any artifacts or human remains are found upon excavation activity, Spokane Tribe must be notified and work ceased in the immediate area.

e. The SEPA Checklist review and issuance of this MDNS for PRJ2018-0006 was based on the development of the two commercial buildings totaling 18,800 square feet and 10,800 square feet respectively, with associated improvements. If a proposed construction project or component of a construction project was not addressed in this SEPA review, or previous SEPA reviews for Buildings I and II, additional SEPA review may be required.

Additional requirements for this project will be reflected in the building permit.

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 10, 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 Decision will also be printed in the 6/29/18 edition of the Valley News Herald.

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 27, 2018
Signature: Lisa D. Key
Lisa,

Please be sure all construction projects that you are dealing with make certain they meet the requirements of the Construction Stormwater General Permit (CSWGP). Acquiring coverage isn’t complicated, but there is a definite time frame (~38-45 days) involved.

A lot of it is now electronic, so it is often the case that applicants never even speak to me.

While e-mailed communication gives me the options of including documents, links, contact information, etc. I know that it is often good to actually speak to someone, so will happily call if you would like to discuss this process.

Best Regards,
Shawn Hopkins
Department of Ecology
Water Quality
Headquarters
(360) 407-6442


https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit

https://ecology.wa.gov/Water-Shorelines/Water-quality/Runoff-pollution/Stormwater

Lisa Key
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 www.libertylakewa.gov/development/public_notices.asp. Questions may be directed to the Project Coordinator listed below.

Proposal File #: PRJ2018-0005  Zoning: C-1 & C-2
Proposal: Knox II Commercial Building
Proposal Description: Flex Office/Warehouse Building Project
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General Location: East end of Knox Lane cul de sac
Abbreviated Legal Description - Section: 11 Township: 25N Range: 46 East, WM
Owner: Knox Lane II, LLC  Phone: 509-892-5114
Contact: Andrew Hanan  Phone: 509-892-5114
Application Date: 5/22/18  Determination of Completeness Issued: 6/7/2018
Notice of Application Issued: 6/13/18  Comment Deadline: 4 pm, 6/27/18

City of Liberty Lake Permits Included in Application: City Building Permits will need to be issued prior to beginning construction.

Other Permits: Liberty Lake Sewer District approval, WA State Dept. of Ecology (DCE) permits & approvals, Spokane Clean Air permits & approvals, and Spokane Regional Health District permits & approvals may need to be issued prior to construction.

Required & Existing Studies: A SEPA Checklist has been completed.

Environmental Review: City of Liberty Lake Planning & Building Services is reviewing the proposed project for probable adverse environmental impacts and 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. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. 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: Harvard Road Mitigation and other conditions as recommended by reviewing agencies.

Development Regulations: City of Liberty Lake Development & Building Codes, Standards for Street and Sewer Construction, 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 I Project Permit, this action is not subject to a future public hearing.

REVIEW AUTHORITY: PROJECT COORDINATOR: Lisa D. Key, Interim Planning & Building Services Manager
Planning & Building Services
22710 E. Country Vista, Liberty Lake, WA 99019
Phone: (509) 755-6707, Fax: (509) 755-6713, www.libertylakewa.gov
Date Issued: 6/13/18
Signature: ______________________________

Lisa D. Key
City of Liberty Lake
Interim City Planning Manager