

## NOTICE OF APPLICATION

City of Liberty Lake Planning & Engineering 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](http://www.libertylakewa.gov/development/public_notices.asp). Questions may be directed to the Project Coordinator listed below.

**Proposal File #:** BLD2018-0262 **Zoning:** M-3

**Proposal:** Country Vista Medical Building

**Proposal Description:** To build a 2 story medical office building with a footprint of approximately 5,368 sq. ft. and a café with drive thru with a footprint of approximately 1,200 sq. ft. on a 1.24 acre site.

**Site Address:** 22011 E Country Vista Dr, Liberty Lake, WA 99019

**General Location:** On the north side of E. Country Vista Drive, at the intersection of E. Country Vista Drive and N. Stanford Lane.

**Abbreviated Legal Description - Section:** 15 **Township:** 25N **Range:** 45E

**Owner:** 22011 E Country Vista LLC **Phone:** (509) 473-9534

**Contact:** Trek Architecture (Evan Verduin) **Phone:** (509) 475-3862

**Application Date:** 10/2/2018 **Determination of Completeness Issued:** 10/10/2018

**Notice of Application Issued:** 10/17/2018 **Comment Deadline:** 10/30/2018

**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 (DOE) 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 & Engineering 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".

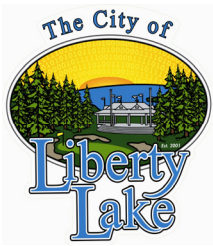
**Written Comments:** Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making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

**Public Hearing:** As a Type I Project Permit, this action **is not** subject to a future public hearing.

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REVIEW AUTHORITY:

PROJECT COORDINATOR: Lisa D. Key, Director



**Planning & Engineering Services**

22710 E. Country Vista Dr., Liberty Lake, WA 99019

Phone: (509) 755-6708, Fax: (509) 755-6713, [www.libertylakewa.gov](http://www.libertylakewa.gov)

Date Issued: 10/17/2018

Signature: *Lisa D. Key*