

Notice of Decision

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 Review: 10/17/18

Notice of Decision Issued: 10/31/18 **Appeal Closing Date:** 11/13/18

CITY OF LIBERTY LAKE PLANNING & ENGINEERING 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 10/31/18)

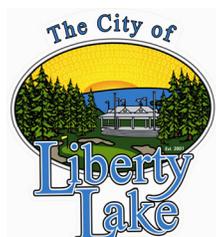
DECISION APPEAL PROCEDURE: Interested parties with standing, as defined in RCW 36.70C, have the opportunity to appeal a final decision on a project permit. The decision may be appealed within fourteen (14) calendar days from the date the decision is rendered by delivering a notice of appeal to Planning & Engineering 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.

REVIEW AUTHORITY: _____ PROJECT COORDINATOR: Lisa D. Key, Director of Planning & Engineering



Planning & Engineering Services
22710 E. Country Vista, Liberty Lake, WA 99019
Phone: (509) 755-6708, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: 10/31/18

Signature: *Lisa D. Key*

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

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

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Site Address: 22011 E. Country Vista Drive, Liberty Lake, WA 99019

General Location: North side of E Country Vista Dr, at intersection of E Country Vista Dr and N Stanford Ln

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

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

MDNS Determination Issued: 10/31/18 **Appeal Closing Date:** 11/13/18

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(4).
- This MDNS is issued under WAC 197-11-340(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: xxx, 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:

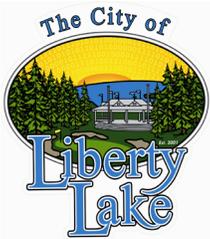
- a. Participation in the Harvard Rd. Mitigation Plan and any other impact fees, such as that for schools, parks, etc., approved by the City Council, consistent with the City of Liberty Lake's Comprehensive Plan, shall be paid upon issuance of building permits for this project.
- b. The shall comply 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.
- c. 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.
- d. A Stormwater Pollution Prevention Plan for the project site may be required and should be developed by a qualified person(s). Erosion and sediment control measures in the plan must be implemented prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, and soil can damage aquatic habitat and are considered pollutants. The plan must be upgraded as necessary during the construction period.
- e. The operator of a construction site which disturbs one acre or more of total land area, and which has or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's Baseline General Permit for Stormwater Discharges Associated with Construction Activities.
- f. Compliance with the Washington State Department of Ecology Water Quality and Solid Waste Program requirements shall be required.
- g. 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.
- h. All new dry wells and other injection wells must be registered with the Underground Injection Control program (UIC) at Department of Ecology prior to use and the discharge from the wells) must comply with the ground water quality requirement (non-endangerment standard) at the top of the ground water table.

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, November 13, 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. The Notice of Decision for this project will also be printed in the Spokane Valley News Herald, and published on the City website.

REVIEW AUTHORITY:

RESPONSIBLE OFFICIAL: Lisa D. Key, Director of Planning & Engineering



Planning & Engineering Services

22710 E. Country Vista, Liberty Lake, WA 99019

Phone: (509) 755-6708, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: 10/31/18

Signature: _____

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