

**CITY OF LIBERTY LAKE NOTICE OF AVAILABILITY OF SEPA CHECKLIST &
NOTICE OF PLANNING COMMISSION PUBLIC HEARING ON THE PROPOSED
AMENDMENTS TO THE CITY OF LIBERTY LAKE STREET TREE REGULATIONS**

In accordance with WAC 197-11, notice is hereby given that a SEPA Checklist has been completed on the Proposed Amendments to the City of Liberty Lake Street Tree Regulations. The City of Liberty Lake Planning & Engineering Services has determined that the proposal will have no significant adverse environmental impacts and has issued a Determination of Nonsignificance (DNS). **Copies of the SEPA Checklist and the DNS Threshold Determination will be available for review beginning on Wednesday, December 19, 2018. Comments on the SEPA Checklist and Threshold Determination should be sent to the contact person below, no later than 4 p.m., January 2, 2019.** An appeal of the Threshold Determination, after it becomes final, may be made to the City of Liberty Lake Planning & Engineering 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 (January 2, 2019). 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.

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT: The Planning Commission of the City of Liberty Lake will conduct a public hearing on the proposed Amendments to the City of Liberty Lake Street Tree Regulations. Attendees will have the opportunity to testify on the above-mentioned proposed amendments. Written comments may also be submitted to the contact person below. **The public hearing will be held Wednesday, January 9, 2019 beginning at 4pm @ the Liberty Lake City Hall Council Chambers, 22710 E. Country Vista, Liberty Lake, WA.** A City Staff Report presentation will be conducted and copies will be available on the City website listed below at least 10 days prior to the public hearing.

For more information or to receive copies of the SEPA Checklist, Threshold Determination, or the proposed amendments, please contact: Lisa D. Key, Director of Planning & Engineering Services, 22710 E. Country Vista, Liberty Lake, WA 99019. Phone: 509-755-6708, Fax: 509-755-6713, Email: lkey@libertylakewa.gov. Information is also available on the City website at <http://www.libertylakewa.gov/196/Public-Notices>.

PROPOSED STREET TREE ORDINANCE AMENDMENTS

Summary & Intent Statement: The attached draft amendments are intended to clarify, simplify, consolidate, eliminate conflicting requirements and create consistency where needed, and provide better guidance and more specific standards for the implementation of City requirements related specifically to street trees and tree maintenance requirements.

Amendments to the following sections of City Development Code, River District SAP Development Code, and Adopted Design Standards are proposed to accomplish this:

- City Code §10-1C: Definitions
- City Code §10-3C-4: Street Trees
- City Code §10-3I-3: General Outdoor Maintenance Requirements
- City Code §8-6: Trees (To be repealed)
- Engineering Design Standards (as adopted by Ordinance 241), Section 3.3: Curbs, Gutters, Pedestrian Buffer Strips & Sidewalks

With regard to City Code §8-6, many of the requirements were duplicated (or in conflict with) requirements detailed in City Code §10-3 and the City's Engineering Standards. Requirements associated with maintenance that were not reflected in City Code §10-3 were moved to §10-3, and we propose the repeal of §8-6, to eliminate duplication and the confusion caused by similar content in two different sections of code.

DEVELOPMENT CODE TITLE 10

CHAPTER 1 INTRODUCTION

Article 10-1C Definitions

B. Definitions:

Street tree – Any tree planted on land lying between private property lines on either side of any streets, avenues or ways within the city, in roundabouts or medians within the public right-of-way, or in trees wells located in sidewalks on public right-of-way or in public access easements.

CHAPTER 3 DESIGN AND MAINTENANCE STANDARDS

Article 10-3C-4 Street Trees

Street trees shall be planted for all developments that are subject to Land Division or Site Design Review. Requirements for street tree planting strips are provided in Section 10-3G-2 - Transportation Improvements. Planting of unimproved streets shall be deferred until the construction of curbs and sidewalks. Street trees shall conform to the following standards and guidelines:

A. Landscaping Plan Required. A landscape plan is required and shall be submitted and approved by the City prior to any permit issuance or development approval. All landscape plans shall conform to the requirements in Section 10-4C-3, and shall indicate the anticipated height and width of each tree species

proposed at maturity . The landscape plan shall be prepared or approved by a licensed landscape architect with the landscape architect's stamp on the plans.

- B. Acceptable Street Trees. Acceptable street trees shall be considered any species of tree determined or approved by city staff for planting on rights-of-way and other public lands.

The following sections C – F contain guidance for selecting species of trees for proposed for planting on rights-of-way and other public lands

All individual specimens to be planted must meet industry-accepted standards of quality established within the American National Standards Institute’s “Z60.1 American Standards for Nursery Stock” as published by AmericanHort.

- C. Growth Characteristics. Trees shall be selected based on the compatibility of their growth characteristics with site conditions, including but not limited to: available space for trees to grow above and below ground; required clearances for traffic, visibility and other infrastructure; soil conditions; and, exposure. The following should guide tree selection:

1. Provide a broad canopy where shade is desired.
2. Use low-growing trees for spaces under utility wires.
3. Select trees which can be “limbed-up” as the tree grows to accommodate vision clearance requirements.
4. Use narrow or “columnar” or other similar trees with narrow or upright growth forms, where awnings or other building features may limit growth, or where greater visibility is desired between buildings and the street.
5. Use species with similar characteristics on the same block for design continuity.
6. Avoid using trees that are susceptible to insect damage, and avoid using trees that produce excessive seeds or fruit.
7. Select trees that are well-adapted to the environment, including soil, wind, sun exposure, deicing chemicals, and exhaust. Drought-resistant trees should be used in areas with sandy or rocky soil.
8. Use deciduous trees for summer shade and winter sun.

- D. Size at Planting. The minimum caliper size at planting shall be 2 inches to 2.5 inches.

- E. Size at Maturity. The following size classes which categorize tree species’ size at maturity are set forth as follows, and are referenced throughout other provisions of this section. [See Paragraph H of this Section for a list of acceptable street tree species.]

1. Class I Trees (Small Trees) are 20’-30’ tall at maturity. Examples include but are not limited to:

Crataegus x lavalleyi - Lavalley Hawthorne

Maackia amurensis - Amur Maackia

Malus x 'Spring Snow' – Spring Snow Crabapple (fruitless)
Parrotia persica - Persian Parrotia

2. Class II Trees (Medium Trees) are 30'-50' tall at maturity. Examples include but are not limited to:

Acer platanoides 'Crimson King' - Crimson King Norway Maple
Gleditsia triacanthos 'Skycole' - Skyline Thornless Honeylocust
Tilia americana 'Redmond' – Redmond Linden
Tilia tomentosa 'Sterling' – Sterling Silver Linden

3. Class III Trees (Large Trees) are in excess of 50' tall at maturity. Examples include but are not limited to:

Acer x freemanii 'Autumn Blaze' - Autumn Blaze Maple
Acer saccharum spp. - Sugar Maple Varieties
Ginkgo biloba - Maidenhair Tree
Liriodendron tulipifera - Tulip Tree

F. Spacing and Location. Street trees shall be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips. The use of grass in sidewalk tree wells is discouraged and if necessary, shall only be utilized in a manner approved by the City. Street tree spacing shall be based upon the type of tree(s) selected and the canopy size at maturity.

1. Spacing. The spacing of Street Trees should be based upon the size of the tree selected and the canopy size at maturity, in accordance with the three species classes listed below:
 - a. Class I Trees (Small Trees) : 15 - 30 feet
 - b. Class II Trees (Medium Trees): 30 - 40 feet
 - c. Class III Trees (Large Trees): 40 - 50 feet
 - d. Exceptions - special plantings designed or approved by a landscape professional or certified arborist.

3. Distance from Curb and Sidewalk. The distance trees may be planted from curbs or curblines and sidewalks will be in accordance with the three size classes listed in paragraph F (above), and no trees may be planted closer to any curb or sidewalk than the following:
 - a. Class I Trees (Small Trees) - two feet (minimum planting strip width of four feet)
 - b. Class II Trees (Medium Trees) - three feet (minimum planting strip width of six feet)

c. Class III Trees (Large Trees) - four feet (minimum planting strip width of eight feet)

The City may require increased distances from curbs and/or sidewalks on Arterial and Collector streets to accommodate snow removal , vertical clearances, and visibility at intersections.

4. Separation Distances from Other Infrastructure Fixtures. No street tree shall be planted closer than the following separation distances, unless a design deviation has been granted by the City:

- a. 35 feet from any street corner, cross walk, or intersection (as measured from the end of the curb radius);
- b. 15 feet from the edge of any driveway;
- c. 25 feet from any street light luminaire (15 feet may be allowed when it can be demonstrated that the lighting pattern will not be affected);
- d. 25 feet from any fire hydrant;
- e. 15 feet from any utility poles;
- f. 15 lateral feet from any overhead utility line;
- g. Five (5) lateral feet from any underground water line, sewer line transmission line, conduit, or other utility;
- h. 10 feet from any curb cut for drainage; and,
- i. 10 feet from any dry well.

G. Planting Standards. Street trees shall be planted in accordance with City of Liberty Lake Engineering Design Standards, Section 3.3(K)(3), Planting Standards.

H. Soil Preparation, Planting, and Care. The developer or abutting property owner, as applicable, shall be responsible for ensuring the planting of street trees, including soil preparation, ground cover material, staking, and temporary irrigation for two years after planting. The developer or abutting property owner, as applicable, shall also be responsible for ensuring the tree care (pruning, irrigating, fertilization, and replacement as necessary). Note: if at any time a street tree is substantially damaged by a vehicle or other means, it shall be the responsibility of the person causing the damage to replace the tree with one of similar species and size. Contact the City of Liberty Lake for additional information on street tree planting, pruning, and replacement.

I. Assurances. The City may require the developer to obtain bonding or other assurances as established in Section 10-4C-5, subsection D to ensure the planting of the tree(s) and care during the first two years after planting.

J. Street Tree List. The following list constitutes example Street Tree species for the City of Liberty Lake, Washington. The City of Liberty Lake is a Tree City USA and the program emphasizes native species and encourages species diversity.

1. Class I Trees (Small Trees):

Acer grandidentatum "Schmidt" - Rocky Mt. Glow Maple

Acer ginnala "Flame" - Flame Maple

Acer griseum - Paperbark Maple

Crataegus x lavalleyi - Lavalley Hawthorne

Crataegus viridis 'Winter King' - Winter King Hawthorn
Maackia amurensis - Amur Maackia
Malus x 'Spring Snow' – Spring Snow Crabapple (fruitless)
Parrotia persica - Persian Parrotia

2. Class II Trees (Medium Trees):

Acer campestre - Hedge Maple
Acer platanooides 'Crimson King' - Crimson King Norway Maple

Acer truncatum × *Acer platanooides* 'Norwegian Sunset' - Norwegian Sunset Maple

Cercidiphyllum japonicum - Katsura Tree

Fraxinus excelsior 'Aureafolia' - Golden Desert Ash

Gleditsia triacanthos 'Skycole' - Skyline Thornless Honeylocust
Celtis spp. - Hackberry Varieties

Tilia americana 'Redmond' – Redmond Linden
Tilia cordata – Littleleaf Linden
Tilia tomentosa 'Sterling' – Sterling Silver Linden

3. Class III Trees (Large Trees)

Acer x freemanii 'Autumn Blaze' - Autumn Blaze Maple
Acer saccharum spp. - Sugar Maple Varieties
Ginkgo biloba - Maidenhair Tree
Liriodendron tulipifera - Tulip Tree
Liquidambar styraciflua - Sweetgum
Platanus x acerifolia 'Bloodgood' - London Plane Tree
Pyrus calleryana 'Aristocrat' - Aristocrat Pear

4. Other trees, with characteristics similar to the above listed trees, and consistent with paragraph C of this section, may be used with prior approval from City staff.
5. Not Recommended. The following tree species are generally *NOT* recommended for use as street trees:

Ailanthus
Ash
Aspens/Cottonwood/Poplars
Birch

Elms
Dogwoods
Fruit trees of any kind (including ornamental fruit trees)
Silver Maple
Willows

Article 10-31-3 General Outdoor Maintenance Requirements

- A. Maintenance Requirements. It is the responsibility of the owner of any property, improved or unimproved, to maintain the outdoor areas of the property and adjacent rights of way in a manner that complies with the following requirements:
1. Holes, tanks, and child traps.
Remove, or fill where filling will abate the nuisance, all holes, cisterns, open cesspools, open or unsanitary septic tanks, excavations, open foundations, refrigerators, freezers, or iceboxes with unlocked attached doors and any other similar substance, material or condition which may endanger neighboring property or the health or safety of the public or the occupants of the property.
 2. Unsecured structures.
Board over or otherwise secure, and maintain, all open or broken exterior doors, windows, or apertures of any structure so as to prevent access by unauthorized persons through such openings.
 3. Vermin harborage.
Remove or repair and prevent, any condition that provides a place where vermin gain shelter, feed, or breed.
 4. Emergency access routes.
Remove and maintain all brush, vines, overgrowth and other vegetation located within 10 feet of a structure or within 10 feet of a property line which is likely to obstruct or impede the necessary passage of fire or other emergency personnel.
 5. Thickets that conceal hazards.
Cut, remove, and maintain all vines and other thickets when such growth is found to be:
 - a. Concealing trash and debris; or
 - b. Creating vermin harborage; or
 - c. Creating harborage for people involved in criminal activity or for products used for criminal activity.
 6. Overgrown lawn areas, fields, and vegetation.
Weeds, grass, or other uncultivated vegetation prohibited by this Code whether located on developed or undeveloped property shall be cut and removed. A property owner has

a further duty to remove or destroy all uncultivated grass and weeds, including dead shrubs, bushes and trees which have no appreciable, practical use or value to the property, create a fire hazard or pose a menace to public health, safety or welfare. The word "weeds" shall include noxious weeds regulated pursuant to RCW Chapter 17.10.

7. Trash and debris.

Remove and maintain, unless specifically authorized by ordinance to do otherwise:

- a. All household garbage, offal, dead animals, animal and human waste, and waste materials (All household garbage shall be stored as specified in Section 10-31-4);
- b. Accumulations of litter, glass, scrap materials (such as wood, metal, paper, and plastics), junk, combustible materials, stagnant water, or trash;
- c. Accumulations of dead organic matter and yard debris, with the exception of small accumulations of such material in a maintained compost area on the property and only if such material does not result in a nuisance, such as creating vermin harborage, as otherwise defined in this article; and
- d. Accumulations of clothing and any other items not designed for outdoor storage.

8. Storage of non-trash items.

Remove, and keep removed, unless specifically authorized by ordinance to do otherwise:

- a. Accumulations of wood pallets.
- b. All firewood that is not stacked and useable. "Useable" firewood has more wood than rot and is cut to lengths that will fit an approved fireplace or wood stove on the property.
- c. Accumulations of vehicle parts or tires, unless the parts or tires are enclosed within a legally permitted structure.
- d. All construction materials, except those that are stored in a manner to protect their utility and prevent deterioration and are reasonably expected to be used at the site.
- e. All appliances or appliance parts except for storage of appliances that are reasonably expected to be used at the site and are stored in a manner to protect their utility and prevent deterioration.
- f. All indoor furniture except that which is stored in a manner to protect its utility and prevent deterioration and is reasonably expected to be used at the property.
- g. All recycling materials except for reasonable accumulations (amounts consistent with a policy of regular removal) that are stored in a well-maintained manner.

9. Junk vehicles.

No junk vehicles, as such term is defined in RCW 46.55.010, shall be stored on any property within the City for a period exceeding 30 days, unless the same is stored on

private property within an enclosed, legally permitted structure or is covered by a vehicle cover intended for such purpose. A junk vehicle does not include a motor vehicle which is in the process of being repaired as evidenced by the good faith efforts of the vehicle owner, as defined in City Ordinance No. 109. Removal and abatement of such junk vehicles shall be in accordance with the provisions of ORDINANCE NO. 109, AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON RELATING TO JUNK VEHICLES INCLUDING PROCEDURES FOR THE ABATEMENT AND REMOVAL AS PUBLIC NUISANCES.

10. Obstructions to sidewalks, streets, and other rights of way.
Keep the adjacent rights of way free of anything that obstructs or interferes with the normal flow of pedestrian or vehicular traffic, unless specifically authorized by ordinance to do otherwise. This responsibility includes, but is not limited to, removal of earth, rock, and other debris, as well as projecting or overhanging bushes and limbs that may obstruct or render unsafe the passage of persons or vehicles. This responsibility also includes, but is not limited to, the obligation to maintain all rights of way referenced in this subsection to meet the minimum clearances as detailed in paragraphs 11, 12, and 13 of this subsection.
11. Sidewalks.
When any street is improved with a sidewalk along either or both sides thereof, the duty to clean and maintain the same shall be upon the abutting property owner. It shall be the responsibility of the owner of property abutting upon a public sidewalk to maintain the sidewalk at all times in a safe condition, by removing snow and ice, or any accumulation of debris, materials or objects. All sidewalks must be clear of obstructions from edge to edge to an elevation of seven feet six inches (7' 6")above sidewalk level. For example, bushes that encroach on or over any part of a sidewalk area must be cut back or removed and tree limbs that project over the sidewalk area at an elevation of less than seven feet six inches (7' 6") above the sidewalk level must be removed. Sidewalk damage from heaving or cracks with a vertical separation of greater than ¼ inch must be repaired, as it creates a trip hazard.
12. Improved streets.
All improved streets must be clear of obstructions to vehicle movement and parking from edge to edge and to an elevation of thirteen feet six inches (13' 6") above street level. For example, bushes that encroach on or over any part of a street must be cut back or removed; tree limbs that project over a street at an elevation of less than thirteen feet six inches (13' 6") above street level must be removed; and no wires or other items shall be maintained over the street level at any elevation less than thirteen feet six inches (13' 6"). Adjacent property owners shall prune tree branches so that the branches do not obstruct the view of any street intersection or traffic control devices.
13. Alleys and unimproved rights of way.

All alleys, unimproved streets, and other public rights of way must be clear of obstructions that may hinder the normal flow of traffic or render the right of way unsafe for its current and necessary use.

14. Tree maintenance.
 - a. No street trees shall be removed without the prior authorization of the City.
 - b. The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs adjacent to all streets, alleys, avenues, lanes, squares and public grounds, as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public grounds.
 - c. The City may remove or cause by order to be removed, any tree or part thereof which is in unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, gas lines, water lines or other public improvements.~~or is affected with any injurious fungus, insect or other pest.~~
 - d. Tree topping is not permitted as a normal practice for street trees, or other trees on public property. "Topping" is defined as the severe cutting back of limbs to stubs larger than three inches (3") in diameter within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions, where other pruning practices are impractical, may be exempted from this section at the determination of the city.
 - e. Owners shall remove all dead, diseased, dangerous, broken or decayed limbs which threaten the safety of the public.
 - f. The city may prune any tree or shrub on private property when it interferes with the visibility of any traffic control device or sign or causes a threat to public safety.
 - g. All stumps of street trees shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground.

TITLE 8 PUBLIC WAYS AND PROPERTY

Article 8-6, Trees: *City Code Article 8, Chapter 6: Trees* is hereby repealed, and replaced with the regulations detailed in City Code Article 10-3 Design and Maintenance Standards, §10-3C-4 (Street Trees), and §10-3I-3 (General Outdoor Maintenance Requirements).

Section 3.3 Curbs, Gutters, Pedestrian Buffer Strips, Street Trees, Driveways and Sidewalks

Section 3.3(I-K):

I. Roadside Planting

1. Any roadside planting shall conform to the City's clearances/clear zone standards as discussed in Section 3.5. Planting, removal, or pruning of any street tree shall be in accordance with Liberty Lake Development Code, Article 10-3, Design & Maintenance Standards. All projects requiring landscaping within or affecting the public right-of-way shall submit a landscaping plan for review the City.

J. Existing Street Trees

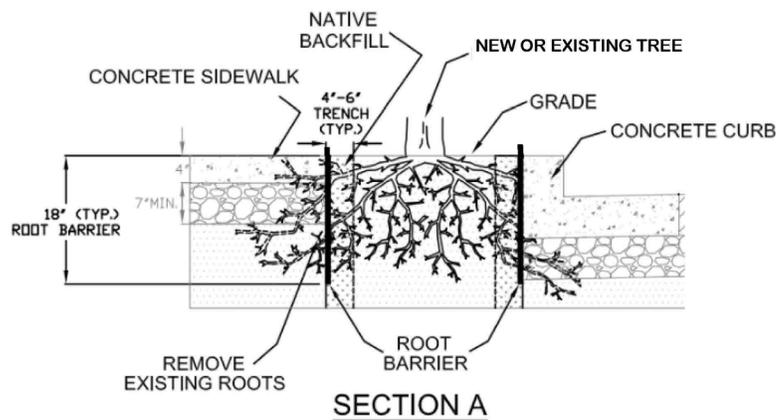
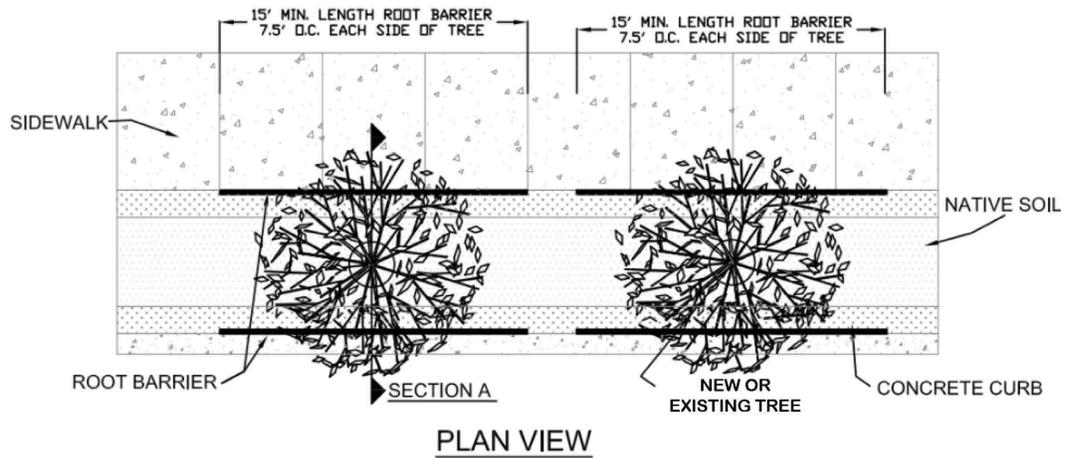
1. When development occurs on sites with existing street trees, the following items must be addressed as part of the project:
 - a. Existing, healthy street trees shall be preserved and protected during construction, where feasible and practical.
 - b. Street trees that are in conflict with proposed site improvements shall be relocated or replaced elsewhere on site, where feasible, and shall require authorization by the City prior to removal and relocation.
 - c. All dead or diseased trees must be removed and replaced with the prior approval of the City.
 - d. Trees that are missing shall be replaced at the discretion of [the City](#).
 - e. Root barriers shall be installed in accordance with the standards detailed in paragraph K, subparagraphs 3(a) & (b) of this section.
 - f. Broken or missing irrigation systems shall be repaired or replaced.
 - g. Broken or missing tree grates shall be repaired or replaced.
 - h. All concrete tree grates shall be replaced with metal grates meeting ADA requirements.

- i. When structural sidewalk is removed and backfilled, concrete planter vaults shall be removed and replaced with metal culverts 6' in diameter by 3' depth as approved by the City
- j. Gaps between the tree grate and the soil surface exceeding 2 inches shall be filled in with a material approved the City.
- k. Tree grates that are not flush with the surrounding sidewalk shall be raised or lowered as necessary to prevent a tripping hazard.
- l. No new utility pole location shall be established closer than 15 feet to an existing tree.

K. New Street Trees

- 1. Tree selection shall be coordinated through City Staff. Approval shall be obtained from the City prior to planting tree(s) in the City right of way.
- 2. When locating street trees, the following specific criteria shall apply:
 - a. Street tree installations shall meet all City of Liberty Lake visibility requirements.
 - b. Street trees installed in tree pits or sidewalk cutouts shall be located so as to not interfere with street signs, lighting poles, utility wires bus stops or pads and to accommodate ADA pedestrian requirements.
 - c. Minimum horizontal distances from the centerline of a tree to other structures or improvements in the planting strip shall be as follows:
 - 1) 15 feet to edge of driveway;
 - 2) 25 feet to street light luminaire (15 feet may be allowed where lighting pattern is not affected);
 - 3) 35 feet from any street corner, crosswalk, or intersection (as measured from the end of the curb radius);
 - 4) 5 feet to underground duct or pipe;
 - 5) 10 feet from curb cut for drainage;
 - 6) 10 feet from drywell;
 - 7) 25 feet to hydrants and utility poles; and,
 - 8) 15 feet from any overhead utility lines.

- d. Trees that are suitable for wet areas shall be selected for planting within grass percolation areas. Trees that are planted within grass percolation areas shall not interfere with, obstruct, or retard the flow of water within the swale.
 - e. Spacing of street trees will be determined by City, as per City Code 10-3C-4(F).
 - f. If trees are to be planted in an area with no planting strip, the following criteria shall apply:
 - 1) A permanent, hard walking surface at least four feet wide shall be provided between the tree well or planting area and any structure or obstruction.
 - 2) Sidewalk cuts in concrete for tree planting shall be at least 4' x 4' to allow air and water to the root area and shall comply with planting requirements detailed in City Code Section 10-3C-D(2).
 - 3) In cases where the existing walk cannot meet the four foot width requirement after tree planting, additional sidewalk width must be added within street right of way or easement, or the tree position must be modified.
3. Tree Planting Standards. New street trees shall be planted in accordance with the following standards:
- a. Root Barriers. Linear root barriers shall be installed when planting a street tree located 8 feet or less from hardscape (including, but not limited to pavement, curbing, sidewalks, and pedestrian ramps). The barrier shall be 18 inches (18") in height and shall be centered on the tree and extend a minimum of 15 feet (15') along edge of the hardscape (as depicted in the installation standards below); or, In the case of a tree well, shall be sized to fit the perimeter of that tree well. The top of the barrier shall be above the soil line.
 - b. Root Barrier Standard Installation Standards. Root barriers shall be installed as per the root barrier installation standards detailed below:



NOTES:

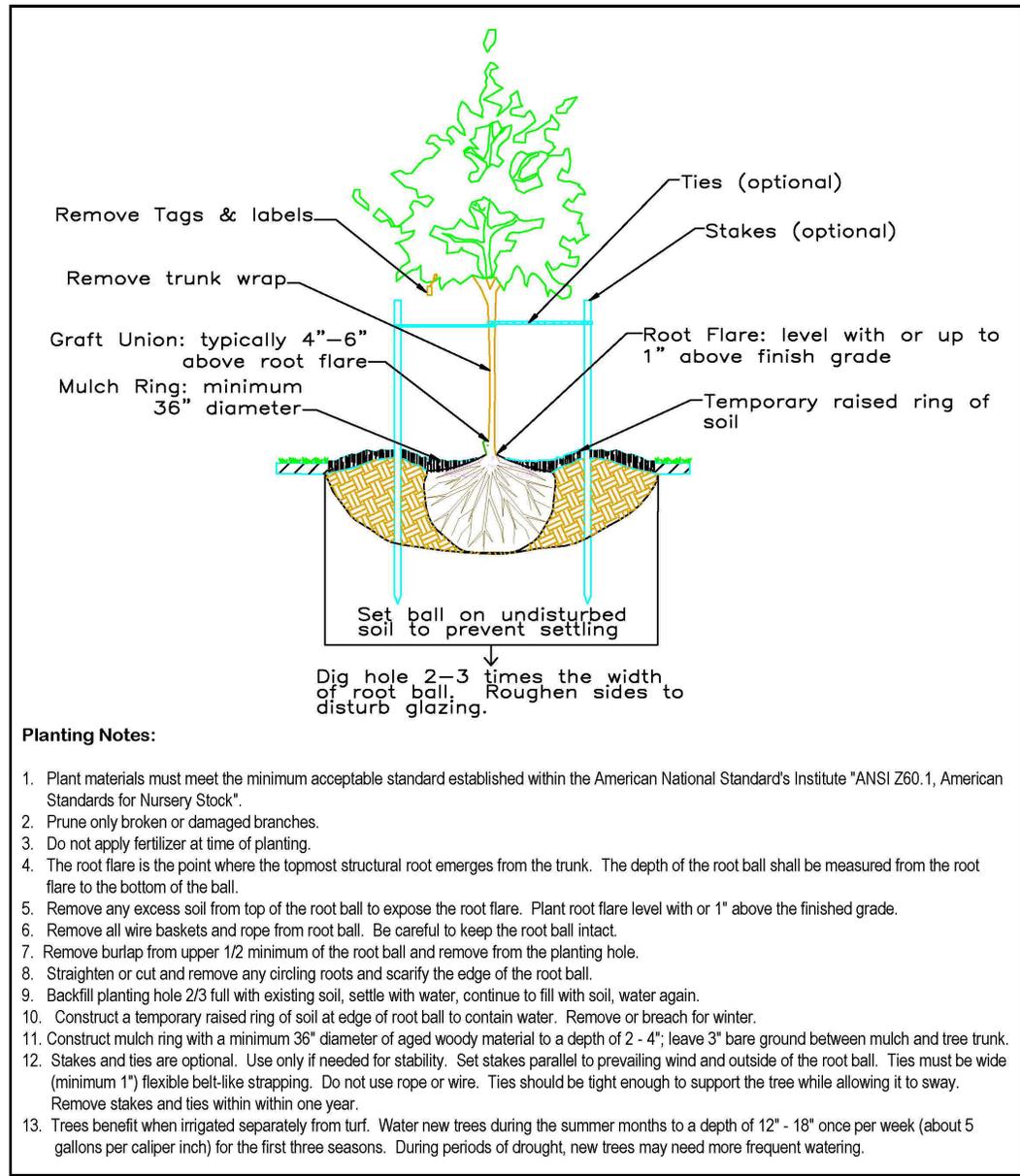
1. ROOT BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS OR LINEAR ROLL WITH 90 DEGREE DEFLECTING RIBS.
2. ROOT BARRIER SHALL BE MANUFACTURED WITH 50% POST CONSUMER POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS.
3. INSTALL MINIMUM 18" HIGH ROOT BARRIER.
4. ROOT BARRIERS SHALL HAVE A MINIMUM WALL THICKNESS OF 0.06" (60 MIL) & RIB THICKNESS OF 0.08" (80 MIL).
5. THE VERTICAL ROOT DEFLECTION RIBS SHALL BE FACING INWARDS TO THE ROOT BALL.
6. ROOT BARRIER SHALL BE 15' LONG; 7.5' O.C. FROM TREE UNLESS APPROVED OTHERWISE BY THE CITY.
7. ROOT BARRIER TRENCH SHALL BE 4" WIDE TO 6" WIDE.
8. ROOT BARRIER SHALL BE INSTALLED VERTICAL IN TRENCH ADJACENT TO SIDE WALK AND CURB ABOVE THE SOIL LINE.
9. A CERTIFIED ARBORIST SHOULD BE CONSULTED BEFORE EXTENSIVE CUTTING OF ROOTS ON AN EXISTING STREET TREE.

- c. Concrete barriers meeting the dimensional requirements detailed in paragraphs (a) and (b) above shall be an acceptable alternative to polypropylene root barriers.
- d. Tree Rings. A mulched tree ring at least three feet (3') in diameter, and 2 inches to 3 inches deep is required in planting strips that incorporate turf grass.
- e. Additional Standards for Trees Planted in Sidewalk Tree Wells.
 - 1) A permanent, hard walking surface at least four feet (4') wide shall be provided between the tree well and any structure, obstruction, lawn or landscaped areas.

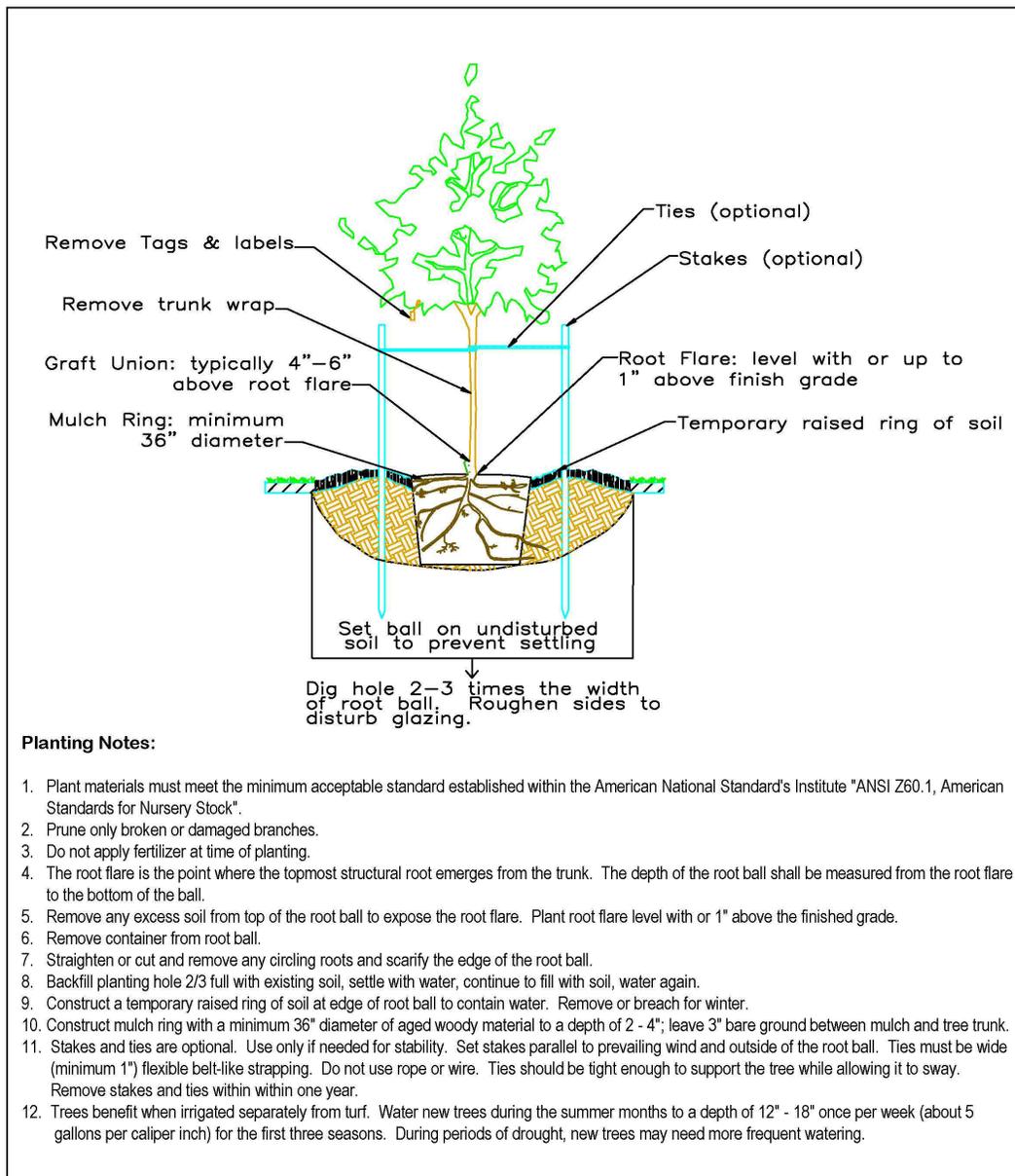
2) Tree wells cut out of hardscape shall be at least 4 feet by 4 feet to allow air and water to the root area.

3) Dimensions of the root barrier shall be adjusted to accommodate the dimension of tree well.

f. Trees with balled and burlapped roots should be planted in accordance with the following planting detail:



- g. Container trees should be planted in accordance with the following planting detail:



- h. Irrigation systems shall be required for all areas where street trees are planted.

4. Deviation from these Standards will be considered via the Design Variance process.

DETERMINATION OF NON-SIGNIFICANCE (DNS) & ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

Proposal Description: Proposed Amendments to the City of Liberty Lake Street Tree Regulations

Location of Current Proposal: All property within the corporate boundaries of the City of Liberty Lake

Title of Document Being Adopted: Final Supplemental Environmental Impact Statement for the Spokane County Comprehensive Plan & Final Environmental Impact Statement for the City of Liberty Lake Urban Growth Area Boundary Alternatives

Date Adopted Document was Prepared: November 22, 2000 & December 13, 2006

Description of document (or portion) being adopted: Final Supplemental Environmental Impact Statement for the Spokane County Comprehensive Plan & Final Environmental Impact Statement for the City of Liberty Lake Urban Growth Area Boundary Alternatives

If the document being adopted has been challenged (WAC 197-11-630), please describe: No challenges known

The document is available to be read at (place/time): Liberty Lake City Hall, Monday through Friday, 8am to 5pm

Comment Deadline: 4 p.m., January 2, 2019

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Name of agency adopting document: City of Liberty Lake

LEAD AGENCY: CITY OF LIBERTY LAKE

The lead agency for the 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). The SEPA Determination of Nonsignificance (DNS) Threshold Determination was made after review of completed environmental checklists 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: **4 p.m., January 2, 2019.**

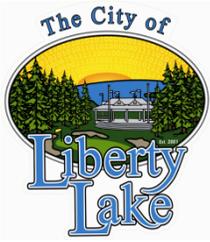
An appeal of the Threshold Determination, after it becomes final, may be made to the City of Liberty Lake Planning & Building Services at 22710 E. Country Vista, Liberty Lake, WA 99019. The appeal deadline to request an 'open record' appeal to the Hearing Examiner is fourteen (14) calendar days after 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 (January 2, 2019). Appeal requests shall contain all information and items required in the City Development Code Section 10-4B-4, subsection H, as applicable 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.

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 also printed in the 12/21/2018 edition of the Spokane Valley News Herald.

RESPONSIBLE OFFICIAL: Lisa D. Key

TITLE: Director of Planning & Engineering Services



Planning & Engineering Services

22710 E. Country Vista, Liberty Lake, WA 99019

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

Date Issued: December 18, 2018

Signature: 



SEPA CHECKLIST

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

City Development Code Article 10-6A, Environmental Ordinance

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impact from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NON-PROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1.	Name of proposed project & file #, if applicable:	Proposed Amendments to the City of Liberty Lake Street Tree Regulations
2.	Name of applicant:	City of Liberty Lake
3.	Address and phone number of applicant:	22710 E. Country Vista, Liberty Lake, WA 99019 509-755-6700
4.	Name of contact person:	Lisa D. Key, Director of Planning & Engineering
5.	Address and phone number of contact person:	22710 E. Country Vista, Liberty Lake, WA 99019 509-755-6708
6.	Date checklist prepared:	December 14, 2018
7.	Agency requesting checklist:	City of Liberty Lake Planning and Engineering Services
8.	Proposed timing or schedule (including phasing, if applicable):	Adoption in March of 2019
9.	a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.	This proposal is for a non-project action. In the future, the City will continue to engage in code amendments and project specific planning activities, many of which will address topics identified in the Comprehensive Plan and Development Codes.
	b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.	This does not apply, this is a city wide, non project action.
10.	List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.	The City of Liberty Lake prepared SEPA analyses prior to the adoption of the current Comprehensive Plan and Development Codes.
11.	Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.	This is a city wide proposal, within the city there are proposals pending. These amendments might affect future permit applications and approvals.
12.	List any government approvals or permits that will be needed for your proposal, if known.	The proposed code amendments will require approval by the City Council prior to their adoption.

<p>13. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.</p> <p>See attached proposed Street Tree Development Code.</p>
<p>14. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.</p> <p>This is a non project action that encompasses all of the City of Liberty Lake.</p>
<p>15. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? (See: Spokane County's ASA Overlay zone Atlas for boundaries).</p> <p>Yes, all three.</p>

B. ENVIRONMENTAL ELEMENTS:

<p>1. EARTH</p>
<p>a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other: Non project action, does not apply.</p>
<p>b. What is the steepest slope on the site (approximate percent slope)? Non project action, does not apply.</p>
<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Non project action, does not apply.</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Non project action, does not apply.</p>
<p>e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill. Non project action, does not apply.</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p>

Non project action, does not apply.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Non project action, does not apply.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Non project action, does not apply.

2. AIR

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Non project action, does not apply.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Non project action, does not apply.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Non project action, does not apply.

3. WATER

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Non project action, does not apply.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Non project action, does not apply.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Non project action, does not apply.

4) Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

Non project action, does not apply.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Non project action, does not apply.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Non project action, does not apply.

b. Ground:

1) Will groundwater be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Non project action, does not apply.

2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable), or the number of persons the system(s) are expected to serve.

Non project action, does not apply.

3) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (including systems such as those for the disposal of storm water or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of materials likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of fire fighting activities).

Non project action, does not apply.

4) Will any chemicals (especially organic solvents or petroleum fuels) be stored in above-ground or underground storage tanks? If so, what types and quantities of materials will be stored?

Non project action, does not apply.

5) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater (this includes measures to keep chemicals out of disposal systems described in 3b(2) and 3b(3)?

Non project action, does not apply.

c. Water Runoff (including storm water)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Non project action, does not apply.

2) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a storm water disposal system discharging to surface or groundwater?

Non project action, does not apply.

3) Could waste materials enter ground or surface waters? If so, generally describe.

Non project action, does not apply.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any (if the proposed action lies within the Aquifer Sensitive Area be especially clear on explanations relating to facilities concerning Sections 3b(4), 3b(5), and 3c(2) of this checklist).

Non project action, does not apply.

4. PLANTS

a. Check types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: Non project action, does not apply.

b. What kind and amount of vegetation will be removed or altered?

Non project action, does not apply.

c. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Non project action, does not apply.

5. ANIMALS

a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk heron eagle songbirds other: Non project action, does not apply.

mammals: deer bear elk beaver other: Non project action, does not apply.

fish: bass salmon trout herring shellfish other: Non project action, does not apply.

b. List any threatened or endangered species known to be on or near the site.

Non project action, does not apply.

c. Is the site part of a migration route? If so, explain.

Non project action, does not apply.

d. Proposed measures to preserve or enhance wildlife, if any:

Non project action, does not apply.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Non project action, does not apply.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Non project action, does not apply.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Non project action, does not apply.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Non project action, does not apply.
1) Describe special emergency services that might be required. Non project action, does not apply.
2) Proposed measures to reduce or control environmental health hazards, if any: Non project action, does not apply.
b. Noise
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Non project action, does not apply.
2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Non project action, does not apply.
3) Proposed measure to reduce or control noise impacts, if any: Non project action, does not apply.
8. LAND AND SHORELINE USE
a. What is the current use of the site and adjacent properties? Non project action, does not apply.
b. Has the site been used for agriculture? If so, describe. Non project action, does not apply.
c. Describe any structures on the site. Non project action, does not apply.
d. Will any structures be demolished? If so, which? Non project action, does not apply.
e. What is the current zoning classification of the site? Non project action, does not apply.
f. What is the current Comprehensive Plan land use designation of the site? Non project action, does not apply.

<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Non project action, does not apply.</p>
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.</p> <p>Non project action, does not apply.</p>
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Non project action, does not apply.</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>Non project action, does not apply.</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>Non project action, does not apply.</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Non project action, does not apply.</p>
<p>9. HOUSING</p>
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>Non project action, does not apply.</p>
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Non project action, does not apply.</p>
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Non project action, does not apply.</p>
<p>10. AESTHETICS</p>
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>Non project action, does not apply.</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p>

Non project action, does not apply.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Non project action, does not apply.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Non project action, does not apply.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Non project action, does not apply.

c. What existing off-site sources of light or glare may affect your proposal?

Non project action, does not apply.

d. Proposed measures to reduce or control light and glare impacts, if any:

Non project action, does not apply.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Non project action, does not apply.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Non project action, does not apply.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Non project action, does not apply.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers, known to be on or next to the site? If so, generally describe.

Non project action, does not apply.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

Non project action, does not apply.

<p>c. Proposed measures to reduce or control impacts, if any:</p> <p>Non project action, does not apply.</p>
<p>14. TRANSPORTATION</p>
<p>a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>Non project action, does not apply.</p>
<p>b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?</p> <p>Non project action, does not apply.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>Non project action, does not apply.</p>
<p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>Non project action, does not apply.</p>
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>Non project action, does not apply.</p>
<p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.</p> <p>Non project action, does not apply.</p> <p>g. Proposed measures to reduce or control transportation impacts, if any:</p> <p>Non project action, does not apply.</p>
<p>15. PUBLIC SERVICES</p>
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.</p> <p>Non project action, does not apply.</p>
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Non project action, does not apply.</p>

16. UTILITIES
<p>a. Check utilities currently available at the site:</p> <p><input type="checkbox"/> electricity <input type="checkbox"/> natural gas <input type="checkbox"/> water <input type="checkbox"/> refuse service <input type="checkbox"/> telephone <input type="checkbox"/> sanitary sewer</p> <p><input type="checkbox"/> septic system <input type="checkbox"/> other: Non project action, does not apply.</p>
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Non project action, does not apply.</p>

C. SIGNATURE

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

Proponent:			
_____		_____	
PRINT NAME		SIGNATURE	
Proponent Address:	22710 E. Country Vista	Liberty Lake	WA 99019
	STREET ADDRESS	CITY	STATE ZIP
Proponent Phone:	509-755-6700	Proponent Fax:	509-755-6713
Person completing the form: Lisa D. Key, Director of Planning & Engineering Services			
Phone:	509-755-6708	Date:	December 14, 2018

FOR PLANNING & ENGINEERING SERVICES USE ONLY

Staff Member(s) Reviewing Checklist: Lisa D. Key

Date Checklist Reviewed: 12/14/2018

Based on this staff review of the environmental checklist and other pertinent information, the staff:

- A. Concludes that there are no probable significant adverse impacts and recommends a determination of nonsignificance (DNS).

- B. Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of nonsignificance with conditions (MDNS).
- C. Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance (DS).

REFER TO FEE SCHEDULE FOR FILING FEE

NON-PROJECT ACTIONS MUST ALSO COMPLETE THE SUPPLEMENTAL SHEET - PART D

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?

No adverse impacts are anticipated as a result of the proposed amendments to the City's street tree regulations.

Proposed measures to avoid or reduce such increases are:

All future project proposals will be subject to applicable regulations relating to land and shoreline use.

2. How would the proposal be likely to affect plants, animals, fish or marine life?
- No adverse impacts are anticipated as a result of the proposed amendments to the City's street tree regulations.

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

All future project proposals will be subject to applicable regulations relating to land and shoreline use.

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

No adverse impacts are anticipated as a result of the proposed amendments to the City's street tree regulations.

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

All future project proposals will be subject to applicable regulations relating to land and shoreline use.

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?

No adverse impacts are anticipated as a result of the proposed amendments to the City's street tree regulations.

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

All future project proposals will be subject to applicable regulations relating to environmentally sensitive areas and areas designated, eligible, or under study for governmental protection.

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?

No adverse impacts are anticipated as a result of the proposed amendments to the City's street tree regulations.

Proposed measures to avoid or reduce shoreline and land use impacts are:
All future project proposals will be subject to applicable regulations relating to land and shoreline use.

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

No impact to transportation or public services and utilities is anticipated to arise from the amendments proposed for street trees.

Proposed measures to reduce or respond to such demand(s) are:
Not applicable, as no impact is anticipated.

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

No conflicts are anticipated.

For More Information Please Contact:

City of Liberty Lake Planning & Engineering Services

22710 E. Country Vista Drive
Liberty Lake , WA 99019

Phone: 509-755-6708, Fax: 509-755-6713

www.libertylakewa.gov