

**NOTICE OF DECISION**

**Proposal File #:** BLD2020-0057 **Zoning:** I (Light Industrial)

**Proposal:** Huntwood Warehouse Expansion

**Proposal Description:** Construction of a 63,750 SF Warehouse Addition to Huntwood Manufacturing Facility.  
Proposal includes site grading, paving, landscaping and stormwater management facilities.

**Site Address:** 23800 E Appleway Ave, Liberty Lake WA 99019

**General Location:** South side of E Appleway Avenue, east of N Molter

**Abbreviated Legal Description - Section:** 10 **Township:** 25 **Range:** 45 E WM

**Owner:** Hunt Family Properties, LLC **Phone:** (509) 924-5858

**Contact:** Scott Jay **Phone:** (509) 838-4511

**Application Date:** February 3, 2020 **Determination of Completeness Issued:** February 10, 2020

**Notice of Application Review:** February 10, 2020

**Notice of Decision Issued:** 02/26/2020 **Appeal Closing Date:** 03/11/2020

**CITY OF LIBERTY LAKE PLANNING, ENGINEERING & BUILDING SERVICES DECISION:**

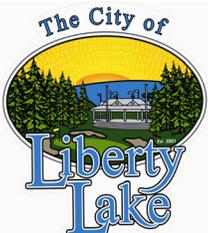
- Approved
- Approved w/ Conditions  
The above-mentioned proposal is approved with the following conditions: (see attachments)
- Disapproved  
The above-mentioned project has been denied due to the following: \_\_\_\_\_

**SEPA THRESHOLD DETERMINATION:** Mitigated Determination of Non-Significance (see MDNS issued 02/26/2020)

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 & 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 will also printed in the March 6, 2020 edition of the Spokane Valley News Herald.

**REVIEW AUTHORITY:** PROJECT COORDINATOR: Lisa D. Key, Director



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

Date Issued: \_\_\_\_\_

Signature: *Lisa D. Key*

# **MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

**Proposal File #:** BLD2020-0057 **Zoning:** I (Light Industrial)

**Proposal:** Huntwood Warehouse Expansion

Construction of a 63,750 SF Warehouse Addition to Huntwood Manufacturing Facility.

**Proposal Description:** Proposal includes site grading, paving, landscaping and stormwater management facilities.

**Site Address:** 23800 E Appleway Ave, Liberty Lake WA 99019

**General Location:** South side of E Appleway Avenue, east of N Molter

**Owner:** Hunt Family Properties, LLC **Phone:** (509) 924-5858

**Contact:** Scott Jay **Phone:** (509) 838-4511

**MDNS Determination Issued:** 02/26/2020 **Appeal Closing Date:** 03/11/2020

## **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 of the Washington State Department of Ecology (attached) shall be met at the time of project construction. Specifically:
  - a. The applicant must implement and maintain adequate erosion and sediment control measures throughout the duration of the project.
  - b. All construction related stormwater and any sediment must remain on site if the applicant does not obtain a Construction Stormwater General Permit.
  - c. All dry wells installed to receive stormwater must be registered with Ecology's Underground Injection Control Program at least 60 days before the construction of the drywell.
  - d. Discharge from drywells must comply with the ground water quality requirement (nonendangerment standard).
- d. The Spokane Tribe requires an Inadvertent Discovery Plan (IDP) be implemented into the scope of work. If any artifacts or human remains are found upon excavation, Spokane Tribal Historic Preservation Office should be immediately notified and the work in the immediate area cease. Comments attached

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

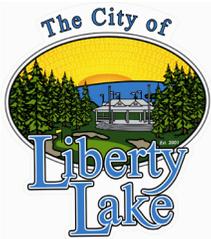
be filed within fourteen (14) days after notice of the decision has been made and is appealable. In order to allow public comment on a MDNS prior to requiring an administrative appeal to be filed, this appeal period shall be extended for an additional seven (7) days if the appeal is of a MDNS for which 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, Engineering & 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, March 11, 2020.

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.

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REVIEW AUTHORITY:

RESPONSIBLE OFFICIAL: Lisa D. Key, Director



**Planning, Engineering & Building Services**

22710 E. Country Vista, Liberty Lake, WA 99019

Phone: (509) 755-6707, Fax: (509) 755-6713, [www.libertylakewa.gov](http://www.libertylakewa.gov)

Date Issued: February 26, 2020

Signature: 



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

February 21, 2020

Lisa Key  
Director of Planning & Engineering  
City of Liberty Lake  
22710 E. Country Vista  
Liberty Lake, WA 99019

Re: Huntwood Warehouse Expansion, File # BLD2020-0057

Dear Lisa Key:

Thank you for the opportunity to comment on the Notice of Application and anticipated Determination of Nonsignificance regarding the proposal to construct a single-story expansion with loading docks. The project includes grading, paving, landscaping and stormwater management (Proponent: Huntwood Custom Cabinets). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

**Water Quality Program-Shannon Adams (509) 329-3610**

Sections B.1.f and B.1.h indicate some erosion may occur as a result of construction activities associated with the Huntwood Building Expansion project. The applicant must implement and maintain adequate erosion and sediment control measures throughout the duration of the project.

All construction related stormwater and any sediment must remain on site if the applicant does not obtain a Construction Stormwater General Permit.

For more information or technical assistance in obtaining a Construction Stormwater General Permit, please contact Shannon Adams at (509) 329-3610 or via email at [Shannon.Adams@ecy.wa.gov](mailto:Shannon.Adams@ecy.wa.gov).

Sections B.3.b and B.3.c.1 indicate the use of bio-infiltration swales and drywells to treat stormwater run-off. You must register all dry wells installed to receive stormwater runoff with Ecology's Underground Injection Control Program. Registration must occur 60-days before construction of the drywell. You may access information and online registration at <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-injection-control-program/UIC-registration-requirements-information>.

In addition, discharge from the well(s) must comply with the ground water quality requirement (nonendangerment standard) at the top of the ground water table.

If you have questions or need further assistance, please contact Llyn Doremus, Eastern Regional Office UIC Coordinator at (509) 329-3518 or via email at [Llyn.Doremus@ecy.wa.gov](mailto:Llyn.Doremus@ecy.wa.gov).

**State Environmental Policy Act (SEPA)**

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

To receive more guidance on or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology  
Eastern Regional Office  
(Ecology File #: 202000774)

cc: Brandon Hunt, Huntwood Custom Cabinets



**Spokane Tribe of Indians**  
**Tribal Historic Preservation Officer**  
P.O. Box 100 Wellpinit WA99040

February 25, 2020

**TO:** Lisa Key, Planning

**RE: Huntwood Warehouse Expansion**

Ms. Key,

Thank you for contacting the Tribe's Historic Preservation Office, we appreciate the opportunity to review and comment on your project., we are hereby in consultation for this project mention above.

I have received your application of the project mention above, and after archive research I have no concern at this time, if cultural resources be encountered during construction the Spokane Tribe should be notified immediately.

**Recommendation:** This project will require an Inadvertent Discovery Plan (IDP) implemented into the scope of work.

With this letter is your notification that this project may move forward.

As always, if any artifacts or human remains are found upon excavation, this office should be immediately notified and the work in the immediate area cease.

Should additional information become available our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4222.

Sincerely,

Randy Abrahamson  
Spokane Tribal Historic Preservation Officer (T.H.P.O.)