

**NOTICE OF DECISION**

**Proposal File #:** LUA2025-0007 **Zoning:** C-2 (Freeway Commercial)

**Proposal:** Liberty Lake Storage on Eagle Lane

**Proposal Description:** Self-storage units with one small office w/ bathroom.

**Site Address:** 2735 & 2745 N. Eagle Ln, Liberty Lake, WA 99019

**General Location:** South of I-90, North West of the terminus of Eagle Ln

**Abbreviated Legal Description - Section:** 11 **Township:** 25 **Range:** 45

**Owner:** Old Appleway, LLC **Phone:** 509-999-0639

**Contact:** Randy Grinalds **Phone:** 509-999-0639

**Application Date:** 03/04/2025 **Determination of Completeness Issued:** 03/10/2025

**Notice of Application Issued:** 03/11/2025

**Notice of Decision Issued:** 03/31/2025 **Appeal Closing Date:** 04/14/2025

**CITY OF LIBERTY LAKE COMMUNITY DEVELOPMENT DEPARTMENT DECISION:**

- Approved
- Approved w/ Conditions
- Disapproved

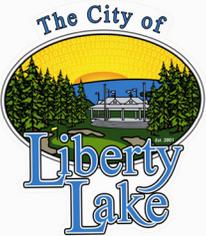
**SEPA THRESHOLD DETERMINATION:** Mitigated Determination of Non-Significance (see MDNS issued 03/31/2025)

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 Community Development Department 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: Amy Mullerleile



**Community Development Department**

22710 E. Country Vista, Liberty Lake, WA 99019

Phone: (509) 755-6732, Fax: (509) 755-6713, [www.libertylakewa.gov](http://www.libertylakewa.gov)

Date Issued: 03/31/2025

Signature:

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

**Proposal File #:** LUA2025-0007 **Zoning:** C-2 (Freeway Commercial)

**Proposal:** Liberty Lake Storage on Eagle Lane

**Proposal Description:** Self-storage units with one small office w/ bathroom.

**Site Address:** 2735 & 2745 N. Eagle Ln, Liberty Lake, WA 99019

**General Location:** South of Mission Ave, East of Cornerstone Way, North of George Gee Ave, West of Pepper Lane.

**Owner:** Old Appleway, LLC **Phone:** 509-999-0639

**Contact:** Randy Grinalds **Phone:** 509-999-0639

**MDNS Determination Issued:** 03/31/2025 **Appeal Closing Date:** 4 pm on 04/14/2025

### **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: \_\_\_\_\_, 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:**

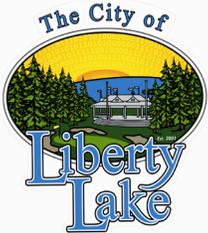
- a. Participation in the Harvard Rd. Mitigation Plan, as adopted and approved by the City Council, consistent with the City of Liberty Lake's Comprehensive Plan, shall be paid upon issuance of building permits for this project.
- b. A Temporary Erosion and Sedimentation Control (TESC) plan is to be prepared by a WA State licensed Professional Engineer and implemented throughout the duration of construction. The TESC plan is to be prepared using best management practices (BMP's) currently accepted within the Civil Engineering profession. The TESC plan is to include, as a minimum, a grading plan, location, and details of silt control structures (such as silt ponds, silt traps) are to be installed prior to other site work and the TESC measures are to be implemented and maintained throughout the duration of construction.
- c. A Stormwater Pollution Prevention Plan for the project site is 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.
- d. Development of the site shall comply with City Development Code, Section 10-3H, and the Spokane Regional Stormwater Manual. Stormwater plans and drainage reports, stamped and certified by the engineer of record as being compliant with the Spokane Regional Stormwater Manual, shall be submitted to the City Engineer for review and approval prior to the commencement of construction.
- e. Compliance with the Washington State Department of Ecology Water Quality and Solid Waste Program requirements shall be required.
- f. 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.
- g. Comments provided by Spokane Valley Fire Department shall be addressed at the time of building permit

issuance.

**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 on April 14, 2025.**

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.

REVIEW AUTHORITY:



RESPONSIBLE OFFICIAL: **Amy Mullerleile**  
**Planning, Engineering & Building Services**  
**22710 E Country Vista Drive. Liberty Lake WA 99019**  
**Phone: (509) 755-6732**

Date Issued: 03/31/2025

Signature: \_\_\_\_\_





STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

March 24, 2025

Amy Mullerleile  
City of Liberty Lake Planning, Engineering, and Building Services  
22710 E. Country Vista  
Liberty Lake, WA 99019

**Re: Liberty Lake Storage on Eagle Lane**  
**File# LUA2025-0007, Ecology SEPA# 202500946**

Dear Amy Mullerleile:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) Mitigated Notice of Application for the **Liberty Lake Storage on Eagle Lane** proposal. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

**Hazardous Waste & Toxics Reduction Program**

**Alex Bergh, (509) 385-5539, [alexandra.bergh@ecy.wa.gov](mailto:alexandra.bergh@ecy.wa.gov)**

Wastes produced during construction or remodeling can be dangerous wastes in Washington State. Some of these wastes include: Absorbent material, aerosol cans, asbestos-containing materials, lead-containing materials, PCB-containing light ballasts, waste paint, waste paint thinner, sanding dust and treated wood.

The [Construction and demolition](#) website has a more comprehensive list and links to help identify and designate your wastes.

Responsibility for construction waste generated at a facility is the responsibility of the facility that generates the waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste. Information about how to sample and what to test for can be found at the above linked website.

Amy Mullerleile  
March 24, 2025  
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**Water Quality Program**

**Chad Sauve, (509) 934-6202, [chad.sauve@ecy.wa.gov](mailto:chad.sauve@ecy.wa.gov)**

Operators of construction sites that disturb one acre or more total area and 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 [Construction Stormwater General Permit](#).

If soil or ground water contamination is known at the site, additional information will be required. The applicant will be required to submit additional studies and reports including, but not limited to, temporary erosion and sediment control plans, a stormwater pollution prevention plan, a site map depicting sample locations, a list of known contaminants with concentrations and depths found and other information about the contaminants.

Application should be made at least 60 days prior to commencement of construction activities. A permit application and related documents are available online.

If you have any questions or would like to respond to these comments, please contact the appropriate program staff listed above. If you have questions about SEPA, please reach out to [sepahelp@ecy.wa.gov](mailto:sepahelp@ecy.wa.gov).

Sincerely,



Katy Moos  
Office Assistant  
Eastern Region Office



**Spokane County**  
PUBLIC WORKS

**PROJECT COMMENT TRANSMITTAL**

**To:** amullerleile@libertylakewa.gov  
**From:** Dawn Dompier  
**Date:** 03-24-2025

Planning Number	Name	Parent Parcels	Project Type
LUA2025-0007	Liberty Lake Storage on Eagle Lane	55112.9094 55112.9095	Notice of Application

FA01	The Spokane County Public Works Wastewater System Division has no objection to the finalization of the above mentioned project.	
SS14B	This project lies within the Liberty Lake Sewer Service Area. Applicant is required to notify them of this proposal and conform to their requirements.	

[Additional information on last page of this transmittal](#)

### General Sanitary Sewer Links

- Sewer Plan Submittal: To submit a sewer plan for review, please follow this link: [Sewer Plan Submittal](#)
- If your project requires a sewer plan submittal, please refer to the requirements here:
  - [Development Plan Review Checklist](#)
- Additional General Commercial Sewer information can be found here:
  - [General Commercial Sewer Info](#) | [Water Usage Estimate Form](#)
  - Sewer Planning and Design webpage: [Sewer Planning & Design](#)

### Pretreatment Information

- **IF GREASE PRODUCING STATUS IS NOT KNOWN:**
  - Pretreatment review is required for your business or project. Please complete and return the “Commercial Pretreatment Questionnaire” located at: [www.spokanecounty.org/FOG](http://www.spokanecounty.org/FOG). Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: [www.spokanecounty.org/IPP](http://www.spokanecounty.org/IPP).
- **IF FACILITY IS ALREADY KNOWN TO NEED GREASE CONTROL (FOOD SERVICE ONLY):**
  - Pretreatment review is required for your business or project. Please complete the “GCD Sizing & Permitting Checklist,” located at: [www.spokanecounty.org/FOG](http://www.spokanecounty.org/FOG) and email to: [ESPreTreatment@spokanecounty.org](mailto:ESPreTreatment@spokanecounty.org). Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: [www.spokanecounty.org/IPP](http://www.spokanecounty.org/IPP).
- **IF FACILITY IS ALREADY KNOWN TO NEED GREASE CONTROL (OIL-WATER SEPARATORS ONLY):**

Pretreatment review is required for your business or project. Please visit [www.spokanecounty.org/FOG](http://www.spokanecounty.org/FOG) to download the “OWS Sizing” and “OWS Fact Sheet” for guidance on oil-water separators. Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: [www.spokanecounty.org/IPP](http://www.spokanecounty.org/IPP)



Date: 3/12/25  
To: Amy Mullerleile, Liberty Lake  
RE: Spokane Regional Clean Air Agency Requirements for:  
Project Name: Liberty Lake Storage  
File or Permit #:  
Site Address: 2735 & 2745 N Eagle Ln  
Parcel #:

The following is a list of concerns/issues that may need to be addressed for this project as determined from information received by this office. The list is provided as a brief summary of general requirements and does not relieve the proponent from meeting all local, state, and/or federal regulations. For additional information or clarification, contact Spokane Clean Air at (509) 477-4727. Copies of Spokane Clean Air regulations are available at [www.SpokaneCleanAir.org](http://www.SpokaneCleanAir.org).

**Construction related requirements:**

- Dust emissions during demolition, construction, grading and excavation projects must be controlled. This may require the use of water sprays, tarps, sprinklers, or suspension of activity during certain weather conditions.
- Measures must be taken to avoid the deposition of dirt and mud from unpaved surfaces onto paved surfaces. If tracking or spills occur on paved surfaces, measures must be taken immediately to clean these surfaces.
- Spokane Clean Air strongly recommends that all traveled surfaces (i.e. ingress, egress, parking areas, access roads, etc.) be paved and kept clean to minimize dust emissions.
- Debris generated as a result of this project must be disposed of by means other than burning.
- If objectionable odors result from this project, effective control apparatus and measures must be taken to reduce odors to a minimum.
- Special attention should be given to proper maintenance of diesel powered construction equipment to reduce the impact of diesel exhaust, a suspected carcinogen.

**Additional requirements:**

- Spokane Clean Air requires an Asbestos Survey be performed by a certified AHERA Building Inspector prior to most renovation and all demolition projects. The project may also require a formal notification form to be submitted to Spokane Clean Air. Fees and waiting periods apply. Contact Spokane Clean Air at (509) 477-4727 and/or visit [www.SpokaneCleanAir.org](http://www.SpokaneCleanAir.org) before renovation or demolition activities begin to avoid potential compliance issues and/or project delays.
- A Notice of Construction and Application for Approval is required to be submitted and approved by Spokane Clean Air prior to the construction, installation, or establishment of an air pollution source. This includes emergency generators rated at 500 hp (375 kW) or higher and natural gas heating equipment units rated at 4 MMBTU/hr or higher (input). Contact Spokane Clean Air for a Notice of Construction application.



2120 N. Wilbur Rd.  
Spokane Valley, WA 99206  
(509) 928-1700 Main  
(509) 892-4125 Fax  
[spokanevalleyfire.com](http://spokanevalleyfire.com)

March 25, 2025

Lisa Key  
City of Liberty Lake  
22710 E Country Vista Dr.  
Liberty Lake, WA 99019

RE: LUA2025-0007  
SEPA for Eagle Lane Storage (2735 & 2745 N Eagle Lane)

The Spokane Valley Fire Department has completed a review for the above referenced project and has the following requirements for LUA2025-0007:

1. All specific fire department requirements for future development shall be conditioned on future permits. Site development permits have already been received.
2. The proposed property line between the two parcels appears to run through proposed building E-2. Confirm with City of Liberty Lake building department if this is acceptable or poses any requirements.

If there are any questions, please do not hesitate to call.

Sincerely,

*Austin Morrell*

Austin Morrell  
Fire Protection Engineer (EIT)  
Spokane Valley Fire Department

Cc Liberty Lake Permit Center

