

NOTICE OF DECISION

Proposal File #: LUA2025-0020 **Zoning:** C-2

Proposal: Ridgeline Center Binding Site Plan – Phase 1

Proposal Description: Binding Site Plan dividing 6.3 acres into 3 lots, and the development of phase 1 to include a 15,000 sq. ft. office building with parking on 2.16 acres.

Site Address: None Assigned

General Location: Northeast corner of Broadway & Appleway Avenue

Abbreviated Legal Description - Section: 17 **Township:** 25N **Range:** 45 EWM

Owner: Ridgeline Center, LLC **Phone:** 509-777-1777

Contact: Matt Kelly, Simpson Engineers **Phone:** 509-926-1322

Application Date: 06/02/2025 **Determination of Completeness Issued:** 06/17/2025

Notice of Application Review: 06/17/2025 – 7/01/2025

Notice of Decision Issued: 07/02/2025 **Appeal Closing Date:** 07/16/2025 @ 4 p.m.

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: _____

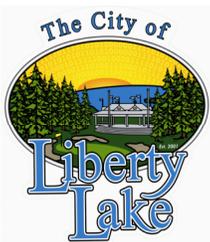
SEPA THRESHOLD DETERMINATION: Mitigated Determination of Non-Significance (see MDNS issued 07/02/2025)

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 the 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: Lisa D. Key, Director



Community Development Department

22710 E. Country Vista, Liberty Lake, WA 99019

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

Date Issued: 07/02/2025

Signature: *Lisa D Key*

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

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General Location: Northeast corner of Broadway & Appleway Avenue

Owner: Ridgeline Center, LLC **Phone:** 509-777-1777

Contact: Matt Kelly, Simpson Engineers **Phone:** 509-926-1322

MDNS Determination Issued: 07/02/2025 **Appeal Closing Date:** 7/16/2026

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).

MITIGATING MEASURES:

In addition to the plans and specifications submitted for permit and SEPA review, the following mitigation is required:

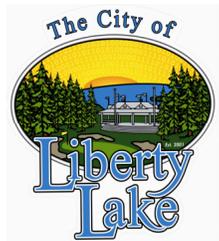
- a. Participation in the Harvard Rd. Mitigation Plan, as adopted and approved by the City Council, consistent with the City of Liberty Lake's Comprehensive Plan, shall be paid upon issuance of building permits for this project.
- b. A Temporary Erosion and Sedimentation Control (TESC) plan shall be prepared by a WA State licensed Professional Engineer and implemented throughout the duration of construction. The TESC plan shall use best management practices (BMP's), and is to include, as a minimum, a grading plan, location, and details of silt control structures (such as silt ponds, silt traps) 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.
- d. Compliance with requirements detailed by the Spokane Regional Clean Air Agency detailed in their letter dated June 25, 2025, shall be required throughout construction.
- e. 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.
- f. Compliance with the Washington State Department of Ecology Water Quality and Solid Waste Program regulations shall be required.

- g. 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.
- h. The developer shall be required to have an Inadvertent Discovery Plan in place. Should any artifacts or human remains be found once construction has commenced, the Tribal Historic Preservation Officer of the Spokane Tribe of Indians shall be notified immediately, and all work in the area shall cease immediately.

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. A notice of appeal must be delivered to the Community Development Department by e-mail, and 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:** 7/16/2025.

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: **Lisa D. Key, Director**

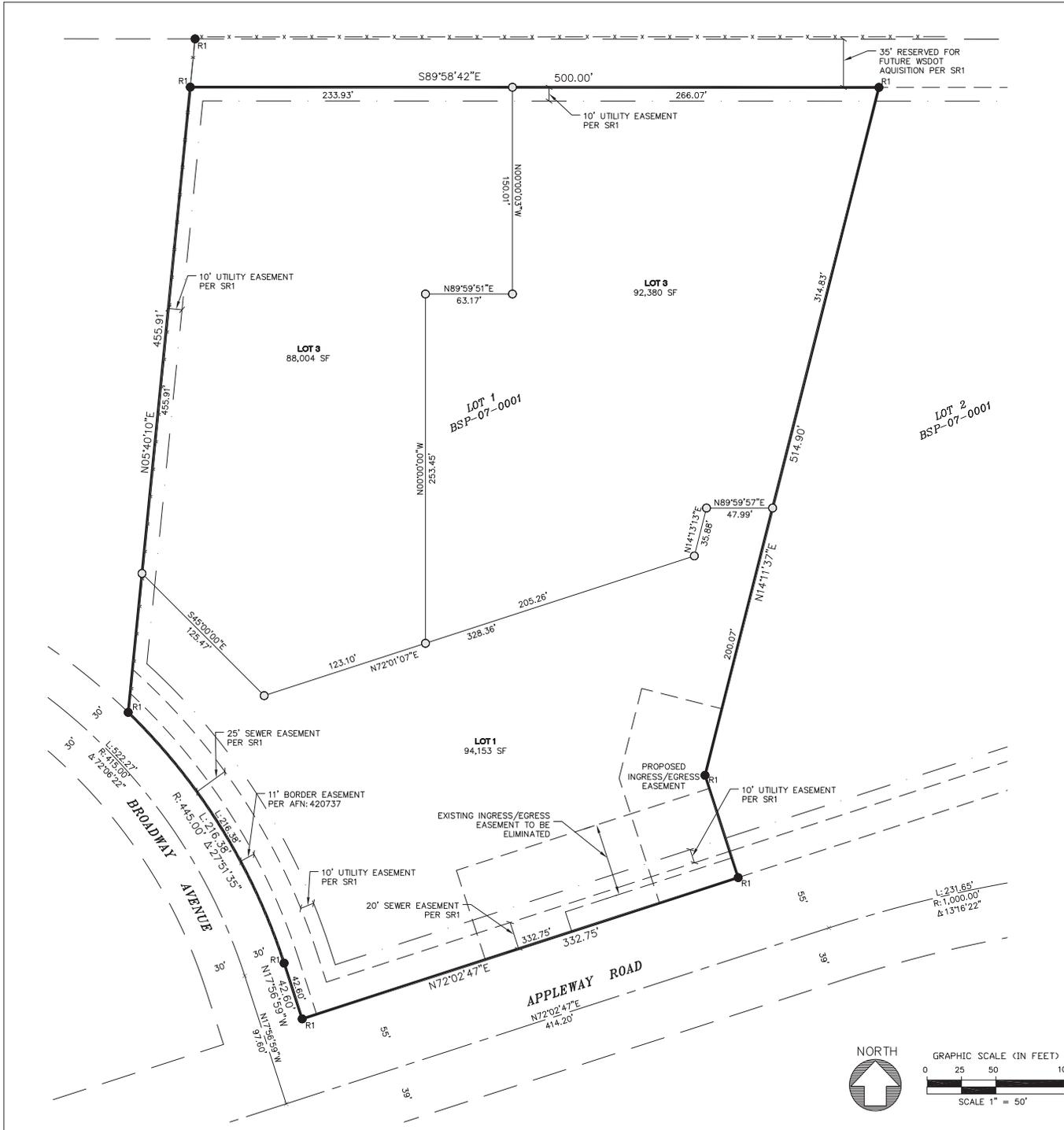
Community Development Department

22710 E Country Vista Drive. Liberty Lake WA 99019

Phone: (509) 755-6708

Date Issued: 07/02/2025

Signature: _____



AUDITORS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2025, AT _____ M. IN BOOK _____ OF SURVEYS ON PAGE _____ AT THE REQUEST OF SIMPSON ENGINEERS.

SPOKANE COUNTY AUDITOR

BASIS OF BEARING

THE BEARING OF S89°58'42"E ALONG THE NORTH LINE OF LOT 1 OF BSP-07-0001, PER SR1, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

EQUIPMENT & PROCEDURE

THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION AND EPOCH 50 GLOBAL POSITIONING SYSTEM IN CONJUNCTION WITH THE WASHINGTON STATE REFERENCE NETWORK. THE FIELD TRAVERSE METHODS USED ARE IN CONFORMANCE WITH WAC 332-130-090 AND RCW 58.09.

RELATIVE ACCURACY STATEMENT

THE RELATIVE ACCURACY OF THE SURVEYED MONUMENTS AND PROPERTY CORNERS IN THIS SUBDIVISION MEETS OR EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE ACCURACY PER WAC 332-130-085

SURVEYOR'S NOTE

1. THE PURPOSE OF THIS SURVEY WAS TO DEPICT THE NEW PARCEL BOUNDARIES.
2. PARCELS AS SHOWN ARE NOT CREATED BY THIS SURVEY. BLA APPLICATION PROCESS THROUGH THE CITY OF SPOKANE VALLEY AND CITY REQUIREMENTS ARE TO BE COMPLETED.

REFERENCES

- SR1 BINDING SITE PLAN 07-0001
- BOOK 3 OF BINDING SITE PLANS, PAGE 24

LEGEND

- = SET 1/2" REBAR WITH PLASTIC CAP MARKED L.S.34151
- = FOUND AS NOTED
- × = CALCULATED POINT, NOTHING SET
- R1 = FOUND #5 REBAR LS #34150
- x - = EXISTING FENCE

SURVEYOR'S CERTIFICATE

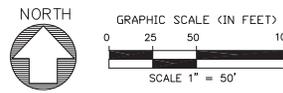
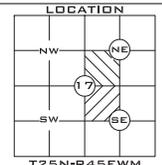
I, STEVEN W. TRIPP, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RIDGELINE CENTER, LLC.



STEVEN W. TRIPP P.L.S. #34151
PROFESSIONAL LAND SURVEYOR

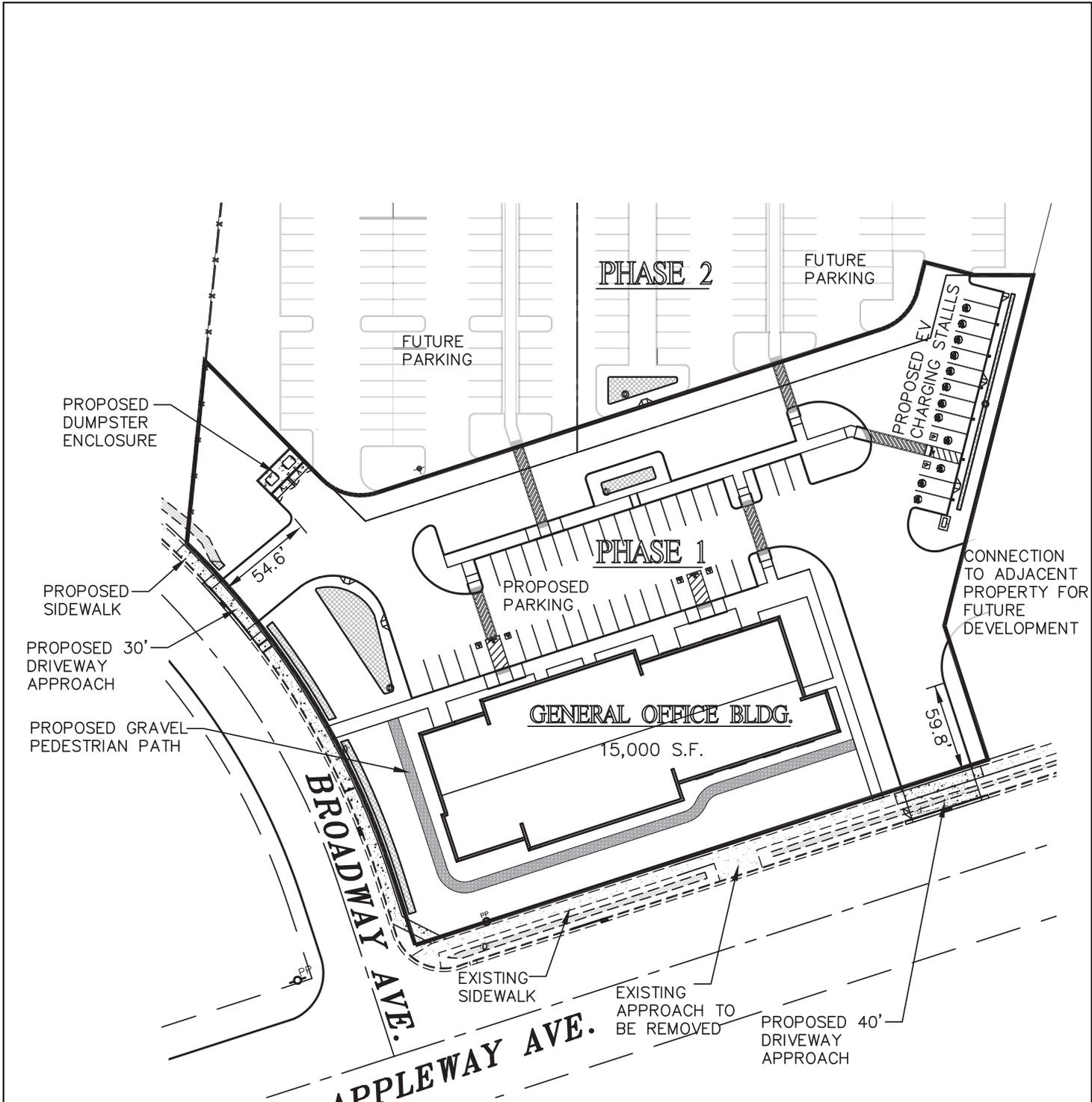
**RIDGELINE CENTER, LLC
BSP-07-0001-R0S**

RECORD OF SURVEY IN THE
SW 1/4 OF NE 1/4 SECTION 17, T25N., R45 E.W.M.
NW 1/4 OF SE 1/4 SECTION 17, T25N., R45 E.W.M.
SPOKANE VALLEY, WASHINGTON

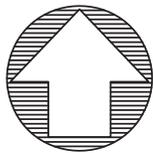


DRAWN BY	MJK	DATE	5/02/2025	PROJECT NO.	17660	DRAWING NO.	1 OF 1
CHECKED BY	SWT	DATE	5/02/2025				

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SITE PLAN
FIGURE 3



RIDGELINE CENTER

Founded 1946

Simpson Engineers, Inc.

CIVIL ENGINEERS & LAND SURVEYORS

N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789

PHONE (509) 926-1322

FAX (509) 926-1323