

NOTICE OF APPLICATION

City of Liberty Lake Planning & Building Services (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period, written comments may be submitted to the Review Authority. The file may be examined 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at City Hall. Project info is also available on the City website at www.libertylakewa.gov/development/public_notices.asp. Questions may be directed to the Project Coordinator listed below.

Proposal File #: BSP-09-0002 **Zoning:** C-2

Proposal: Heggem Binding Site Plan

Proposal Description: Preliminary Binding Site Plan to Create 8 Lots in 9.33 Acres

General Location: N. of Appleway - Parcel #: 55024.9005

Abbreviated Legal Description - Section: 2 **Township:** 25N **Range:** 45E

Owner: Peder R. Heggem Bypass Trust (Eris Heggem, Trustee) **Phone:** 509-924-7751

Contact: Storhaug Engineering (John Konen) **Phone:** 509-242-1000

Application Date: 5/18/09 **Determination of Completeness Issued:** 6/5/09

Notice of Application Issued: 6/10/09 **Comment Deadline:** 4pm, 6/24/09

City of Liberty Lake Permits Included in Application: Preliminary Binding Site Plan (BSP) Application to create 8 lots. If the Preliminary BSP is approved, a Final BSP will be required to be submitted prior to lot sale, lease, or construction and City Building, Grading Permits, Approach Permits, & Right-of-Way Permits will need to be issued prior to beginning construction.

Other Permits: Liberty Lake Sewer & Water District approval, WSDOT approval, WA State Dept. of Ecology (DOE) permits & approvals, Spokane Clean Air permits & approvals, and Spokane Regional Health District permits & approvals may need to be issued prior to finalization and/or construction.

Required & Existing Studies: A SEPA Checklist has been completed.

Environmental Review: City of Liberty Lake Planning & Building Services is reviewing the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS) for this project. Any SEPA appeal is governed by the City of Liberty Lake Environmental Ordinance and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made and is appealable. The optional DNS process in WAC 197-11-355 is being used and this may be your only opportunity to comment on the environmental impacts of this portion of the proposal. A copy of the subsequent threshold determination for this proposal may be obtained upon request and will be supplied to reviewing agencies. Probable MDNS Conditions: Right-of-way and pedestrian access improvements, public sewer and water extension, participation in the Harvard Road Mitigation Plan, and other conditions as recommended by reviewing agencies.

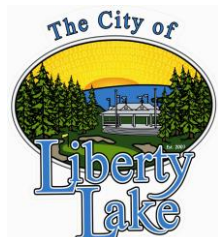
Development Regulations: City of Liberty Lake Development & Building Codes, Standards for Street and Sewer Construction, and the Regional Stormwater Management Manual are the primary City regulations applicable to the site.

Consistency: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making a decision on this application.

Public Hearing: As a Type I Project Permit, this action **is not** subject to a future public hearing.

REVIEW AUTHORITY: PROJECT COORDINATOR: Amanda Tainio, Planning & Building Services Manager



Planning & Building Services
22710 E. Country Vista, Liberty Lake, WA 99019
Phone: (509) 755-6707, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: June 10, 2009

Signature: Amanda Tainio