



**STAFF REPORT TO THE HEARING EXAMINER**

**IN THE MATTER OF CASE NO. LUA 2020-0038 / PLT 2020-0001, A REQUEST FOR PRELIMINARY PLAT APPROVAL TO CREATE 270 MIXED RESIDENTIAL LOTS ON 53.39 ACRES IN THE RD-R ZONE**

**HEARING DATE:** January 27, 2021 @ 9:00 a.m.

**PROPOSAL COORDINATOR:** Lisa D. Key, Director of Planning & Engineering Services

<b>PROPOSAL OVERVIEW:</b>	
<b>Project Location</b>	Located in portions of Section 9, Township 25 North, Range 45 East, W.M. in the City of Liberty Lake; more specifically, on the north side of Mission Avenue between N Harvest Parkway and N Bitterroot Street in Liberty Lake’s River District
<b>Project Description</b>	The applicant is seeking approval of a preliminary plat to create 270 residential lots and several tracts on 53.39 acres consisting of 6 tax parcels. The proposed development will be served by public streets and private alleys, in support of the planned development of 370 single- and multi-family dwelling units.
<b>Parcel Numbers</b>	55093.9207; 55094.9080; 55094.9081; 55094.9082; 55094.9086; and, 55095.9210
<b>Property Owner</b>	Centennial Properties
<b>Applicant/Contact</b>	River Crossing, LLC / Kevin Schneidmiller
<b>Comprehensive Plan Designation</b>	River District Specific Area Plan (SAP) 08-0001, Mixed Residential
<b>Existing Zoning</b>	RD-R Mixed Residential
<b>Existing Land Use</b>	Vacant/Agricultural
<b>Surrounding Land Use &amp; Zoning</b>	<u>North:</u> Currently vacant, unplatted portions of River Crossing East mixed residential subdivision <u>East:</u> Multi-family apartments and mini-storage <u>South:</u> Vacant/agricultural <u>West:</u> River Crossing East Addition Mixed Residential Subdivision
<b>Transportation Network</b>	Collectors and arterials serving this project include: E Mission Avenue (with access from proposed N Moyie Street and N

	Kramer Parkway; E Indiana Avenue (accessed from proposed N Moyie Street and N. Kramer Parkway); and, N Kramer Parkway.
<b>Transit Service</b>	Spokane Transit operates Route 98 transit line along Mission Avenue between N Harvard Road and Barker Road.
<b>Nearest Park</b>	Orchard Park is located approximately 500 ft. from the northwest corner of the subject property.
<b>Greenways</b>	Greenways are proposed on E Mission Ave adjacent to this project and on the west side of N Kramer Parkway within this development. E Indiana Avenue greenway is located approximately 600 ft. from the northern boundary of the subject property.
<b>Water Purveyor</b>	Consolidated Irrigation District & Liberty Lake Sewer & Water District (LLSWD)
<b>Sewer Purveyor</b>	Spokane County & LLSWD
<b>Fire District</b>	Spokane Valley Fire District (SVFD)
<b>School District</b>	Central Valley School District #356 (CVSD)

**APPLICATION MATERIALS:**

The application was submitted on December 7, 2020. The application was deemed complete on December 8, 2020. A corrected and revised preliminary plat, based on staff and agency comments, was submitted on January 13, 2021. The original application, revised preliminary plat, and related materials are appended to this report as **Exhibit A**. The revised preliminary plat dated January 13, 2020, is the subject of this hearing.

**CITY OF LIBERTY LAKE REGULATORY FRAMEWORK & PROCEDURAL REQUIREMENTS:**

**City Code §10-4B: Types of Applications & Review Procedures:**

- *City Code §10-4B-3(C) identifies Preliminary Plats as a Type II Project, subject to an ‘open record’ public hearing before the Hearing Examiner. Appeals to the Hearing Examiner’s Decision are reviewed by Superior Court.*
- *City Code §10-4B-4 details the permit review process and timeline, including notice requirements and appeal procedures.*

**City Code §10-4D: Land Divisions & Lot Line Adjustments:**

- *City Code §10-4D-2 details general requirements, including compliance with RCW 58.17, density calculations, the need for adequate utilities, drainage, floodplain, and open space dedications.*
- *City Code §10-4D-4(A) details the submission requirements for a preliminary plat.*
- *City Code §10-4D-5 details the approval criteria for a preliminary plat.*

### **City Code §10-6A: Environmental Ordinance**

*This section of code details the City of Liberty Lake's procedures and thresholds for environmental review, consistent with the statewide rules and requirements established in WAC 197-11, SEPA Rules.*

### **City Code §10-6B: Critical Areas**

*This section of code details the City of Liberty Lake's regulations regarding critical areas as identified in RCW 36.70A, the Growth Management Act: wetlands; fish and wildlife habitat conservation areas; geologically hazardous areas; and, critical aquifer recharge areas.*

### **River District Development Code §10-2C: RD-R Mixed Residential District:**

- *River District Development Code §10-2C-2(A) identifies permitted uses in the RD-R Zone as detailed in the River District Zoning Matrix, which includes a variety of housing types as out-right permitted uses in the RD-R Zone.*
- *River District Development Code §10-2C-6 details development setbacks.*
- *River District Development Code §10-2C-7 details lot area dimensions, coverage, and residential densities.*

### **River District Development Code §10-3: River District Design Standards**

- *River District Development Code §10-3B-2 details access and circulation standards within the River District.*
- *River District Development Code §10-3C-4 details the standards for street tree installation.*
- *River District Development Code §10-3G details the standards for public facilities, including transportation improvements, and sanitary sewer and water improvements.*
- *River District Development Code §10-3H requires compliance with Spokane Regional Stormwater Manual.*

### **City of Liberty Lake Engineering Design Standards:**

*The Engineering Design Standards establishes thresholds for transportation analyses; standards for the construction of streets, bikeways, and pedestrian pathways and associated appurtenances; and, standard details for streets, bikeways, and stormwater infrastructure.*

## STATE OF WASHINGTON REGULATORY FRAMEWORK, AUTHORITY & REQUIREMENTS:

### **RCW 36.70A: Growth Management Act (GMA):**

*Liberty Lake is mandated to plan under GMA. The City's Comprehensive Plan and Development Regulations were developed in accordance with the requirements of GMA, and implement the intent of GMA.*

### **RCW 58.17: Plats-Subdivisions-Dedications:**

*This chapter of the Revised Code of Washington establishes uniform requirements and standards for the subdivision of land within the State of Washington.*

### **WAC 197-11: State Environmental Policy Act (SEPA) Rules:**

*Preliminary plats are subject to SEPA review as a project action, in accordance with rules and procedures established in WAC 197-11.*

## **GMA/CRITICAL AREAS:**

**Aquifer Recharge Area:** The subject site is located within the Aquifer Sensitive Area (ASA). Based on the City's 2006 Aquifer Susceptibility Map, the entire City is located in a Critical Aquifer Recharge Area.

**Fish & Wildlife Habitat Conservation Areas:** The subject site is not located within a designated species habitat area based on the City's 2006 Priority Habitats Map.

**Floodplain:** The subject property is not located within a floodplain.

**Geologically Hazardous Areas:** The subject site is not located within a designated geologically hazardous area based on the City's 2006 Geologic Hazards & Constraints Map.

**Natural Resource Lands & Historic Sites:** The subject site does not contain any natural resource lands or historic sites based on the City's 2006 Natural Resource Lands & Historic Sites Map. A cultural survey is required to be completed by a professional archaeologist prior to any site disturbance.

**Watershed:** The subject site is not contained within a watershed based on the City's 2006 Liberty Lake Watershed Map.

**Wetlands:** The subject site does not contain any wetlands based on the City's 2006 Wetlands Map.

## **NOTICE REQUIREMENTS:**

The Notice of Application (NOA) and Notice of Public Hearing (NOH) were issued on December 8, 2020, circulated to agencies, and posted on the City website. Notice was mailed to all property owners within a 400-foot radius of the subject property on December 9, 2020. Signs were posted on the subject property on December 10, 2020. The NOA & NOH were published in the Spokane Valley News Herald on December 11, 2020. The application and related documents were also made available for public review. Notice

documents are appended to this report as **Exhibit B**.

**PROCEDURAL TIMELINE:**

Pre-application Conference:	September 27, 2020
Application Received:	December 7, 2020
Determination of Completeness Issued:	December 8, 2020
NOA & NOH Issued & Distributed:	December 8, 2020
NOA & NOH Notice Mailed:	December 9, 2020
Signs Posted:	December 10, 2020
NOA & NOH Published in Official Newspaper:	December 11, 2020
Close of SEPA Comment Period:	December 23, 2020
MDNS Issued & Distributed:	December 23, 2020
Close of SEPA Appeal Period:	January 6, 2021
Revised Preliminary Plat Submittal:	January 13, 2021
Public Hearing:	January 27, 2021

**AGENCY REVIEW:**

The NOA/NOH, SEPA Checklist, Preliminary Plat, and TGDL were distributed to the following agencies: Liberty Lake Police Department; Avista; Century Link; Central Valley School District; City of Spokane Valley; CDA Tribe; Comcast; Spokane Clean Air; Spokane Valley Fire District; Spokane Transit Authority; Spokane Regional Health District; Spokane Tribe; WS Department of Ecology; Spokane Regional Health District; WS Department of Natural Resources; WS Department of Transportation; Spokane Regional Transportation Council; Liberty Lake Water & Sewer District; Consolidated Irrigation District Spokane County Utilities; Spokane County Planning. Agency comments received are summarized below, and appended to this report as **Exhibit C**.

Agency Commenting	Date	Comment Summary	Comment Response
SVFD	12/8/2020	No comments on SEPA.	N/A
Avista	12/9/2020 & 12/24/2020	No comments on SEPA but requested dedicatory language for dry utilities to be included on the final plat.	Recommended as a condition of approval.
Spokane Tribe	12/10/2020	Requested a cultural survey to be completed by a professional archaeologist	Incorporated in the MDNS as a mitigation and recommended as a condition of approval, with said cultural survey to be complete before any disturbance occurs on site.

Agency Commenting	Date	Comment Summary	Comment Response
LLSWD	12/15/2020	No Comment	N/A
Spokane Transit	12/21/2020	Requested installation of two stop pairs on either side of E Mission Avenue at the eastern and western edges of the project.	Recommended requiring the installation of two boarding and alighting pads on the northern side of E Mission Avenue adjacent to the project as a condition of approval.
WS Department of Ecology	12/22/2020	Construction Stormwater General Permit required; all dry wells must be registered and must comply with non-endangerment standard.	Incorporated in the MDNS as a mitigation and recommended as a condition of approval.
COSV	12/23/2020	Comments regarding TGDL; requests that a TIA for the project be completed consistent with Spokane Valley Street Standards.	Consistent with Liberty Lake Engineering Design Standards, a TIA is not required for this project; further, the TGDL was determined to be adequate, given that the Liberty Lake Network Analysis Update included this project in the buildout analysis, and the applicant has agreed to participate in Harvard Road Mitigation Plan as a condition of the MDNS.

### SEPA REVIEW:

The Optional DNS process was used in the SEPA Review for the River Crossing 2020 Preliminary Plat proposal. The NOA/NOH, Preliminary Plat, SEPA Checklist, and a Trip Generation & Distribution Letter (TGDL) were circulated to agencies and posted on the City website on December 8, 2020. The NOA & NOH were published in the Spokane Valley News Herald on December 11, 2020. The application and documents were also made available for public review. The SEPA comment period ended on December 23, 2020, and a Mitigated Determination of Non-Significance (MDNS) was issued on that same date and was routed to agencies and available to the public for review.

Mitigating Measures identified in the MDNS are as follows:

1. Participation in the Harvard Road 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.
2. 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. All BMP's are performance based, and if the City determines the BMP is

not adequately performing during construction additional calculations and/or reconstruction or reinstallation of BMPs may be required.

3. 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.
4. Development of the site shall comply with SAP-08-001, Section 10-3H, and the Spokane Regional Stormwater Manual. The Project Engineer shall certify that storm water facilities during all phases of construction of the project provided adequate conveyance, treatment, and detention as per the Spokane Regional Stormwater Manual and approved drainage report calculations submitted with each phase of development. 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.
5. Compliance with the Washington State Department of Ecology Water Quality and Solid Waste Program requirements shall be required.
6. 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.
7. The requirements Liberty Lake Sewer & Water District, Consolidate Irrigation District & Spokane County Utilities shall be met at the time of project construction.
8. The developer shall be required to submit a cultural survey of the site, completed by a professional archaeologist for review and acceptance by the Spokane Tribe and the Washington State Historic Preservation Office prior to the commencement of any grubbing, clearing, or earth moving on the subject property. 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.

The SEPA Appeal period closed on January 6, 2021, with no appeals being filed. SEPA documents are appended to this report as **Exhibit D**.

#### **PUBLIC COMMENTS (WRITTEN):**

To date, no public comments have been received on this project.

#### **RELEVANT COMPREHENSIVE PLAN GOALS & POLICIES:**

**Land Use Goal 1:** Provide a healthful, safe, and sustainable urban environment.

**Land Use Goal 2:** Encourage development in the Central Business District that advances the City identity, provides transportation linkages, and supports a pedestrian friendly environment.

**Urban Design Goal 1:** Maintain the urban village character and the scenic resources of the community.

**Transportation Goal 1:** Maintain a multi-modal transportation system that provides safe and efficient travel to, from, and within the City.

**Housing Goal 1:** Preserve the character of existing neighborhoods and support high quality new development.

**Housing Goal 2:** Encourage the availability of affordable housing to all economic segments, promote a variety of densities and housing types, and encourage the preservation of existing housing stock.

**Natural Environment Goal 1:** Preserve and enhance environmentally sensitive areas.

**Land Use Policy 1:** Encourage developers to work with neighborhoods to develop plans that address neighborhood concerns, such as environmental protection, aesthetics, quality of life, property values, and preservation of open space.

**Land Use Policy 2:** Provide for a compatible mix of housing and commercial uses in all commercial districts, neighborhood centers, community centers, and the Central Business District.

**Land Use Policy 4:** Encourage shared-use parking, pedestrian access, and transit incentive programs to promote the efficient use of land.

**Land Use Policy 5:** Access points should be combined and limited in number to allow smooth traffic flow on arterials. Access through residential areas should be avoided.

**Urban Design Policy 3:** Public and private sector development shall be subject to citywide design guidelines which are intended to protect the community's scenic views, provide community cohesion, and enhance the community image of Liberty Lake. Design review shall be required for the following developments:

- a. Developments within designated mixed-use areas;
- b. Planned unit developments and large-scale residential developments;
- c. Government buildings;
- d. Aesthetic corridors and boulevards, and adjacent development;
- e. Commercial and industrial developments;
- f. Developments adjacent to natural areas, critical areas, or shorelines; and
- g. All non-residential buildings that are visible from a public street.

**Urban Design Policy 4:** Separated sidewalks with appropriate lighting shall be required on public streets in all new residential subdivisions.

**Urban Design Policy 5:** Require the planting of curbside trees. Identify those species of trees that are most appropriate for curbside plantings, considering safety, soils, aesthetics, and compatibility with infrastructure, and require species diversity to protect from disease and promote neighborhood identity.

**Urban Design Policy 6:** Encourage new developments, including multifamily projects, to be arranged in a pattern of connecting streets and blocks to allow people to get around easily by foot, bicycle, bus, or car. Cul-de-sacs or other closed street systems may be appropriate under certain circumstances including, but not limited to, topography and other physical limitations which make connecting systems impractical.

**Urban Design Policy 21:** Maintain the following routes as boulevards with pathways and landscaped center medians or other aesthetically pleasing landscaping or features:

- a. Molter Road;
- b. Liberty Lake Road; and
- c. Mission Avenue.



**Transportation Policy 6:** Extend Indiana Avenue to connect with Harvard Road.

**Transportation Policy 8:** Encourage intermodal connections to enhance the efficiency and convenience of public transportation.

**Transportation Policy 11:** Provide safe and convenient bicycle and walking access between housing, recreation, shopping, schools, community facilities, and mass transit access points.

**Transportation Policy 12:** Maintain and enhance the system of trails in accordance with the provisions of the Liberty Lake Trail System Plan.

**Transportation Policy 13:** Promote hard surface walkway systems that are separate from roads if they fit in with the characteristics of the neighborhood.

**Transportation Policy 24:** Adequate access to and circulation within all developments shall be maintained for emergency service and public transportation vehicles.

**Housing Policy 6:** Maintain regulations and incentives to encourage cluster development of residential lands so open space, views, watersheds, and critical areas are permanently protected.

**Natural Environment Policy 6:** New development and/or land use activities shall provide adequate buffer areas of permanent native and/or appropriate vegetation adjacent to wetlands. These buffer areas shall be established based on the natural function and beneficial values of the wetland as determined by established criteria.

**Natural Environment Policy 7:** Require new development to avoid, minimize, and mitigate potential adverse environmental impacts.

**Utilities Policy 3:** Prior to approval of any proposed development inside the city boundaries, project sponsors must:

- a. Demonstrate the adequacy of the planned sewer and water conveyance system capacity in accordance with established level of service standards; and
- b. Consult with service providers to confirm the availability of services including electric and natural gas.

### **RIVER DISTRICT SPECIFIC AREA PLAN (SAP) 08-0001:**

The subject property is located within the River District SAP 08-0001, and subject to the River District Development Regulations for the RD-R Zone, as detailed in the River District Development Regulations §10-2C, and Design Standards established specifically for the River District, detailed in River District Development Regulations §10-3.

The River District SAP has a focus on mixed uses and identifies intended uses within the RD-R (Mixed Residential) District to include a wide variety of residential options from single family detached and attached housing to multi-family as outright permitted uses. Net densities permitted in this zone range from a minimum of 4 units per acre to a maximum of 18 units per acre. Additionally, neighborhood scale commercial uses are allowed in the RD-R zone as mostly limited uses with some permitted uses, although none is proposed within this development, at this time.

Copies of the River District Master Plan Map, and Infrastructure Master Plan Maps including the Transportation Plan, Parks and Trails Plans, and Sewer and Water Master Plans, are appended to this report **Exhibit E**.

## CRITERIA FOR APPROVAL:

The criteria for approval of a preliminary plat are established in City Code §10-4D-5. Specifically:

1. The proposed preliminary plat or short plat complies with all of the applicable Development Code sections and other applicable ordinances and regulations. At a minimum, the provisions of this Article, and the applicable sections of Chapter 2 (Zoning Districts) and Chapter 3 (Design and Maintenance Standards) shall apply. Where a variance is necessary to receive preliminary plat or short plat approval, the application shall also comply with the relevant sections of Chapter 5 (Exceptions to Code Standards);
2. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of RCW 58.17;
3. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivisions and short plats and maps of land divisions already approved for adjoining property as to width, general direction, and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat or short plat; and
4. All proposed private common areas and improvements (e.g., home owner or property owner association property) are identified on the preliminary plat or short plat, if applicable.
5. The subdivision or short subdivision meets the City's housing standards of Chapter 2.
6. Block and Lot Standards. All proposed blocks (i.e., one or more lots bound by public streets), lots, and parcels conform to the specific requirements below:
  - a. All lots shall comply with the lot area, setback, and dimensional requirements of the applicable zoning district (Chapter 2), and the standards of Article 10-3G.
  - b. Setbacks shall be as required by the applicable zoning district (Chapter 2).
  - c. Each lot shall conform to the standards of Article 10-3B - Access and Circulation.
  - d. Landscape or other screening may be required to maintain privacy for adjacent uses. See also, Chapter 2 - Zoning Districts, and Article 10-3C - Landscaping.
  - e. In conformance with the Fire Code, as amended, a 20-foot width fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. See also, Article 10-3B - Access and Circulation.
  - f. Where a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or short subdivision.

## STAFF ANALYSIS

1. The proposed preliminary plat appears to be in conformance with all applicable Development Code sections and other applicable ordinances and regulations, with proposed conditions of approval, as detailed below:

- Compliance with Applicable Procedural Requirements in City Development Code §10-4B:

As detailed in the “Notice Requirements” and “Procedural Timeline” sections of this report and the referenced exhibits, the Type II procedural requirements, detailed in City Development Code §10-4B-4, appear to have been met. Regarding the Technical Review meeting requirement identified in §10-4B-4(E), a draft of this staff report was shared with agencies with jurisdiction in lieu of a Technical Review meeting.

- Compliance with Environmental Review Requirement in City Development Code §10-6A:

As detailed in the “Notice Requirements”, “Procedural Timeline”, “Agency Review”, and “SEPA” sections of this report and the referenced exhibits, the Environmental Review requirements detailed in §10-6A have been addressed.

- Compliance with Applicable Requirements in City Development Code §10-6B:

The only critical area designation applicable to this project is the Critical Aquifer Recharge Area designation (which applies to the entire City). Conditions related to compliance with temporary erosion and sediment control, stormwater pollution prevention, stormwater detention and treatment requirements, and compliance with Washington State Department of Ecology Water Quality and Solid Waste Management program requirements mitigate potential impacts.

- Compliance with Applicable Development Regulations in River District Development Regulations §10-2C:

- §10-2C-2: The variety of residential uses proposed in this development are outright, permitted uses in this district.
- §10-2C-6: All future building permits will be required to conform to the setback requirements detailed in this section, as indicated on the plat, and as stated as a condition of approval.
- §10-2C-7: Provides for a minimum net density of 4 units per acre, and a maximum net density of 18 units per acre. The net density proposed for this development is 9.51 units per acre. Maximum lot coverage in the RD-R Zone is 80%; this requirement will be reviewed at the time of building permit application. There are no minimum or maximum lot sizes or dimensions in this district.
- §10-2C-8: Maximum building height allowed in this zone is 45 ft. While the typical building elevations depicted in the Preliminary Plat submittal, Sheet 5, Preliminary Building Elevations, appear to meet this requirement, building height will be reviewed at the time of building permit.
- §10-2C-9: Building orientation requirements will be reviewed at the time of building permit application.
- §10-2C-10: Architectural Guidelines and Special Standards. While the typical building elevations depicted in the Preliminary Plat submittal, Sheet 5, Preliminary Building Elevations, appear to meet these requirements, architectural guidelines and standards will be reviewed at the time of building permit.

- Compliance with Applicable Design Standards in River District Development Regulations §10-3:
  - §10-3B: Access & Circulation Standards:
    - Traffic Study Requirements: The entire River District SAP is included in the Harvard Road Mitigation Plan. While the City or other agency with access jurisdiction may require a traffic study, the recently completed City of Liberty Lake Network Analysis & Corridor Study included this development in the build-out analysis, and the applicant will participate with Harvard Road Mitigation Fees, so in accordance with the City of Liberty Lake Engineering Design Standards, it was determined that a Traffic Study was not warranted.<sup>1</sup>
    - Access to Private Property: Access is proposed to be from public streets or private alleys, consistent with the requirements of this section. The number of access points proposed shared driveways, and driveway widths will be reviewed for consistency with the standards detailed in this section at the time of infrastructure plan review.
    - Access spacing is required to have a minimum of 50 ft separation between driveways, and will be reviewed for compliance with the requirements at the time of infrastructure plan review, prior to final plat. Intersections are required to have a minimum separation of 150 feet on local streets; the proposed preliminary plat is consistent with this requirement.
    - Street Connectivity & Formation of Blocks: The proposed project aligns with existing and proposed streets in other developments, the layout of the streets conforms with requirements related to block length of not greater than 900 ft., and the typical sections proposed for streets within the development are generally in conformance with the River District SAP and City of Liberty Lake Engineering and Design Standards.
    - Fire Access and Parking Area Turnarounds: Conformance with International Fire Code Standards is reviewed at the time of infrastructure plan review, final plat, and building permit.
    - Vision Clearance: At the time infrastructure plan review, and building permit submittal, plans are reviewed for conformance with the “clear view triangle”.
    - Construction: Driveways, parking areas, aisles and turn-arounds are required to be paved with asphalt, concrete, or comparable surfacing. Paved streets with appropriate stormwater treatment and detention are required as a condition of final plat, or with appropriate surety, with no building permits issued a final CO until such time as the required paving is constructed.
    - Pedestrian Access: The street sections proposed meet the standards for sidewalks and multimodal pathways in the River District, and are consistent with the River District Master Plans for Parks & Greenways, Trails and Transportation.
  - §10-3C: Standards for street trees and landscaping of common open space are addressed through recommended conditions of approval, and will be reviewed for consistency at the time of infrastructure plan review; all other required landscaping and fence/wall standards will be addressed at the time of building permit.

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<sup>1</sup> COSV is not an agency with access jurisdiction for this project.

- §10-3D: Vehicle & bicycle parking standards addressed in this section will be reviewed at the time of building permit application.
  - §10-E: Signage standards addressed in this section will be reviewed at the time of sign permit application.
  - §10-3F: Solid waste storage requirements and small wireless facility standards will be evaluated at the time of permit application; lighting standards and clearing and grading requirements will be evaluated at the time of infrastructure plan submittal.
  - §10-3G: Public Infrastructure Requirements
    - Transportation Improvements: The plat as proposed and the typical street sections detailed in the Preliminary Plat submittal, Sheet 4, Preliminary Plat Details, are generally consistent with the standards of this section, the River District Specific Area Plan Transportation Chapter, and City of Liberty Lake Engineering Design Standards. A more detailed review of the transportation review standards is completed at the time of infrastructure plan submittal.
    - Public Use Areas: Location of the proposed open space tracts in this preliminary plat is consistent with the River District Parks & Greenway Plan and the River District Trails Master Plan, and the dedication requirements are addressed as recommended conditions of approval. Final plat submittals will also be reviewed for consistency.
    - Sanitary sewer and water improvements are proposed, and the requirements of this section will be addressed through recommended conditions of approval, and prior to final plat approval.
    - The requirements regarding dry utilities and easements are addressed through recommended conditions of approval.
    - Construction approvals and assurances are addressed in recommended conditions of approval.
  - §10-3H: Stormwater management standards and requirements are addressed through recommended conditions of approval and will be further reviewed and evaluated at the time of required infrastructure plan submittal.
2. “River Crossing 2020” is not known to exist as a recorded subdivision in Spokane County, and appears to satisfy the provisions of RCW 58.17.
  3. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out for connectivity with previously approved subdivisions and other developments already approved for adjoining property as to width, general direction, and in general conformance with the infrastructure requirements identified in the River District SAP, with recommended conditions of approval identified. All required public improvements and dedications are identified on the preliminary plat, and/or identified within proposed conditions of approval.
  4. All required common areas and improvements, as identified in the River District SAP 08-001, are identified on the preliminary plat. Greenways consistent with the River District Parks & Greenway Plan and the River District Trails Master Plan are proposed to be located on the northside of E Mission Avenue, and the west side of N Kramer Parkway.
  5. The subdivision appears to meet the housing standards detailed in River District Development Regulations §10-2C, as described above. The proposed net density of 9.51 units/acre is consistent with the density range permitted for the RD-R zone, which allows for a minimum density of 4 units

per acre, and a maximum density of 18 units per acre.

6. All proposed blocks, lots, and parcels conform to the specific requirements below:

- River District Development Regulations within the RD-R zone provide no minimum or maximum lot sizes or dimensions. The proposed preliminary plat is in conformance with the block and lot standards, identified in River District Development Regulations §10-3G, as detailed above.
- All future building permits will be required to conform to the setback requirements detailed in River District Development Regulations §10-2C-6, as indicated on the plat, and as stated as a condition of approval.
- The location of proposed driveway accesses for each lot shall be identified in the infrastructure plans for each phase of platting, and shall be so designed as to conform with driveway access standards detailed in River District Development Regulations §10-3B-2, with said requirement identified as a condition of approval.
- At the time of infrastructure plan submittal for each phase of platting, the applicant shall submit landscape plans, to include street trees and all landscaping required for common open space tracts included in that phase of development, and shall be so designed as to comply with the requirements of River District Development Code §10-3C, Landscaping, Street Trees, Fence and Wall Standards, and City of Liberty Lake Engineering Design Standards, with said requirement identified as a condition of approval.
- In conformance with the International Fire Code, as amended, a 20-foot width fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. This requirement will likely apply to the two multifamily lots located on the northeast corner of Emission Avenue and N Kramer Parkway, and will be evaluated and addressed at the time of building permit.
- Where common driveway access or alleys are proposed to serve more than one lot, a reciprocal easement addressing access and maintenance rights shall be recorded with the approved final plat, said requirement identified as a condition of approval.

*River Crossing 2020 Preliminary Plat will be consistent with the requirements of SAP-08-0001 (RDSAP) and Liberty Lake City Development Code, as applicable, with the project conditions and mitigation requirements addressed in the proposed conditions of approval and the SEPA MDNS.*

*City of Liberty Lake Staff hereby recommends that this River Crossing 2020 Preliminary Plat be approved, with the attached conditions of approval, along with the mitigating measures as outlined in the SEPA MDNS.*

## RECOMMENDED CONDITIONS OF APPROVAL:

City Code §10-4D-5 provides that the City may attach such conditions as are necessary to carry out the provisions of the Development Code, other applicable ordinances, and regulations, or as may be necessary to comply with the standards of approval as detailed above. The following are recommended as conditions of approval:

1. All conditions imposed by the Hearing Examiner and/or the City Council shall be binding on the "Applicant", which term shall include the owner or owners of the property, heirs, assigns, and successors.
2. The preliminary subdivision applies to the following described real property:

A portion of the South Half of Section 9, Township 25 N, Range 45E, W.M. more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1, Block 4 of the Final Plat of River Crossing East Addition, Recorded in Book 41 of Plats, Pages 26 and 27; thence N86°39'45"E a distance of 7.89 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 2656.00 feet; thence Northeasterly along said curve through a central angle of 11°50'12" an arc distance of 548.70 feet; thence N76°09'18"E a distance of 343.98 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 2610.00 feet; thence Northeasterly along said curve through a central angle of 05°16'15" an arc distance of 240.11 feet; thence N70°53'03"E a distance of 324.10 feet to the beginning of a non-tangent curve concave to the Southeast and having a radius of 1390.28 feet and a chord bearing and distance of N77°20'12"E, 312.46 feet; thence Northeasterly along said curve through a central angle of 12°54'15" an arc distance of 313.12 feet; thence N83°39'22"E a distance of 501.41 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 20.00 feet; thence Southeasterly and Southerly along said curve through a central angle of 96°41'25" an arc distance of 33.75 feet; thence S00°20'47"W a distance of 14.15 feet; thence S89°39'13"E a distance of 188.56 feet to the Westerly line of Lot 2, Block 1 of the Final Short Plat of SP-09-0001, Recorded in Book 25 of Short Plats, Pages 93 and 94; thence S00°20'47"W along said Block 1 a distance of 515.09 feet to the Southwest corner of said Block 1, said point being on the North line of Parcel T per Spokane County Binding Site Plan, BSP-54-97 (Phase 1) Alteration, Recorded in Book 2 of Binding Site Plans, Pages 4B and 5B; thence along S76°30'57"W (Record S76°31'10"W) along the Northerly line of Parcels T and U of said Binding Site Plan a distance of 446.64 feet to the Northwest corner of said Parcel U; thence S00°22'54"W (Record S00°23'07"W) a distance of 61.80 feet to the Northeast corner of Parcel C per Binding Site Plan BSP 76-00, Recorded in Book 2 of Binding Site Plans, Pages 45 and 46; thence S00°22'54"W (Record S00°23'07"W) along the Easterly line of Parcels C, B and A of said Binding Site Plane a distance of 513.84 feet (Record 513.96 feet) to the Southeast corner of said Parcel A; thence along the Southerly line of said Parcel A the following (3) three courses;

- 1) S83°52'58"W (Record S83°52'37"W) a distance of 133.19 feet (Record 133.12 feet);
- 2) N89°38'24"W (Record N89°36'53"W) a distance of 184.12 feet;
- 3) N89°58'05"W (Record N89°56'34"W) a distance of 0.82 feet to the East line of the Southwest Quarter of said Section 9; thence S01°07'21"E along the East line of said Southwest Quarter a distance of 5.03 feet to the Northerly Right of Way line of Mission Avenue; thence along said Right of Way line the following (7) seven courses:
  - 1) N89°56'17"W a distance of 59.59 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 89.00 feet;
  - 2) Thence Northwesterly along said curve through a central angle of 30°00'00" an arc distance of 46.60 feet;
  - 3) N59°56'17"W a distance of 51.25 feet to the beginning of a tangent curve concave to the South and having a radius of 78.00 feet;
  - 4) Thence Westerly and Southwesterly along said curve through a central angle of 58°36'52" an arc distance of 79.79 feet to the beginning of a reverse curve concave to the Northwest and having a radius of 315.00 feet;

- 5) Thence Southwesterly along said curve through a central angle of 30°26'00" an arc distance of 167.32 feet;
- 6) S00°03'43"W a distance of 10.19 feet;
- 7) N89°56'47"W a distance of 1810.05 feet; thence leaving said Right of Way line N00°24'07"E a distance of 157.00 feet; thence S89°56'47"E a distance of 148.40 feet to the Southerly Right of Way line of Thompson Avenue; thence continuing S89°56'47"E along said Southerly Right of Way line a distance of 346.32 feet; thence N00°03'13"E a distance of 58.00 feet to the South East corner of Lot 9, Block 4 of said Final Plat of River Crossing East Addition; thence along the Easterly line of said Block 4 the following (3) three courses;
  - 1) N00°03'13"E a distance of 125.06 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 970.00 feet and a chord bearing and distance of N06°24'56"E, 306.44 feet;
  - 2) Thence Northerly along said curve through a central angle of 18°10'38" an arc distance of 307.73 feet;
  - 3) N02°40'23"W a distance of 143.64 feet to the POINT OF BEGINNING.

EXCEPT all Rights of Ways

Subject to all easements of Record.

Containing 53.46 acres more or less

Situate in the city of Liberty Lake, Spokane County, Washington

3. The applicant shall comply with the SEPA MDNS Determination that was issued on 12/23/2020 and the mitigating conditions set forth therein. Specifically:
  - a. Participation in the Harvard Road 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. All BMP's are performance based, and if the City determines the BMP is not adequately performing during construction additional calculations and/or reconstruction or reinstallation of BMPs may be required.
  - 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 SAP-08-001, Section 10-3H, and the Spokane Regional Stormwater Manual. The Project Engineer shall certify that storm water facilities during all phases of construction of the project provided adequate conveyance, treatment, and detention as per the Spokane Regional Stormwater Manual and approved drainage report calculations submitted with each phase of development. 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. The requirements Liberty Lake Sewer & Water District, Consolidate Irrigation District & Spokane County Utilities shall be met at the time of project construction.
  - h. The developer shall be required to submit a cultural survey of the site, completed by a professional archaeologist for review and acceptance by the Spokane Tribe and the Washington State Historic Preservation Office prior to the commencement of any grubbing, clearing, or earth moving on the subject property. 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.
4. All required subdivision improvements and buildings within the development shall comply with all development standards and requirements of the RD-R zone, as applicable and as amended, and other applicable portions of the River District Development Code and the City Municipal Code, as may be amended.
  5. The final plat shall be designed substantially in conformance with the preliminary plat. No increase in density or numbers of lots, or substantial modification of the preliminary plat or conditions of approval shall occur, without a change of conditions application and approval.
  6. The Director of Planning & Engineering and/or designee shall review any proposed final plat to ensure compliance with the Conditions of Approval, as may be incorporated into the final decision by the Hearing Examiner.
  7. The plat name and file number shall be indicated on the final plat. Any changes to the name must be approved by the Director of Planning & Engineering Services and/or designee.
  8. The preliminary plat is given conditional approval for five (5) years from date of approval, unless additionally modified by WA State Law. To request an extension of time on the preliminary plat, the applicant must submit a written request to the City of Liberty Lake Planning, Engineering & Building Services at least thirty (30) days prior to the preliminary plat expiration date. The extension request shall be processed in accordance with City Development Code §10-4D-3 (D), Modifications and Extensions, as amended. If an extension request is not submitted prior to the expiration of the preliminary plat, the preliminary plat will become null and void at such time to the extent that it has not received final plat approval.
  9. In accordance with RCW 58.17.170, as amended, any lots in a final plat filed for record shall be a valid land use notwithstanding any change in zoning laws for a period of five (5) years from the date of filing. A subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances, and regulations in effect at the time of approval for a period five (5) years after final plat approval, unless the approval authority finds that a change in conditions creates a serious threat to the public health or safety in the subdivision.

10. Building setbacks shall conform to the RD-R Zone regulations, and shall be identified on the final plat with a matching detail, if so required by the Director of Planning & Engineering Services and/or designee.
11. Site plans for all new structures within the shall be required at the time of building permit, and shall show the location of proposed driveways on the subject property, in relation to the location of driveways on adjacent lots, with driveway so located as to conform with driveway access standards detailed in River District Development Regulations §10-3B-2. Where common access driveways or alleys are proposed to serve more than one lot, a reciprocal easement addressing access and maintenance rights shall be recorded with the approved subdivision, with said easement reflected on the face of the plat.
12. Final plat submissions shall comply with City Development Code §10-4D, Land Divisions and Boundary Line Adjustments, as applicable, and the City of Liberty Lake Final Plat / Short Plat / BSP Review Application.
13. At the time of final plat submittal, the applicant shall supply a current certificate of title to the City of Liberty Lake, with the plat name / file number indicated on the plat certificate cover sheet.
14. At the time of final plat submittal, the applicant shall supply a copy of all Covenants, Conditions, & Restrictions (CCR's), deed restrictions, private easements and agreements, and other documents pertaining to common improvements that have or will be recorded and that are referenced on the plat or that affect the property and CCR annexation, as applicable.
15. At time of building permit review, compaction reports shall be required on lots identified as having fill material exceeding 24" in depth.
16. Prior to final plat submittal, a Professional Engineer, licensed in the State of Washington, shall submit a street, grading, and drainage plan, a drainage report, and calculations that conform to the adopted City Street and Stormwater Standards, and all standards and laws that are applicable to this project, as applicable. The Project Engineer shall certify in each phase of construction that the storm water facilities provide adequate conveyance, treatment, and detention for that phase of construction and all previous phases of construction as may be served by the infrastructure in that phase, as per the Spokane Regional Stormwater Manual and approved drainage report calculations submitted with each phase of development. Final street, grading, and drainage plans, and drainage reports shall receive acceptance by the City prior to release of a construction or building permit or recording of the final plat.
17. At the time of infrastructure improvement plan submittal as detailed in the previous condition, the applicant shall submit landscape plans prepared by a Landscape Architect, licensed in the State of Washington, to include street trees in that phase of development. Landscaping plans shall be reviewed by the City for compliance with the requirements of River District Development Code §10-3C, Landscaping, Street Trees, Fence and Wall Standards, and City of Liberty Lake Engineering Design Standards. Landscape plans shall receive approval from the City prior to the release of construction or building permits, or the recording of the final plat.
18. An application for a Design Deviation shall be required to be submitted to the City of Liberty Lake with any non-standard elements of street or stormwater plans submitted to the City of Liberty Lake. Non-standard designs include (but are not limited too) temporary detention ponds, non-standard driveway spacing between intersections, and non-standard pavement thickness. To be approved, the Design Deviation request must include adequate engineering justification and drainage calculations and

should include any other agency approvals that may be necessary for the proposed deviation to function as designed. The Design Deviation request shall include a description of maintenance responsibilities. The City may approve or deny a Design Deviation or may impose additional conditions on the approval of the Design Deviation, if necessary to implement the intent of the standard.

19. Streets within River Crossing 2020 will be designed to the typical sections depicted in the Preliminary Plat submittal, Sheet 4, Preliminary Design Plat Details, or otherwise, in substantial conformance with RDSAP Street Sections as depicted in the River District SAP Exhibit 6.2.1, as may be approved by the City Engineer.
20. Streets within River Crossing 2020 shall be constructed with separated sidewalks, street trees, and street lighting, and shall be constructed to public street standards, as determined by the City Engineer, and dedicated as public streets at time of final plat.
21. Required improvements to Mission Avenue, as depicted in the Preliminary Plat submittal, Sheet 4, Preliminary Design Plat Details, shall be constructed along the entire frontage of the project. Said improvements shall be required to be completed prior to the final platting of 25% of the proposed lots, or a performance guarantee shall be provided, prior to recording any subsequent final plat. At the time of construction of Mission Avenue, the applicant will install boarding and alighting pads for bus stops, with said pads located at least 150 feet west of the Kramer Parkway/Mission Avenue roundabout, and at least 150 feet east of the Mission Avenue/ Harvest Parkway roundabout.
22. Kramer Parkway, Moyie Street and Klamath Street shall provide for a future street connection to development north of River Crossing 2020.
23. Consistent with the River District Trails Master Plan and Parks & Greenways Plan, 10 ft. multimodal pathways shall be constructed within greenways located on the northside of Mission Avenue, and on the west side of Kramer Parkway, as required subdivision improvements. Greenway improvements shall be constructed with landscaping installed, or a performance guarantee provided, prior to recording the final plat phase where the greenway improvements will be located.
24. Temporary cul-de-sacs / fire apparatus turnarounds are required when streets terminate at the plat or plat phase boundaries. Street construction should run to the nearest planned intersection to provide a hammerhead.
25. A plan for street and pedestrian pathway lighting installation that conforms to the requirements of River District Development Regulations §10-3G-2(W) Street Lighting Standards, as amended, must be submitted as part of the subdivision infrastructure plans, and approved by the City prior to recording of the final plat.
26. Construction within the proposed streets and easements shall be performed under the direct supervision of a licensed engineer / surveyor, who shall furnish the City with "Record Drawings" plans in electronic format stamped by the engineer of record with a certification that all improvements were installed to the lines and grades shown on the approved construction plans and that all disturbed monuments have been replaced.
27. All construction work, including the installation of street trees, utilities, streets, stormwater, etc., is to be completed prior to recording of the final plat, or a performance guarantee shall be submitted as outlined in City Development Code §10-4D-9 Performance Guarantees, as amended.
28. The applicant is advised that there may exist utilities either underground or overhead affecting the

applicant's property, including property to be dedicated or set aside future acquisition. The City of Liberty Lake will assume no financial obligation for adjustments or relocation regarding these utilities. The applicant should contact the applicable utilities regarding responsibility for adjustment or relocation costs and to make arrangements for any necessary work.

29. Appropriate water, sewer and dry utility easements shall be indicated on copies of the proposed final plat. Serving utility companies will be provided up to thirty (30) days to review the final plat prior to recording.
30. 10' utility easements adjoining and behind the sidewalk / right-of-way shall be shown on the final plat. Additionally, any tract that will be dedicated to the HOA which will contain gas or electric will need crossing easements.
31. Consistent with River District Development Code §10-3G-6 Utilities, all utility lines including, but not limited to, those required for electric, communication, lighting, and cable television services and related facilities shall be placed underground, except for surface mounted transformers, surface mounted connection boxes and meter cabinets which may be placed above ground if screened, temporary utility service facilities during construction, and high capacity electric lines operating at 50,000 volts or above. The SAP-08-0001 additional standards shall also apply to all new subdivisions, to facilitate underground placement of utilities.

32. The final plat dedication shall state:

Easements for "Dry" utilities (electric, gas, phone, fiber, cable TV) as shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities and the right to prohibit, trim and/or remove trees, bushes, landscaping, without compensation and to prohibit brick, rock or masonry structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Storm drain dry wells and water meter boxes shall not be placed within the "Dry" easements; however, lateral crossings by storm drain, water and sewer lines are permitted.

Serving Utility companies are also granted the right to install utilities across future acquisition areas or border easements.

33. The subject site shall be annexed into the River Crossing Homeowner's Association or a homeowner's association must be established to provide for maintenance of all landscaped strips, open space tracts, common areas, alleys / driveways, private streets, and street lighting, as applicable.

34. The final plat dedication shall state:

The owners of all lots within this subdivision shall be members of the " \_\_\_\_\_" Homeowner's Association, a homeowner's association created by document recorded \_\_\_\_\_ by the Secretary of State of the State of Washington under U.B.I Number \_\_\_\_\_ and subject to the Articles of Incorporation and Bylaws thereof. Also subject to the DECLARATION OF PROTECTIVE COVENANTS FOR " \_\_\_\_\_" HOMEOWNER'S ASSOCIATION as recorded under Auditor's Document No. \_\_\_\_\_.

35. The final plat dedication shall state:

“ \_\_\_\_\_ ” Homeowner's Association will be responsible for the maintenance of all landscaped strips, open space tracts, common areas, alleys / driveways, private streets, and street lighting, as applicable.”

36. The final plat dedication shall state:

All tracts shall be dedicated to the “ \_\_\_\_\_ ” Homeowner’s Association or a related private entity responsible for the ownership and maintenance of said property; however, the general public is granted access to utilize said open space tracts.”

37. Any private streets, alleys, and common areas shall be considered subservient estates for tax purposes to the other lots created herein.

38. While maintenance of underground stormwater infrastructure shall be the responsibility of the City, the surface area of stormwater treatment and drainage within the development will be the responsibility of developer, or their heirs and assigns. Prior to final plat acceptance by the City, the Sponsor shall provide a mechanism, acceptable to the City, for the perpetual maintenance of the surface area of all stormwater treatment and drainage within the development. Homeowners Associations are accepted by the City for carrying out the required maintenance functions and responsibilities.

39. The City of Liberty Lake shall prepare a notice that the property in question is subject to a variety of special conditions imposed as a result of approval of a land use action, and the applicant shall be required to record said notice with the Spokane County Auditor at time of final plat recording. This Title Notice shall serve as a public notice of the conditions of approval affecting the property in question. The Title Notice should be recorded within the same time frame as allowed for an appeal and shall only be released, in full or in part, by the City. The Title Notice shall generally provide as follows:

The parcel of property legally described as [insert legal description] and commonly known as "River Crossing 2020" is the subject of a land use action by the City of Liberty Lake on [insert date], imposing a variety of special development conditions. File # PLT2020-0001 is available for inspection and copying at the City of Liberty Lake.

40. The final plat dedication shall state:

The owners or successors in interest agree to join in any City-approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining, or operation of stormwater control facilities.

The owners or successors in interest also agree to join in any City-approved local improvement district for street improvements and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining, or operation of streets.

41. The final plat dedication shall state:

A public sewer system will be required to be installed for the plat. Individual service must

be provided to each lot prior to sale. Use of individual on-site disposal systems shall not be authorized. The developer of the proposal shall bear the cost of providing the required services to the lots.

42. The final plat dedication shall state:

A public water system will be required to be installed for the plat. Individual service must be provided to each lot prior to sale. The use of private wells or water systems is prohibited. The developer of the proposal shall bear the cost of and shall provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot and prior to issuance of a building permit for each lot.

43. Applicant shall submit water and sewer infrastructure plans directly to the applicable water and/or sewer purveyor "under separate cover", only those plan sheets showing applicable sewer and water plans and specifications for the public utility connections and facilities for review and approval. Commercial developments shall submit historical and or estimated water usage as part of the sewer plan submittal. Prior to plan submittal, the developer is required to contact the applicable sewer and/or water purveyor to discuss the details of said utility plans.
44. At the time of or prior to final plat submittal, a water plan with hydrant placement in conformance with the International Fire Code (IFC), as amended, shall be supplied to the City and Spokane Valley Fire District. The size of the water mains shall be indicated on the water plan. The water plan must be approved by the water purveyor and Spokane Valley Fire District prior to recording of the final plat.
45. Hydrant placement and emergency access shall be consistent with the International Fire Code (IFC), as amended and as interpreted by the City. A signature block on the water plan may be utilized in lieu of the approval letter.
46. Prior to the issuance of the initial building permit(s), the applicant shall submit to the City, documentation signed by the water purveyor and Spokane Valley Fire District stating that the public water system has been installed, tested, and accepted, including the fire hydrant(s) as operational.
47. Appropriate street name(s) for all public and private streets, approved by the City, shall be drafted on the face of the final plat. No street name shall be used which will duplicate or be confused with the names of existing streets in Spokane County, except extensions of existing streets may be permitted.
48. A second means of egress from each phase shall be in place prior to construction beginning on the 30th parcel of that phase.
49. The street address for each lot shall be indicated on the face of the final plat. The City reserves the right to confirm the actual address at the time a building permit is issued.
50. Addresses shall be posted so they are visible from adjoining streets during and after construction. Numbers shall be a minimum 4" tall and contrasting to background.
51. Prior to recording the final plat, the sponsor shall demonstrate to the satisfaction of the Spokane Regional Health District that an adequate and potable water supply is available to each lot of the plat.

## LIST OF EXHIBITS

### Exhibit A: Application Materials

- Application
- Revised Preliminary Plat
  - Sheet 1 - Cover
  - Sheet 2 - Preliminary Plat Map
  - Sheet 3 - Site Analysis Map
  - Sheet 4 - Preliminary Plat Details
  - Sheet 5 - Preliminary Building Elevations
  - Sheet 6 – Phasing Map
- Water & Sewer Availability Letters:
  - LLSWD
  - Consolidated Irrigation District
  - Spokane County

### Exhibit B: Noticing Documentation

- NOA/NOH
- Legal Notice
- Mailing List with Title Company Certification
- Affidavit of Mailing
- Affidavit of Posting
- Photos of Posted Signs

### Exhibit C: Agency Comments Received

- SVFD
- Avista
- Spokane Tribe of Indians
- LLSWD
- Spokane Transit
- WS Department of Ecology
- COSV

### Exhibit D: SEPA Documentation

- Distribution E-Mail
- SEPA Checklist
- TGDL
- MDNS
- MDNS Distribution E-Mail

### Exhibit E: City of Liberty Lake Adopted Maps & Plans

- City Comprehensive Plan Land Use Map
- City Zoning Map
- RDSAP Master Plan Map
- RDSAP Parks and Greenway Plan
- RDSAP Trails Master Plan
- RDSAP Transportation Plan
- RDSAP Wastewater Reuse Plan
- RDSAP Water Master Plan
- RDSAP Sewer Master Plan