

**CITY OF LIBERTY LAKE NOTICE OF AVAILABILITY OF SEPA CHECKLIST & NOTICE OF PLANNING
COMMISSION PUBLIC HEARING ON THE CITY OF LIBERTY LAKE'S PROPOSED LANDSCAPE
ORDINANCE AMENDMENTS**

In accordance with WAC 197-11, notice is hereby given that a SEPA Checklist has been completed on the Proposed Amendments to the City of Liberty Lake's Development Code §10-3C- regarding Landscaping, Street Trees, Fences and Walls. The City of Liberty Lake Planning, Engineering & Building Services has determined that the proposed amendments will have no significant adverse environmental impacts and has issued a Determination of Non-Significance (DNS). **Copies of the SEPA Checklist and the DNS Threshold Determination will be available for review on or before Tuesday, February 23, 2021. Comments on the SEPA Checklist and Threshold Determination should be sent to the contact person listed below, no later than 4 p.m., on Tuesday, March 9, 2021.** An appeal of the Threshold Determination, after it becomes final, may be made to the City of Liberty Lake Planning, Engineering & Building Services at 22710 E. Country Vista, Liberty Lake, WA 99019. The appeal deadline to request an 'open record' appeal to the Hearing Examiner is fourteen (14) calendar days after the threshold determination is issued. A notice of appeal must be delivered to the City by mail or personal delivery by 4 p.m. on March 9, 2021. 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.

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT: The Planning Commission of the City of Liberty Lake will conduct a public hearing on the proposed Amendments to the City of Liberty Development Code §10-3C- regarding Landscaping, Street Trees, Fences and Walls. Attendees will have the opportunity to testify on the above-mentioned proposed amendments. Written comments may also be submitted to the contact person below. **The public hearing will be held Wednesday, March 24, 2021 beginning at 4pm @ the Liberty Lake City Hall Council Chambers, 22710 E. Country Vista Drive, Liberty Lake, WA. In the event that Governor Inslee's Order 20-28 is extended to encompass the date of the hearing, a virtual hearing will be conducted via Zoom, and the log in information will be available on the City website, or by contacting the City contact listed below.** A City Staff Report presentation will be conducted and copies will be available on the City website listed below at least 10 days prior to the public hearing.

For more information or to receive copies of the DNS, SEPA Checklist, Threshold Determination, or the proposed amendments, please contact: Lisa D. Key, Director of Planning, Engineering & Building Services, 22710 E. Country Vista Drive, Liberty Lake, WA 99019. Phone: 509-755-6708, Fax: 509-755-6713, Email: lkey@libertylakewa.gov. Information is also available on the City website at <http://www.libertylakewa.gov/196/Public-Notices>. Individuals planning to attend the hearing who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk at (509) 755-6729 within at least 48 hours of the meeting so that arrangements may be made.

Hearing Date: March 24, 2021

Publication Date: February 26, 2021

PROPOSED AMENDMENTS TO Article 10-1C — Definitions

Add the following new definitions to Paragraph B: Definitions:

Native Plants - Species that have existed in the local/regional ecosystem for hundreds or thousands of years, without human introduction.

Adaptive Plants - Species of plants that were originally native to other regions that have become acclimated and established in the local/regional ecosystem without being harmful to existing native plants and wildlife, and are able to grow and reproduce without human intervention.

PROPOSED AMENDMENTS TO Article 10-3C — Landscaping, Street Trees, Fences, and Walls

Sections:

- 10-3C-1** Purpose
- 10-3C-2** Landscape Conservation
- 10-3C-3** New Landscaping
- 10-3C-4** Street Trees
- 10-3C-5** Fences and Walls

10-3C-1 Purpose

The purpose of this article is to promote community health, safety and welfare by protecting natural vegetation, and setting development standards for landscaping, street trees, fences and walls. Together, these elements of the natural and built environment maintain and protect property values, enhance the City's appearance and character, visually unify the City and its neighborhoods, and promote proper plant selection and provide for continuous maintenance so that plant materials can flourish. Trees provide climate control through shading during summer months and wind screening during winter, and trees and other plants can also buffer pedestrians from traffic. Walls, fences, trees and other landscape materials also provide vital screening and buffering between land uses.

Landscaped areas help to control stormwater drainage and can improve water quality, as compared to paved or built surfaces. The article is organized into the following sections:

- A. **10-3C-2 Landscape Conservation** - prevents the indiscriminate removal of significant trees and other vegetation, including vegetation associated with streams, wetlands and other protected natural resource and critical areas.
- B. **10-3C-3 New Landscaping** - sets standards for and requires site landscaping and buffering for parking and maneuvering areas, and between different zones. (Note that other landscaping standards may be provided in Chapter 2 - Zoning Districts, for specific types of development.)
- C. **10-3C-4 Street Trees** - sets standards for and requires planting of trees along all streets for shading, comfort, and aesthetic purposes.
- D. **10-3C-5 Fences and Walls** - sets standards for new fences and walls, including maximum allowable height and materials, to promote security, personal safety, privacy, and aesthetics. (Note that other fence and wall standards may be provided in Chapter 2 - Zoning Districts, for specific types of development.)

10-3C-2 Landscape Conservation

- A. Applicability. All development sites containing Significant Vegetation, as defined below, shall comply with the standards of this Section. The purpose of this Section is to incorporate significant native vegetation into the landscapes of development and protect vegetation associated with streams, wetlands and other protected natural resource and critical areas. The use of mature, native vegetation within developments is a preferred alternative to removal of vegetation and re-planting. Mature landscaping provides summer shade and wind breaks, and allows for water conservation due to larger plants having established root systems.
- B. Significant Vegetation.
 - 1. Significant Trees and Shrubs - All trees within the public right of way with a trunk diameter of ~~12~~six (6) inches or greater, as measured 4 feet above the ground (DBH), ~~and all plants within the drip line of such trees and shrubs, shall be protected, if practical and as applicable that are deemed healthy and non-invasive shall be preserved, unless they fall within a planned new driveway, are in conflict with other required infrastructure, or as based upon other compelling circumstances, with the concurrence of the Zoning Administrator, or his/her designee.~~ Additionally, other individual trees and shrubs not located within the rhe public right of way with a trunk diameter of ~~12~~six (6) inches or greater ~~should~~shall be protected, if practicapreserved, unless they fall within the proposed building footprint or required parking area, or are in conflict with other required on-site infrastructure. Other trees may be deemed significant, when nominated by the property owner or City staff and designated by the City Council as “Heritage Trees” (i.e., by virtue of site, rarity, historical significance, etc.)
 - 2. Natural Resource / Critical Areas - Trees and shrubs on sites that have been designated as “Critical Areas” or natural resource areas, in accordance with Chapter 6 (e.g., due to slope, natural resource areas, wildlife habitat, etc.) shall be protected.
 - 3. Exception - Protection shall not be required for plants listed as non-native, Class A weeds by the Spokane County Noxious Weed Control Board or ~~for~~ non-native invasive plants.

- C. Mapping and Protection Required. All significant trees within the right of way and all Heritage Trees shall be mapped individually and identified by species and size (diameter at 4 feet above grade, or “DBH”). A “protection” area shall be defined around the edge of all branches (drip-line) of each tree (drip lines may overlap between trees). The City also may require an inventory, survey, or assessment prepared by a qualified professional when necessary to determine vegetation boundaries, building setbacks, and other protection or mitigation requirements. Other significant vegetation should be identified as existing vegetation on required landscape plans with their size and species, if the trees will be preserved as a portion of the required landscaping.
- D. Protection Standards. All of the following protection standards shall apply to significant vegetation identified in B above, other vegetation should comply whenever practical:
1. Protection of Significant Vegetation - Significant vegetation shall be retained whenever practical, as determined by the City. Preservation may become impractical when it would prevent reasonable development of public streets, utilities, or land uses permitted by the applicable zoning district and relocation of the vegetation or replacement with equivalent vegetation with the closest DBH for trees or commercially available nursery size available in the Spokane/ Coeur d’Alene metro region shall be required within the development or if not possible, then relocated or replaced within another area in the City.
 2. Protection of Natural Resource / Critical Areas - Natural Resource / Critical Areas shall be protected in conformance with the provisions of Chapter 6.
 3. Conservation Easements and Dedications - When necessary to implement the Comprehensive Plan, the City may require dedication of land or recordation of a conservation easement to protect specific areas, including groves of significant trees or Heritage Trees.
- E. Construction. All areas of significant vegetation shall be protected prior to, during, and after construction. Grading and operation of vehicles and heavy equipment is prohibited within significant vegetation areas, except as approved by the City for installation of utilities or streets. Such approval shall only be granted after finding that there is no other reasonable alternative to avoid the protected area, and any required mitigation is provided in conformance with Chapter 6 and Subsection D above.
- F. Exemptions. The protection standards in “D” above shall not apply in the following situations:
1. Dead, Diseased, and/or Hazardous Vegetation - Vegetation that is dead or diseased, or poses a hazard to personal safety, property, or the health of other trees, may be removed. Prior to tree removal, the applicant shall provide a report from a certified arborist or other qualified professional to determine whether the subject tree is diseased or poses a hazard, and any possible treatment to avoid removal, except as provided by subsection 2, below.
 2. Emergencies - Significant vegetation may be removed in the event of an emergency when the vegetation poses an immediate threat to life or safety, as determined by the Zoning Administrator. The Zoning Administrator shall prepare a notice or letter of decision within 15 days of the tree(s) being removed. The decision letter or notice shall explain the nature of the emergency and be on file and available for public review at City Hall.

10-3C-3 New Landscaping

~~A. Applicability. All land uses shall comply with the requirements of this section, except temporary uses, single family residential, and New landscaping requirements shall apply to the following uses:~~

- ~~1. Commercial and industrial buildings;~~
- ~~2. Multi-family buildings and complexes with 5 or more attached units;~~
- ~~3. Developments with three or more independent buildings on site;~~
- ~~4. As may be required by a condition of approval, or a conditional use permit;~~
- ~~5. Public buildings greater than 5,000 sq. ft.~~

~~Other~~ Other uses not subject to ~~Site Design Review as outlined in Article 10-4C to new landscaping requirements, as detailed above, which must only comply are, however, subject to~~ with the requirements for the preservation of significant vegetation and landscape conservation identified in Section 10-3C-2 above.

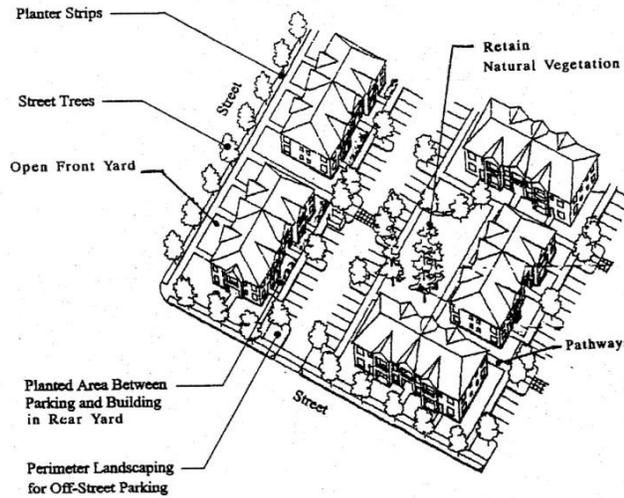
A-B. Landscaping Plan Required. A landscape plan is required and shall be submitted and reviewed prior to any permit issuance or development approval. All landscape plans shall conform to the requirements in Section 10-4C-3. ~~The~~ For projects requiring 11 parking spaces or more, the landscape plan shall be prepared or approved by a licensed landscape architect with the landscape architect's stamp on the plans.

B-C. Bonding and Assurances. Prior to the issuance of any occupancy permits for a project, the project shall either install the required landscaping in accordance with the approved landscape plan or obtain bonding or other assurances as established in Section 10-4C-5, subsection D. In the event a bond or other assurance is needed, a temporary certificate of occupancy (TCO) may be issued for a ~~six month~~ period of up to 12 months, to complete the installation of the landscaping. In the case of a phased construction, the TCO may be extended once, for a period of up to 12 months. If the installation of the landscaping is not completed ~~within the six month period prior to the expiration of the TCO,~~ the security bond/ assurance may be used by the City to complete the installation.

C-D. Landscape Area Requirements. The landscaping requirements are minimums; higher standards can be substituted as long as all fence or vegetation height limitations are met and vision clearance areas (Section 10-3B-2, subsection N) are maintained. Crime prevention and safety should be remembered when exceeding the landscaping standards (height and amount of vegetation may be an issue). The following are minimum percentages of required site landscaping based on types of development (the requirements in E-G below may require exceeding the percentages below). If after meeting the requirements in E-G below, the required minimum percentage has not been achieved, additional landscaping shall be added on the site around the buildings, in the parking areas, around the perimeter, etc. in order to meet the required minimum percentages below (percentage of the site that is required to be landscaped):

1. Multi-Family Residential (and other applicable residential projects in all zones) - 20%

2. Commercial, Industrial, and Other Non-Residential (C-1, C-2, I, & P Zones) - 10%
3. Commercial, Industrial, and Other Non-Residential (M-1, M-2, M-3, & O Zones) - 15%
4. Government / Civic (all zones) - 20%



Multi-Family Landscape Example

~~E. Interior Parking Area Landscaping. Interior parking area landscaping shall contribute to the total site area requirements in D above.~~

- ~~1. The interior of all parking areas shall contain landscape islands and peninsulas located in such a manner as to:~~

- ~~a. Divide and break up large expanses of paving.~~
- ~~b. Guide traffic flow and direction.~~
- ~~c. Promote pedestrian and vehicular safety.~~
- ~~d. Preserve existing trees and vegetation.~~

~~Interior landscaping shall consist of an evenly distributed mix of shade trees with shrubs. "Evenly distributed" means that the trees are distributed around the parking lot perimeter and between parking spaces to provide a partial canopy.~~

- ~~2. Landscape islands shall be installed to break up the parking area into rows of not more than 20 contiguous parking spaces or 10 spaces in one row.~~

- ~~a. Each end of each row of parking spaces shall require a landscape island unless the end of such row of parking spaces is adjacent to a perimeter landscape.~~

- ~~b. The minimum width for a landscape island that is parallel to a parking space shall be equivalent to the area of one parking space (e.g. 90 degree stalls are required to be a minimum of 9' x 18', therefore the landscape island shall be at least 9' x 18'). Each landscape island or peninsula shall contain a minimum of one (1) shade tree and a combination of five (5) deciduous and evergreen shrubs or~~

groundcover.

~~3. Each row of parking spaces shall be separated from one another by a six (6) foot landscape island that extends the entire length of the row of parking spaces. Such landscape island shall contain two (2) shade trees and ten (10) shrubs distributed per 45 linear feet. Additionally, six (6) foot wide pedestrian walkways, running parallel or perpendicular to the landscape islands shall be provided for convenient pedestrian access to the building entry(s) and throughout the parking lot. Within the I (Light Industrial) Zone, the parking row landscape island / walkway requirements will not be required within internal parking lots in order to prevent interference with truck maneuverability or other factors; provided the requirements of 10-3C-3(E)(4) below are met.~~

~~4. In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the interior parking area landscape requirements for individual properties within the I (Light Industrial) and C-2 (Freeway Commercial) Zones, if the consistency and other standards of Section 10-1B-8 are met and:~~

~~a. the landscaping within the parking area (excluding commercial loading and truck maneuvering areas) is at least equal to the minimum area requirements of 10-3C-3(D) above~~

~~b. no landscape islands or peninsulas are less than 100 square feet in area~~

~~c. no parking stall is located more than 50 feet from a shade tree, unless the site contains a large scale building or development (buildings with greater than 20,000 square feet of enclosed ground floor space or multiple buildings with a combined enclosed ground floor space greater than 40,000 square feet — see Section 10-2J-10(C)(2)), then no parking stall shall be located more than 100 feet from a shade tree~~

~~d. shade trees are located at the end of parking rows, or between parking stalls, or between stalls and the property line.~~

~~e. the parking lot landscaping is re-located within the site to comply with Section 10-3C-1 Purpose, above.~~

~~F. Perimeter Landscaping. Perimeter landscaping shall contribute to the total site area requirements in D above. The landscape screening shall provide breaks, as necessary, to allow for access to the site and sidewalk by pedestrians via pathways.~~

~~1. Perimeters Adjacent to Public Rights-of-way.~~

~~a. Parking areas and drives or other vehicular areas that extend to within 50 feet of a public right-of-way shall provide a landscape screen between the parking area,~~

~~drive, or other vehicular area and the right-of-way.~~

- ~~b. The landscape screen shall be a minimum of ten (10') feet in width and shall contain a minimum of one (1) shade tree and ten (10) shrubs distributed per 25 linear feet of street frontage or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of street frontage.~~

~~2. Perimeters Not Adjacent to Public Rights-of-way.~~

~~— In addition to F-1 above, the remaining perimeter of any parking areas, drives, or other vehicular areas shall be surrounded by a continuous five (5') foot landscape border minimum. Such landscape border shall be required between any paved area and any property line, yard, or required yard. The landscape border may be interrupted for ingress and egress to structures and adjoining lots. When a shared driveway will be located at the property line, the perimeter landscaping can be located at the sides of the driveway or as a landscaped median, as applicable. The landscaped border shall consist of at least one (1) shade tree or one (1) ornamental tree and ten shrubs distributed per 25 linear feet of perimeter or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of perimeter, unless existing landscaping on abutting properties prohibits planting to the required quantities, as determined by the Zoning Administrator or designee. If approved by the City, landscape berms may be utilized in place of the shrub requirements. In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the landscaping requirements for perimeters not adjacent to public rights-of-way for individual properties within the I (Light Industrial) and C-2 (Freeway Commercial) Zones, if the consistency and other standards of Section 10-1B-8 are met.~~

~~3. Perimeters of Structures. The border between any structure and parking area, drive, or other vehicular area shall be at least five (5') foot wide and consist of a minimum of ten (10) shrubs distributed per 25 linear feet, unless a sidewalk / pedestrian path is provided along the building or where vehicle access is provided to the building. The sidewalks / pedestrian paths located at the main building entrance shall be incorporated with plants.~~

~~4. Perimeters Adjacent to Interstate 90. Any perimeter adjacent to Interstate 90 shall provide at least a fifteen (15') wide landscape border containing at least one (1) tree and ten (10) shrubs which are a 50/50 mix of evergreen and deciduous plantings distributed per 25 linear feet.~~

~~5. Minimum Buffer Zones. Whenever a 20 foot minimum buffer zone is required for a specific use or for uses within the C-1, C-2, I, P, and O Zones that are adjacent to any Residential Zone, as outlined in Chapter 2, the buffer zone shall be as follows:~~

~~a. A minimum width of twenty (20) feet.~~

~~a. The buffer shall contain at least one (1) evergreen tree and ten (10) shrubs which are predominantly evergreen, but may include some deciduous shrubs, distributed per 25 linear feet~~

D-E. The following table sets forth the required landscape buffers associated with specific zoning/land use adjacencies, as described in paragraph G:

Required Zone/Use Landscape Buffers		
<u>Zoning/Use of the Site</u>	<u>Adjacent Zoning or Adjacent Use¹</u>	<u>Landscape Buffering Requirement</u>
<u>Mixed Use Zones (M-1, M-2, M-3, RD-M)/ all non-residential uses</u>	<u>Residential Zone or Use</u>	<u>Type II – Visual Relief Buffer</u>
<u>C-1, C-2, RD-C/All uses</u>	<u>Residential Zone or Use</u>	<u>Type II – Visual Relief Buffer</u>
<u>I/All Uses</u>	<u>Residential Zone or Use</u>	<u>Type I – Visual Screen</u>
<u>I/All Uses</u>	<u>Mixed Use, P or O Zones</u>	<u>Type II – Visual Relief Buffer</u>

¹Whichever is least intensive

F. The following table establishes landscaping requirements for all developments identified in paragraph A of this section:

Landscaping Requirements	
<u>Location</u>	<u>Landscape Type</u>
<u>I-90 Frontage</u>	<u>Type II – Visual Relief Buffer</u>
<u>Street Frontage</u>	<u>Type III – See-through Buffer</u>
<u>Parking Lot Perimeter¹</u>	<u>Type III – See-through Buffer</u>
<u>Interior Park Lot²</u>	<u>As per Paragraph H</u>
<u>Building Perimeter</u>	<u>Type IV – Aesthetic Separation</u>

¹Not required if perimeter landscaping is established on adjacent lot.

²Done in combination with Interior Parking Lot Landscaping requirements

G. The following table establishes the standards for the different types of required landscape buffers:

Standards for Landscape Buffers				
	<u>Type I - Visual Screen</u>	<u>Type II - Visual Relief Buffer</u>	<u>Type III - See Through Buffer</u>	<u>Type IV - Aesthetic Separation</u>
<u>Purpose</u>	<u>Dense, year-round screen between incompatible uses & zones to create a noise and sight obscuring barrier</u>	<u>A year-round, visual separation between incongruous land uses and zone designations</u>	<u>A street frontage aesthetics buffer, together with visual relief and canopy opportunities along the perimeter of parking lots</u>	<u>An aesthetic buffer to create a separation to soften the appearance of building elevations adjacent to driveways, parking areas</u>
<u>Width</u>	<u>10 ft. with required solid fence or wall</u>	<u>15 ft.</u>	<u>6 ft</u>	<u>5 ft.</u>
<u>Required Trees</u>	<u>Evergreen trees planted on the interior side of the fence to create a continuous screen within 15 years of planting (in no event shall trees be separated by greater than 25 feet on center)</u>	<u>Class I Tree = 1/180 sf Class II Tree = 1/240 sf Class III Tree = 1/400 sf Maximum deciduous = 50%</u>	<u>Class I Tree = 1/180 sf Class II Tree = 1/240 sf Class III Tree = 1/400 sf Maximum evergreen 25%</u>	
<u>Required Shrubs</u>	<u>Not required</u>	<u>1/25 sf, 50% evergreen/50% deciduous</u>	<u>1/25 sf, 50% evergreen/50% deciduous</u>	<u>1/25 sf, 50% evergreen/50% deciduous</u>

	<u>Type I - Visual Screen</u>	<u>Type II - Visual Relief Buffer</u>	<u>Type III - See Through Buffer</u>	<u>Type IV - Aesthetic Separation</u>
<u>Ground Cover</u>	<u>100% coverage with native & adaptive plants & grasses, vegetative or non-vegetative ground coverage around required trees; turf grass is not an acceptable ground cover</u>	<u>100% coverage with native & adaptive plants & grasses, vegetative or non-vegetative ground coverage around required shrubs & trees; turf grass is not an acceptable ground cover</u>	<u>100% coverage with native & adaptive plants & grasses, vegetative or non-vegetative ground coverage around required shrubs & trees; turf grass is not an acceptable ground cover</u>	<u>100% coverage with native & adaptive plants & grasses, vegetative or non-vegetative ground coverage around required shrubs & trees; turf grass is not an acceptable ground cover</u>
<u>Alternates</u>	<u>Note: planting on interior of fence (for maintenance purposes)</u>	<u>Planting strip width can be reduced to 6 ft in combination with a minimum 6 ft high solid fence or wall. Note: planting on interior of fence (for maintenance purposes); also, no shrubs required with fence.</u>	<u>Landscaping between shared parking areas is not required, provided adequate tree canopy is provided through other means.</u>	<u>Landscape boulders and hardscape can be installed in lieu of 50% of required planting area</u>
<u>Exceptions:</u>	-	-	<u>Tree placement near any street corner, cross walk, or intersection shall be in conformance with the City's clear view triangle standard; Trees must be set back a minimum of 15 feet from edge of driveway</u>	<u>Sidewalk or pedestrian path can be installed in lieu of planting strip</u>
-	<u>Administrative variances may be granted to the above requirements based upon topographic challenges and/or other naturally occurring site limitations.</u>			

H. Interior Parking Lot Landscaping: Interior parking lot landscaping is required to supplement the perimeter parking lot landscaping in order to meet the following standards:

1. No parking stall is located more than 50 feet from a shade tree, unless the site contains a large-scale building or development (buildings with greater than 20,000 square feet of enclosed ground floor space or multiple buildings with a combined enclosed ground floor space greater than 40,000 square feet (as per Section 10-2J- 10(C)(2))), then no parking stall shall be located more than 100 feet from a shade tree. Street trees and trees located on adjacent properties can be included for the purpose of this calculation, if they are in close enough proximity to the parking.
2. Required shade trees shall be located in landscape islands of not less than 100 sq. ft. in area, and not less than 9 feet in width.
3. In addition to shade trees, landscape islands shall contain vegetative or non-vegetative ground cover. Shrubs are optional.
4. Parking, loading, storage and/or display areas for tractor/trailers, buses, recreational vehicles, heavy equipment, and similar uses are exempt from interior parking lot landscaping requirements.

E.I. Screening of Mechanical Equipment, Outdoor Storage, and Loading Areas. All mechanical equipment, outdoor storage and manufacturing areas, and loading, service, and delivery areas, shall be screened from view from all public streets and any Residential Zones. Screening shall be provided by one or more the following (minimum of 6 feet tall):

1. Decorative wall (i.e., masonry or similar quality material),
2. Evergreen hedge,
3. Sight-obscuring fence, or
4. Similar feature that provides a non-see through barrier.
5. Walls, fences, and hedges shall comply with the vision clearance requirements (Section 10-3B- 2, subsection N) and provide for pedestrian circulation, in accordance with Article 10-3B - Access and Circulation. (See Section 10-3C-5 for standards related to fences and walls.)

- J. Refuse Enclosures. Trash dumpsters or compactors that are required by this Code shall be enclosed by a refuse enclosure consisting of a six (6) foot tall decorative wall or solid fence with fully sight obscuring access gates.

K. Landscape Materials. Landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, and outdoor hardscape features, as described below:

~~1. Natural Vegetation. Natural vegetation shall be preserved or planted where practical and may contribute to the required landscaping.~~

2.1. Significant Vegetation. Significant vegetation preserved in accordance with

Section 10- 3C-2 above shall be credited toward meeting the minimum landscape area standards. Credit shall be granted on a per square foot basis. The Street Tree standards of Section 10-3C-4 below may be waived when trees preserved within the front yard provide the same or better shading and visual quality as would otherwise be provided by street trees.

3.2. Plant Selection. Native and/or adaptive plant materials shall be used for all required landscaping. A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used for all planted areas, unless otherwise specified above. The selection plantings shall be based on local climate, exposure, water availability, and drainage conditions, and non-native, invasive plants shall be prohibited. As necessary, soils shall be amended to allow for healthy plant growth.

a. Minimum Deciduous Tree Size.

Deciduous trees shall have a caliper size of 2-1 3/4 inches or greater, or be at least 10 feet tall at time of planting.

b. Minimum Evergreen Tree Size.

Evergreen trees shall be at least 6 feet tall at time of planting and have a low-branching habit with dense foliage.

c. Minimum Shrub Size.

Shrubs or perennials shall be planted from 2 gallon containers or larger, and be at least 12" tall at time of planting. Perennials may be planted from 1 gallon containers if 2 gallon are not available.

4. Hardscape features (i.e., patios, decks, plazas, etc.) may cover up to 10 percent of the required site landscape area; except in the Mixed Use Zones, where hardscape features may cover up to 20 percent of the required site landscape area (e.g. on a five acre site in the M-2 zone, 15% of the site or 32,670 sq. feet, is required to be landscaped, of that 32,670 sq. feet, 6534 sq. feet may be covered by hardscape features), or as otherwise provided in this section. Swimming pools, sports courts and similar active recreation facilities may not be counted toward fulfilling the landscape requirement.

5. Plant & Non-plant Ground Covers. Plant Native and adaptive plant groundcovers materials under 3 inches in height, and bark mulch, chips, aggregate, or other non-plant ground covers are encouraged to be used around trees and shrubs in landscaped areas. Turf grasses may not be used for ground cover, except where required landscape areas are combined with stormwater treatment facilities.

6. Storm Water Facilities. Storm water facilities (e.g., detention/retention ponds and swales) should be landscaped with water tolerant, native plants as per Regional Stormwater Manual specifications.

L. Protective Curbing. All landscaped areas shall be protected from vehicle damage by a six (6) inch high protective concrete curbing, consistent with drainage requirements. Rolled curbs are an acceptable alternative. Raised curbs, bollards, wheel stops, or other design features shall be used to protect buildings from being damaged by vehicles.

M. Maintenance and Irrigation. ~~The use of drought tolerant plant species is encouraged, and xeriscaping may be required when irrigation is not available.~~

a. An automatic Irrigation system shall be required.

b. Exceptions to irrigation system requirements may be waived for xeriscaping and drought-tolerant plantings, provided a plan is in place to provide for irrigation during the period required for the plantings to become established.

c. Landscaping shall comply with City Water Conservation Ordinances, as adopted or amended. If the plantings fail to survive, the property owner shall replace them with an equivalent specimen of the same size (i.e., evergreen shrub replaces evergreen shrub, deciduous tree replaces deciduous tree, etc.).

a-d. All other landscape features required by this Code shall be maintained in good condition, or otherwise replaced by the owner.

M-N. Additional Requirements.

1. Additional buffering and screening may be required for specific land uses, as identified by Chapter 2, and the City may require additional landscaping through Conditional Use Permit process (Article 10-4H).

~~2. Reclaimed water use in landscape areas is required when available.~~

2. Landscape design should shall take into account the integration of required trees and shrubs with required exterior lighting, and should coordinate signage with landscape plans.

a. A separation distance of 15 feet must be maintained between light poles and trees.

a-b. Owners shall coordinate the location of planned or potential future wall, monument, and freestanding signage with landscape plans as part of the site plan review process. For the purpose of this requirement, potential future signage should be based upon allowable signage as per City Development Code 10-3E, if specific sign plans are not yet available.

3. In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the landscape requirements, if the consistency and other standards of Section 10-1B-8 are met.

N-O. Shopping Cart Storage & Return Stations.

When a business utilizes shopping carts, adequate close-by shopping cart return stations to temporarily house returned shopping carts shall be provided throughout the parking lots. All shopping carts shall be effectively contained or controlled within the boundaries of store premises, which refers to the lot area, maintained, managed and/or utilized by the business, that may include the building, parking lot and adjacent walkways, and where the business's shopping carts are permitted. Exterior shopping cart storage areas are not permitted and carts must be permanently stored inside the building. The following standards apply to exterior shopping cart return stations:

1. Shopping cart return stations shall be identified on the site plan and the locations shall be approved by the City;

2. Shopping cart return stations shall incorporate landscaping, architectural features, or similar design elements to draw attention to and lessen the impact of stand-alone features within parking areas (see integrated curb example below);

- ~~3. Storage or temporary storage of shopping carts shall not be allowed on walkways outside of buildings at any time; and~~
- ~~4. The applicant shall submit a working plan for the collection of shopping carts from the parking lot.~~



10-3C-4 Street Trees

Street trees shall be planted for all developments that are subject to Land Division or Site Design Review. Requirements for street tree planting strips are provided in Section 10-3G-2 - Transportation Improvements. Planting of unimproved streets shall be deferred until the construction of curbs and sidewalks. Street trees shall conform to the following standards and guidelines:

- A. Landscaping Plan Required. A landscape plan is required and shall be submitted and approved by the City prior to any permit issuance or development approval. All landscape plans shall conform to the requirements in Section 10-4C-3, and shall indicate the anticipated height and width of each tree species proposed at maturity. The landscape plan shall be prepared or approved by a licensed landscape architect with the landscape architect's stamp on the plans.
- B. Acceptable Street Trees. Acceptable street trees shall be considered any species of tree determined or approved by city staff for planting on rights-of-way and other public lands. The following sections C – F contain guidance for selecting species of trees proposed for planting on rights-of-way and other public lands. All individual specimens to be planted must meet industry-accepted standards of quality established within the American National Standards Institute's "Z60.1 American Standards for Nursery Stock" as published by AmericanHort.
- C. Growth Characteristics. Trees shall be selected based on the compatibility of their growth characteristics with site conditions, including but not limited to: available space for trees to grow above and below ground; required clearances for traffic, visibility and other infrastructure; soil conditions; and, exposure. The following should guide tree selection:
 1. Provide a broad canopy where shade is desired.
 2. Use low-growing trees for spaces under utility wires.
 3. Select trees which can be "limbed-up" as the tree grows to accommodate vision clearance requirements.

4. Use narrow or “columnar” or other similar trees with narrow or upright growth forms, where awnings or other building features may limit growth, or where greater visibility is desired between buildings and the street.
5. Use species with similar characteristics on the same block for design continuity.
6. Avoid using trees that are susceptible to insect damage, and avoid using trees that produce excessive seeds or fruit.
7. Select trees that are well-adapted to the environment, including soil, wind, sun exposure, deicing chemicals, and exhaust. Drought-resistant trees should be used in areas with sandy or rocky soil.
8. Use deciduous trees for summer shade and winter sun.

D. Size at Planting. The minimum caliper size at planting shall be 1 ¾ inches.

E. Size at Maturity. The following size classes which categorize tree species’ size at maturity are set forth as follows, and are referenced throughout other provisions of this section. [See Paragraph H of this Section for a list of acceptable street tree species.]

1. Class I Trees (Small Trees) are 20’-30’ tall at maturity. Examples include but are not limited to:

Crataegus x lavalleyi - Lavalley Hawthorne

Maackia amurensis - Amur Maackia

Malus x 'Spring Snow' – Spring Snow Crabapple (fruitless)

Parrotia persica - Persian Parrotia

2. Class II Trees (Medium Trees) are 30’-50’ tall at maturity. Examples include but are not limited to:

Acer campestre - Hedge Maple

Gleditsia triacanthos 'Skycole' - Skyline Thornless Honeylocust

Tilia americana 'Redmond' – Redmond Linden

Tilia tomentosa 'Sterling' – Sterling Silver Linden

3. Class III Trees (Large Trees) are in excess of 50’ tall at maturity. Examples include but are not limited to:

Acer x freemanii 'Autumn Blaze' - Autumn Blaze Maple

Acer saccharum spp. - Sugar Maple Varieties

Ginkgo biloba - Maidenhair Tree

Liriodendron tulipifera - Tulip Tree

F. Spacing and Location. Street trees shall be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips. The use of grass in sidewalk tree wells is discouraged and if necessary, shall only be utilized in a manner approved by the City. Street tree spacing shall be based upon the type of tree(s) selected and the canopy size at maturity.

1. Spacing. The spacing of Street Trees should be based upon the size of the tree selected and the canopy size at maturity, in accordance with the three species classes listed below:
 - a. Class I Trees (Small Trees): 15 - 30 feet
 - b. Class II Trees (Medium Trees): 30 - 40 feet
 - c. Class III Trees (Large Trees): 40 - 50 feet
 - d. Exceptions - special plantings designed or approved by a landscape professional or certified arborist.
2. Distance from Curb and Sidewalk. The distance trees may be planted from curbs or curblines and sidewalks will be in accordance with the three size classes listed in paragraph F (above), and no trees may be planted closer to any curb or sidewalk than the following, except in the case of existing plantings:
 - a. Class I Trees (Small Trees) and Class II (Medium Trees) - three feet (minimum planting strip width of six feet)
 - b. Class III Trees (Large Trees) - four feet (minimum planting strip width of eight feet)
 - c. For existing planting strips less than 6 feet in width, only Class I Trees will be permitted, for replanting purposes.

The City may require increased distances from curbs and/or sidewalks on Arterial and Collector streets to accommodate snow removal, vertical clearances, and visibility at intersections.

3. Separation Distances from Other Infrastructure Fixtures. No street tree shall be planted closer than the following separation distances, unless a design deviation has been granted by the City:
 - a. Tree placement near any street corner, cross walk, or intersection shall be in conformance with the City's clear view triangle standard;

- b. 15 feet from the edge of any commercial driveway;
- c. 15 feet from any street light luminaire;
- d. 7 feet from any fire hydrant;
- e. 15 feet from any utility poles;
- f. For trees NOT included on the Avista approved list of powerline compatible trees, a minimum of 15 lateral feet from any overhead utility line (greater separation distance may be required as based on the tree class, and anticipated size and shape of the tree canopy at maturity);
- g. 5 feet from any curb cut for drainage; and,
- h. 10 feet from any dry well.

- A. Planting Standards. Street trees shall be planted in accordance with City of Liberty Lake Engineering Design Standards, Section 3.3(K)(3), Planting Standards.
- H. Soil Preparation, Planting, and Care. The developer or abutting property owner, as applicable, shall be responsible for ensuring the planting of street trees, including soil preparation, ground cover material, staking, and temporary irrigation for two years after planting. The developer or abutting property owner, as applicable, shall also be responsible for ensuring the tree care (pruning, irrigating, fertilization, and replacement as necessary). Note: if at any time a street tree is substantially damaged by a vehicle or other means, it shall be the responsibility of the person causing the damage to replace the tree with one of similar species and size. Contact the City of Liberty Lake for additional information on street tree planting, pruning, and replacement.
- I. Assurances. The City may require the developer to obtain bonding or other assurances as established in Section 10-4C-5, subsection D to ensure the planting of the tree(s) and care during the first two years after planting.
- J. Street Tree List. The City of Liberty Lake is a Tree City USA and the program emphasizes native species and encourages species diversity. The City maintains a non-exhaustive list of approved Street Tree species for the City of Liberty Lake, Washington. Other trees, with characteristics similar to the above listed trees, and consistent with paragraph C of this section, may be used with prior approval from City staff.

10-3C-5 Fences and Walls

The following standards shall apply to all fences and walls:

- A. General Requirements. All fences and walls shall comply with the standards of this Section. The City may require installation of walls and/or fences as a condition of development approval, in

accordance with Article 10-4H - Conditional Use Permits or Article 10-4C - Site Design Review. Walls built for required landscape buffers or as enclosures shall comply with Section 10-3C-3 subsections G and H.

B. Dimensions.

1. The maximum allowable height of residential fences and walls is 6 feet, as measured from the lowest grade at the base of the wall or fence, except that retaining walls and terraced walls may exceed 6 feet when permitted as part of a site development approval, or as necessary to construct streets and sidewalks. A building permit is required for fences and walls exceeding 6 feet in height, in conformance with the Building Code, as well as retaining walls exceeding 4 feet in height.
2. The height of fences and walls within a front yard shall not exceed 4 feet (except decorative arbors, gates, etc.), as measured from the grade closest to the street right-of-way. Sight-obscuring fences shall not exceed 3 feet in height.
3. Walls and fences to be built for required buffers shall comply with Section 10-3C-3 subsection G.
4. Fences and walls shall comply with the vision clearance standards of Section 10-3B-2, subsection N.

C. Materials. The following fencing materials shall be prohibited within the City:

1. Barb wire or razor wire (prohibited in all Zones)
2. Chain link (prohibited in Residential Zones)

D. Maintenance. For safety and for compliance with the purpose of this article, walls and fences required as a condition of development approval shall be maintained in good condition, or otherwise replaced by the owner.

DETERMINATION OF NON-SIGNIFICANCE (DNS) & ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

Proposal Description: City of Liberty Lake Proposed Amendments to the City of Liberty Lake Development Code §10-3C regarding Landscaping, Street Trees, Fences and Walls

Location of Current Proposal: All property within the corporate boundaries of the City of Liberty Lake

Title of Document Being Adopted: Final Supplemental Environmental Impact Statement for the Spokane County Comprehensive Plan & Final Environmental Impact Statement for the City of Liberty Lake Urban Growth Area Boundary Alternatives

Date Adopted Document was Prepared: November 22, 2000 & December 13, 2006

Description of document (or portion) being adopted: Final Supplemental Environmental Impact Statement for the Spokane County Comprehensive Plan & Final Environmental Impact Statement for the City of Liberty Lake Urban Growth Area Boundary Alternatives

If the document being adopted has been challenged (WAC 197-11-630), please describe: No challenges known

The document is available to be read at (place/time): Liberty Lake City Hall, Monday through Friday, 8am to 5pm

Comment Deadline: 4 p.m., March 9, 2021

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Name of agency adopting document: City of Liberty Lake

LEAD AGENCY: CITY OF LIBERTY LAKE

The lead agency for the proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The SEPA Determination of Nonsignificance (DNS) Threshold Determination was made after review of completed environmental checklists 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.

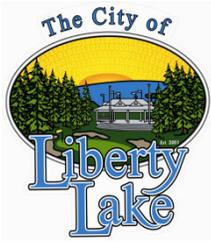
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2): the lead agency will not act on the proposal for 14 days from the date below. Comments must be received by: **4 p.m., March 9, 2021.**

An appeal of the Threshold Determination, after it becomes final, may be made to the City of Liberty Lake Planning, Engineering & Building Services at 22710 E. Country Vista, Liberty Lake, WA 99019. The appeal deadline to request an 'open record' appeal to the Hearing Examiner is fourteen (14) calendar days after the comment period closes. A notice of appeal must be delivered to the City by mail or personal delivery and the appeal must be received by 4:00 p.m. on the last day of the appeal period (August 5, 2019). Appeal requests shall contain all information and items required in the City Development Code Section 10-4B-4, subsection H, as applicable 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.

A copy of this SEPA determination has been provided to the Dept. of Ecology - Olympia, Dept. of Transportation - Spokane County, and Other Reviewing Agencies.

A Notice of SEPA Availability will also be printed in the February 26, 2021 edition of the Spokane Valley News Herald.

RESPONSIBLE OFFICIAL: Lisa D. Key TITLE: Director of Planning, Engineering & Building Services



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

Date Issued: February 19, 2021

Signature: 



SEPA CHECKLIST

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

City Development Code Article 10-6A, Environmental Ordinance

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impact from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NON-PROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1.	Name of proposed project & file #, if applicable:	City of Liberty Lake Proposed Amendments
2.	Name of applicant:	City of Liberty Lake
3.	Address and phone number of applicant:	City of Liberty Lake: 22710 E. Country Vista, Liberty Lake, WA 99019 509-755-6700
4.	Name of contact person:	Lisa D. Key, Director of Planning & Engineering
5.	Address and phone number of contact person:	22710 E. Country Vista, Liberty Lake, WA 99019 509-755-6708
6.	Date checklist prepared:	September 18, 2020
7.	Agency requesting checklist:	City of Liberty Lake Planning, Engineering & Building Services
8.	Proposed timing or schedule (including phasing, if applicable):	Adoption by City Council in April of 2021.
9.	a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.	 This proposal is for a non-project action. In the future, the City will continue to engage in code amendments and project specific planning activities, many of which will address topics identified in the Comprehensive Plan and Development Codes.
	b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.	 This does not apply, this is a city wide, non project action.
10.	List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.	 The City of Liberty Lake prepared SEPA analyses prior to the adoption of the current Comprehensive Plan and Development Codes.
11.	Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.	 This is a city wide proposal, within the city there are proposals pending. These amendments might affect future permit applications and approvals.
12.	List any government approvals or permits that will be needed for your proposal, if known.	 The proposed code amendments will require approval by the City Council prior to their adoption.

<p>13. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.</p> <p>See attached Proposed Landscape Ordinance Amendments.</p>
<p>14. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.</p> <p>This is a non project action that encompasses all of the City of Liberty Lake.</p>
<p>15. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? (See: Spokane County's ASA Overlay zone Atlas for boundaries).</p> <p>Yes, all three.</p>

B. ENVIRONMENTAL ELEMENTS:

<p>1. EARTH</p>
<p>a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other: Non project action, does not apply.</p>
<p>b. What is the steepest slope on the site (approximate percent slope)? Non project action, does not apply.</p>
<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Non project action, does not apply.</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Non project action, does not apply.</p>
<p>e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill. Non project action, does not apply.</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p>

Non project action, does not apply.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Non project action, does not apply.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Non project action, does not apply.

2. AIR

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Non project action, does not apply.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Non project action, does not apply.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Non project action, does not apply.

3. WATER

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Non project action, does not apply.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Non project action, does not apply.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Non project action, does not apply.

4) Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

Non project action, does not apply.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Non project action, does not apply.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Non project action, does not apply.

b. Ground:

1) Will groundwater be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Non project action, does not apply.

2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable), or the number of persons the system(s) are expected to serve.

Non project action, does not apply.

3) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (including systems such as those for the disposal of storm water or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of materials likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of fire fighting activities).

Non project action, does not apply.

4) Will any chemicals (especially organic solvents or petroleum fuels) be stored in above-ground or underground storage tanks? If so, what types and quantities of materials will be stored?

Non project action, does not apply.

5) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater (this includes measures to keep chemicals out of disposal systems described in 3b(2) and 3b(3)?

Non project action, does not apply.

c. Water Runoff (including storm water)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Non project action, does not apply.

2) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a storm water disposal system discharging to surface or groundwater?

Non project action, does not apply.

3) Could waste materials enter ground or surface waters? If so, generally describe.

Non project action, does not apply.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any (if the proposed action lies within the Aquifer Sensitive Area be especially clear on explanations relating to facilities concerning Sections 3b(4), 3b(5), and 3c(2) of this checklist).

Non project action, does not apply.

4. PLANTS

a. Check types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: Non project action, does not apply.

b. What kind and amount of vegetation will be removed or altered?

Non project action, does not apply.

c. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Non project action, does not apply.

5. ANIMALS

a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk heron eagle songbirds other: Non project action, does not apply.

mammals: deer bear elk beaver other: Non project action, does not apply.

fish: bass salmon trout herring shellfish other: Non project action, does not apply.

b. List any threatened or endangered species known to be on or near the site.

Non project action, does not apply.

c. Is the site part of a migration route? If so, explain.

Non project action, does not apply.

d. Proposed measures to preserve or enhance wildlife, if any:

Non project action, does not apply.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Non project action, does not apply.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Non project action, does not apply.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Non project action, does not apply.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Non project action, does not apply.
1) Describe special emergency services that might be required. Non project action, does not apply.
2) Proposed measures to reduce or control environmental health hazards, if any: Non project action, does not apply.
b. Noise
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Non project action, does not apply.
2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Non project action, does not apply.
3) Proposed measure to reduce or control noise impacts, if any: Non project action, does not apply.
8. LAND AND SHORELINE USE
a. What is the current use of the site and adjacent properties? Non project action, does not apply.
b. Has the site been used for agriculture? If so, describe. Non project action, does not apply.
c. Describe any structures on the site. Non project action, does not apply.
d. Will any structures be demolished? If so, which? Non project action, does not apply.
e. What is the current zoning classification of the site? Non project action, does not apply.
f. What is the current Comprehensive Plan land use designation of the site? Non project action, does not apply.

<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Non project action, does not apply.</p>
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.</p> <p>Non project action, does not apply.</p>
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Non project action, does not apply.</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>Non project action, does not apply.</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>Non project action, does not apply.</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Non project action, does not apply.</p>
<p>9. HOUSING</p>
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>Non project action, does not apply.</p>
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Non project action, does not apply.</p>
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Non project action, does not apply.</p>
<p>10. AESTHETICS</p>
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>Non project action, does not apply.</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p>

Non project action, does not apply.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Non project action, does not apply.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Non project action, does not apply.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Non project action, does not apply.

c. What existing off-site sources of light or glare may affect your proposal?

Non project action, does not apply.

d. Proposed measures to reduce or control light and glare impacts, if any:

Non project action, does not apply.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Non project action, does not apply.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Non project action, does not apply.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Non project action, does not apply.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers, known to be on or next to the site? If so, generally describe.

Non project action, does not apply.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

Non project action, does not apply.

<p>c. Proposed measures to reduce or control impacts, if any:</p> <p>Non project action, does not apply.</p>
<p>14. TRANSPORTATION</p>
<p>a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>Non project action, does not apply.</p>
<p>b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?</p> <p>Non project action, does not apply.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>Non project action, does not apply.</p>
<p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>Non project action, does not apply.</p>
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>Non project action, does not apply.</p>
<p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.</p> <p>Non project action, does not apply.</p> <p>g. Proposed measures to reduce or control transportation impacts, if any:</p> <p>Non project action, does not apply.</p>
<p>15. PUBLIC SERVICES</p>
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.</p> <p>Non project action, does not apply.</p>
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Non project action, does not apply.</p>

16.	UTILITIES
<p>a. Check utilities currently available at the site:</p> <p> <input type="checkbox"/> electricity <input type="checkbox"/> natural gas <input type="checkbox"/> water <input type="checkbox"/> refuse service <input type="checkbox"/> telephone <input type="checkbox"/> sanitary sewer <input type="checkbox"/> septic system <input type="checkbox"/> other: </p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Non project action, does not apply.</p>	

C. SIGNATURE

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

Proponent:	Lisa D. Key	
	PRINT NAME	SIGNATURE
Proponent Address:	22710 E. Country Vista	Liberty Lake WA 99019
	STREET ADDRESS	CITY STATE ZIP
Proponent Phone:	509-755-6700	Proponent Fax: 509-755-6713
Person completing the form: Lisa D. Key, Director of Planning & Engineering Services		
Phone:	509-755-6708	Date: February 19, 2021

FOR PLANNING & BUILDING SERVICES USE ONLY

Staff Member(s) Reviewing Checklist:

Date Checklist Reviewed

Based on this staff review of the environmental checklist and other pertinent information, the staff:

- A. Concludes that there are no probable significant adverse impacts and recommends a determination of nonsignificance (DNS).

- B. Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of nonsignificance with conditions (MDNS).
- C. Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance (DS).

REFER TO FEE SCHEDULE FOR FILING FEE

NON-PROJECT ACTIONS MUST ALSO COMPLETE THE SUPPLEMENTAL SHEET - PART D

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

No adverse impacts are anticipated as a result of the proposed Amendments to the City of Liberty Lake Landscape Code.

Proposed measures to avoid or reduce such increases are:

All future project proposals will be subject to applicable regulations relating to land and shoreline use.

2. How would the proposal be likely to affect plants, animals, fish or marine life?
- No adverse impacts are anticipated as a result of the proposed amendments .

Proposed measures to protect or conserve plants, animals, fish or marine life are:

All future project proposals will be subject to applicable regulations relating to land and shoreline use.

3. How would the proposal be likely to deplete energy or natural resources?

No adverse impacts are anticipated as a result of the proposed amendment.

Proposed measures to protect or conserve energy and natural resources are:

All future project proposals will be subject to applicable regulations relating to land and shoreline use.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

No adverse impacts are anticipated as a result of the proposed amendments.

Proposed measures to protect such resources or to avoid or reduce impacts are:

All future project proposals will be subject to applicable regulations relating to environmentally sensitive areas and areas designated, eligible, or under study for governmental protection.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
- No adverse impacts are anticipated as a result of the proposed amendments.

Proposed measures to avoid or reduce shoreline and land use impacts are:

All future project proposals will be subject to applicable regulations relating to land and shoreline use.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No impact to transportation or public services and utilities is anticipated to arise from the proposed amendments.

Proposed measures to reduce or respond to such demand(s) are:

Not applicable, as no impact is anticipated.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

No conflicts are anticipated.

For More Information Please Contact the

City of Liberty Lake Planning & Building Services

22710 E. Country Vista Drive
Liberty Lake , WA 99019

Phone: 509-755-6707, Fax: 509-755-6713

www.libertylakewa.gov