

**City of Liberty Lake Notice of Application  
& Notice of Public Hearing**

**Proposal File #:** LUA2021-0007  
**Proposed Zoning:** R-2 (Mixed Residential)  
**Proposal:** CVSD 2021 Annexation (former Gun Club property)  
**Proposal Description:** Annexation of approximately 60.9 acres of land located in the SE quarter of Section 17, Township 25N, Range 45E, W.M., into the City of Liberty Lake corporate boundaries, with requested Comprehensive Plan land use and zoning designation as "R-2" (Mixed Residential)

**Site Address:** 19591- 19899 E Sprague Avenue  
**General Location:** North of E Sprague Avenue; south of E Country Vista/ Appleway Ave; west of the western city corporate boundary; and east of N Hodges Rd.

**Owner:** Central Valley School District  
**Phone:** 509.228.5556  
**Applicant / Contact:** Jay Rowell / Taud Hume

**Application Date:** 4/27/2021  
**Notice of Application Issued:** 5/21/2021  
**Comment Deadline:** 4 pm on 6/4/2021  
**Public Hearing Date:** 6/1/2021 & 7/6/2021  
**Public Hearing Time:** 7:00 pm  
**Public Hearing Location:** Liberty Lake City Hall Council Chambers - 22710 E. Country Vista Drive, Liberty Lake, WA 99019.

**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.**

**City of Liberty Lake Permits Included in Application:** Annexation, Comprehensive Plan Land Use and Zoning Designation.

**Other Permits:** Building permits will be required prior to any construction on site, as well as permits from Consolidated Irrigation District, Spokane County Utilities; WA State Dept. of Ecology (DOE), Spokane Clean Air, and Spokane Regional Health District permits & approvals may need to be issued prior to construction.

**Required & Existing Studies:** A SEPA Checklist for this non-project action has been completed. A project-specific SEPA review will be necessary prior to any land division or building permit issuance or on-site construction on the subject property.

**Environmental Review:** The Comprehensive Plan land use and zoning designation for the subject property is under review as a non-project action for possible adverse impacts. The City of Liberty Lake anticipates issuing a Determination of Nonsignificance (DNS) for this project. Any SEPA appeal is governed by the City of Liberty Lake Environmental Ordinance and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made and is appealable. The optional DNS process in WAC 197-11-355 is being used and this may be your only opportunity to comment on the environmental impacts of this portion of the proposal. A copy of the subsequent threshold determination for this proposal may be obtained upon request and will be supplied to reviewing agencies.

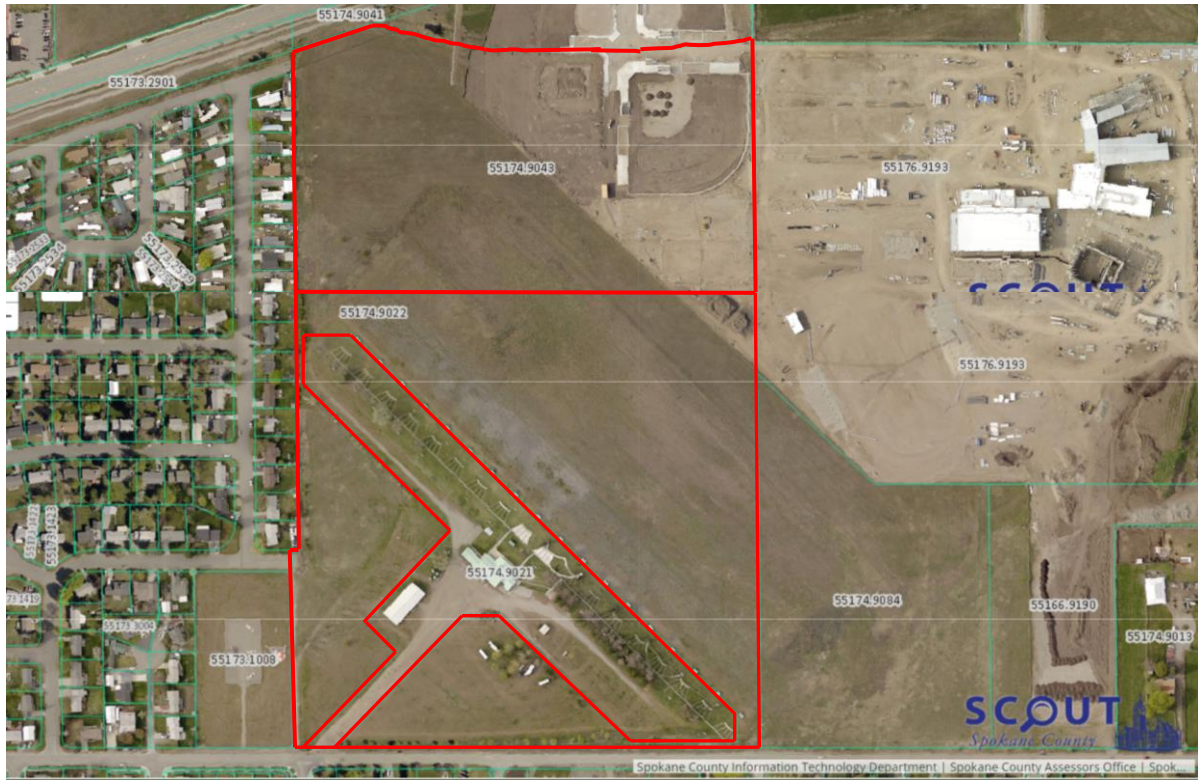
**Comprehensive Plan Policy/Development Regulations:** City of Liberty Lake Comprehensive Plan Governance Policy #3 provides evaluation criteria for proposed annexations; the City of Liberty Lake Development & Building Codes, Standards for Street and Sewer Construction, and the Stormwater Management Manual are the primary City regulations that would be applicable at the time of development.

**Consistency:** In consideration of the above referenced Comprehensive Plan Policy, applicable development regulations and typical conditions and/or mitigating measures that might be incorporated at the time of development, the proposal is found to be generally consistent, as provided in RCW 36.70B.040, with the "applicable elements of the comprehensive plan", "type of land use", "level of development", "infrastructure", and "character of development". This notice has been provided to advise agencies, property owners, neighborhoods, and the public in general that a Notice of Application comment period is available and that a proposal requiring a public hearing has been scheduled for an "open record" hearing where individuals and agencies can provide testimony. These hearings held before the City Council will be the last opportunity to testify or submit written comments that will be added to the record about the annexation and zoning prior to a decision being rendered. The City Council may continue any hearing, and no additional notice of hearing shall be required if the matter is continued to a specified place, date, and time. The City Council decision in this matter is final and conclusive, except with regard to the zoning designation of the subject property, in which case the applicant or person having standing, as defined in RCW 36.70C, may make application to a court of competent jurisdiction for a writ of certiorari within thirty (30) calendar days from the date of the action. Additionally, appeals of matters subject to board review, as outlined in RCW 36.70A.280 shall be made by a petition to the Eastern Washington Growth Management Hearings Board as outlined in RCW 36.70A.290 or review may be directed to Superior Court as outlined in RCW 36.70A.295.

**Written Comments:** Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project. All written comments received during the Notice of Application comment period and prior to the scheduled public hearing, will be added to the record and considered prior to making a decision on this application.

**Location where application file may be viewed:** Planning & Engineering Department, 22710 E. Country Vista Dr., Liberty Lake, WA 99019. Project information is also available on the City of Liberty Lake website at <https://wa-libertylake2.civicplus.com/196/Public-Notices>. Questions may be directed to the Project Coordinator listed below.

<b>Review Authority - Project Coordinator:</b>	Lisa Key, Liberty Lake Director of Planning & Engineering
<b>Phone:</b>	509-755-6708
<b>Email</b>	lkey@libertylakewa.gov
<b>Date Notice of Application (NOA) Issued:</b>	5/21/2021
<b>End of NOA Comment Period:</b>	4pm on 6/4/2021
<b>Public Hearing Date &amp; Time:</b>	7 pm on 6/1/2021 & 7/6/2021
<b>Publication Date:</b>	5/21/2021





## 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](http://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 of 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:

Proposed rezone of Central Valley School District property adjacent to the southwest corner of the City of Liberty Lake (old "Spokane Gun Club" site).

2. Name of applicant: Central Valley School District 356

3. Address and phone number of applicant: 19307 E. Cataldo Avenue, Greenacres, WA 99016  
509-228-5556

4. Name of contact person: Jay Rowell Email: [jrowell@cvsd.org](mailto:jrowell@cvsd.org)  
Taudd Hume Email: [thume@workwith.com](mailto:thume@workwith.com)

5. Address and phone number of contact person: 19307 E. Cataldo Avenue, Greenacres, WA 99016 -  
509-228-5556

6. Date checklist prepared: May 17, 2021

7. Agency requesting checklist: City of Liberty Lake Planning and Building Services

8. Proposed timing or schedule (including phasing, if applicable):

The proposed zone change, in conjunction with annexation to the City of Liberty Lake, is expected to begin in December 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.

The proposed zone change is a non-project action. The rezone would be completed in conjunction with an annexation of the subject property into the City of Liberty Lake. Future actions may involve the future construction (not yet proposed) of an elementary school or other school facilities. These actions would require completion and review of SEPA checklists and compliance with City of Liberty Lake development regulations.

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.

The Central Valley School District owns Spokane County Parcel Nos. 55176.9193, 55176.9084 and 55166.9190 that lie immediately adjacent and to the east of the subject property.

10. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The proposed project is a non-project action. Following this action, a SEPA Checklist will be prepared for future Central Valley construction projects on the property within the proposed rezone boundaries.

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.

Not Applicable.

12. List any government approvals or permits that will be needed for your proposal, if known.

Annexation to the City of Liberty Lake will take place in conjunction with the rezone of the property.

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.

This proposal is a non-project action. The area included within the proposed rezone boundary is approximately 61 acres. Any future project will be described and analyzed in a subsequent project SEPA checklist that will follow this rezone checklist.

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.

The proposed rezone boundary is adjacent to the southwest corner of the City of Liberty Lake, bounded by Sprague Avenue on the south, and a former drainage canal on the north (south of Appleway Avenue and Country Vista Drive).

Section & Quarter: 17SE, 16SW: Township: 25 Range: 45

Tax Parcel Numbers: 55174.9043, 55174.9022, 55174.9021

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).

This proposal is a non-project action. All three designations would apply to the property within the rezone boundary.

**B. ENVIRONMENTAL ELEMENTS:**

1. EARTH
a. General description of the site (circle one): <b>flat</b> , rolling, hilly, steep slopes, mountainous, other:
b. What is the steepest slope on the site (approximate percent slope)? <span style="float: right;">Less than 10 percent.</span>
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.  The dominant soil of the site is Opportunity very gravelly ashy loam, 0 to 3 percent slopes (USGS Web Soil Survey, 7/2018), which are well drained, gravelly or stony soils that formed under grass in Sandy and gravelly glaciofluvial deposits with minor amounts of volcanic ash and loess in the upper part. The soil is generally suitable for building, but has moderate to rapid permeability, and low shrink-swell potential. The high permeability results in potential for ground water contamination.
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  No
e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.  This is a non-project action. Future development would be subject to additional SEPA review.
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  This is a non-project action. Future development would be subject to additional SEPA review.
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  This is a non-project action. Future development would be subject to additional SEPA review.
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  This is a non-project action. Future development would be subject to additional SEPA review.

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.

This is a non-project action. Future development would be subject to additional SEPA review.

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

This is a non-project action. Future development would be subject to additional SEPA review.

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

This is a non-project action. Future development would be subject to additional SEPA review and would follow applicable agency rules and regulations.

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.

No water bodies, wetlands or flood zones are within the proposed rezone boundaries.

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.

No.

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.

None.

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

No. This is a non-project action. Future development would be subject to additional SEPA review.



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

The area within the rezone boundary is within a Zone X, areas of minimal flooding. (FEMA MSC Viewer, reviewed 7/12/2018, Community Panel Number 53063C0595D, 7/6/2010.)

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.

No. This is a non-project action. Future development would be subject to additional SEPA review.

b. Ground:

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

No. This is a non-project action. Future development would be subject to additional SEPA review.

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.

None. This is a non-project action. Future development would be subject to additional SEPA review.

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).

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

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?

None. This is a non-project action. Future development would be subject to additional SEPA review.

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)?

None. This is a non-project action. Future development would be subject to additional SEPA review.

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.

None. This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

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?

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

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

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

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).

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

4. PLANTS

a. Check or circle 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** – The northern portion of the subject property was once used for grain crop cultivation, but is no longer used for such.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation:

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

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

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

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

5. ANIMALS

a. Circle 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: - hawks, songbirds have been observed over the site.

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

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

None known. The Spokane County Priority Habitat Species Map (June 2016) shows no habitat on the site or site vicinity.

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

No.

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

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

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.

This is a non-project action. Future development would be subject to additional SEPA review and

applicable City of Liberty Lake development regulations.

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

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

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:

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

## 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.

The property within the rezone boundary was used as a gun club shooting range and once contained shot. Clean up work on the site was completed in 2019.

This is a non-project action. Future development would be subject to additional SEPA review, mitigation, and applicable City of Liberty Lake development regulations.

1) Describe special emergency services that might be required.

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

2) Proposed measures to reduce or control environmental health hazards, if any:

This is a non-project action. Future development would be subject to additional SEPA review, mitigation, and applicable City of Liberty Lake development regulations.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The area within the proposed rezone boundary is developed with the old Spokane Gun Club facility and portions used for agricultural cultivation. Historically, the Spokane Gun Club has had a shooting range. The use of this range will be discontinued in 2021 after being used for such activity since the 1940s.

Sprague Avenue forms the southern boundary. Interstate 90 is from 900 to 1000 feet, and Appleway Avenue from 30 feet to 300 feet north of the boundary. Automobile traffic along Sprague Avenue, Henry Road, and Appleway Avenue are the primary noise producers in the area.

Single-family houses with front yards and side yards are across the street along Sprague Avenue. Single-family houses and manufactured homes are west of the western edge of the rezone boundary.

Typical neighborhood sounds such as dogs barking, snowblowers in winter and lawnmowers during spring and summer.

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.

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

3) Proposed measure to reduce or control noise impacts, if any:

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

## 8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Much of the property has been a shooting range owned by the Spokane Gun Club since the 1940s. This use will be discontinued by 2021.

Sprague Avenue forms the southern and Henry Road forms eastern boundary of the rezone boundary. Appleway Avenue is north of the northwest corner and the north boundary is formed by a canal and vacant land. The west boundary of the rezone boundary is a single-family residential neighborhood that is within the City of Spokane Valley. The south boundary is adjacent to a single-family residential neighborhood that is within unincorporated Spokane County.

b. Has the site been used for agriculture? If so, describe.

The northern portion of the rezone area was once used for grain crop production.

c. Describe any structures on the site.

The Spokane Gun Club building and associated improvements are contained on Spokane County Parcel No. 55174.9021.

d. Will any structures be demolished? If so, which?

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

e. What is the current zoning classification of the site?

Unincorporated Spokane County zone is Light Industrial.

f. What is the current Comprehensive Plan land use designation of the site?

The Spokane County Comprehensive Plan designates the area within the rezone boundary as Light Industrial. The property is within the Urban Growth Boundary of the City of Liberty Lake. Adjacent designations for land within the City of Liberty Lake are Community Center Mixed Use.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No. A review of the Flood Zones, DNR Streams and Wetlands (7/15/2018), Geohazards (5/10/2006), Priority Habitat Species (4/26/2011) maps indicates that none affect the site.

The Aquifer Susceptibility Map (June 2016) indicates that the site is within an area of "High Susceptibility," or Critical Aquifer Recharge Area (CARA).

The Natural Resource Lands Map (June 2016) shows no resource lands associated with the site or the nearby area.

The DNR Streams Map (June 2016) indicates no streams on or in the site vicinity.

The Priority Habitat and Species Map (June 2016) indicates no habitats on or in the site vicinity.

The Wetlands Map (6/2016) shows no wetlands on or in the site vicinity.

i. Approximately how many people would reside or work in the completed project?

This is a non-project action. Future development would be subject to additional SEPA review.

j. Approximately how many people would the completed project displace?

None. This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

k. Proposed measures to avoid or reduce displacement impacts, if any:

This is a non-project action. Future development would be subject to additional SEPA review and

applicable City of Liberty Lake development regulations.

I. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations. Future development by the Central Valley School District does not include housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing exists within the boundaries of the proposed rezone.

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

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

b. What views in the immediate vicinity would be altered or obstructed?

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

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

This is a non-project action. Future development would be subject to additional SEPA review and

applicable City of Liberty Lake development regulations.

11. LIGHT AND GLARE

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

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

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

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

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

None.

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

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

12. RECREATION

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

The Spokane Gun Club is in the southwest corner of the property and has operated at this facility since 1942. This facility will close in 2021.

The remainder of the site is an undeveloped field used for cultivation. No parks are in the immediate vicinity of the site.

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

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

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

This is a non-project action. Future development would be subject to additional SEPA review and



applicable City of Liberty Lake development regulations.

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.

No properties listed on local, state, or national historic registers are on or adjacent to the site.

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

No properties listed on local, state, or national historic registers are on or adjacent to the site.

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

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

14. TRANSPORTATION

a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

Appleway Avenue-County Vista Drive runs near the north boundary of the proposed rezone property. Sprague Avenue forms the southern boundary, and Henry Road extended north forms the eastern boundary.

Appleway Avenue a principal arterial in the City of Spokane Valley transitions to Country Vista Drive, an arterial, in the City of Liberty Lake The roadway is configured with 5 lanes – east-west travel lanes, a two-way left turn lane, shoulders, curb, gutter and sidewalks, and streetlights on both sides of the road. Liberty Lake Drive which provides access to the I-90 Harvard Road interchange is approximately 1.3 miles east of the site. Barker Road is approximately 0.8 miles west of the site and provides access to the I-90 Barker Road interchange. The Harvard Road interchange is within the City of Liberty Lake, and the Barker Road interchange (and Barker Road) within the City of Spokane Valley. A partial interchange, with westbound exit from and eastbound entry to Interstate 90 is north of the site at about the point where Appleway Avenue and Country Vista Drive meld.

Sprague Avenue is a two-lane Urban Collector Arterial on the Spokane County Arterial Road Plan. The City of Spokane Valley Transportation Network map designates Sprague as a collector between Barker Road and the site. Sprague is primarily rural with no sidewalks or roadside ditches. The intersection of Sprague Avenue and Barker Road is 4-way stop controlled with single-lane approaches.

Henry Road is a two-lane rural road and designated on the Spokane County Arterial Road Plan, as a rural minor collector. Henry Road makes a 45-degree turn at Sprague Avenue with one leg running south to Saltese and the other running northeast to County Vista Drive. North of 8<sup>th</sup> Avenue, Henry is a major collector while of south of 8<sup>th</sup> Avenue, it is a minor collector. The intersection of Henry Road is stop-controlled at Sprague Avenue for the movement west on Sprague or northeast on Henry.

Barker Road is a 2-lane minor arterial generally with a width of 22 feet. A few locations have been widened to include shoulders and curbs. There are no roadside ditches. Barker Road extends south to the Saltese area and has an interchange with Interstate 90 to the north.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Spokane Transit Authority does not provide service to the area. The nearest stop is the Liberty Lake Park & Ride at Mission and Liberty Lake Road.

c. How many parking spaces would the completed project have? How many would the project eliminate?

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

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).

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

This is a non-project action. Future development would be subject to additional SEPA review.

g. Proposed measures to reduce or control transportation impacts, if any:

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations, including traffic impact fees.

## 15. PUBLIC SERVICES

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.

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: All utilities are available to the area within the rezone boundaries.

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.

This is a non-project action. Future development would be subject to additional SEPA review and applicable City of Liberty Lake development regulations.

**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:**

**Taudd Hume**



PRINT NAME

SIGNATURE

**Proponent Address:**

**601 W. Main, Suite 714**

**Spokane, WA 99201**

STREET ADDRESS

CITY STATE ZIP

**Proponent Phone: 509-455-9077**

**Proponent**

**Email:  
thume@workwith.com**

**Fax:**

**Person completing the**

**Taudd Hume, Witherspoon Brajcich McPhee, PLLC**

<b>form:</b>	
<b>Phone: 509-455-9077</b> <b>Email: thume@workwith.com</b>	<b>Date: May 17, 2021</b>

**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?

The site within the proposed rezone boundary is presently zoned for industrial use in Spokane County. The proposed zone would allow public uses which are potentially less intensive in impact than uses allowed within an industrial zone. Further, no significant impacts are expected as a result of the proposed zone change.

Proposed measures to avoid or reduce such increases are:

Future development of the site will require the completion of a SEPA checklist, review by applicable agencies, including the City of Liberty Lake, and approval and permitting of proposed construction plans. Within that approval process, mitigating measures as recommended by the SEPA checklist and reviewing agencies would be required by the approving agency.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

The area within the proposed rezone boundary does not contain fish or marine habitat; nor does the area contain designated habitats for plants and land animals.

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

Future development of the property within the zone boundaries will comply with applicable regulations relating to landuse.

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

No significant impacts are expected as a result of this proposal or future development in accordance with uses allowable within the zone.

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

Future development proposals will be subject to SEPA review and applicable regulations and measures designed to reduce energy consumption.

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 environmentally sensitive areas, wildlife or plant habitats, water bodies, wetlands, floodplains, prime farmlands, or historic or cultural sites are included within the rezone boundary.

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

Should historic or cultural resources be encountered during future site development, applicable agencies or tribes or both will be contacted for coordination of potential mitigation.

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 shorelines are within or near the rezone boundary. The rezone to Mixed Use (R-2) is compatible with and less intensive to adjacent properties than the existing Light Industrial (M-1) zone within unincorporated Spokane County, and more compatible with the adjoining Community Center Mixed Use (M2) zones within the City of Liberty Lake. The proposed rezone would also be more compatible with residential zones within the City of Spokane Valley to the west and Spokane County to the south.

Proposed measures to avoid or reduce shoreline and land use impacts are:  
Future projects would complete SEPA checklists and follow applicable land use and building regulations of the City of Liberty Lake.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?  
The area of the proposed rezone is bounded on the south by Sprague Avenue and partially on the north by former drainage canal (south of Appleway/Country Vista Drive). Future projects would, potentially add traffic to these streets as well as the local roadway system with specific impacts depending on access points. Future projects would potentially increase demand on the Spokane Valley Fire Department and Liberty Lake Police Department. Utilities are provided by the Consolidated Water District and Spokane County Utilities Department, both of which would provide service. City of Liberty Lake development standards and concurrency requirements would reduce potential demands on public services, utilities and transportation systems.

Proposed measures to reduce or respond to such demand(s) are:  
Future development of the rezone area would require additional SEPA review and compliance with applicable land use and building regulations of the City of Liberty Lake and other agencies. It is also expected that future development would participate with the adopted Harvard Road Mitigation Plan, as amended, and other impact fee assessments, as established, if applicable.

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 expected. The Liberty Lake Comprehensive Plan was updated in accordance with the provisions of the Washington State Growth Management Act. The proposed rezone boundary is with the Urban Growth Boundary of the City of Liberty Lake, and would be in compliance with the growth policies of the city.

**For More Information Please Contact the**

City of Liberty Lake Planning & Building Services  
22710 E. Country Vista Drive  
Liberty Lake , WA 99019

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[www.libertylakewa.gov](http://www.libertylakewa.gov)