

**Notice of Decision**

**Proposal File #:** LUA2018-0096/BSP2018-001 **Zoning:** M-2

**Proposal:** Gemstar (previously Katerra) Mixed Use Binding Site Plan

**Proposal Description:** To divide an existing, 36.88 acre undeveloped parcel into 3 lots and two tracts, with the two lots fronting on Country Vista Drive being programed for approximately future commercial development, and the southern 19.12 acres to be developed as a 408 unit multifamily development

**Site Address:** 20300 – 20700 E Country Vista Drive, Liberty Lake, WA 99019

**General Location:** On the south side of E. Country Vista Drive, approximately 1500 ft. west of the intersection of E. Country Vista Drive and N. Kramer Rd.

**Abbreviated Legal Description - Section:** 16 **Township:** 25N **Range:** 45 E

**Owner:** Centennial Properties **Phone:** \_\_\_\_\_

**Contact:** Tom Clemson **Phone:** (509) 879-8941

**Application Date:** 9/20/18 **Determination of Completeness Issued:** 9/28/18

**Notice of Application Review:** 9/27/18

**Notice of Decision Issued:** 8/12/19 **Appeal Closing Date:** 8/26/18

**CITY OF LIBERTY LAKE PLANNING, ENGINEERING & BUILDING SERVICES DECISION:**

- Approved
- Approved w/ Conditions  
The above-mentioned proposal is approved with the following conditions: (see attachments)
- Disapproved

**SEPA THRESHOLD DETERMINATION:** Mitigated Determination of Non-Significance (see MDNS issued 10/24/18)

DECISION APPEAL PROCEDURE: Interested parties with standing, as defined in RCW 36.70C, have the opportunity to appeal a final decision on a project permit. The decision may be appealed within fourteen (14) calendar days from the date the decision is rendered by delivering a notice of appeal to Planning, Engineering & Building Services by mail or personal delivery. The notice of appeal must be received by 4:00 p.m. on the last day of the appeal period, unless the last day of the appeal period falls on a weekend or holiday, the notice of appeal shall then be due on the following business day. Appeal requests shall contain all information and items required in the City Development Code Section 10-4B-4, subsection H. An 'open record' appeal to the Hearing Examiner is available on many Type I project permits. The appeal procedure shall be as outlined in the City Development Code Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the Director.

This Notice of Decision has been provided to the project applicant, the Spokane County Assessor, and to any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application. A copy of the SEPA determination has also been provided to the Dept. of Ecology - Olympia, Dept. of Transportation - Spokane County, Other Reviewing Agencies, and the project applicant. The complete record in this matter, including this decision, is on file during the appeal period with the review authority listed below. Pursuant to RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. A Notice of Decision was also printed in the August 16, 2019 edition of the Spokane Valley News Herald.

REVIEW AUTHORITY: \_\_\_\_\_ PROJECT COORDINATOR: Lisa D. Key, Director of Planning & Engineering

**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: 8/12/19

Signature: *Lisa D Key*

