

NOTICE OF APPLICATION

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

Proposal File #: PRJ2021-0013 **Zoning:** I

Proposal: Bike Hub Retail/Industrial Development

Proposal Description: Retail/ industrial development on 2.07 Acres: Phase I - 7,564 sq. ft. retail/warehouse bldg. and associated site improvements; Phase 2 – 6,500 sq. ft retail/industrial bldg.

Site Address: 2210 N Madson Rd, Liberty Lake, WA 99019

General Location: East side of Madson Rd, between Knox and Appleway Ave; SE ¼ of S10, T25, R45

Abbreviated Legal Description - Section: 10 **Township:** 25 **Range:** 45EWM

Owner: Bike Hub, LLC **Phone:** 509-998-0170

Contact: Ron Mackie **Phone:** 509-290-1491

Application Date: 10/8/2021 **Determination of Completeness Issued:** 10/26/2021

Notice of Application Issued: 10/26/2021 **Comment Deadline:** 4 pm Nov 9, 2021

City of Liberty Lake Permits Included in Application: City Building Permits will need to be issued prior to beginning construction.

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

Required & Existing Studies: A SEPA Checklist has been completed, along with a Trip Generation & Distribution Letter.

Environmental Review: City of Liberty Lake Planning & Building Services is reviewing the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS) for this project. Any SEPA appeal is governed by the City of Liberty Lake Environmental Ordinance and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made and is appealable. The optional DNS process in WAC 197-11-355 is being used and this may be your only opportunity to comment on the environmental impacts of this portion of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request and will be supplied to reviewing agencies. Probable MDNS Conditions: Harvard Road Mitigation and other conditions as recommended by reviewing agencies.

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

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

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

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

REVIEW AUTHORITY:

PROJECT COORDINATOR: Lisa D. Key, Director



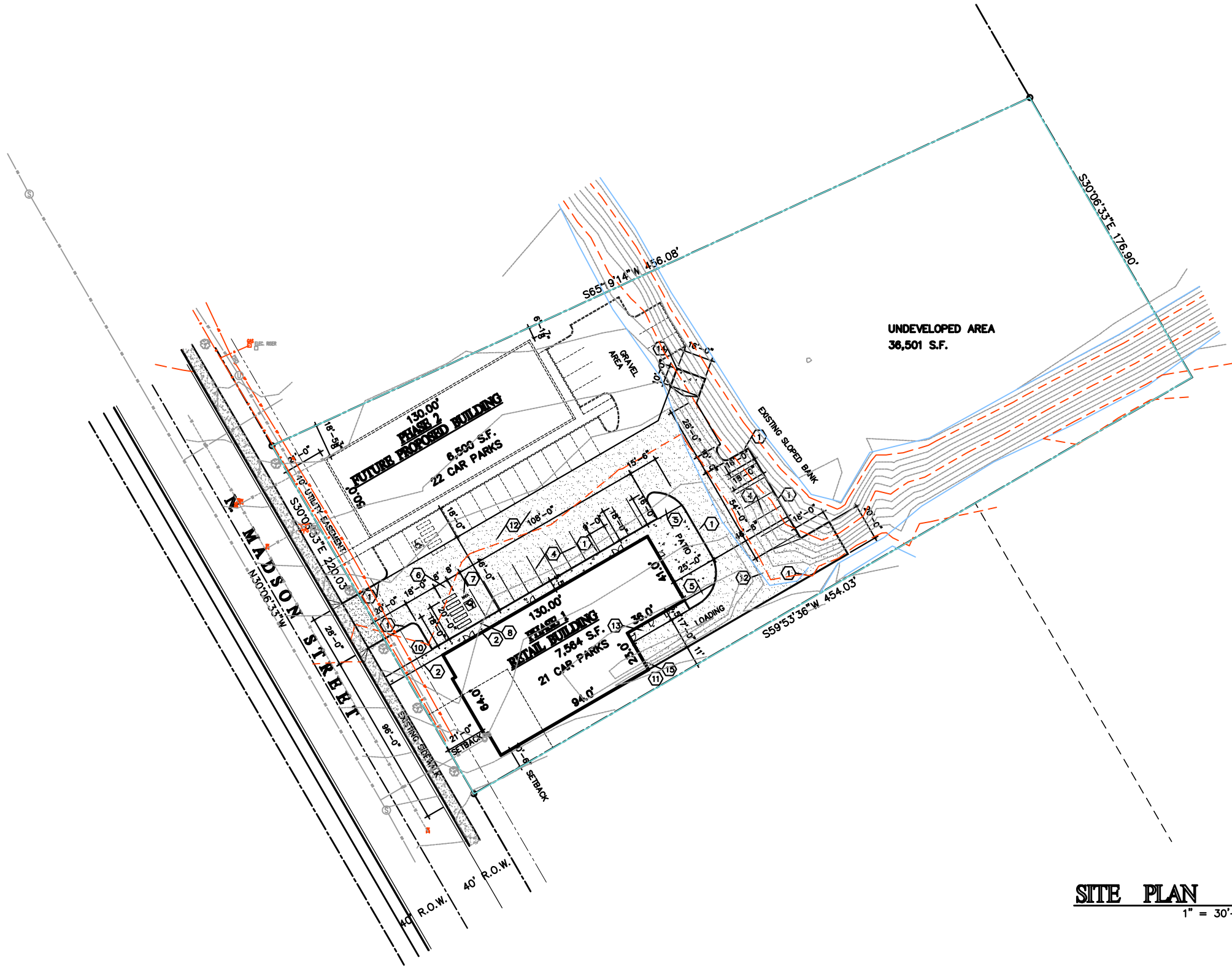
Planning, Engineering & Building Services

22710 E. Country Vista, Liberty Lake, WA 99019

Phone: (509) 755-6708, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: 10/26/2021

Signature: 



SITE PLAN
1" = 30'-0"
NORTH

GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- PROVIDE A 4" P.V.C. SLEEVE TO ALL LANDSCAPED AREAS AS SHOWN ON DRAWINGS FOR SPRINKLER SYSTEM. CAP & MARK ENDS. COORDINATE LOCATION WITH SPRINKLER CONTRACTOR.
- PROVIDE 4'-0" MIN. RADIUS ON ALL CURBS, TYPICAL U.N.O.
- ALL STREETWORK TO BE COORDINATED WITH THE CITY ENGINEERS OFFICE.
- ASPHALT TO BE FLUSH WITH CONC. WALK @ HEAD OF ACCESSIBLE STALLS - SLOPE MAX. 1:48.
- SEE SITE GRADING PLAN FOR CURB CUTS AND CONCRETE OUTFALL LOCATIONS.
- DIMENSIONS SHOWN ARE TO FACE OF CONCRETE CURB OR EDGE OF PAVING.
- SITE LIGHTING ON BUILDING AND ON LIGHT STANDARDS TO BE SHIELDED TO MAINTAIN LIGHTING ON SUBJECT PROPERTY. MAINTAIN MIN. 1 FOOTCANDLE TO ALL AREAS.
- COORDINATE W/ AVISTA UTILITIES FOR TRENCHING OF GAS LINE TO PROPOSED METER LOCATION.
- COORDINATE W/ UTILITY FOR TRENCHING OF ELECTRICAL SERVICE LINE TO PROPOSED TRANSFORMER LOCATION.
- BUILDING ADDRESS NUMBERS SIGNAGE LOCATED ON SOUTHWEST CORNER OF BUILDING WALLS 12" HIGH LETTERS.

PLAN NOTES:

- 6" CONCRETE CURB, TYPE A, PER CITY STANDARD A-2.
- 4" THICK CONCRETE SIDEWALK, PER CITY STANDARD PLAN A-16. CONTROL JOINTS @ ±5'-0" O.C. CROSS SLOPE 1:48 MAX.
- PEDESTRIAN RAMP, PER CITY STANDARDS. DETECTABLE WARNING PAD.
- SOLID 4" WIDE PAINTED PARKING STALL LINE. PAINT "TRAFFIC WHITE".
- LANDSCAPE PLANTER
- 2'-0" x WIDTH INDICATED SOLID PAINTED STRIPE ON PAVING. TO DESIGNATE ACCESSIBLE PATH.
- ADA ACCESSIBLE PARKING STALL W/ INTERNATIONAL SYMBOL OF ACCESS PAINTED "TRAFFIC WHITE" ON PAINTED "BLUE" BACKGROUND ON PAVING.
- ADA PARKING SIGNAGE. 2" SQUARE OR ROUND STEEL PIPE W/ END CAP WELDED TO TOP. SIGN TO BE 12"x18" W/ THE INTERNATIONAL SYMBOL OF ACCESS (WHITE ON BLUE BACKGROUND) & THE WORDS "RESERVED PARKING" & "STATE DISABLE PARKING PERMIT REQUIRED". PROVIDE "VAN PARKING" SIGN AT STALL INDICATED. MOUNT SIGN BOTTOM @ +60".
- DESIGNATED FUTURE ELECTRIC VEHICLE PARKING (EV).
- BIKE RACK - 4 BIKE CAPACITY.
- 80"x90" CONC. PAD FOR TRANSFORMER FOR ELECTRICAL SERVICE & FUTURE VEHICLE CHARGING STATIONS. PROVIDE SPARE CONDUITS FROM PAD TO STREET SERVICE BOX FOR FUTURE USE. VERIFY REQUIREMENTS.
- HEAVY-DUTY ASPHALT PAVING - 3" ASPHALT OVER 7" GRAVEL BASE.
- 5" THICK CONC. APRON/SIDEWALK FLUSH W/ PAVING OVER 4" GRAVEL BASE.
- DUMPSTER ENCLOSURE - 6'-0" TALL CHAIN-LINK FENCE W/ PRIVACY SLATS W/ PR. 8'-0"x6'-0" H. CHAIN-LINK SWING GATES W/ DROP ROD ASSEMBLY. 16'-0" x 10'-0" CLEAR INSIDE ENCLOSURE. 5" THICK CONC. SLAB.
- 6" STL. PIPE BOLLARD FILLED W/ CONCRETE. 48" EXPOSED, 36" BURY. EACH SIDE OF OVERHEAD DOOR OPENINGS.

BUILDING INFORMATION:

PARCEL NO.: 55104.9183
PARCEL IV - WAGNER ADDITION SHORT PLAT - SPL2018-0001

OCCUPANCY GROUPS: B/S1
CONSTRUCTION TYPE: V-B NON SPRINKLERED
ZONING: LIGHT INDUSTRIAL (I)
BUILDING HEIGHT: 25'-0"
SETBACKS:

	REQUIRED:	PROVIDED:
WEST FRONT YARD:	20'-0"	21'-0"
EAST REAR:	5'-0"	301'-0"±
SOUTH SIDE:	5'-0"	10'-6"
NORTH SIDE:	5'-0"	130'-5"±

TOTAL SITE LOT AREA: 90,111.02 S.F. OR 2.069 ACRES
DEVELOPED SITE AREA: 53,610.02 S.F. OR 1.23 ACRES

BUILDING COVERAGE: 14,064 S.F. OR 28.2%
PHASE 1 7,584 S.F.
PHASE 2 6,500 S.F.

TOTAL ASPHALT IMPERVIOUS AREA: 19,989 S.F.
PHASE 1 14,182 S.F.
PHASE 2 5,807 S.F. FUTURE

TOTAL CONC. IMPERVIOUS AREA: 3,404 S.F.
PHASE 1 2,265 S.F.
PHASE 2 1,139 S.F. FUTURE

LANDSCAPE AREA: 15,072 S.F. OR 28%

PARKING REQUIRED: BUSINESS, GENERAL RETAIL
1 SPACE PER 350 S.F. = 40 STALLS REQUIRED

OFF STREET LOADING: 1 SPACE REQUIRED 12' WIDE x 30' LONG x 14'-6" HIGH
PARKING PROVIDED:
PASSENGER CAR SPACES: 41 CAR PARKS AND 2 ACCESSIBLE
OFF STREET LOADING: 1 SPACE PROVIDED 12' WIDE x 30' LONG x 14'-6" HIGH

ARCHITECTURAL VENTURES
RON R. MACKIE (509) 290-1491
9802 E. MISSION AVENUE SPOKANE, WA 99206

SITE LAYOUT PLAN

DATE	REVISIONS	DATE
10/21/21		

SITE DEVELOPMENT PLAN FOR:
BIKE HUB
220 N. MADSON STREET
LIBERTY LAKE, WA

DATE:
9-21-2021

CA-1



SEPA CHECKLIST

Liberty Lake Planning, Engineering & Building Services
22710 E. Country Vista Drive, Liberty Lake WA 99019
Phone: (509) 755-6704 Fax: (509) 755 6713
Website: www.libertylakewa.gov
Email: permitcenter@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: Bike Hub - Retail Building
2.	Name of applicant: Architectural Ventures
3.	Address and phone number of applicant: 9802 E. Mission Avenue, Spokane Valley, WA 99206 509-290-1491
4.	Name of contact person: Ron R. Mackie AIA
5.	Address and phone number of contact person: 9802 E. Mission Avenue, Spokane valley, WA 99206 509-290-1491
6.	Date checklist prepared: 10-22-2021
7.	Agency requesting checklist: Planning
8.	Proposed timing or schedule (including phasing, if applicable): Construction start mid November planned. Construction thru end June 2022 estimated. Retail future building Spring 2022, Complete August 2022.
9.	a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Future retail building shown on site plan. Associated site work around future building.
	b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No

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

Geo report dated June 18th, 2021

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.

No

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

Site and building design review.
Building review.
City of Liberty Lake Water & Sewer District review.
Spokane Valley Fire review

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.

A 7,564 s.f. retail building for 3 tenants. Bike sales, barber and wine tasting room.
Single story slab on grade, wood framed with metal siding and glass storefronts. A small 1,120 s.f. mezzanine. Wood roof framed with TPO rubber roof membrane over rigid insulation.
Associated site work sewer tap, water taps, future private fire line for future fire hydrant.
Landscaping and paving per standards.
Type V-B construction, non-sprinklered.

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.

2210 N. Madson Street, Parcel no. 55104.9183
Parcle IV - Wagner Addition Short Plat - SPL2018-0001
Southeast Quarter of Section 10, Township 25 North, Range 45 East, W.M., City of Liberty Lake, Spokane County, Washington

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).

ASA - yes
GSSA - yes

B. ENVIRONMENTAL ELEMENTS:

1. EARTH

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:
Generally flat except existing 8-10 foot bank approx. past mid point depth of site.

b. What is the steepest slope on the site (approximate percent slope)? 33% along bank, 1-1/2% general

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.

Soil described as Urban Land, gravelly substratum. Some areas of native grasses. Test pits declared clayey sand to poorly/well graded glaciofluvial deposits. Undocumented fill was observed on west side of project. Site was used to stockpile soil from adjacent site but since has been removed.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known per geo report.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

Topsoil to be removed and reused where suitable. Undocumented fill and existing suitable material to be removed. Suitable material to be replaced in properly compacted lifts.

Gravel subbase to be used under slabs and paving surfaces.

Approx. 600 yards of gravel base.

Estimate 2,000 yards dirt moved.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

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

Buildings (including future proposed) 26.2%

Asphalt/ Concrete 43.6%

That is planning on the front (west) 53,610 s.f. of the 90,111 s.f. of the lot as developed area.

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

Grass swales and perimeter landscaping. Leaving rear portion of lot undeveloped.

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.

General construction traffic and some mid-duty construction equipment during construction.
General public cars and weekly to bi-monthly medium truck deliveries.

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

No

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

Incorporating dust control measures, construction entrance during construction.
Travel areas to be paved upon completion.

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.

None

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, does not apply

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

No

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

No

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

b. Ground:

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

Stormwater and irrigation water to be discharged into ground.

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, site served by sewer.

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).

Roof water from membrane roof to be discharged from downspouts into ground.

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 planned for these businesses.

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)?

If any chemicals are used or stored then protective measures as far as containment will be implemented by Tenant.

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.

Site stormwater to be diverted to grass swales. If needed some areas may be collected and piped to grass swales. Roof stormwater to be diverted to rainwater leaders and dispersed or piped to grass swales and drywells.

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?

None planned at this time.

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

No

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).

Grass swales and drywells.

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

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?

Area of development to be grubbed. Street trees to remain.

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

Perimeter Landscaping and grass swale areas, additional trees and plantings by building and in planters.

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:

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.

Do not know

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

Not to my knowledge, adjacent sites are industrial developed.

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

Maintain street trees and providing new landscaping.

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.

Electric for power; Gas for heating.

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

No

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:

Insulated walls and roof; insulated glass in thermally broken window systems.
Daylighting; roof top hvac units with economizers. Led lighting fixtures.

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.

None to my knowledge

1) Describe special emergency services that might be required.

General police and fire services.

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

Owner may install security system or security cameras.

b. Noise

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

None

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.

General Construction noise 7am-4pm short term.

Some car traffic and possible music from tasting room. Similar to adjacent property user.

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

Exterior patio set on backside of building. Small retail users. Minimal truck deliveries.

8. LAND AND SHORELINE USE

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

Zone 1 Light Industrial

Adjacent properties are industrial and general retail businesses.

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

Do not know

c. Describe any structures on the site.

None

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

No

e. What is the current zoning classification of the site? I-Light Industrial

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

Industrial

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

Does not apply

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

No

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

Estimate 10-15 for 3 retail businesses, estimate 10-12 for future retail.

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

None

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

None

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

Building use fits within use category and similar to existing businesses.

9. HOUSING

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

None

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

None

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

None

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?

Tallest wall height is planned to be 29'-4".

Principal exterior material will be prefinished metal wall panels.

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

None

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

New landscaping

Multiple colored and textured wall panels, canopies, glazing on building.

11. LIGHT AND GLARE

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

Site lighting and car truck traffic.

Dusk to dawn for security.

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

No

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:

Parking faces buildings, perimeter landscaping. Shielded light fixtures.

12. RECREATION

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

None

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

No

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

None, although selling of bicycles is a bonus.

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.

Do not know. None reported on adjacent sites.

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

N/A

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

Follow guidelines for excavations.

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.

Driveway off Madson Street served from Appleway from the South and from Knox Avenue to the North.

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

No

Services up on Appleway Avenue, unknow distance.

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

Retail building 21 stalls; future building 22 stalls planned

0 stalls eliminated.

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).

No

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.

Main building estimate: 80 ADT, 7 am peak hour, 19 pm peak hour

Future building estimate: 188 ADT, 6 am peak hour, 20 pm peak hour

Bike Sales area 3,500 s.f.: 21 ADT, 2 AM, 8 PM

Bike Warehouse 1,090 s.f.: 2 ADT, 1 AM, 1 PM

Barber Shop 690 s.f.: 2 ADT, 1 AM, 1 PM

Wine Tasting Area 1,192 s.f.: 55 ADT, 3 AM, 9 PM

Future Retail Area estimate 4,875 s.f.: 185 ADT, 5 AM, 20 PM

Future Warehouse Area estimate: 1,625 s.f.: 3 ADT, 1 AM, 1 PM

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

Small business operations, potential of employees using bike transportation to and from work.

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.

Basic police and fire services.

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

Building may have security system or security cameras.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

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.

Water service in street will need to be tapped for new service and new future private fire hydrant line. Sewer stubbed into site. Electricity and gas are located in utility easement for tapping. Refuse service to be contracted by Owner.

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: Ron R. Mackie	
PRINT NAME	SIGNATURE
Proponent Address: 9802 E. Mission Avenue	Spokane Valley WA 99206
STREET ADDRESS	CITY STATE ZIP
Proponent Phone: 509-290-1491	Proponent Fax:
Person completing the form: Ron R. Mackie	
Phone: 509-290-1491	Date: 10-22-2021

FOR PLANNING, ENGINEERING & 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