

NOTICE OF DECISION

Proposal File #: PRJ2021-0010 **Zoning:** I (Light Industrial)

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, 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:** 45

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

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

Application Date: 10/08/2021 **Determination of Completeness Issued:** 10/26/2021

Notice of Application Review: 10/26/2021

Notice of Decision Issued: 11/10/2021 **Appeal Closing Date:** 4 pm on 11/24/2021

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
The above-mentioned project has been denied due to the following: _____

SEPA THRESHOLD DETERMINATION: Mitigated Determination of Non-Significance (see MDNS issued 07/09/2021)

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 & 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.

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: 11/10/2021

Signature: *Lisa D. Key*

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Proposal File #: PRJ2021-0013 **Zoning:** I (Light Industrial)

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, Liberty Lake, WA 99019

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

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

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

MDNS Determination Issued: 11/10/2021 **Appeal Closing Date:** 4 pm on 11/24/2021

LEAD AGENCY: CITY OF LIBERTY LAKE

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment; provided the applicant complies with the mitigation measures listed below and the attached conditions. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist 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.

- There is no comment period for this MDNS; pursuant to WAC 197-11-355(4).
- This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date issued (below). Comments must be received by: _____, if they are intended to alter the MDNS.

MITIGATING MEASURES:

In addition to the plans and specifications submitted for permit and SEPA review, the following mitigation is required:

- a. Participation in the Harvard Rd. Mitigation Plan, as adopted and approved by the City Council, consistent with the City of Liberty Lake's Comprehensive Plan, shall be paid upon issuance of building permits for this project.
- b. A Temporary Erosion and Sedimentation Control (TESC) plan is to be prepared by a WA State licensed Professional Engineer and implemented throughout the duration of construction. The TESC plan is to be prepared using best management practices (BMP's) currently accepted within the Civil Engineering profession. The TESC plan is to include, as a minimum, a grading plan, location, and details of silt control structures (such as silt ponds, silt traps) are to be installed prior to other site work and the TESC measures are to be implemented and maintained throughout the duration of construction.
- c. A Stormwater Pollution Prevention Plan for the project site is required and should be developed by a qualified person(s). Erosion and sediment control measures in the plan must be implemented prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, and soil can damage aquatic habitat and are considered pollutants. The plan must be upgraded as necessary during the construction period.
- d. Development of the site shall comply with City Development Code, Section 10-3H, and the Spokane Regional Stormwater Manual. Stormwater plans and drainage reports, stamped and certified by the engineer of record as being compliant with the Spokane Regional Stormwater Manual, shall be submitted to the City Engineer for review and approval prior to the commencement of construction.
- e. Compliance with the Washington State Department of Ecology Water Quality and Solid Waste Program requirements shall be required.
- f. All new dry wells and other injection wells must be registered with the Underground Injection Control program (UIC) at Department of Ecology prior to use and the discharge from the wells) must comply with the ground water quality requirement (non-endangerment standard) at the top of the ground water table.

- g. The requirements Liberty Lake Sewer & Water District shall be met at the time of project construction.
- h. The developer shall be required to submit a cultural survey of the site, completed by a professional archaeologist for review and acceptance by the Spokane Tribe and the Washington State Historic Preservation Office prior to the commencement of any grubbing, clearing, or earth moving on the subject property. Should any artifacts or human remains be found once construction has commenced, the Tribal Historic Preservation Officer of the Spokane Tribe of Indians shall be notified immediately, and all work in the area shall cease immediately.

APPEAL OF THIS DETERMINATION, allowed under City Development Code Section 10-6A-7, subsection "C" shall be filed within fourteen (14) days after the determination has been made and is appealable. Any administrative appeal of a procedural or substantive determination under SEPA issued at the same time as the decision on the project action shall be filed within fourteen (14) days after notice of the decision has been made and is appealable. In order to allow public comment on a MDNS prior to requiring an administrative appeal to be filed, this appeal period shall be extended for an additional seven (7) days if the appeal is of a MDNS for which public comment period is required under the provisions of the City Environmental Ordinance or chapter 197-11 WAC. A notice of appeal must be delivered to Planning Engineering & Building Services by mail or personal delivery and 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 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. **Appeal Closing Date: 4pm on November 24, 2021.**

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

REVIEW AUTHORITY:



RESPONSIBLE OFFICIAL: **Lisa D. Key, Director**

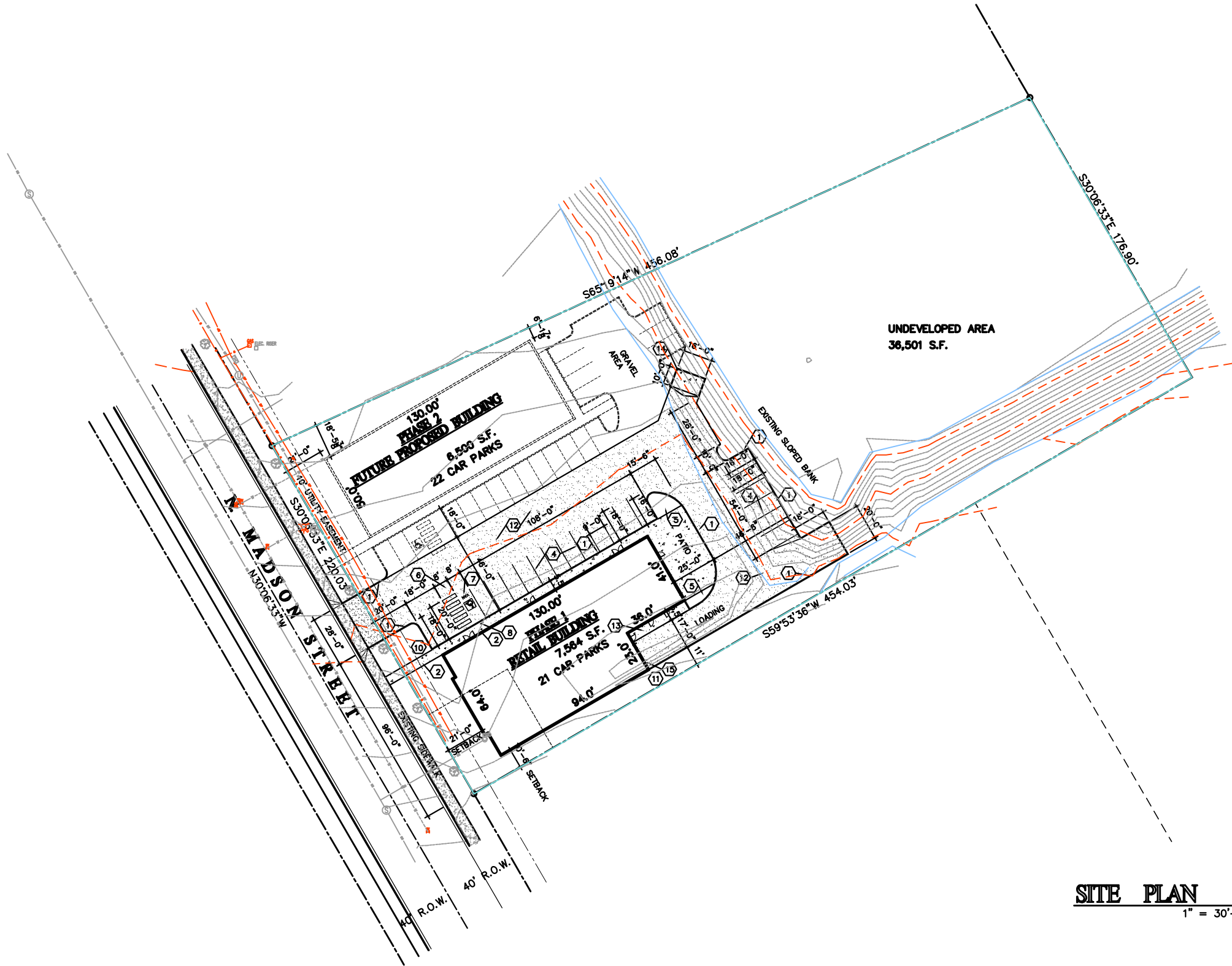
Planning, Engineering & Building Services

22710 E Country Vista Drive. Liberty Lake WA 99019

Phone: (509) 755-6708

Date Issued: 11/10/2021

Signature: *Lisa D Key*



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	BY	REVISIONS	DATE
10/21/21	B.R.M.		

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

DATE:
9-21-2021

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