SEPA[1] Environmental Checklist

A. Background

1. **Name of proposed project, if applicable:**

   2026-2046 City of Liberty Lake Comprehensive Plan and Development Regulations Update

2. **Name of applicant:**

   City of Liberty Lake

3. **Address and phone number of applicant and contact person:**

   22710 E Country Vista, Liberty Lake, WA 99019

   Amy Mullerleile – (509) 755-6732

4. **Date checklist prepared:**

   October 2026

5. **Agency requesting checklist:**

   City of Liberty Lake Community Development Department

6. **Proposed timing of schedule (including phasing, if applicable):**
   Review - Fall 2026

   Adoption – Winter 2026-27

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   This project is for a non-project action. In the future, the City will continue to engage in comprehensive and project specific planning activities, many of which will address topics identified in the Comprehensive Plan & Development Codes.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
   The proposed Update is supported by the City's Comprehensive Plan technical analyses, including the Land Capacity Analysis, transportation analysis, stormwater planning documents, and environmental and infrastructure assessments.

   The City has also reviewed its existing development regulations for consistency with the Growth Management Act (GMA), applicable state legislation, and the proposed Comprehensive Plan. This review informs the proposed amendments to land use, housing, critical areas, and other development standards, as applicable. These supporting materials provide the basis for evaluating potential environmental impacts associated with the proposed Update.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

This is a City-wide proposal; within the city there are development proposals pending. These amendments might affect future permit applications & approvals.

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

    City Council adoption of the Comprehensive Plan and associated development regulation amendments, following applicable GMA notice and SEPA procedures.

11. **Give 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. (Lead agencies may modify this form to include additional specific information on project description.)**

    The proposed Update includes adoption of the City of Liberty Lake's 2026–2046 Comprehensive Plan and associated development regulation amendments, consistent with the Growth Management Act (GMA) and applicable state legislation.

    The Comprehensive Plan updates goals and policies addressing land use, housing, transportation, economic development, public facilities, and environmental protection, including climate resilience policies. Associated development regulation amendments address housing allowances, land use standards, permitting procedures, and critical areas protections to maintain consistency with state requirements and best available science.

    The proposed Update applies to all properties within City limits and does not directly authorize site-specific development or construction.

12. **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 applications related to this checklist.**

    This is a non project action that incompasses all of the City of Liberty Lake.

B.Environmental Elements

1. Earth

a. General description of the site:

The proposal is a nonproject action encompassing the City of Liberty Lake within Spokane County, Washington. The planning area includes a variety of developed and undeveloped lands, with generally flat to gently rolling terrain throughout much of the urbanized area and more pronounced slopes and hilly terrain in portions of the surrounding landscape, particularly toward the south. The planning area also includes Liberty Lake and associated natural features.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

Slopes within the City of Liberty Lake vary from relatively flat terrain to steep hillsides. According to the 2026 Spokane County Hazard Mitigation Plan, portions of the City contain slopes exceeding 30 percent, particularly in areas of more pronounced topographic relief. The precise maximum slope within the City has not been established through the available mapping.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils within the City of Liberty Lake vary. According to the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey data and previously completed local environmental reviews, soils within the City include gravelly loams, very gravelly ashy loams, sandy loams, silts, and areas containing sand and gravel deposits. Identified soil classifications include Garrison gravelly loam and Opportunity very gravelly ashy loam. These soils are generally well drained, although soil characteristics and permeability vary by location.

The City of Liberty Lake does not have designated agricultural lands of long-term commercial significance or other designated natural resource lands. The proposed Comprehensive Plan Update is a nonproject action and will not directly result in the removal or conversion of agricultural soils. Future development may involve localized soil disturbance, subject to applicable development regulations and environmental review requirements.

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

Portions of the City of Liberty Lake contain geologically hazardous areas with conditions that may contribute to soil instability, erosion, and landslide hazards. These areas include steep slopes exceeding 30 percent, soils susceptible to severe erosion, areas with potentially unstable geologic formations, and locations affected by surface water or groundwater conditions.

The City's Development Code identifies several characteristics associated with erosion and landslide hazards, including slopes of 30 percent or greater; soils classified by the Natural Resources Conservation Service as having severe erosion potential; areas containing alluvium, landslide deposits, or the Latah Formation; uncompacted fill; and areas subject to streambank erosion.

Although these conditions indicate the potential for localized soil instability, a specific history of documented landslide events within the City has not been confirmed. The proposed Comprehensive Plan Update would not directly cause ground-disturbing

activities. Future development within identified geologically hazardous areas will be subject to applicable critical areas regulations and site-specific geotechnical evaluation, as required.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The proposed 2026–2046 City of Liberty Lake Comprehensive Plan and Development Regulations Update is a nonproject action and does not involve or directly authorize any filling, excavation, grading, or other ground-disturbing activities. Therefore, no specific quantities of fill or excavation materials, sources of fill, or affected areas are proposed or identified.

Future development and infrastructure improvements implemented consistent with the Comprehensive Plan could involve filling, excavation, or grading. The extent of such activities will be determined through subsequent project-specific development review and permitting processes. These activities will be subject to applicable City development regulations, grading and erosion control requirements, critical areas protections, and environmental review, as required.

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

Erosion potential varies throughout the City of Liberty Lake depending on soil characteristics, slope, vegetation cover, and drainage conditions. Areas containing steep slopes, erosion-prone soils, or concentrated stormwater runoff could be particularly susceptible to erosion when disturbed.

Future development will be subject to applicable City development regulations, including critical areas protections, stormwater management standards, erosion and sediment control requirements, and applicable state and federal permitting requirements. These measures are intended to minimize soil erosion and prevent sediment from entering nearby drainage systems and surface waters.

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

Future development accommodated under the Comprehensive Plan could increase impervious surface coverage through the construction of buildings, roads, parking areas, sidewalks, and other improvements. The extent of additional impervious surfaces would depend on the location, type, and intensity of future development.

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

The City of Liberty Lake Development Code, Title 10, Chapter 3, establishes clearing and grading requirements, including temporary erosion control and stormwater management measures consistent with the City's Engineering and Design Manual. Additionally, Section 10-6B-5 establishes protections for geologically hazardous areas, including areas with slopes of 30 percent or greater and soils susceptible to severe erosion or landslide hazards. Site-specific geotechnical evaluations and mitigation

measures could be required where development could affect slope stability or other geologic conditions.

Future development will be required to implement applicable erosion and sediment control best management practices (BMPs), stormwater management measures, and other mitigation requirements established through the development review and permitting process.

2. Air

Find help answering air questions [2]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Future residential, commercial, industrial, and infrastructure development accommodated under the Comprehensive Plan could generate temporary and long-term air emissions. Construction-related emissions could include fugitive dust and particulate matter (PM10 and PM2.5) from site clearing, grading, excavation, and material handling, as well as exhaust emissions from construction equipment and vehicles. These activities could generate carbon monoxide (CO), nitrogen oxides (NOx), volatile organic compounds (VOCs), and greenhouse gases.

Long-term emissions could result from increased vehicle traffic, residential and commercial heating systems, and other activities associated with future growth and development. The extent of these emissions would depend on the type, location, and intensity of future development, transportation patterns, and energy sources.

Specific emission quantities cannot be reasonably estimated at this stage because the Comprehensive Plan does not authorize individual development projects or establish specific construction activities. Future development will be subject to applicable federal, state, and local air quality regulations, including requirements administered by the Spokane Regional Clean Air Agency.

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

Air quality within the City of Liberty Lake is influenced by several existing local and regional emission sources. These include vehicle emissions associated with Interstate 90 and surrounding transportation corridors, emissions from commercial and industrial activities, residential wood burning, agricultural operations, construction activities, and fugitive dust from disturbed or unpaved surfaces.

Regional air quality is also periodically affected by wildfire smoke and windblown dust transported from other portions of eastern and central Washington. Additionally, temperature inversions within the Spokane Valley can contribute to the accumulation of

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

airborne pollutants near ground level, particularly during periods of limited atmospheric mixing.

Localized odors may occur from certain commercial, industrial, and agricultural activities. The extent to which these sources affect individual properties depends on proximity, prevailing winds, topography, and atmospheric conditions.

The proposed Comprehensive Plan Update would not directly alter existing off-site emission sources. However, these conditions could influence air quality within areas planned for future development. Air quality within the City is regulated by the Spokane Regional Clean Air Agency in coordination with the Washington State Department of Ecology.

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

Measures to reduce potential air quality impacts could include controlling fugitive dust during construction through watering exposed soils, covering transported materials, stabilizing disturbed areas, and limiting dust-generating activities during adverse weather conditions. Construction equipment and vehicles will be subject to applicable emissions standards, and development activities must comply with applicable restrictions on outdoor burning and other sources of air pollution.

The Comprehensive Plan also provides a framework for coordinating future land use and transportation improvements, including pedestrian, bicycle, and public transit facilities, which could help reduce vehicle-related emissions and associated air quality impacts over time.

Potential air quality impacts associated with future development will be evaluated through applicable development review, environmental permitting, and SEPA review processes, as required.

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.

The City of Liberty Lake is located within the Spokane River watershed (Water Resource Inventory Area 57) and is situated near several major surface water features, including the Spokane River, Liberty Lake, Liberty Creek, associated wetlands, and intermittent drainage channels.

The Spokane River is located immediately north of the City and generally follows its northern boundary. Liberty Lake, a freshwater lake located south of the City's primary developed areas, receives runoff from the surrounding watershed, including Liberty Creek, which drains approximately 10 square miles of mountainous terrain south of the lake. Seasonal wetlands and intermittent streams are also present

within the surrounding Liberty Lake watershed, including a substantial wetland complex at the southern end of the lake.

Liberty Lake does not have a natural surface water outlet. An engineered overflow channel extends northward from the lake along Liberty Lake Road, with drainage directed primarily to infiltration facilities. Although the channel provides a potential drainage connection toward the Spokane River during unusually high lake levels, persistent surface flow through this connection has not been documented.

According to the City's 2024 Stormwater Management Plan technical memorandum, there are no identified persistent surface waters within the municipal boundaries. Stormwater within the City generally infiltrates into the ground, although runoff may flow toward Liberty Lake or the Spokane River depending on drainage conditions and location.

The proposed Comprehensive Plan Update is a nonproject action and would not directly alter existing surface water bodies. Future development could affect surface water runoff and drainage patterns and will be subject to applicable stormwater management and critical areas regulations.

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.**

   The proposed 2026–2046 City of Liberty Lake Comprehensive Plan Update is a nonproject action and would not directly authorize or require construction, grading, filling, excavation, or other activities within 200 feet of surface water bodies, wetlands, or streams. No specific in-water or adjacent construction activities are proposed as part of the Comprehensive Plan Update.

   Future development and infrastructure improvements accommodated under the Comprehensive Plan could occur within 200 feet of surface waters or associated critical areas, including areas near the Spokane River, Liberty Lake, and their associated drainage systems and wetlands. The location and extent of potential work cannot be determined until site-specific development proposals are submitted.

   Future activities within or adjacent to regulated surface waters will be subject to applicable City critical areas regulations, shoreline regulations, stormwater management requirements, and state and federal permitting requirements, as applicable. Site-specific plans and environmental documentation will be required during subsequent development review and permitting, where applicable.

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.**

   The proposed 2026–2046 City of Liberty Lake Comprehensive Plan Update is a nonproject action would does not directly propose or authorize the placement or removal of fill or dredge materials within surface waters or wetlands. Therefore, no fill or dredge quantities, affected areas, or sources of fill material are identified as part of this proposal.

Future development or infrastructure improvements accommodated under the Comprehensive Plan could involve activities within or adjacent to surface waters and wetlands. Any proposed filling, dredging, or other alterations would be evaluated through subsequent site-specific development review and permitting processes.

Such activities would be subject to applicable City critical areas and shoreline regulations, as well as state and federal requirements, including Section 404 of the Clean Water Act and Section 401 water quality certification, where applicable. Avoidance, minimization, and compensatory mitigation measures would be required as appropriate under applicable regulations.

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

   The proposed 2026–2046 City of Liberty Lake Comprehensive Plan Update is a nonproject action and will not directly require or authorize surface water withdrawals or diversions. No specific withdrawal locations, diversion facilities, or quantities of surface water use are proposed.

   Future development accommodated under the Comprehensive Plan could increase demand for municipal water supplies. Water service within the City is provided primarily through groundwater sources, including the Spokane Valley–Rathdrum Prairie Aquifer. Any future activities involving surface water withdrawals, stream diversions, or modifications to existing drainage systems would be subject to applicable water rights requirements, environmental review, and state and federal permitting, as required.

   The location, purpose, and quantity of any potential future surface water withdrawals or diversions cannot be determined at this stage and would be evaluated as part of subsequent project-specific review.

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

   FEMA flood hazard mapping identifies areas subject to the 1-percent-annual-chance flood event (100-year floodplain) within the Liberty Lake vicinity. Mapped flood hazard areas are primarily associated with the Spokane River along the northern boundary of the City, Liberty Lake to the south, and associated drainage areas.

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.**

   The proposed 2026–2046 City of Liberty Lake Comprehensive Plan Update is a nonproject action and would not directly involve or authorize the discharge of waste materials into surface waters. Therefore, no specific types or quantities of waste discharge are proposed.

b. Ground:

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   Water service is provided primarily by the Liberty Lake Sewer and Water District (LLSWD), with portions of the City served by other water providers. LLSWD operates five groundwater supply wells and six water storage reservoirs to provide water for residential, commercial, irrigation, and fire protection purposes. Future population and employment growth accommodated under the Comprehensive Plan is anticipated to increase demand for groundwater supplies. The quantities of additional groundwater withdrawals would depend on future development patterns, water conservation measures, and available water system capacity and water rights.

   Stormwater infiltration is a primary method of managing runoff within the City. Runoff from developed and impervious surfaces is generally conveyed to infiltration facilities, where treated stormwater may enter the underlying groundwater system. Future development could increase stormwater runoff and associated groundwater recharge through engineered infiltration systems. These facilities will be subject to applicable stormwater management standards and groundwater protection requirements to minimize potential contamination of the Spokane Valley-Rathdrum Prairie Aquifer.

   No specific new groundwater wells, withdrawal quantities, groundwater discharge facilities, or discharge volumes are proposed as part of the Comprehensive Plan Update. Future water supply and stormwater management needs will be evaluated through applicable utility planning, development review, and permitting processes.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   Wastewater collection and treatment within the City is provided primarily by the Liberty Lake Sewer and Water District, which operates a sanitary sewer collection system and Water Reclamation Facility located at 2218 N. Harvard Road. The facility has a design treatment capacity of approximately 2.0 million gallons per day and discharges treated wastewater to the Spokane River under applicable state permitting requirements.

   The proposed Update does not include new septic systems or subsurface wastewater disposal facilities. Future development is anticipated to utilize existing public sewer

infrastructure, with extensions or improvements provided as necessary to accommodate growth, subject to applicable utility capacity and connection requirements.

c. Water Runoff (including stormwater):

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.

Stormwater runoff within the City originates primarily from precipitation and snowmelt occurring on rooftops, streets, parking areas, sidewalks, and other developed surfaces. According to the City's 2024 Stormwater Management Plan, stormwater is predominantly managed through infiltration due to the relatively permeable soils underlying much of the City. Runoff is generally conveyed by overland flow, curb and gutter systems, catch basins, and localized stormwater piping to drywells, infiltration swales, and other infiltration facilities.

The City's stormwater infrastructure primarily discharges to the ground rather than directly to surface waters. The 2024 Stormwater Management Plan identifies approximately 490 registered drywells, 313 catch basins, 589 curb cuts, and 305 stormwater ponds and swales comprising approximately 20 acres. These facilities provide stormwater collection, conveyance, and infiltration throughout the City.

Stormwater that infiltrates into the ground may contribute to groundwater recharge within the Spokane Valley–Rathdrum Prairie Aquifer. Surface runoff within the broader watershed may also flow toward Liberty Lake, the Spokane River, or associated drainage systems, depending on location, topography, and drainage conditions.

The quantity of additional stormwater runoff associated with future development cannot be determined at this stage because no site-specific construction activities are proposed. Future development will be subject to applicable City stormwater management regulations and regional stormwater standards intended to manage runoff volumes, maintain drainage functions, and protect surface water and groundwater quality.

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

Although the proposed 2026–2046 City of Liberty Lake Comprehensive Plan Update is a nonproject action and will not directly result in the discharge of waste materials, future development and associated activities could introduce pollutants into ground or surface waters through stormwater runoff, construction activities, and other urban land uses.

Potential pollutants include sediment, petroleum hydrocarbons, heavy metals, fertilizers, pesticides, nutrients, bacteria, and other contaminants associated with roads, parking areas, landscaped areas, and residential, commercial, and industrial

activities. During construction, exposed soils and disturbed could may contribute sediment and other pollutants to stormwater runoff if appropriate erosion and sediment control measures are not implemented.

Stormwater within the City is primarily managed through infiltration facilities, including drywells, swales, and infiltration basins. Because the City overlies the Spokane Valley–Rathdrum Prairie Aquifer, pollutants carried by stormwater could potentially enter groundwater if runoff is not adequately treated prior to infiltration. Surface runoff may also transport pollutants toward Liberty Lake, the Spokane River, and associated drainage systems, depending on local drainage conditions.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

According to the City's 2024 Stormwater Management Plan, stormwater runoff within Liberty Lake is primarily managed through infiltration facilities, including drywells, swales, and infiltration basins, due to the relatively permeable soils underlying much of the City. Future development could alter the volume, rate, and direction of stormwater runoff by changing existing topography and natural drainage characteristics.

Changes in runoff patterns could potentially affect adjacent properties, existing drainage infrastructure, groundwater recharge, and receiving waters, including the Spokane River and Liberty Lake, depending on the location and intensity of development.

Future development will be subject to applicable City stormwater management regulations, engineering design standards, and development review requirements intended to control runoff, maintain drainage functions, and minimize adverse impacts to adjacent properties, groundwater, and surface waters.

4. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

The proposed Update includes goals and policies intended to protect surface water and groundwater quality, maintain natural drainage functions, and minimize impacts associated with future development.

The City's critical areas regulations protect wetlands, frequently flooded areas, and critical aquifer recharge areas, including the Spokane Valley–Rathdrum Prairie Aquifer. These regulations establish applicable development limitations, protective buffers, and groundwater protection requirements.

The City's 2024 Stormwater Management Plan and adopted stormwater regulations address runoff collection, treatment, infiltration, erosion control, and drainage management. Future development will be subject to applicable water quality standards, stormwater best management practices (BMPs), and permitting requirements intended to protect receiving waters, prevent groundwater contamination, and minimize changes to existing drainage patterns.

4. Plants

a. Check the 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**

☐ **orchards, vineyards, or other permanent crops.**

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

☐ **water plants: water lily, eelgrass, milfoil, other**

☒ **other types of vegetation:** *Landscaped groundcovers, ornamental plantings, and herbaceous vegetation*

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

Future residential, commercial, industrial, and infrastructure development accommodated under the Comprehensive Plan could result in the removal or alteration of existing vegetation, including native and ornamental trees, shrubs, grasses, and other groundcover. Vegetation removal could occur during site preparation, grading, construction, and infrastructure improvements. The type and extent of vegetation affected depend on the location, size, and intensity of future development.

The total acreage or quantity of vegetation potentially removed or altered cannot be determined at this stage because no site-specific development activities are proposed. Future development will be subject to applicable City landscaping, tree preservation, critical areas, and erosion control regulations, as appropriate. Vegetation removal within wetlands, riparian areas, and other regulated critical areas will be subject to additional review and protection requirements.

c. List threatened and endangered species known to be on or near the site.

The Washington Department of Natural Resources (DNR) Natural Heritage Program documents a historical occurrence of Spalding's catchfly (Silene spaldingii), a federally threatened plant species, in the Liberty Lake area. The species was observed in 1979 and 1982; however, it was not observed during a subsequent survey in 1990, although suitable habitat remained at the documented location.

The current presence of Spalding's catchfly within the City's municipal boundaries has not been confirmed. Additional threatened, endangered, and sensitive plant species may occur in suitable habitats within the surrounding region, although no other specific occurrences within the planning area were verified through the available sources.

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

Future development will be subject to applicable landscaping and critical areas regulations, including preservation of significant vegetation, establishment of vegetated buffers, and use of native or adapted plant species where required. Development within or adjacent to wetlands and other regulated critical areas will be subject to additional vegetation protection and mitigation requirements, as applicable.

The City's Development Code, Title 10, Article 10-3C, establishes landscaping and vegetation conservation standards intended to protect certain trees, native vegetation, and vegetation associated with wetlands, streams, and other protected natural resources. These provisions encourage the preservation and incorporation of mature native vegetation into new development and establish requirements for landscape buffering, street trees, and site landscaping.

e. List all noxious weeds and invasive species known to be on or near the site.

Noxious weeds and invasive plant species are present within the Liberty Lake area and surrounding Spokane County. Documented aquatic invasive species in Liberty Lake include Eurasian watermilfoil (Myriophyllum spicatum), first identified in 1995, and curly-leaf pondweed (Potamogeton crispus), first identified in 2018. The Liberty Lake Sewer and Water District conducts ongoing aquatic invasive plant management activities to control these species and limit their spread.

Terrestrial noxious weeds commonly found throughout Spokane County include spotted knapweed (Centaurea stoebe), rush skeletonweed (Chondrilla juncea), Canada thistle (Cirsium arvense), Dalmatian toadflax (Linaria dalmatica), hoary alyssum (Berteroa incana), Scotch thistle (Onopordum acanthium), and leafy spurge (Euphorbia spp.). These species may occur in disturbed areas, roadsides, vacant lands, grasslands, and other suitable habitats within or near the City.

The precise distribution and extent of terrestrial noxious weed infestations within City limits have not been established through a citywide inventory. The proposed Comprehensive Plan Update is a nonproject action and will not directly result in vegetation disturbance or the spread of invasive species. Future development and land-

disturbing activities will be subject to applicable noxious weed control requirements and vegetation management regulations.

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

The City of Liberty Lake and surrounding areas provide a variety of wildlife habitats, including developed urban areas, grasslands, forested uplands, riparian corridors, wetlands, and aquatic environments associated with Liberty Lake, Liberty Creek, and the Spokane River. Wildlife species documented within or near the planning area include:

- ***Birds:*** *Hawks, eagles, osprey, and various upland bird species. Songbirds and other birds associated with forested, riparian, wetland, and developed environments may also occur throughout the planning area.*
- ***Mammals:*** *White-tailed deer, mule deer, elk, black bear, cougar, and moose have been documented in the Liberty Lake Conservation Area and surrounding forested habitats.*
- ***Fish and Aquatic Species:*** *The Spokane River and surrounding watershed provide habitat for various fish and aquatic species. Although no major fish-bearing surface waters are identified within City limits, aquatic habitats in the surrounding area may be affected by future development through changes in stormwater runoff and water quality.*

Wildlife distribution varies depending on habitat conditions, seasonal movements, and proximity to developed areas. The proposed Comprehensive Plan Update is a nonproject action and would not directly disturb wildlife or aquatic habitats. Future development could affect habitat availability and connectivity and will be subject to applicable critical areas and fish and wildlife habitat conservation regulations.

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

Threatened and endangered wildlife species may occur within the surrounding Spokane River watershed and associated habitats. However, no specific occurrences of federally or state-listed threatened or endangered wildlife species within the City's municipal boundaries have been confirmed through the available information. Future development affecting potentially suitable habitat will be subject to applicable critical areas regulations and consultation with the Washington Department of Fish and Wildlife or U.S. Fish and Wildlife Service, as required.

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

The City of Liberty Lake and surrounding areas contain natural habitats and open space corridors that support wildlife movement, including seasonal migration and local movement between feeding, breeding, and sheltering areas.

The Liberty Lake watershed and adjacent forested uplands provide habitat for several large mammal species, including white-tailed deer, mule deer, elk, moose, and black bear. Spokane County's Liberty Lake Conservation Area and Cedar Grove Conservation Area preserve forested and riparian habitats used by these species. Wildlife may move between these natural areas and surrounding undeveloped lands, although specific migration routes within the City's municipal boundaries have not been confirmed.

The Spokane River corridor along the City's northern vicinity also provides riparian habitat that supports wildlife movement and migratory bird species. Wetlands, forested areas, and other natural open spaces within the region may provide seasonal habitat and connectivity for birds and other wildlife.

The City's Development Code recognizes wildlife corridors and habitat linkages as important components of fish and wildlife habitat conservation, particularly for elk and other species that move between seasonal habitats.

The proposed Comprehensive Plan Update is a nonproject action and would not directly alter wildlife migration routes. However, future development and infrastructure improvements could affect wildlife movement through habitat fragmentation, vegetation removal, and new transportation barriers. Such impacts will be evaluated through applicable critical areas regulations and development review requirements.

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

The Comprehensive Plan provides a policy framework for protecting natural resources, preserving open space, and maintaining fish and wildlife habitat as future development occurs.

The City of Liberty Lake Development Code, Title 10, Article 10-6B, establishes regulations for the protection of critical areas, including wetlands and fish and wildlife habitat conservation areas. Section 10-6B-4 identifies priority habitats and species and establishes performance standards intended to minimize adverse impacts to wildlife and associated habitats.

Measures to preserve or enhance wildlife habitat could include retaining native vegetation, protecting wetlands and riparian areas, maintaining vegetated buffers, minimizing habitat fragmentation, and preserving habitat connectivity and wildlife movement corridors. Where development may affect designated priority habitats or species, site-specific habitat management plans and mitigation measures may be required.

e. List any invasive animal species known to be on or near the site.

Invasive and nonnative animal species are present within the Liberty Lake area and surrounding Spokane County. The Liberty Lake Sewer and Water District has documented the Chinese mystery snail (Cipangopaludina chinensis), an invasive freshwater mollusk, in Liberty Lake. The species was first identified in the lake in 2003.

Other nonnative and potentially invasive animal species occur throughout eastern Washington, including European starlings (Sturnus vulgaris), house sparrows (Passer domesticus), and American bullfrogs (Lithobates catesbeianus). However, specific occurrences of these species within the City's municipal boundaries have not been independently verified.

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.

The proposed 2026–2046 City of Liberty Lake Comprehensive Plan Update is a nonproject action and would not directly consume energy or require the construction of new energy facilities. However, future residential, commercial, industrial, and public facility development accommodated under the Comprehensive Plan would require energy for heating, cooling, lighting, transportation, manufacturing, and other operational activities.

Electricity and natural gas are the primary utility-supplied energy sources available within the City, with both services provided by Avista Utilities. Electricity is used for residential and commercial heating and cooling, lighting, appliances, industrial equipment, and other building operations. Natural gas is used primarily for space heating, water heating, cooking, and certain commercial and industrial processes.

Additional energy sources used within the planning area could include gasoline and diesel for transportation, construction equipment, and emergency generators; propane and wood for supplemental heating; and solar energy through existing or future photovoltaic installations.

Future population and employment growth could increase overall energy consumption and demand for electrical and natural gas infrastructure. The extent of additional energy demand would depend on development patterns, building efficiency, transportation choices, and the adoption of renewable energy technologies.

The Comprehensive Plan Update includes climate and natural resource policies intended to support energy conservation, renewable energy generation, improved building efficiency, and reduced greenhouse gas emissions. Future development will be subject to applicable Washington State Energy Code requirements and utility service standards. Specific energy consumption quantities cannot be determined at this stage because no site-specific construction or development activities are proposed.

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

The proposed Comprehensive Plan Update would not directly affect solar access or the potential use of solar energy by adjacent properties. No construction, building modifications, or physical improvements are proposed as part of this action.

Future residential, commercial, and mixed-use development accommodated under the Comprehensive Plan could potentially affect solar access on adjacent properties through increased building heights, placement, and associated shading. The extent of these impacts would depend on site-specific development characteristics, including building orientation, setbacks, height, and surrounding topography.

The Comprehensive Plan also provides a policy framework supporting renewable energy technologies, including solar energy systems. Future development will be subject to applicable City zoning, building height, setback, and development standards. Potential impacts to solar access will be evaluated through applicable development review processes, as appropriate.

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.

The Comprehensive Plan's Climate and Natural Resources Element identifies measures to encourage energy-efficient buildings and technologies, including weatherization of existing structures, energy audits, high-efficiency heating and cooling systems, electric heat pumps, and green building certification. The Plan also supports incentives for energy efficiency improvements in new and existing residential and commercial buildings, including potential permit fee reductions or waivers for qualifying improvements.

Additional policies promote solar electricity generation and energy storage, including installation of solar systems on public facilities, encouraging solar installations on private buildings, and expanding opportunities for battery storage. The Plan also addresses improvements to streetlight and traffic signal efficiency and educational partnerships with utility providers and community organizations to increase awareness of energy conservation opportunities.

The Comprehensive Plan's land use and transportation policies further support reductions in transportation-related energy consumption through compact and mixed-use development, improved pedestrian and bicycle connectivity, and increased transportation choices.

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 because of this proposal? If so, describe.

The proposed Update is not anticipated to directly create environmental health hazards. Future development could involve the use or storage of materials commonly associated with construction, commercial, and industrial activities. Such activities will be subject to applicable City, state, and federal regulations, including hazardous materials management, fire and building codes, and critical aquifer recharge area protections.

1. **Describe any known or possible contamination at the site from present or past uses.**

   The City contains properties with documented historical contamination, including the Greenacres Landfill and former Spokane Gun Club. Both properties have undergone remediation, with ongoing land use restrictions or monitoring requirements, as applicable. Future development on properties with known or suspected contamination will be subject to applicable Washington Department of Ecology cleanup requirements and site-specific review.

   The Washington Department of Ecology issued a No Further Action determination in May 2026; however, an environmental covenant continues to restrict certain activities, including soil disturbance and groundwater extraction.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   The City of Liberty Lake contains existing hazardous conditions and infrastructure that could affect future development and site design, including known contaminated properties, underground natural gas transmission facilities, and areas susceptible to groundwater contamination.

   The City's 2026–2046 Comprehensive Plan identifies a high-pressure underground natural gas transmission main operated by TC Energy (formerly TransCanada) that traverses the City from the southwest to the northeast. The transmission main is located within a 100-foot easement, and development within 100 feet of the gas main easement requires special permitting or authorization from TC Energy, as identified in the Comprehensive Plan. Development near the pipeline is subject to additional restrictions, utility coordination, and safety requirements to minimize risks associated with excavation, accidental damage, fire, or explosion. The presence and location of hazardous liquid transmission pipelines within City limits have not been independently confirmed.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   The proposed Comprehensive Plan Update would not directly involve the storage, use, generation, or production of toxic or hazardous chemicals. However, future residential, commercial, industrial, and infrastructure development accommodated under the Comprehensive Plan may involve the use, storage, or handling of hazardous substances during construction and ongoing operations.

   Construction activities could involve petroleum-based fuels, diesel, gasoline, motor oils, lubricants, hydraulic fluids, paints, solvents, adhesives, and other chemicals commonly associated with construction equipment, vehicles, and building materials. Accidental spills or improper handling of these materials could potentially result in localized soil or water contamination.

During operation, commercial and industrial activities could involve the storage or use of fuels, cleaning agents, solvents, paints, pesticides, fertilizers, refrigerants, and other regulated chemicals, depending on the specific land use. Residential uses could involve smaller quantities of household hazardous materials, including cleaning products, automotive fluids, pesticides, and other common chemicals.

Future development will be subject to applicable federal, state, and local regulations governing hazardous materials storage, handling, transportation, and disposal. These include Washington State Department of Ecology requirements, applicable fire and building codes, and the City's critical aquifer recharge area regulations.

The types and quantities of hazardous substances associated with future development cannot be determined at this stage because the Comprehensive Plan Update does not propose specific construction projects or operational activities.

4. **Describe special emergency services that might be required.**

   The proposed Update is not anticipated to directly require additional or specialized emergency services. Future growth may increase demand for fire protection, emergency medical services, and law enforcement, which are provided primarily by the Spokane Valley Fire Department and Liberty Lake Police Department. Additional service needs will be evaluated through future development review and coordination with emergency service providers, as applicable.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   The proposed Update includes policies intended to protect public health and safety and reduce environmental risks associated with future development. Future activities will be subject to applicable City, state, and federal requirements, including building and fire codes, hazardous materials management regulations, critical areas protections, and environmental review requirements.

   Additional measures include compliance with applicable utility easement restrictions, groundwater protection and stormwater management standards, emergency access requirements, and coordination with emergency service providers. These measures are intended to minimize potential environmental health hazards and protect public safety as development occurs.

b. Noise

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

   Existing noise sources within the City of Liberty Lake include vehicular traffic, commercial and industrial activities, construction equipment, and routine urban operations. Traffic is a primary source of ambient noise, particularly along Interstate 90 and major transportation corridors, including Liberty Lake Road, Harvard Road,

Appleway Avenue, and Country Vista Drive. Noise associated with these corridors includes passenger vehicles, heavy trucks, acceleration, braking, and other transportation activities.

Additional noise sources include commercial and industrial operations, mechanical equipment such as heating, ventilation, and air conditioning (HVAC) systems, loading and unloading activities, landscaping and maintenance equipment, and intermittent construction activities. Recreational activities, public facilities, and emergency response vehicles may also contribute to localized noise levels.

Noise levels vary throughout the City depending on proximity to major roadways, commercial and industrial areas, and ongoing construction activities. Residential neighborhoods and other noise-sensitive uses located near these activities may experience higher ambient noise levels.

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)?

The proposed Update will not directly generate noise. Future development could result in temporary construction-related noise and localized increases in traffic and operational noise. Construction noise would generally occur during permitted daytime hours, while traffic-related noise may occur throughout the day, particularly during morning and evening commute periods.

The extent and intensity of potential noise impacts will depend on the location and type of future development. Specific noise levels cannot be determined at this stage. Future activities will be subject to applicable City noise regulations and Washington State environmental noise standards.

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

The Comprehensive Plan establishes a policy framework for addressing potential noise impacts associated with future development, transportation improvements, and land use activities.

The City regulates noise under Liberty Lake Municipal Code Chapter 6-6, which prohibits public nuisance noises and establishes allowable hours for construction equipment operation. Construction noise is generally permitted between 7:00 a.m. and 8:00 p.m. Monday through Friday and 9:00 a.m. to 8:00 p.m. on weekends, subject to applicable state requirements. Work outside these hours requires advance approval from the City Administrator or designee.

The Comprehensive Plan's Transportation Element identifies potential measures to reduce traffic-related noise impacts on adjacent land uses, particularly residential neighborhoods, schools, and parks. These potential measures include landscaped buffers, earthen berms, appropriate roadway design treatments, and other noise attenuation strategies where warranted.

Additional noise mitigation measures for future development could include appropriate separation of noise-generating activities from sensitive land uses, screening of mechanical equipment, and incorporation of site design features intended to minimize noise impacts.

Future development will be subject to applicable City noise regulations, Washington State environmental noise standards under WAC 173-60, and project-specific mitigation requirements, as appropriate. These measures are intended to minimize potential short-term construction noise and long-term operational noise associated with future growth.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Existing land uses within the city include single-family and multifamily residential development, commercial and retail establishments, office and business parks, industrial and light manufacturing facilities, institutional and public facilities, parks, recreational areas, open space, and vacant or undeveloped lands.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Portions of the Liberty Lake area have historically supported agricultural activities and forested lands. However, existing land uses within the City are predominantly residential, commercial, industrial, institutional, recreational, and open space.

The City does not contain designated agricultural or forest lands of long-term commercial significance. Existing forested areas are not identified as lands managed for commercial timber production.

The proposed Update will not directly result in the conversion of agricultural or forest resource lands. No conversion of designated resource lands is proposed, and no specific conversion of properties enrolled in agricultural or forest land tax classifications has been identified.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   Future development accommodated under the Comprehensive Plan could potentially be affected by nearby agricultural or forestry activities, including noise, dust, odors, pesticide application, equipment operation, and seasonal harvesting activities. Development near active resource lands could also create

land use compatibility concerns or affect access routes used by agricultural and forestry equipment.

The Comprehensive Plan Update does not directly restrict agricultural or forestry operations or authorize development on adjacent resource lands. Future development will be subject to applicable land use regulations and development review requirements intended to promote compatibility between neighboring uses and minimize potential conflicts.

No specific impacts to existing agricultural or forestry operations have been identified as a direct result of the proposed Comprehensive Plan Update.

c. Describe any structures on the site.

Existing structures throughout the planning area include single-family residences, townhomes, multifamily residential buildings, commercial and retail establishments, office buildings, hotels, industrial and manufacturing facilities, warehouses, schools, municipal buildings, and other public and institutional facilities.

Additional structures and improvements include public parks and recreational facilities, utility infrastructure, water storage and distribution facilities, wastewater collection and treatment infrastructure, stormwater management facilities, and transportation infrastructure, including roads, bridges, and associated improvements.

Building heights, sizes, construction types, and conditions vary throughout the City, reflecting existing residential neighborhoods, commercial and employment centers, and public facilities. Undeveloped and open space areas are also present within the planning area.

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

The proposed Comprehensive Plan Update does not directly propose or authorize the demolition of any existing structures.

Future redevelopment, infill development, or infrastructure improvements accommodated under the Comprehensive Plan could involve the demolition or removal of existing residential, commercial, industrial, or other structures. However, no specific structures have been identified for demolition as part of this proposal.

Any future demolition activities will be subject to applicable City permitting requirements, building and safety codes, hazardous materials regulations, and environmental review requirements, as applicable.

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

The City contains multiple zoning classifications established under Title 10, Chapter 2 of the Liberty Lake Development Code.

Existing zoning districts include Single Family Residential (R-1), Mixed Residential (R-2), Multifamily Residential (R-3), Neighborhood Center (M-1), Community Center (M-2), Central Business District (M-3), Community Commercial (C-1), Freeway Commercial (C-2), Light Industrial (I), Public/Semi-Public Institutional (P), and Open Space/Recreation (O).

The City also contains Specific Area Plan (SAP) overlay districts, including the River District SAP and StoneHill/Hawkstone/Lakemore SAP, which establish additional land use and development standards for designated areas. The River District includes residential (RD-R), mixed-use (RD-M), and commercial (RD-C) zoning classifications.

f. What is the current comprehensive plan designation of the site?

The City contains multiple land use designations established by the adopted Comprehensive Plan and illustrated on the Comprehensive Plan Land Use Map, as amended July 15, 2025.

Existing land use designations include Single Family Residential, Mixed Residential, Multi-Family Residential, Neighborhood Center, Community Center, Central Business District, Community Commercial, Freeway Commercial, Light Industrial, Public/Semi-Public Institutional, and Open Space/Recreation.

These designations establish the City's long-range land use framework and accommodate a range of residential densities, mixed-use and commercial development, employment opportunities, public facilities, and recreational and open space uses.

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

The City does not currently have its own adopted Shoreline Master Program (SMP). However, a narrow portion of the City's northern boundary includes shorelands associated with the Spokane River, which is designated as a Shoreline of Statewide Significance under the Washington Shoreline Management Act (RCW 90.58).

Although the Spokane River itself lies outside City limits, portions of the City fall within 200 feet of the river's ordinary high-water mark and are therefore subject to shoreline jurisdiction. The City's draft Comprehensive Plan indicates that the Spokane County Shoreline Master Program, adopted by reference prior to incorporation, remains applicable until the City develops its own SMP.

The City anticipates initiating the development of a local Shoreline Master Program when funding becomes available through the Washington State Department of Ecology. Until that time, development within shoreline jurisdiction will remain subject to applicable Shoreline Management Act requirements and the governing shoreline regulations.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Portions of the City of Liberty Lake contain critical areas designated under the Washington State Growth Management Act (GMA) and regulated pursuant to Title 10, Article 10-6B of the Liberty Lake Development Code. The City recognizes the following five categories of critical areas:

1. Wetlands: Wetlands and associated buffers that provide wildlife habitat, water quality protection, flood storage, and other ecological functions.

2. Fish and Wildlife Habitat Conservation Areas: Areas that provide habitat for priority species, including riparian corridors, wetlands, and other habitats supporting fish and wildlife populations and habitat connectivity.

3. Geologically Hazardous Areas: Areas susceptible to erosion, landslides, and other geologic hazards, including steep slopes, unstable soils, and areas with potentially hazardous geologic conditions.

4. Critical Aquifer Recharge Areas: Areas that contribute to groundwater recharge and are susceptible to contamination, particularly those associated with the Spokane Valley–Rathdrum Prairie Aquifer, a federally designated sole-source aquifer underlying much of the City.

5. Frequently Flooded Areas: Areas susceptible to flooding, including mapped flood hazard areas associated with the Spokane River and other identified flood-prone locations.

The City's Comprehensive Plan Natural Environment Element identifies these critical areas as important environmental resources and establishes goals and policies intended to preserve their functions and values. Critical areas and associated buffers are regulated through the City's adopted development regulations.

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

The proposed Comprehensive Plan Update would not directly provide housing or employment facilities. However, the Comprehensive Plan establishes the long-range framework for accommodating projected population and employment growth within the City.

According to the Spokane County population allocations adopted for the 2046 planning horizon, the City of Liberty Lake is projected to accommodate approximately 21,934 residents by 2046, an increase of approximately 8,784 residents from the 2023 population of 13,150. The City's Land Capacity Analysis indicates that the existing development capacity is sufficient to accommodate a population of approximately 22,000 residents at buildout.

Future commercial, industrial, and mixed-use development would also accommodate additional employment opportunities. The total number of people expected to work within the City by 2046 has not been established in the population projections reviewed.

The proposed Comprehensive Plan Update does not directly authorize individual residential or employment-generating developments. Actual population and

employment growth will depend on market conditions, infrastructure availability, and subsequent development approvals.

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

Future redevelopment, infill development, or infrastructure improvements accommodated under the Comprehensive Plan could potentially result in localized displacement of existing residents or businesses. However, no specific displacement activities have been identified, and the number of people potentially affected cannot be determined at this stage.

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

The Comprehensive Plan provides a long-range framework for accommodating projected population and employment growth through infill development, redevelopment, and the development of vacant and underutilized properties. The Plan's Housing and Land Use elements support a variety of housing types and densities intended to expand housing opportunities and accommodate households with different income levels and housing needs.

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

The Comprehensive Plan would establish goals and policies addressing land use compatibility, housing, economic development, transportation, public facilities, infrastructure, and environmental protection. The Land Use Element would provide a framework for accommodating projected population and employment growth while maintaining the character of established neighborhoods, supporting compatible infill and redevelopment, and encouraging an appropriate distribution of residential, commercial, industrial, and mixed-use development.

The City's Development Code, Title 10, establishes zoning classifications, permitted land uses, development intensity standards, setbacks, building height limitations, landscaping and buffering requirements, parking and circulation standards, and other site design measures intended to promote compatibility between adjacent land uses. Additional development standards apply within the River District and StoneHill/Hawkstone/Lakemore Specific Area Plan overlay districts.

The Comprehensive Plan would also support coordination of future land use decisions with transportation improvements, utility capacity, public facilities, and environmental protection requirements. Future development within or adjacent to critical areas will be subject to applicable critical areas regulations, including requirements intended to protect wetlands, fish and wildlife habitat, geologically hazardous areas, and critical aquifer recharge areas.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Potential measures to reduce land use conflicts could include appropriate setbacks, landscaping and buffering, access management, and coordination with Spokane County regarding development near designated resource lands. Future development will also be subject to applicable critical areas regulations and environmental review requirements, as appropriate.

9. Housing

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

According to the City's Housing and Community Services Element and supporting Land Capacity Analysis, Liberty Lake has been allocated a need for approximately 5,313 additional housing units between 2020 and 2046. This includes approximately 3,557 units affordable to households earning 0–80 percent of area median income (AMI), 613 units affordable to households earning 80–120 percent AMI, and 1,143 units affordable to households earning more than 120 percent AMI.

The City's Land Capacity Analysis identifies sufficient development capacity to accommodate approximately 5,928 additional housing units, including 3,838 units assumed affordable to households earning 0–80 percent AMI, 632 units at 80–120 percent AMI, and 1,458 units above 120 percent AMI.

Future housing development could include single-family residences, townhomes, duplexes, triplexes, fourplexes, multifamily housing, and other housing types permitted under applicable development regulations. The actual number and affordability of housing units constructed will depend on market conditions, infrastructure availability, development activity, and implementation of the Comprehensive Plan's housing policies.

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

The proposed Comprehensive Plan Update would not directly result in the elimination of existing housing units. No residential demolition, property acquisition, or displacement activities are proposed as part of the Comprehensive Plan Update.

Future redevelopment, infill development, or infrastructure improvements accommodated under the Comprehensive Plan could potentially result in the removal or replacement of existing residential units, including housing serving low-, middle-, and higher-income households. However, no specific housing units have been identified for removal, and the number and affordability levels of any units potentially eliminated through future redevelopment cannot be determined at this stage.

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

The Comprehensive Plan identifies measures to increase housing availability and diversity, including allowing additional middle housing types, encouraging cottage housing and accessory dwelling units (ADUs), expanding housing options within medium-density residential and mixed-use districts, and periodically reviewing residential development and parking standards to reduce regulatory barriers. Additional strategies include streamlining residential permitting and subdivision processes, supporting adaptive reuse of underutilized buildings, and developing a multifamily property tax exemption program to encourage affordable housing development.

The Plan also includes policies supporting the preservation of existing affordable housing, protection of households from displacement, and periodic evaluation of housing policies and regulations to improve affordability and fair housing choice. Additional measures support emergency and supportive housing, housing for seniors and individuals with special needs, and coordination with public agencies and nonprofit organizations to expand access to housing assistance and related services.

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?

Future residential, commercial, industrial, institutional, and mixed-use development accommodated under the Comprehensive Plan would involve structures of varying heights, sizes, and architectural designs. Building heights will be subject to the applicable zoning district and development standards established under Title 10 of the Liberty Lake Development Code, including any applicable Specific Area Plan requirements.

Exterior building materials associated with future development could include wood, brick, masonry, concrete, metal, glass, fiber cement siding, and other materials commonly used in residential, commercial, and industrial construction. Specific building heights and construction materials will be reviewed through subsequent site-specific development proposals and applicable permitting processes.

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

The proposed Update would not directly alter or obstruct existing views. The City is characterized by views of the Spokane Valley, surrounding forested hillsides, Liberty Lake, and the Spokane River corridor. Scenic views of natural landscapes, open spaces, and surrounding mountainous terrain contribute to the City's visual character.

Future development, particularly construction of taller buildings, increased development densities, and redevelopment of vacant or underutilized properties, could alter existing views from adjacent properties, public roadways, parks, and open spaces. The extent of potential view obstruction would depend on building height, massing, location, topography, and surrounding development patterns.

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

The proposed Update would not directly alter existing visual conditions. The City's Urban Design policies support maintaining neighborhood character, preserving scenic views, and promoting compatible development. Additional measures may include appropriate building placement, transitions in building height and massing, landscape buffers, and vegetation preservation to minimize visual impacts and maintain the City's aesthetic character.

11. Light and glare

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

The proposed Update would not directly generate light or glare. Daytime glare may result from reflective building materials, windows, vehicles, and paved surfaces. The extent of potential light and glare impacts will depend on the location, intensity, and design of future development. Future projects will be subject to applicable City development standards intended to minimize adverse lighting impacts on adjacent properties and surrounding areas.

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

The proposed Update would not directly create light or glare hazards or obstruct existing views. Future development could generate localized light or glare from building illumination, parking areas, signage, vehicle headlights, and reflective building materials. These sources could potentially affect adjacent properties, interfere with scenic views, or create visibility concerns for motorists and pedestrians. Future development will be subject to applicable City lighting, signage, and site design standards intended to minimize glare, limit light spillover onto adjacent properties, and maintain safe visibility along public roadways.

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

Existing sources of light and glare within and surrounding the City of Liberty Lake include streetlights, vehicle headlights, illuminated commercial signage, parking lot lighting, and exterior lighting associated with residential, commercial, and industrial development. Interstate 90 and major transportation corridors, including Liberty Lake Road, Harvard Road, Appleway Avenue, and Country Vista Drive, contribute to nighttime lighting and intermittent glare.

Additional sources include lighting from nearby development in Spokane Valley and surrounding unincorporated Spokane County. These sources could contribute to localized light spillover and nighttime skyglow, particularly in developed areas. The proposed Update would not directly alter existing off-site lighting conditions.

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

The proposed Update would not directly generate light or glare. Future development will be subject to the City's lighting standards under Liberty Lake Development Code Section 10-3F-2, which establishes requirements to minimize glare, light trespass, and nighttime skyglow.

Depending on the specific impact, applicable measures could include shielding and directing outdoor lighting downward, preventing light spillover onto adjacent properties, limiting unnecessary illumination, and requiring lighting plans and photometric calculations where applicable. These standards are intended to protect neighboring properties, maintain roadway safety, preserve nighttime views, and minimize impacts to the surrounding environment.

12. Recreation

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

The City of Liberty Lake provides a variety of designated and informal recreational opportunities, including public parks, playgrounds, sports fields, golf courses, trails, open spaces, and waterfront recreation.

Major recreational facilities include Pavillion Park, Orchard Park, Rocky Hill Park, Town Square Park, Liberty Lake Ballfields, and Trailhead Golf Course. These facilities provide opportunities for organized sports, walking, cycling, playground activities, picnicking, community events, and other outdoor recreation. The City also contains more than 25 miles of multi-use trails, including connections to the Spokane River Centennial Trail, and three golf courses.

Additional recreational opportunities are available at nearby Liberty Lake Regional Park and the Liberty Lake Conservation Area, including hiking, wildlife viewing, birdwatching, fishing, and seasonal outdoor activities. Liberty Lake provides opportunities for boating, fishing, and other water-based recreation.

Informal recreation includes walking, jogging, bicycling, and wildlife observation within neighborhood open spaces, natural areas, and trail corridors throughout the City and surrounding areas.

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

The proposed Update is not anticipated to displace existing recreational uses or facilities. The City's 2026–2046 Parks and Recreation Master Plan, incorporated by reference into the Comprehensive Plan, establishes goals and identifies future park, trail, and recreational facility improvements. Temporary access disruptions may occur during construction of future improvements; however, no permanent displacement of existing recreational uses has been identified.

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

The proposed Update does not directly impact existing recreational facilities or opportunities. The Comprehensive Plan would establish goals and policies to preserve and enhance parks, trails, open spaces, and recreational amenities as the City accommodates future growth.

The City's Parks, Recreation, and Open Space planning efforts support the maintenance and improvement of existing recreational facilities, expansion of pedestrian and bicycle trail connections, preservation of natural open spaces, and development of additional recreational opportunities to meet community needs.

Future development will be subject to applicable City park, open space, and development requirements. These measures are intended to maintain recreational access, minimize impacts to existing facilities, and provide adequate recreational opportunities for current and future residents.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

The City of Liberty Lake contains several historic structures and sites associated with its agricultural, residential, and recreational history. The Louis Domrese Barn, constructed in 1948 and located within Rocky Hill Park at approximately 25000 E. Mission Avenue, is listed on the Washington State Heritage Barn Register. The River District also contains a privately owned farmhouse constructed in 1908 along Mission Avenue, identified by the City as its oldest known surviving structure.

Additional historic resources in the surrounding Liberty Lake area include the Copenhaver Barn (circa 1955), the former Liberty Lake train depot site, and other properties associated with early agricultural settlement and recreational development. These resources may warrant further evaluation for historic importance, although formal register eligibility has not been established for all identified properties.

The proposed Update would not directly alter or demolish historic structures. Future development affecting buildings or sites with potential historic importance may require additional review and coordination with the Washington State Department of Archaeology and Historic Preservation (DAHP), as applicable.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

The Liberty Lake area has a documented history of Indigenous occupation and cultural importance, particularly associated with the Coeur d'Alene Tribe and other Native American communities of the region. Historical accounts describe traditional gatherings and cultural activities, including those associated with Coeur d'Alene Chief Andrew Seltice. The area also contains historic resources associated with early settlement, agriculture, transportation, and recreation.

The City's Cultural and Historical Resources Element and previous development reviews identify historic resources and areas with potential archaeological sensitivity. However, a comprehensive citywide archaeological survey has not been conducted.

The proposed Update will not directly disturb historic or cultural resources. Future development may require site-specific cultural resource assessments, Tribal consultation, or inadvertent discovery procedures where warranted by site conditions and applicable requirements.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Potential impacts to cultural and historic resources were considered through review of the City's existing and proposed Comprehensive Plan Cultural and Historical Resources Elements, available historic inventories, previous project-specific environmental reviews, and publicly available information from the Washington State Department of Archaeology and Historic Preservation (DAHP).

These resources include historical documentation, historic property inventories, and records of previous Tribal consultation. Prior development reviews within the City have included coordination with the Spokane Tribe of Indians Tribal Historic Preservation Office, which has identified archaeological sensitivity in certain areas and recommended cultural resource surveys and inadvertent discovery procedures.

No citywide archaeological survey was conducted specifically for the proposed Update. Future development involving ground disturbance may require site-specific cultural resource assessments and consultation with affected Tribes and DAHP, as applicable.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The proposed Update would not directly disturb historic, archaeological, or cultural resources. The City's Comprehensive Plan and applicable development regulations provide a framework for identifying and protecting these resources during future development.

Potential measures include reviewing available historic and archaeological records, consulting with affected Tribes and the Washington State Department of Archaeology

and Historic Preservation (DAHP), conducting cultural resource surveys where warranted, and modifying project designs to avoid or minimize impacts to identified resources. Inadvertent Discovery Plans may also be required to address archaeological materials or human remains encountered during ground-disturbing activities.

Future development affecting archaeological sites or historic properties will be subject to applicable state and federal preservation requirements, including archaeological excavation permits under RCW 27.53 and WAC 25-48, where required. Additional consultation, documentation, or mitigation may be necessary depending on the resources identified and the nature of the proposed development.

14. Transportation

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

The City of Liberty Lake is served by Interstate 90 (I-90), which provides regional east-west transportation connections to Spokane, Idaho, and surrounding communities. The City's transportation network consists of principal and minor arterials, collector streets, local access roads, and private streets.

Major roadways serving the City include Liberty Lake Road, Harvard Road, Appleway Avenue, Country Vista Drive, Mission Avenue, Molter Road, Indiana Avenue, and Kramer Parkway. These corridors provide access between residential neighborhoods, commercial and employment centers, public facilities, and regional transportation routes. The City also maintains an interconnected network of sidewalks, bicycle facilities, and multi-use trails.

The proposed Update would not establish site-specific access points or directly authorize roadway construction. Future development would generally utilize the existing street network, with new connections and roadway improvements provided as necessary to accommodate growth. Proposed transportation improvements are identified in the City's Transportation Element and Capital Facilities Plan. Future access and circulation improvements will be subject to applicable City development standards, transportation concurrency requirements, and coordination with the Washington State Department of Transportation, as appropriate.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The City of Liberty Lake is served by Spokane Transit Authority (STA), which provides fixed-route bus service connecting the City to Spokane Valley, downtown Spokane, Spokane International Airport, and surrounding communities.

Existing service includes Route 7 (Valley/Airport), Route 93 (Molter Loop), Route 98 (Greenacres/Liberty Lake), Route 722 (Liberty Lake Express), and Route 724 (Liberty Lake

Tech Express). These routes provide local circulation and regional connections, including commuter-oriented express service.

The Liberty Lake Park & Ride, located at 22501 E. Mission Avenue, serves as a primary transit hub. Additional transit stops are located along major corridors, including Mission Avenue, Appleway Avenue, Molter Road, and Country Vista Drive. Transit availability varies throughout the City, with some residential and undeveloped areas located farther from existing routes and stops.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposed Update does not directly authorize roadway construction; however, future growth could require improvements to existing transportation facilities and could necessitate additional public and private streets, pedestrian connections, and bicycle facilities.

The City's adopted 2026–2031 Capital Facilities Plan identifies planned public transportation improvements, including reconstruction and operational improvements along Country Vista Drive, Appleway Avenue frontage improvements, Mission Avenue roadway improvements, and pedestrian crossing and sidewalk improvements. Additional projects could include bicycle and multi-use trail connections, intersection improvements, and roadway preservation activities.

Future transportation improvements would be implemented through the City's Transportation Improvement Program, Capital Facilities Plan, and development review processes. Private development could also be required to construct frontage improvements, internal streets, sidewalks, and other transportation facilities consistent with applicable City standards. Improvements affecting Interstate 90 or other state facilities will require coordination with the Washington State Department of Transportation, as applicable.

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

The proposed Update would not directly involve water, rail, or air transportation facilities. However, the City of Liberty Lake is served by regional transportation systems that include nearby rail and aviation facilities.

BNSF Railway and Union Pacific Railroad operate freight rail lines in neighboring Spokane Valley. Spokane International Airport, located approximately 21 miles west of Liberty Lake, provides commercial passenger and air freight services, while Felts Field, approximately 14 miles west, serves general aviation activities.

Liberty Lake and the nearby Spokane River support recreational water activities; however, neither serves as a commercial water transportation corridor. The proposed Update does not include improvements to rail, aviation, or water transportation

facilities. Future development could indirectly influence regional freight and passenger transportation demand as population and employment increase.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposed Update would not directly generate additional vehicle trips; however, future residential, commercial, and employment growth is anticipated to increase traffic volumes throughout the City.

According to the Liberty Lake Network Analysis Update (January 2026), anticipated development through 2028 is projected to generate approximately 26,511 additional daily vehicle trips, including 1,604 trips during the AM peak hour and 2,206 trips during the PM peak hour. Traffic volumes are generally highest during morning and evening commute periods.

Long-term traffic forecasts for 2046 were developed using the Spokane Regional Transportation Council (SRTC) regional travel demand model, incorporating projected population and employment growth, planned land uses, and anticipated development. The analysis also utilized the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, and existing traffic counts to evaluate roadway and intersection operations.

A citywide total of additional daily trips through 2046 and the percentage attributable to commercial trucks were not separately identified in the reviewed analysis. Truck volumes would vary by roadway and land use, with greater freight activity anticipated along Interstate 90 and designated freight corridors. Future development will be subject to applicable transportation impact analysis and concurrency requirements.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposed Update is not anticipated to directly interfere with the movement of agricultural or forest products. Although the City of Liberty Lake does not contain designated agricultural or forest resource lands of long-term commercial significance, Interstate 90 and the surrounding regional roadway network accommodate freight transportation, including agricultural and forest products.

Future residential, commercial, and industrial development could increase traffic volumes along existing transportation corridors, potentially affecting freight movement and travel times. However, no specific impacts to agricultural or forestry transportation have been identified. Future transportation improvements will be evaluated through applicable transportation planning, development review, and coordination with regional transportation agencies to maintain safe and efficient freight movement.

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

The proposed Update includes goals and policies intended to reduce transportation impacts through coordinated land use and transportation planning, roadway improvements, expanded multimodal transportation options, and transportation demand management.

The City's Transportation Element and Capital Facilities Plan identify improvements to existing roadways, intersections, sidewalks, bicycle facilities, and multi-use trails to accommodate projected growth and improve transportation safety and connectivity. Planned measures include operational improvements along Country Vista Drive, Appleway Avenue, and Mission Avenue, as well as traffic signal coordination and implementation of the City's Sidewalk Master Plan.

Additional measures include updating the Harvard Road transportation mitigation fee program, evaluating pedestrian and bicycle level-of-traffic-stress standards, and coordinating with Spokane Transit Authority and regional transportation agencies. Future development will be subject to applicable transportation impact analysis, concurrency, and development mitigation requirements to address project-specific impacts.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposed Update would not directly increase demand for public services. However, projected population and employment growth through 2046 is anticipated to increase demand for fire protection, emergency medical services, law enforcement, public transit, schools, healthcare, parks, and other community services.

The City of Liberty Lake receives fire protection and emergency medical services from the Spokane Valley Fire Department, law enforcement services from the Liberty Lake Police Department, and public transportation services from Spokane Transit Authority. Educational services are primarily provided by the Central Valley School District.

The City's projected population of approximately 21,934 residents by 2046 could require expanded staffing, equipment, facilities, and service capacity to maintain adopted levels of service. The extent and timing of additional service needs would depend on actual development patterns, population growth, and available resources.

The Comprehensive Plan's Capital Facilities, Transportation, and Community Services elements provide a framework for coordinating future growth with public service capacity and infrastructure improvements.

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

The proposed Update would not directly impact public services. However, the Comprehensive Plan includes goals and policies intended to coordinate future growth with adequate public facilities and services.

The City's Capital Facilities Plan identifies planned investments in municipal facilities, public safety infrastructure, parks, and transportation improvements to accommodate projected population and employment growth. Additional measures include coordinating with the Spokane Valley Fire Department, Liberty Lake Police Department, Central Valley School District, Spokane Transit Authority, and other service providers to evaluate future needs and maintain appropriate service levels.

Future development will be subject to applicable development regulations, infrastructure capacity requirements, and impact fees, where authorized. These measures are intended to minimize service deficiencies and ensure public facilities and services are planned and provided as growth occurs.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: *Stormwater drainage, telecommunications, and broadband services*

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.

The proposed Update would not directly require construction of new utility facilities. However, future residential, commercial, industrial, and infrastructure development would increase demand for water, sanitary sewer, electricity, natural gas, telecommunications, solid waste collection, and stormwater management services.

Water and wastewater services are provided primarily by the Liberty Lake Sewer and Water District, with portions of the City served by other providers. Avista Utilities provides electricity and natural gas, Waste Management provides solid waste collection, and telecommunications services are available through various private providers. The City manages its municipal stormwater infrastructure.

Future utility improvements could include extending or replacing water and sewer mains, upgrading pump stations and water storage facilities, expanding electrical and natural gas distribution systems, installing telecommunications infrastructure, and constructing stormwater collection and infiltration facilities. Associated construction activities could involve trenching, excavation, utility installation, grading, and roadway restoration.

The location, extent, and timing of improvements would be determined through utility planning, capital improvement programming, and subsequent development review. Future development will be subject to applicable utility availability, capacity, connection, and permitting requirements.

C.Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Type name of signee: Lance Mueller

Position and agency/organization: Senior Planner

Date submitted: 11/09/2026

D. Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[3]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the 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 proposed Update would not directly result in increased discharges to water, air emissions, hazardous substance releases, or noise. However, future residential, commercial, industrial, and infrastructure development accommodated under the Comprehensive Plan could increase stormwater runoff, vehicle and equipment emissions, hazardous material use, and construction-related and operational noise.

   Increased impervious surfaces could generate additional stormwater runoff containing sediment, petroleum products, and other urban pollutants, potentially affecting surface waters and the Spokane Valley–Rathdrum Prairie Aquifer. Additional traffic, construction activities, and commercial or industrial operations could also contribute to localized air emissions and noise.

   The extent of these impacts would depend on the location, type, and intensity of future development.

   - **Proposed measures to avoid or reduce such increases are:**

     Future projects will be subject to applicable City development regulations, stormwater management standards, air quality requirements, hazardous materials regulations, and noise controls intended to minimize adverse environmental impacts.

     The proposed Update includes goals and policies supporting environmental protection, energy conservation, sustainable transportation, and compatible land use development. Future development will be subject to applicable City development regulations, including stormwater management, erosion and sediment control, critical aquifer recharge area protections, and noise standards.

     Additional measures include compliance with Spokane Regional Clean Air Agency requirements, applicable hazardous materials management regulations, and the

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

City's lighting and site design standards. Transportation improvements, expanded pedestrian and bicycle facilities, and energy efficiency measures may also help reduce vehicle emissions and other environmental impacts associated with future growth.

These measures are intended to minimize pollutant discharges, air emissions, hazardous material releases, and noise impacts as development occurs.

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

The proposed Update would not directly affect plants, animals, fish, or aquatic habitats. However, future development accommodated under the Comprehensive Plan could result in vegetation removal, habitat fragmentation, increased impervious surfaces, and changes to stormwater runoff that could affect terrestrial and aquatic species.

Potential impacts could occur within or near wetlands, riparian corridors, fish and wildlife habitat conservation areas, and other environmentally sensitive areas associated with the Spokane River, Liberty Lake, and surrounding natural habitats. Increased development could also affect wildlife movement and habitat connectivity.

The extent of these impacts would depend on the location and intensity of future development.

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

  The proposed Update includes goals and policies supporting the protection of natural habitats, native vegetation, wetlands, riparian areas, and wildlife corridors. Future development will be subject to the City's critical areas regulations under Liberty Lake Development Code Article 10-6B, including protections for wetlands, fish and wildlife habitat conservation areas, and associated buffers.

  Additional measures may include preservation of native vegetation, habitat restoration, maintaining wildlife connectivity, and implementing stormwater management and erosion control practices to protect water quality. Where impacts cannot be avoided, applicable regulations require minimization and mitigation measures to protect ecological functions and habitat values.

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

The proposed Update would not directly deplete energy or natural resources. However, future residential, commercial, industrial, and infrastructure development could increase demand for electricity, natural gas, water, and construction materials, including timber, sand, gravel, and other natural resources.

Population and employment growth could also increase energy consumption associated with transportation, building operations, and public infrastructure. Additional development could result in localized vegetation removal, increased land consumption, and greater demand on groundwater resources from the Spokane Valley–Rathdrum Prairie Aquifer.

The extent of resource consumption would depend on future development patterns, infrastructure needs, and implementation of energy efficiency, water conservation, and sustainable land use practices identified in the Comprehensive Plan.

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

  The proposed Update includes goals and policies supporting energy conservation, renewable energy development, water conservation, and the efficient use of natural resources. Measures include encouraging energy-efficient buildings, weatherization, solar energy systems, and transportation alternatives that reduce vehicle miles traveled and associated energy consumption.

  Additional measures include promoting compact development, protecting critical aquifer recharge areas, preserving natural vegetation and open spaces, and implementing stormwater management practices that support groundwater protection and recharge. Future development will be subject to applicable Washington State Energy Code requirements, City development regulations, and environmental protection standards intended to minimize resource consumption and promote sustainable growth.

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, floodplains, or prime farmlands?**

   The proposed Update would not directly alter environmentally sensitive areas or protected resources. However, future development accommodated under the Comprehensive Plan could affect wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, critical aquifer recharge areas, floodplains, and historic or cultural resources.

   Potential impacts could include vegetation removal, habitat fragmentation, increased stormwater runoff, changes to drainage patterns, and disturbance of archaeological or historic resources. These impacts could occur near the Spokane River, Liberty Lake, associated wetlands, parks, and other natural areas within or adjacent to the City.

   The City does not contain designated agricultural or forest lands of long-term commercial significance.

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**
     Future development will be subject to applicable critical areas regulations, shoreline protections, stormwater management standards, and historic preservation requirements intended to avoid or minimize adverse impacts to protected resources.
     The proposed Update includes goals and policies intended to protect critical areas, parks, open spaces, wildlife habitat, and historic and cultural resources. Future development will be subject to the City's critical areas regulations under Liberty Lake Development Code Article 10-6B, including protections for wetlands, fish and wildlife habitat conservation areas,

geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas.

Additional measures include maintaining required buffers, preserving native vegetation and habitat connectivity, implementing stormwater and erosion control standards, and coordinating with affected Tribes and the Washington State Department of Archaeology and Historic Preservation where cultural resources may be affected. Future development will be required to avoid, minimize, or mitigate impacts to protected resources in accordance with applicable local, state, and federal requirements.

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?

The proposed Update would establish a long-range framework for accommodating projected population and employment growth through 2046. Implementation may result in changes to development intensity, land use patterns, and redevelopment of vacant or underutilized properties. These changes could affect surrounding land uses through increased traffic, infrastructure demand, and changes to neighborhood character.

The Update is intended to maintain consistency with the Growth Management Act, Spokane Countywide Planning Policies, and applicable local and regional plans. No incompatible land or shoreline uses have been specifically identified as resulting from the proposal. Future development will be subject to applicable zoning, development regulations, critical areas protections, and shoreline requirements to promote compatibility with existing and planned uses.

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

  The proposed Update includes goals and policies intended to promote compatible land use development, protect shoreline resources, and preserve environmentally sensitive areas. Future development will be subject to applicable City zoning and development regulations, including standards for building height, setbacks, landscaping, buffering, and site design.

  Development within shoreline jurisdiction will be subject to applicable Shoreline Management Act requirements and governing shoreline regulations. Additional protections include the City's critical areas regulations under Liberty Lake Development Code Article 10-6B, stormwater management requirements, and environmental review procedures. These measures are intended to minimize land use conflicts, protect shoreline ecological functions, and maintain compatibility with existing and planned development.

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

The proposed Update would accommodate projected population and employment growth through 2046, resulting in increased demand for transportation infrastructure, public services, and utilities. The City's population is projected to reach approximately 21,934

residents by 2046, with corresponding increases in vehicle trips, water consumption, wastewater generation, electricity and natural gas use, and solid waste production.

Additional growth could increase demand for roadway capacity, pedestrian and bicycle facilities, public transit, fire protection, emergency medical services, law enforcement, schools, parks, and other community facilities.

The extent and timing of these impacts would depend on future development patterns and infrastructure capacity. The City's Transportation Element, Utilities and Public Facilities Element, and Capital Facilities Plan identify anticipated service needs and planned improvements to accommodate growth.

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

  The proposed Update includes goals and policies to coordinate future growth with transportation improvements, public services, and utility infrastructure. The City's Transportation Element and Capital Facilities Plan identify planned roadway, intersection, pedestrian, bicycle, and transit improvements to accommodate projected growth.

  Additional measures include coordinating with utility providers, emergency service agencies, and school districts to evaluate future capacity needs and plan necessary facility improvements. Future development will be subject to applicable transportation concurrency requirements, utility capacity and connection standards, development regulations, and impact fees, where authorized.

  These measures are intended to maintain adequate levels of service, address infrastructure deficiencies, and ensure that public facilities and utilities are available to support future development.

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 with applicable local, state, or federal environmental protection laws or regulations have been identified as a result of the proposed Update. The Comprehensive Plan is intended to maintain consistency with the Washington State Growth Management Act (GMA), State Environmental Policy Act (SEPA), Shoreline Management Act, and applicable environmental protection requirements.

Future development will remain subject to the City's critical areas regulations, stormwater management standards, floodplain regulations, and applicable state and federal requirements, including the Clean Water Act, Endangered Species Act, and cultural resource protection laws.

Any amendments to development regulations necessary to implement the proposed Update will be subject to applicable review and adoption procedures. Potential regulatory conflicts identified during implementation will need to be addressed through subsequent planning, permitting, or development regulation amendments.

For More Information, Please Contact:

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