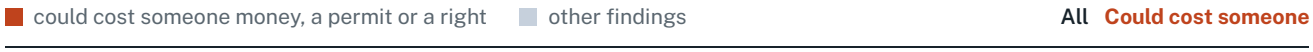
Liberty Lake website and code review

784 findings. **143** could cost someone money, a permit or a right.

Website downloaded September 25, 2026. Governing sources reviewed September 26 to October 1, 2026.
Prepared October 16, 2026.



	All	Could cost someone
ON THE CITY WEBSITE		
Builders, contractors and development	206	51
Businesses	9	1
Residents and city services	125	11
Plans and code posted on the site	50	2
IN THE CITY CODE		
State-law comparisons	165	64
Differences within the city code	100	2
References to other laws	129	12

In this report

Section	Findings	Page
Contents		2
Builders, contractors and development	206	32
Businesses	9	242
Residents and city services	125	251
Plans and code posted on the site	50	378
State-law comparisons	165	429
Differences within the city code	100	595
References to other laws	129	696

Each finding places the city text beside its cited source, with a proposed fix and possible risk. Staff should confirm which requirements apply. These differences do not establish what the city has charged, built or enforced.

Reading a finding page

Where	Names the city document and page, and the date it was still on the city website.
Says or Code says	Quotes the city text word for word.
In force or Governing text	Quotes the law or rule that governs, with its citation.
Other provision	Quotes another section of the city code that says something different.
Potential fix	Suggests a change for staff to weigh.
Risk	Describes what could happen to someone who relies on the city text.

Contents

Builders, contractors and development (206 findings)

1	Energy worksheet points builders to the wrong duct rule. State code requires those ducts to run inside heated space.	32
2	Worksheet Option 3.2 lists a ducted heat pump where the code lists a 95% AFUE furnace.	33
3	Worksheet Option 5.6 adds 5.7's split-system requirement and drops the code's R-2 central water heater alternative.	34
4	Worksheet note f names Option 3.11 where the code names Option 3.10.	35
5	Worksheet Option 1.3 adds an R-21 plus R-12 wood frame wall the code does not require.	36
6	Worksheet option 2.3 points to Section R403.3.7 where the state table says R403.3.2.	37
7	Worksheet sets the ducted heat pump minimum at HSPF2 8.5; state table says 8.1.	38
8	Worksheet option 3.2 offers a heat pump where the state table offers a 95% AFUE furnace.	39
9	Worksheet chart pairs the NEEP cc VCHP minimum with HSPF2 8.5; state table says 9.	40
10	Worksheet option 5.6 reads as requiring both water heater types; state table requires one.	41
11	Page 11 footnote d omits System Type 4, which the state footnote and page 3 include.	42
12	Worksheet footnote f restricts Option 3.11; the state footnote restricts Option 3.10.	43
13	Worksheet option 1.3 adds a wood frame wall line that the state table does not contain.	44
14	Boundary line adjustment form drops the code's Spokane County recording condition.	45
15	Air leakage handout says a house that tests at 4.1 passes. Under today's state code, it fails.	46
16	City's 2012 air leakage handout allows 5 ACH50; current energy code maximum is 4.0.	47
17	Conditional use permit form asks for trees of 12 inches or more; code uses six inches.	48
18	Development Code requires shelters to open 24/7; state law has barred that since June 11, 2026.	49
19	Appeal form says to email the appeal; Development Code requires mail or personal delivery.	50
20	Appeal form's $1,300 is the 2025 total; the 2026 schedule raised the processing fee to $65.	51
21	Demolition handout tells contractors to close old wells with rocks or a concrete cap. State rules require sealing them.	52
22	RD-R zoning bars supportive housing within 3/4 mile beyond what state law allows.	53
23	RD-M zoning bars supportive housing within 3/4 mile beyond what state law allows.	55
24	RD-C zoning bars supportive housing within 3/4 mile beyond what state law allows.	56
25	Zoning matrix bars supportive housing over 8 beds in R-1 and R-2 zones.	58
26	Chapter 2 sets or advises supportive housing size limits that state law now bars.	59
27	Erosion handout says sub-acre sites, homes and duplexes need no permit; code requires one unless exempt.	60
28	Posted 2017 Design Standards set poles 5 feet from trees; the 2019 Standards set 15 feet.	61
29	Posted 2017 Standards set tree cuts at 44 inches square; 2019 Standards require 4 feet square.	62

Contents, continued

Builders, contractors and development (206 findings), continued

30	Permit conditions 4 and 5 charge every relocation to the grantee, omitting the five-year repeat exception.	63
31	Manufactured home brochure accepts a national blocking standard for relocated homes. State rules do not list it.	65
32	Manufactured home brochure quotes the homeowner installation exemption without its installer training class requirement.	66
33	Solar form offers 4.5 and 5.0 psf tiers; state no-design roof exception stops at 4 psf.	67
34	River District matrix bars manufactured homes in RD-R and RD-M despite state law and its definitions.	68
35	River District matrix bars family child day-care homes in the RD-C commercial zone.	69
36	Building permit handout says fences under 7 feet need no permit. City code requires one above 6 feet.	70
37	Permit condition 8 charges franchise and telecom holders for a second move the city must fund.	71
38	Street work permit form says to call for utility locates 3 days ahead. State law counts full business days.	72
39	Right of way permit relocation conditions omit cost exceptions for telecom, cable and franchise grantees.	73
40	Posted pavement cut policy is the 2017 edition; the standard changed for arterial streets.	74
41	Residential permit guide states three fees the 2026 fee schedule has since changed.	75
42	Code imposes a 3/4-mile buffer on supportive housing that state law bars.	76
43	River District requires shelters to run 24 hours, assign beds and bar drop-ins; lodging faces none.	77
44	River District adds a residential appearance and character test to small transitional and supportive housing.	78
45	Shoreline application calls fees non-refundable; the fee schedule refunds them before processing.	79
46	Special use permit form calls application fees nonrefundable; the fee schedule allows refunds.	80
47	Safety inspection handout (2009) states a $50 fee; the 2026 schedule charges $115 per inspection.	81
48	Six land use application forms call fees non-refundable; fee schedule refunds them in stated cases.	82
49	Development code starts the 21-day appeal clock at signing, not statutory issuance.	83
50	Full Development Code sets a 3/4-mile shelter spacing rule state law bars.	84
51	Zoning matrix bans family day-care homes in C-1 and C-2, where state law allows them.	85
52	Liberty Village 600 sq. ft. cap on detached structures will conflict with state ADU minimum.	86
53	River District ADU cap of one per lot conflicts with state law upon the periodic update.	87
54	River District ADU owner-occupancy rule conflicts with state law once the periodic update takes effect.	88
55	River District ADU caps fall below the 1,000 sq ft floor starting with the periodic update.	89

Contents, continued

Builders, contractors and development (206 findings), continued

56	River District allows one ADU per lot; state law requires two by December 31, 2026.	90
57	Heating worksheet offers stations not in WAC Table RC-1, including Opportunity and Dishman, nearest Liberty Lake.	91
58	Worksheet's stray sentence asks every credit claim to show tested air leakage and a ventilation sequence.	92
59	Worksheet Option 2.1 asks drawings to show a ventilation control sequence the code does not require.	93
60	Worksheet 3.7 exception prints HSPF2 8.19; the code and the worksheet's conversion chart say 8.1.	94
61	Detail-page note d allows System Type 5 only; code and summary page allow 4 or 5.	95
62	Detail pages print single-family credit values on an R-2 form; the summary page uses R-2 values.	96
63	Worksheet option 4.1 bars equipment under 80% AFUE, which the state table does not say.	97
64	Fee schedule exempts rough grading under 100 cubic yards; Development Code 10-3F-3 lists no such exemption.	98
65	2026 fee schedule posts August 2025 ICC valuation data; LLMC 9-1-1 requires the most current issue.	99
66	Checklist asks for footing calculators on every permit; code asks only for point load footings.	100
67	Checklist requires beam calculations for all beams; code requires them only where applicable.	101
68	February 2025 consultant memo misreads R-1 density: 6 attached, 4 detached; chart allows 8 and 6.	102
69	February 2025 memo bars ADUs on houses under 1,200 square feet; code bars only attached ADUs.	103
70	February 2025 memo requires owner occupancy of the principal unit; code allows either house or ADU.	104
71	February 2025 memo gives supportive housing the specialty housing parking rate; code sets a separate rate.	105
72	February 2025 memo applies R-3's 20 unit, 40 resident limit to all supportive and emergency housing.	106
73	Commercial permit checklist asks for an NREC compliance letter; the code requires NREC worksheets.	107
74	Commercial building handout says Type I review uses little discretion; code says no discretion.	108
75	Commercial handout calls buildings under 12,000 square feet or 40 stalls SEPA exempt; code requires both.	109
76	Commercial building handout says all fees are due at issuance; some are due at application.	110
77	Commercial building handout says the city prints notice posters; code has the applicant prepare the sign.	111
78	Conditional use form and Development Code 10-4H-2(B) both cite nonexistent Article 10-F; modifications article is 10-4F.	112
79	Conditional use form and code 10-4H-4(B) cite building plan section 10-4C-4 for site design criteria.	113

Contents, continued

Builders, contractors and development (206 findings), continued

80	Conditional use form accepts architect or engineer stamps; 10-4C-3(B)(1)(d)(ii) submittal list names an architect's stamp.	114
81	Code violation form cites the federal Freedom of Information Act, not state law.	115
82	Concrete handout cites a 2009-era building code section; Washington has adopted the 2021 IBC.	116
83	Slide says all middle housing types must be allowed; state law requires two units per lot.	117
84	Slide says converted units must meet current energy code, omitting the statute's exceptions.	118
85	Amendment form's three required criteria do not match six grounds for amending development regulations in 10-4B-5(A).	119
86	Amendment form sets a 4pm cutoff on April 1 that the code does not.	120
87	Form sends all map amendments to a hearing examiner; code limits that to individual property rezones.	121
88	Appeal form signature block requires owner or representative attestation; code lets non-owners with standing appeal.	122
89	Demolition handout names the air agency by its former name, SCAPCA.	123
90	Demolition handout says fee is by square footage; fee schedule sets a flat $115.	124
91	Demolition handout names Spokane County Air Pollution Control Authority, now Spokane Regional Clean Air Agency.	125
92	Subcommittee page says one or two staff members; bylaws fix five members with two staff.	126
93	Development Code page says updated August 6, 2024; posted code pages run through April 8, 2026.	127
94	Final BSP form cites 10-4D-7(B), which covers final plats; binding site plans fall under 10-4D-13.	128
95	Final plat checklist lists a geotech report; code asks for a geotechnical letter only if required.	129
96	Final plat application requires Council approval the Development Code does not require.	130
97	Fireplace handout from 2010 lists asbestos hearth pads, barred in non-residential construction since 2020.	131
98	Handout bans primary wood heat; WAC reaches only new or substantially remodeled buildings in designated areas.	132
99	Regional pavement cut policy (2025 and 2026 editions) cites WSDOT backfill section 2-09.3(1)E, now numbered 3-07.3(1)E.	133
100	Pavement cut policy cites MUTCD Chapters 6G and 6H, now sign chapters in the 11th Edition.	134
101	City posts 2025 pavement cut policy; 2026 edition sets 4 inch aggregate and longer curb replacement.	135
102	Wetland delineation definition names 1994 regional guidance; state rules call for federal manual and regional supplements.	136
103	Standards 1.8 says the City may require pre-construction conferences; Code 10-3G-9(C) and Attachment 2.2 require them.	137

Contents, continued

Builders, contractors and development (206 findings), continued

104	Traffic analysis scoping goes to the Public Works Director in 1.12, the City Engineer in 2.2.	138
105	Standards ask for PDF and CAD as-builts; Development Code asks for two sets and a reproducible.	139
106	Fee agreement bills actual cost; 2026 schedule sets flat review fee, then hourly, plus inspection fees.	140
107	Attachment 2.2 sends readers to attachment 3 for testing frequencies, which are in Attachment 2.4.	141
108	Standards allow arterial intersections 150 feet apart; Development Code requires 300 feet.	142
109	Standards allow private streets 10 percent grades; Development Code holds them to public standards (8 percent).	143
110	Standards cite reference (26) for the AASHTO pavement guide, but the reference list ends at 11.	144
111	Standards say pavement cut policy is in an Appendix; contents list none, pointing to Public Works.	145
112	Standards allow 4.5 foot planted strips; Development Code needs 6 feet where strips hold street trees.	146
113	Standards allow commercial driveways 30 feet apart; Development Code requires 50 feet on local streets.	147
114	Design Standards say shared driveways are not required; Development Code requires them where feasible.	148
115	June 2017 Design Standards list old tree spacing distances that the April 2019 Standards replaced.	149
116	Design Standards give sidewalk clearance as "eight (7.5) feet"; Development Code requires 7 feet 6 inches.	150
117	Design Standards Table 3B sets a 5 foot sidewalk minimum; Development Code requires 6 feet.	151
118	Design Standards require a Figure 4-1 variable-n curve that the posted Standards do not include.	152
119	Design Standards allow 4.5 foot buffer strips, but code needs 6 feet for required street trees.	153
120	Design Standards tie sidewalk loads to the Uniform Building Code, which Washington no longer adopts.	154
121	Standard Plan sheet A-6 cites an Attachment 3.3E that the Design Standards do not contain.	155
122	Design Standards allow two driveway approaches per ownership, but the code allows one per lot.	156
123	Design Standards allow 35 foot truck approaches; code caps 16+ space parking lots at 30 feet.	157
124	Design Standards call shared driveways optional; code has the City require them at review where feasible.	158
125	Design Standards space driveways 30 and 50 feet apart; code requires 50, 150 or 300 feet.	159
126	Design Standards cite City Code Section 10-3C-D(2), a section number the code does not use.	160
127	Design Standards require lighting plans only on arterials, but code requires streetlights in all new development.	161
128	Design Standards give sidewalk clearance as "eight" in words and "7.5" feet in numerals.	162
129	Design Standards say the pavement cut policy is in an Appendix, but none is included.	163

Contents, continued

Builders, contractors and development (206 findings), continued

130	Table 3B sets a 5 foot minimum sidewalk, but EDS 3.3(B)(2) requires 6 feet.	164
131	Design Standards allow 10 percent grade on private streets, but the code requires public street standards.	165
132	Design Standards require the Figure 4-1 curve, but Section 4 contains no figures.	166
133	Standards PDF omits Section 6 from Ord. 241A and 241B, posted only as a separate ordinance.	167
134	Standards and Title 10 quote only part of the WAC 365-190-030(3) aquifer recharge area definition.	168
135	Standards cite RCW 36.70A.030(20) for wetlands, but that subsection now defines forestland.	169
136	Standards name 1994 guidance for wetland delineation; state rule requires the federal manual and regional supplements.	170
137	Standards say repeat pre-development conferences carry a fee; fee schedule lists none, only a free conference.	171
138	Standards make the pre-construction conference optional; the Development Code requires one before work starts.	172
139	Standards 1.9(A) accept supplier verification for materials; 1.9(B) requires an engineer stamp.	173
140	Traffic analysis scoping belongs to the Public Works Director in 1.12(A), the City Engineer in 2.2(B)(2)(b).	174
141	Standards 2.2(C)(1)(e) require erosion plans for any project, citing SRSM thresholds; 4.0 uses a significant-impact test.	175
142	Standards allow arterial intersections 150 feet apart; the Development Code requires 300 feet.	176
143	Fee agreement bills review at actual cost; schedule sets $2,500 for two civil reviews, then hourly.	177
144	Standards leave warranty bond amount to the City Engineer; code sets it for right-of-way improvements.	178
145	Standards say the pavement cut policy is in the Appendix, but the document has no appendix.	179
146	Attachment 2.2 points to "attachment 3", but testing frequencies are in Attachment 2.4.	180
147	Standard detail sheet A-1 sets 4 foot minimum planting strip; Design Standards require 4.5 feet.	181
148	Sheet A-1 allows 92% compaction for crushed rock under curbs and sidewalks; Design Standards require 95%.	182
149	Liberty Village lists day care for 5 or fewer; state protects family day-care homes to 12.	183
150	Multi-use right-of-way form asks for $2,000,000 general aggregate; LLMC 8-7-12 requires $1,000,000.	184
151	Form's hold-harmless clause omits the exception for the city's own negligence or wilful conduct.	185
152	Form puts all relocation costs on permittee; LLMC 8-8-22(E) has city pay franchise holders' repeat moves.	186
153	Manufactured home brochure says the city issues all permits after conversion; electrical permits come from L&I.	187
154	Notice instructions let applicants search county parcel records; code requires a title company list.	188

Contents, continued

Builders, contractors and development (206 findings), continued

155	Notice instructions have the City add postage and invoice applicants; code has applicants supply it.	189
156	Notice instructions say the City prepares the notice sign; code says the applicant does.	190
157	Notification instructions let applicants skip the title company the code requires.	191
158	Type I notice handout says the City affixes postage; code says the applicant does.	192
159	Type I notice handout says the City prepares the sign; code says the applicant does.	193
160	Notice handout makes a title company optional for the owner list; code requires one.	194
161	PUD form limits the overlay to residential and mixed-use zones; code zoning matrix allows more.	195
162	PUD form offers a 5% lot coverage increase under 10-4E-5, which sets no such allowance.	196
163	PUD form ties density bonus to land area; code ties modifications to the requested modification.	197
164	PUD form cites a 5% lot coverage increase that Development Code 10-4E-5 does not state.	198
165	Deck guide allows 25% joist overhang; Table R507.6 allows less at longer back spans, none beyond.	199
166	River District matrix marks veterinarians and post offices N in RD-R; the retail cluster lists both.	200
167	Handout gives an unlabeled 40 lbs snow load; Ord. 272A sets 58 ground, 40 roof minimum.	201
168	Right-of-way form lets staff be notified of emergency work instead of the police department.	202
169	Right-of-way form's surety instruction says a bond may be required; LLMC 8-7-11 requires a performance bond.	203
170	Right-of-way form omits the code's additional insured requirement and leaves homeowner coverage unclear.	204
171	Right-of-way form hold harmless has no exception for the city's own negligence or wilful conduct.	205
172	Right-of-way form gives a 3-day locate notice; state law counts 2 to 10 full business days.	206
173	Right-of-way form sets 24 hour closure notices but never states the code's 48 hour pre-work notice.	207
174	Small cell form omits the same-process-type batch condition and allows batches on public-owned property.	208
175	Small cell form collects fees at permit issuance; code makes the fee part of the application.	209
176	Right-of-way forms guarantee pavement patches for two years; the adopted Regional Pavement Cut Policy requires three.	210
177	Small cell form puts all relocation costs on grantee; RCW 35.99.060 has city pay some.	211
178	Small cell form says call 3 days before digging; statute counts business days and caps notice.	212
179	Right-of-way form's emergency paragraph omits the police notice that LLMC 8-7-2 still requires.	213
180	Form hold-harmless clauses leave out the code's exception for the city's own negligence or wilful conduct.	214
181	Form guarantees repairs for two years; the pavement cut policy it adopts requires three.	215
182	Form accepts 24 hours notice of an earlier start; city rules require at least 48 hours.	216
183	Pavement cut policy prints joint tape test temperature as 30° F (-34° C), two different temperatures.	217

Contents, continued

Builders, contractors and development (206 findings), continued

184	Superseded 2017 pavement cut policy is still linked from the city's Building Permits page.	218
185	Right-of-way permit form asks for $1 million aggregate insurance; standards require $2 million.	219
186	Right-of-way permit form cuts short winter validity of permits issued in October.	220
187	Adult Family Home definition omits the state-approval qualifier for seven or eight adults.	221
188	A setback-exceptions clause still names the retired Uniform Building and Fire Codes.	222
189	River District RD-R standards permit gyms and pharmacies in retail clusters whose use list omits them.	223
190	River District definitions restate the pre-1993 farm-income thresholds.	224
191	Street tree brochure calls a 36-inch tree ring encouraged; design standards require one.	225
192	Street tree brochure says irrigation should be installed at planting; standards say shall.	226
193	Street tree brochure says call 811 two days ahead; state law requires two full business days.	227
194	Sidewalk form says 3 days for 811; law requires two full business days, at most 10.	228
195	Sidewalk form asks for 24 hours' notice before work; city code requires 48 hours.	229
196	Code 10-2M-4(B), copied on the SAP application, cites Article 10-4F, which excludes zoning and text amendments.	230
197	Special inspections form lets others approved by the Building Official prepare it without IBC 1704.3's limit.	231
198	Stormwater plan describes the floodplain rule as the 2018 codes; the code names no edition.	232
199	PUD application still cites a superseded 5 percent lot coverage allowance.	233
200	Temporary use form describes temporary uses as short term and without permanent improvements; code says and/or.	235
201	1/25/10 Tenant Improvements brochure asks for wet stamped paper and CD; 10-4C-4(A)(1) lists electronic copies only.	236
202	Construction details handout cites the 2012 IRC; the city has adopted the 2021 IRC.	237
203	Construction details handout tells builders to follow the 2012 IRC; the 2021 IRC is adopted.	238
204	City posts the redlined 2019 fire services agreement, which the 2024 agreement replaced.	239
205	Variance form never prints the three Class A approval criteria in Development Code 10-5B-2(B).	240
206	Telido Station decision gives two different utility dedication statements for the final binding site plan.	241

Businesses (9 findings)

207	Solicitor application requires each agent to hold a license, but code allows a facsimile copy.	242
208	Business licensing page lists the state's 2020 fees. The state has since lowered them.	243
209	FAQ says every solicitor must wear a city ID; code exempts charitable, religious and political canvassers.	244

Contents, continued

Businesses (9 findings), continued

210	Home occupation form sends applicants to the Department of Licensing; business licensing is at Revenue.	245
211	Home occupation form requires a primary residence; code also allows a dwelling the operator owns.	246
212	Lodging tax grant page states the 2% rate only; the city has levied 3.3% since 2016.	247
213	Marijuana use definitions still name the pre-2015 Liquor Control Board.	248
214	Solicitor application lists $150 and $75 license fees but omits the $35 background check fee.	249
215	Lodging tax grant page links a 2007 bill whose capital and reporting rules 2013 changes replaced.	250

Residents and city services (125 findings)

216	Range key fob value expires at season end; state gift card law likely bars that.	251
217	ALPR policy keeps data past 21 days if it may be evidence in a civil action.	253
218	Ballfield form charges $250 attendance fee at Boone Ave. and school fields; 2026 schedule sets none.	254
219	Event permit form asks for insurance only for events on city property. City code requires it with every permit.	255
220	Circulation policy refers accounts to collections 14 days after the warning; state law requires 30.	256
221	Policy offers a limited public works process under RCW 39.04.155, repealed July 1, 2024.	257
222	Golf cart sheet omits registration current 7-4-3 requires before street use, and numbers the penalty 7-4-3.	258
223	Golf cart sheet the city posts is the 2010 rule. Since 2016, city code requires a valid driver's license.	259
224	Park rental form lists shelter fees that do not match the adopted fee schedule.	260
225	Records fee resolution charges 50 cents per color copy. Without a cost study, state law caps it at 15 cents.	261
226	Sports field rental form's non-profit rate is far below the adopted 2026 fee.	262
227	Accessibility page names WCAG 2.0; WCAG 2.1 A and AA applies from April 26, 2028.	263
228	Library room page says food is allowed and omits the March 2026 study room food ban.	264
229	Code Compliance violation example treats damaged or inoperable vehicles as junk; code needs three factors.	265
230	Junior lesson sheet sells groups of four but says semi-private lessons have 2 or 3 players.	266
231	Flyer prices each Major at $40; its schedule lists team events at $20 each, Championship $40.	267
232	Planning Commission list says 2nd and 4th Wednesday; the city notice says 2nd only.	268
233	Planning Commission list labels one adjunct Community Resident, unlike City Resident elsewhere; code requires city residence.	269
234	Price list says off-season rates start October 1; the golf page sets October 5 for 2026.	270
235	Senior card savings print as $22, $66, $110; the sheet's own fees give $26, $78, $130.	271

Contents, continued

Residents and city services (125 findings), continued

236	Solid waste agreement Section 8.5(a) cites Section 19 for force majeure, which is Section 20.	272
237	Solid waste agreement Section 8.7 still names Tariff 18, which Tariff 19 replaced October 1, 2026.	273
238	Section 4.1(a) points to Section 1 for the agreement term; the term is in Section 2.	274
239	Agreement refers to an Exhibit D, but it has only Exhibits A to C.	275
240	Section 16 cites the exclusive franchise grant as Section 2; it is Section 3.	276
241	Agreement's fallback definitions chapter cites a Revised Code of Washington chapter recodified in 2020.	277
242	Youth Commission application sends forms to an old library address with a malformed phone number.	278
243	ALPR policy 431.4 allows criminal investigation exception at sensitive locations; state law and 431.3.2(d) allow none.	279
244	Complaint form cites the federal Freedom of Information Act, not the state Public Records Act.	280
245	Community Event application's two broad hold harmless clauses lack the sole negligence exception 10-4I-5(D)(2) requires.	281
246	Event form names the Washington State Liquor Control Board and an old liq.wa.gov address.	282
247	Event form still cites Ordinance 142, whose special event rules were repealed in April 2026.	283
248	Event form says fees are collected at permit issuance; code requires the fee with the application.	284
249	Event form has the City Administrator rule on vendor items; code names the Zoning Administrator.	285
250	Draft housing element gives a 9.07% county growth rate that its own counts do not produce.	286
251	Draft housing element gives the Commerce forecast period as 2020 through 2026, then 2020 through 2046.	287
252	Draft housing element counts 635 units of capacity; its Figure 6 row and total use 636.	288
253	Draft housing element says 84% of households exceed 100% AMI; Figure 19's counts give 73%.	289
254	Draft housing element gives owner and renter counts for white households only, not all households.	290
255	Housing element says racial deed covenants were enforceable until 1968; courts stopped enforcing them in 1948.	291
256	Complaint form cites the wrong false-reporting statute and offense level.	292
257	Volunteer application promises all information stays confidential; the Public Records Act exempts only listed items.	293
258	Climbing page labels the December class dates and registration as the January session.	294
259	Code violation complaint form cites the federal FOIA instead of Washington's Public Records Act.	295
260	Permit page defines special events differently from the Development Code's community event definition.	296
261	Kickoff slide still shows June 2026 update deadline; 2025 law moved it to December 31, 2026.	297
262	County emergency plan posted by the City cites a reserved CFR part for nondiscrimination.	298

Contents, continued

Residents and city services (125 findings), continued

263	Deck the Homes lists January 5, 12, 19 display dates, Tuesdays after its January 2 end.	299
264	E-bike page gives the 2018 definition without the 2026 exclusions for faster or reconfigurable vehicles.	300
265	E-bike page's note 8 gives 36 inches for Puget Sound beaches; its width rule says 48.	301
266	FAQ says applicants must show address proof; policy still issues limited cards to registrants without it.	302
267	Parks plan gives Spokane County's under-18 share as 22.3% in one place and 21.8% in another.	303
268	Parks plan gives 13.6% all-ages disability rate but its own Table 2-7 says 8.7%.	304
269	Parks plan says 31.4% of Spokane County units are affordable; its Table 2-12 adds to 34.1%.	305
270	Parks plan sets open space at 5 acres per 1,000, then 7.5 for passive open space.	306
271	Parks plan publishes Goal LS1 with its per-1,000 population figure blank; adopted standard is 30 acres.	307
272	Parks plan cites art policy by draft number, Policy 6; adopted plan numbers it Policy 10.	308
273	Policy gives two different BARS codes for the same immaterial vendor refund.	309
274	Policy cites RCW 39.04.350(2) for supplementary bidder criteria; they are in subsection (4).	310
275	Policy defines responsible bidders by the 2007 session law, not the since amended RCW 39.04.350(1).	311
276	Policy counts sales tax inside the $350,000 roster limit once and outside it elsewhere.	312
277	Policy defines the small works roster as up to $300,000 but uses $350,000 elsewhere.	313
278	Policy defines the vendor roster as $5,000.01 to $15,000; its own table uses it to $50,000.	314
279	Policy cites RCW 35.23.352(7) for public works quotes; that subsection excludes public works.	315
280	Policy uses the small works roster up to $350,000; city code allows it only to $200,000.	316
281	Policy allows direct contracting under $150,000; city code requires bids from five or all roster firms.	317
282	Policy codes material prior year refunds 388.80; BARS uses 388.30.00.	318
283	Policy names the Finance Director as auditing officer; Ordinance 5A names another office.	319
284	Card policy misquotes RCW 42.24.115(3), dropping the bar on use while disallowed charges are outstanding.	320
285	Audit note calls Liberty Lake a second-class city; it is a Title 35A code city.	321
286	Plan says Council meets at 7PM; Council meetings start at 6:00 p.m.	322
287	Posted 2013 APA brochure says GMA review is due every seven years; law now sets ten.	323
288	Brochure counts thirteen Growth Management Act goals; RCW 36.70A.020 now lists fifteen.	324
289	Homebound library form implies overdue books draw fees; the library charges no overdue fines.	325
290	Agreement allows amendment by three-fourths vote; WAC requires each member to adopt and sign amendments.	326

Contents, continued

Residents and city services (125 findings), continued

291	Posted CIAW agreement cites repealed chapter 24.03 RCW; City is absent from CIAW's 2024-2025 member list.	327
292	Insurance agreement cites RCW 48.62.060, repealed in 1992; contingent liability is now RCW 48.62.141.	328
293	Insurance agreement sets a ten-member board but its election schedule adds up to eleven.	329
294	911 tax attachment swaps the statutes: sales tax law cited for the excise tax.	330
295	CAD/RMS Attachment C ties 911 excise tax to 82.14.420, sales tax to 82.14B.020, reversing its definitions.	331
296	Dispatch agreement from 2012 still points cost plans to OMB Circular A-87, since superseded.	332
297	Cruise rules say lights are legal during the permitted cruise; RCW 46.37.280 has no event exception.	333
298	Slide says Washington's clean-electricity target is 2040; the law says 2045.	334
299	Library Board page cites only the 2012 ordinance; Ordinance 119-E (2024) now governs the board.	335
300	Lodging Tax Advisory Committee names a business rep chair, not the elected official.	336
301	Parks plan summary says it is part of the 2026-2046 Comprehensive Plan; ordinance says later.	337
302	Slide calls any cycle without pedals a motorcycle, but state law makes some of them mopeds.	338
303	Slide repeats LLMC 7-4-1 citing RCW 46.09.310 for off-road vehicles, now defined in RCW 46.04.365.	339
304	Slide repeats LLMC 7-4-1's two year permit term; LLMC 7-4-3 keeps registration valid while owned.	340
305	Page calls every pedal-less electric cycle a motorcycle; ones meeting RCW 46.04.304 are mopeds instead.	341
306	Page says every electric motorcycle operator needs insurance; RCW 46.30.020(3)(b) exempts motor-driven cycles.	342
307	Page and LLMC 7-3-1 use the pre-2019 wheel size test for foot scooters; RCW 46.04.336 differs.	343
308	Golf cart sheet defines STREET with wording the code replaced in 2016.	344
309	Golf cart sheet and LLMC 7-4-1 cite RCW 46.09.310 for off-road vehicle; RCW 46.04.365 defines it.	345
310	Golf cart sheet bars only revoked licenses; current code bars revoked or suspended licenses.	346
311	Two older rental applications price shelters by the hour; 2026 fee schedule charges per 4-hour block.	347
312	Shelter rental form refunds cancellations made 14 days ahead; shelter page refunds only weather or emergency.	348
313	Rental form offers water at four parks; shelter page says only Pavillion and Orchard Park North.	349
314	Superseded park rental form with old hourly fees stays posted, reachable through an unlabeled link.	350
315	Park page limits refunds to weather or emergency; form refunds cancellations made 14 days ahead.	351
316	Commission page says it serves as City Forestry Board; code creates a separate tree board.	352

Contents, continued

Residents and city services (125 findings), continued

317	Library patron policy cites the wrong RCW section for its service animal rule.	353
318	Policy says the Parks and Arts Commission has 12 members; the code says seven.	354
319	SCRAPS agreement says arbitration awards are not subject to judicial review; state law bars that waiver.	355
320	Sports field forms allow changes up to 24 hours before rental; Reservations page says 14 days.	356
321	Stormwater plan cites 40 CFR 122.31(a)(1) for census coverage; the rule is 122.32(a)(1).	357
322	August 2024 stormwater plan calls the 2019 manual current; Ecology published the 2024 edition in July.	358
323	Stormwater rate study assumes aquifer protection fees end after 2025; voters renewed them in August 2025.	359
324	Stormwater plan cites RCW 57.08.014 for a rate-shift notice; that statute covers water-sewer districts.	360
325	Stormwater plan says the UIC rule has six classes of wells; chapter 173-218 WAC has five.	361
326	Salary Commission page links the 2019 ordinance, not the 2021 one that governs.	362
327	Snow help page points residents to a "To request assistance" section that does not exist.	363
328	Sidewalk sheet treats a transportation benefit district as a future option; one already exists.	364
329	Snow removal page gives shoveling duty to 'homeowner or tenant'; code puts it on the owner.	365
330	County emergency plan the city posts lists only RCW 35.33 budget sections, which exclude code cities.	366
331	Emergency plan glossary uses a pre-1988 form of the federal emergency definition, rewritten in 1988.	367
332	County emergency plan describes Executive Order 13166 as in effect; Executive Order 14224 revoked it.	368
333	Emergency plan cites 44 CFR 205.16, a reserved part; nondiscrimination is now 44 CFR 206.11.	369
334	Emergency plan cites Title VI of the Americans with Disabilities Act, which has no Title VI.	371
335	Stormwater plan lists surface water monitoring among aquifer fee uses; RCW 36.36.040 names subterranean water monitoring.	372
336	Stormwater plan cites a 5-year pavement cut moratorium; regional policy has set three years since 2023.	373
337	Plan cites the enforcement section, not the refund section, for utility refunds.	374
338	Soccer handout sends parents to libertylakewa.gov/soccer, which returns a page not found.	375
339	Witness statement form attributes to RCW 9A.84.040 wording that is not in that statute.	376
340	Witness statement form attributes wording and a penalty to RCW 9A.84.040 that it lacks.	377

Plans and code posted on the site (50 findings)

341	Planning Commission bylaws elect the Chair by secret ballot; state law bars secret ballots.	378

Contents, continued

Plans and code posted on the site (50 findings), continued

342	Zoning matrix bars supportive housing over 8 beds in R-1 and R-2; state law requires it.	379
343	Plan's required elements list omits climate change and resiliency, now being drafted for the 2026 update.	380
344	Plan's level of service standards are vehicle based; state law requires multimodal ones by December 2026.	381
345	Comprehensive Plan says county policies require regional minimum level of service; 2025 policies do not.	382
346	Comprehensive Plan applies the county solid waste plan to Liberty Lake, which the plan excludes.	384
347	Development Code cites WAC 365-195-620 for 60-day state review; that rule was repealed in 2010.	385
348	Comprehensive Plan cites a stale review cycle and a repealed WAC section; 2026 draft fixes both.	386
349	Plan says the Growth Management Act has fourteen goals; RCW 36.70A.020 now lists fifteen.	387
350	Plan lists age as a protected class in housing and omits several classes state law protects.	388
351	Plan quotes an old essential public facilities list that lacks several in current RCW 36.70A.200.	389
352	Plan cites WAC 365-190-080 for priority habitat lists; current rule puts them in 365-190-130.	390
353	Comprehensive Plan page gives the pre-2025 GMA deadline; the Legislature moved it to December 31, 2026.	391
354	Development Code's agricultural-activities definition restates the pre-1993 farm-income thresholds.	392
355	Environment chapter cites a retired water-typing scheme and two retired rule numbers.	393
356	Development code cites a state review rule repealed sixteen years ago.	394
357	Development code sends appeals to a board abolished in 2010.	395
358	Development code cites the wrong RCW section for plat approval periods.	396
359	Parks plan's list of mandatory comprehensive-plan elements omits the climate change and resiliency element.	397
360	Parks plan's GMA element summary predates 2023 amendments, omitting the park element's tree canopy evaluation.	398
361	Financial policy manual cites the wrong RCW chapter for spending authority.	399
362	Financial policy manual cites a Public Disclosure Act chapter emptied since 2012.	400
363	Policy 1010 sets a 6-year financial forecast while Policy 1015 refers to a 4-year forecast.	401
364	Policy 1110 says the City reports on a cash basis, then promises GASB standards.	402
365	Policy 1215 uses BARS code 369.81 for cash overages, but the State Auditor's chart uses 369.80.00.	403
366	Policy 1820 uses BARS code 388.80 for prior-year refunds, but the chart uses 388.30.00.	404
367	Policy 1315 section 2.3 excepts valet 'as noted above', but section 2.2.2 lists only parking fees.	405
368	Policy 1415 lets sale proceeds go to the general fund though another fund paid.	406
369	Policy 1610 lets the Mayor approve A&E contracts up to $7,500; LLMC 1-6-6 requires Council review.	407

Contents, continued

Plans and code posted on the site (50 findings), continued

370	Policy 1715 reports state grants on Schedule 16, but state aid goes on Schedule 15.	408
371	Policy 1910 names Resolution 107-D as the reserve fund source, but the instrument is Ordinance 107-D.	409
372	Attachment A exempts 'nominal' deposits from any schedule; RCW 43.09.240 caps treasurer exceptions at weekly deposits.	410
373	Policy 1510 duty 13 cites 'SEC Rule 15c2-' with no rule number.	411
374	Design standards cite RCW subsections for critical areas and wetlands that no longer apply.	412
375	Design standards send sidewalk design to the Uniform Building Code; Washington adopts the International Building Code.	413
376	Applications & Instructions page links 2017 design standards that cite a repealed tree chapter.	414
377	Amended design standards cite RCW subsections for critical areas and wetlands that no longer apply.	415
378	Amended design standards send sidewalk design to a building code that no longer exists.	416
379	Planning Commission bylaws let the Community Development Director call special meetings; state law does not.	417
380	Planning Commission bylaws allow special meeting notice by phone; state law requires written notice.	418
381	Bylaws say continued hearings need no further notice; RCW 42.30.090 and 42.30.100 require a door posting.	419
382	Engagement plan cites nonexistent RCW 36.70A.135 and a June 30 deadline; law sets December 31, 2026.	420
383	Hazardous waste definition cites RCW 70.105.010, recodified in 2020 as RCW 70A.300.010.	421
384	Seven state-law pinpoint citations in the definitions have since been renumbered.	422
385	"Forest practice class 4" cites a WAC section about water typing.	423
386	Habitat definition cites a WAC subsection that does not exist.	424
387	Hazardous waste definition cites RCW 70.105.010, recodified in 2020 as RCW 70A.300.010.	425
388	Seven state-law pinpoint citations in the definitions have since been renumbered.	426
389	Sidewalk plan claims no code mechanism exists to enforce sidewalk repair.	427
390	Three code documents cite a WAC subsection that does not exist.	428

State-law comparisons (165 findings)

391	Parking stall widths exceed the state cap for residential development.	429
392	Appeal deadline runs from the wrong triggering date under state law.	430
393	Development Code bars transitional and supportive housing over 8 beds in R-1 and R-2.	431
394	Zoning matrix bars family child day-care where state law requires it allowed.	433

Contents, continued

State-law comparisons (165 findings), continued

395	Transitional housing rules violate a state mandate that took effect in June.	434
396	Section 10-2A-4 bars transitional and supportive housing over 8 beds in R-1, R-2 against state law.	435
397	In R-1 and R-2, transitional and supportive housing is capped at 8 residents; houses are not.	436
398	R-1 requires manufactured homes to have 1,000 square feet; site-built houses have no such floor.	437
399	Transitional housing must look like a residence, a subjective test no dwelling in the zone faces.	438
400	City floor area rule for manufactured homes exceeds what state law allows.	439
401	Transitional and supportive housing over 8 beds is capped at 40 residents in R-3.	440
402	R-3 caps transitional and supportive housing at 40 residents, a limit other housing lacks.	441
403	R-3 requires transitional housing to look residential, a subjective test other housing does not face.	442
404	R-3 requires three-quarter mile spacing between transitional housing sites; other housing has no such condition.	443
405	Spacing rule for supportive housing conflicts with a 2026 state law.	444
406	Transitional and supportive housing faces appearance, size, spacing and transit rules other housing does not.	445
407	Emergency housing in M-1 must run 24 hours and bar drop-in services, unlike hotels.	446
408	Emergency shelter operating rules exceed what 2026 state law allows.	447
409	Emergency housing rules in M-3, C-1 and C-2 exceed state limits.	448
410	M-3, C-1 and C-2 impose spacing state law bars for transitional housing.	449
411	Code lets the City require land dedication for the plan; state law requires a direct link.	450
412	Driveway spaces count only if not in tandem; state law counts tandem spaces for residential development.	451
413	Code requires 9 foot standard stalls; state law caps required residential stalls at 8 by 20.	452
414	Completeness clock of 28 days stops while the city awaits the applicant; state has none.	453
415	City code starts the 14 day appeal clock on the decision date. State law starts it at notice.	454
416	28-day completeness deadline pauses for the applicant; RCW 36.70B.070 deems applications complete once it passes.	455
417	Code requires every owner to sign a replat application, but state law requires only a majority.	456
418	Code runs the 21-day appeal period from signing, not from issuance as state law does.	457
419	Booth rules for events on public property ban "Weapons", reaching firearm sales state law preempts.	458
420	Small wireless batching rule refuses batches that federal law requires the city to accept.	459
421	Small wireless modification rule has no eligible facilities path; federal law requires approval of qualifying modifications.	460
422	Code hears SEPA appeals of ministerial permits apart from the permit appeal, which state law bars.	461

Contents, continued

State-law comparisons (165 findings), continued

423	City code lets the council remove an elected member by majority vote. State law does not allow it.	462
424	Ethics code makes complaint records confidential by ordinance; state law allows withholding only under a statute.	463
425	Code exempts all job applications, but state law excludes vacancies in elective office.	464
426	Section 1-8-8 ties the five-day response to a city form; state law requires none.	465
427	City code requires the records request form when a record may be exempt. State law makes the form optional.	466
428	City code starts the records deadline only on a written request. State law also counts spoken requests to records staff.	467
429	City code sends shoreline permit appeals to superior court. State law sends them to the Shorelines Hearings Board first.	468
430	Code lets the city seek quotes from fewer roster contractors; state law requires inviting all interested.	469
431	City code lets staff invite five contractors to bid on small works. State law now requires inviting all interested contractors.	470
432	Peddling civil penalty doubles the cap chapter 7.80 allows for it.	471
433	Peddler exemption excludes edibles a seller gathered or made, which RCW 36.71.090 bars cities from licensing.	472
434	Lodging tax section still lets the council override the advisory committee's list.	473
435	Gross misdemeanor term exceeds state law for offenses that are also state crimes.	474
436	Code makes minor possession of cannabis a civil infraction, but state law makes it a crime.	475
437	City turns a minor's cannabis possession into a $50 civil ticket.	476
438	Section 6-5-3(C) makes an adult's vapor sale to a minor a civil infraction despite state crime.	477
439	Vapor products chapter is still printed as law after its own sunset.	478
440	Section 7-2-5(A)(12) allows impound from a restricted zone without the signage state law requires.	479
441	Park dog ban exempts only guide dogs, but federal law requires admitting service animals.	480
442	Relocation rule leaves pole-owning telecom and cable providers paying undergrounding costs RCW 35.99.060(3)(b) assigns the city.	481
443	Code makes owner contact optional and runs 60 days from removal; RCW 63.32.010 requires written notice.	482
444	River District emergency shelter rules impose conditions state law does not allow.	483
445	River District imposes spacing and transit rules on supportive housing that state law now forbids.	484
446	Zoning bars family day care where state law requires it be allowed.	485
447	Residential zone requires small transitional housing to look like a residence and fit the area.	486
448	RD-R zone restricts transitional housing beyond what state law permits.	487

Contents, continued

State-law comparisons (165 findings), continued

449	River District requires 9-foot-wide stalls, but state law caps required residential stalls at 8 by 20.	488
450	River District standards add spacing, transit and appearance rules for transitional and supportive housing.	489
451	River District matrix bans manufactured homes on individual lots, which state law does not allow.	490
452	River District zoning matrix bars family child day-care homes in the RD-C commercial zone.	491
453	Zoning matrix bars family child day-care homes in the commercial zone, which state law forbids.	492
454	River District matrix bars manufactured homes on individual lots where it permits site-built single-family homes.	493
455	City ADU definition ties ADUs to single-family homes; state law adds duplex, triplex and townhome lots.	494
456	R-1 "aesthetically pleasing" sentence, if applied in design review, breaches RCW 36.70A.630 from December 31, 2026.	495
457	Detached ADUs must have a six-foot screening fence that houses do not need.	496
458	R-1 townhome garages must sit four feet back; detached house garages may project forward.	497
459	R-1 townhomes must share driveways that detached houses are exempt from sharing.	498
460	ADU cap of 900 square feet falls below the 1,000 square foot state floor.	499
461	One ADU per lot conflicts with the two required by state law by December 2026.	500
462	ADU minimum house size of 1,200 square feet conflicts with state law by December 2026.	501
463	ADU-only appearance and entrance rules become barred by state law by December 2026.	502
464	ADU owner occupancy requirement becomes barred by state law by December 2026.	503
465	ADU roof pitch minimum is stricter than for houses, which state law bars by December 2026.	504
466	ADU roof limit tied to house height can fall below the 24 foot state minimum.	505
467	An 8,000 square foot lot minimum for detached ADUs conflicts with state law by December 2026.	506
468	R-2 requires 20 percent common open space for four- to six-unit buildings; detached houses carry none.	507
469	Townhome lots need 20 feet of frontage while detached lots have no minimum.	508
470	R-3 roof screen alternatives must be aesthetically pleasing to the Zoning Administrator, not an objective standard.	509
471	M-1 design review asks for 'clearly delineated' entrances, with no measurable test.	510
472	M-1 color rules use terms like 'subtle' and 'high intensity' with no measurable test.	511
473	M-1 bars an ADU when the main building is under 1,200 square feet.	512
474	M-2 light manufacturing rule requires design techniques that an applicant cannot measure.	513
475	Parking table asks 1.75 spaces per middle housing unit, over the one-space cap on small lots.	514
476	Design review criterion 2 is not clear and objective, as state law will require.	515

Contents, continued

State-law comparisons (165 findings), continued

477	Site plan review of three-plus attached units conflicts with RCW 36.70A.635(6)(c) from December 31, 2026.	516
478	River District allows one ADU per lot, where the state requires two from December 31, 2026.	517
479	River District requires owner occupancy for ADUs, which the state forbids from December 31, 2026.	518
480	Attached ADU cap of 900 square feet is below the state floor from December 31, 2026.	519
481	ADU bar on homes under 1,200 square feet conflicts with state law after December 31, 2026.	520
482	Detached ADU cap of 900 square feet falls below the state floor after December 31, 2026.	521
483	Roof pitch minimum for detached ADUs only conflicts with state law after December 31, 2026.	522
484	ADU ridge cap at house height can fall below the 24 foot state floor after 2026.	523
485	5,000 square foot lot minimum for detached ADUs conflicts with state law after December 31, 2026.	524
486	Unobtrusive-appearance rule for detached ADUs conflicts with state law after December 31, 2026.	525
487	RD-M and RD-R bar accessory dwelling units when the principal unit is under 1,200 square feet.	526
488	Parking table's 1.5 spaces per two-family or townhome unit exceeds the one-space cap on small lots.	527
489	River District caps accessory dwellings at 900 square feet, under the state 1,000 floor.	528
490	River District requires 1.5 spaces per townhome; state caps 6,000-square-foot or smaller lots at one.	529
491	Agricultural activities definition prints outdated income tests, not the $200 per acre and $1,500 per year.	530
492	Marijuana definitions name the liquor control board and marijuana licenses that state law now words differently.	531
493	Ordinary high-water mark definition differs from the Shoreline Management Act, dropping the June 1, 1971 baseline.	532
494	Plat definition says plats are recorded with the County Assessor, not the county auditor.	533
495	Substantial improvement definition omits the federal rule for structures that incurred substantial damage.	534
496	Historic structure exemption lacks the federal condition that designation must not be lost.	535
497	Wetlands Delineation Manual definition still offers the superseded 1994 regional guidance as an approved method.	536
498	Agricultural activities definition prints only the pre-1993 income thresholds of RCW 84.34.020(2).	537
499	Judicial appeal deadline runs from signing of the decision, not issuance under RCW 36.70C.040(4).	538
500	R-1 foundation rule caps manufactured homes at 8 inches above grade, beyond what state law allows.	539
501	Co-living definition of major transit stop is narrower than the one in RCW 36.70A.535(11)(b).	540
502	Code attributes to state law a night staffing ratio that RCW 71.09.300 does not contain.	541
503	R-3: transitional and supportive housing should be limited to 20 units, a limit other housing lacks.	542

Contents, continued

State-law comparisons (165 findings), continued

504	Code lets charging signage follow a 2010 guide; RCW 46.08.185 requires MUTCD signage at public stations.	543
505	Code requires 10 percent accessible EV infrastructure; state code requires stations plus 10 percent EV Ready.	544
506	Railroad crossing approval goes to WSDOT, but state law requires UTC authority for at-grade crossings.	545
507	Concurrency review applies to permits over four units, including units added inside existing buildings.	546
508	Projects failing concurrency must be denied, but state law bars denial where funded strategies mitigate.	547
509	Development Code keeps one 120-day permit timeline where state law sets 65, 100 and 170 days.	548
510	Code cites a 120-day permit timeline; state law now sets 65, 100 and 170 days.	549
511	Fifteen-day threshold decision rule reaches only Type III and IV projects with public notice.	550
512	Code starts the 21-day LUPA appeal clock at signing; state law starts it at issuance.	551
513	Code runs the 21-day land use petition period from signing; state law runs it from issuance.	552
514	Code offers a 30-day writ for legislative zoning amendments; GMA sets a 60-day Hearings Board deadline.	553
515	Code names an Eastern Washington Growth Management Hearings Board, which state law no longer provides.	554
516	15-day pre-hearing SEPA deadline covers Type III and IV but not Type II Hearing Examiner hearings.	555
517	Code runs short plat vacations and alterations with public dedications through Type I, without a hearing.	556
518	Code says a vacation ends all public rights; state law deeds dedicated land to the city.	557
519	Code sends combined plat and street vacations to the wrong procedure and cites a lapsed prohibition.	558
520	Plat exemption for leased land predates the 2019 amendment that added tiny houses to RCW 58.17.040(5).	559
521	Code requires simultaneous plat processing and omits the applicant's statutory right to ask otherwise.	560
522	Plat notice goes to the state transportation secretary only for highway adjacency, omitting the airport trigger.	561
523	Preliminary plat criteria omit the written public interest findings state law requires.	562
524	Code puts all record costs on the appellant; the court may share them on a win.	563
525	Informational SEPA matrix still shows the old 8 inch limit for exempt utility lines.	564
526	Code makes early SEPA review optional where state rule says agencies shall offer it.	565
527	Habitat table keeps an Urban Natural Open Space row the current WDFW list does not name.	566

Contents, continued

State-law comparisons (165 findings), continued

528	Note implies the assessor grants open space tax status, which county and city legislative bodies decide.	567
529	Floodproofing variance excuses the floodway no-rise bar, which federal rules do not allow.	568
530	Social media rule says printouts may suffice; State Archives requires electronic retention absent records committee approval.	569
531	Sections 1-6-3, 1-6-4 and 1-6-7 set officer qualifications by resolution; RCW 35A.12.020 requires ordinance or charter.	570
532	Vendor roster contracts go to the lowest possible bid, not the lowest responsible bidder.	571
533	Code requires one roster notice a year; state law requires vendor list notices twice a year.	572
534	Code accepts telephone bids on small works projects; state law provides only written or electronic quotations.	573
535	Youth commission lets four members call a special meeting though state law requires a majority.	574
536	Salary commission eligibility bar is narrower than state law.	575
537	Firearm discharge exemption covers self-defense only, while state law protects defense of others too.	576
538	Section 6-1-52 adopts RCW 9A.44.170, which since 2023 is a felony only.	577
539	Fireworks seizure section has no carve-out for seizures made under RCW 70.77.435, which RCW 70.77.440 governs.	578
540	Vapor sale and marketing ban in 6-5-2(B) regulates retail sales, a field RCW 70.345.210 reserves.	579
541	Code requires every vehicle to park parallel, but state law lets motorcycles park at an angle.	580
542	Sections 7-5-4 and 7-5-6 say health and safety where state law says health and welfare.	581
543	LLMC 7-5-5 makes school bus and emergency exceptions discretionary.	582
544	Park rule makes all littering a civil infraction; over one cubic foot is a state misdemeanor.	583
545	Park firearm discharge is a misdemeanor; state law requires the state penalty, gross misdemeanor if willful.	584
546	Section 8-4-5 states no rainwater harvesting reduction for commercial buildings, which RCW 35.67.020(3) requires.	585
547	Code makes trustee library policies subject to council approval; RCW 27.12.210 gives trustees that power.	586
548	Section 8-5-5 lets the library board exclude for wilful or persistent violation, looser than RCW 27.12.290.	587
549	Code discards all unclaimed property; RCW 63.32.010 allows destruction only in two narrow cases.	588
550	Code says Appendix J is the only IBC appendix adopted, leaving out state-required Appendix E.	589
551	Code misstates the IRC chapters WAC 51-51 excludes and omits state Appendices AQ and AWU.	590
552	Code files adopted codes with planning and building services; RCW 35A.12.140 says the city clerk.	591
553	Co-living of 3 or fewer sleeping units counts as one dwelling unit, above the state cap.	592

Contents, continued

State-law comparisons (165 findings), continued

554	Setback exception still names building codes Washington retired in 2004.	593
555	River District allows required dedications for the Comprehensive Plan; state law requires direct necessity.	594

Differences within the city code (100 findings)

556	City code gives developers 12 months to finish landscaping. Another section lets the city use their landscaping bond after six.	595
557	Major site plan modifications skip their original review procedure.	596
558	Title 10's R-1 description permits zero lot-line housing; its use matrix marks it not permitted there.	597
559	Flood definition sends mudslides to paragraph (2), the shoreline collapse paragraph, instead of the runoff paragraph.	598
560	Shared driveway easement duty cuts off mid sentence.	599
561	R-1 refuse enclosure rule points to subsection H, which covers parking lot landscaping, not refuse.	600
562	R-3 setback rules point to R-2 sections instead of R-3's own.	601
563	M-1 townhome item applies standards a through h, but its list stops at f.	602
564	Large-scale retail addition trigger says the square footages above instead of naming the 10-1C thresholds.	603
565	Retail waivers use the Class A Variance process; unclear whether 10-5B-2(B) criteria also apply.	604
566	Two different M-2 uses share the same numbered subsection.	605
567	Section 10-2F-8 counts roof equipment in maximum height in (A) and excludes it in (B).	606
568	M-3 building orientation section cites the wrong zone's setback graphic.	607
569	O zone building orientation section refers to the P zone by mistake.	608
570	Specific Area Plan adoption cites Article 10-4F, which covers plan modifications, for amendment criteria.	609
571	Specific area plan adoption criteria cite the wrong amendment article.	610
572	Landscape bonding cross-reference points to 10-4C-5(D), which governs release of warranty bonds.	611
573	Landscaping may wait 12 months under a temporary certificate; the City may draw security at six.	612
574	Street tree bonding cross-reference points to 10-4C-5(D), which governs release of warranty bonds.	613
575	Wall cross-reference to 10-3C-3 subsections G and H lands on parking lot landscaping.	614
576	Table lists rooming houses at 2 spaces per 3 beds; co-living rules cap them at 0.25.	615
577	Drive-through rule requires the chapter's off-site noise standards, but Chapter 3 has none.	616
578	Sign code bars review by subject yet sorts its own rules by subject.	617
579	Gateway sign rule sends the reader to the A-board subsection for electronic sign controls.	618
580	Electronic sign rule cites blade and awning sections instead of the sign tables.	619

Contents, continued

Differences within the city code (100 findings), continued

581	Three-sided sign rule points to 'item 3a', which does not exist; two-sided rule is item 4a.	620
582	Sign area lead-in cites items 1 to 4, but the section lists five calculation methods.	621
583	Twelve refuse enclosure citations point to the wrong subsection.	622
584	Erosion control rule cites an 'Engineering and Design Manual'; the city adopted Engineering Design Standards.	623
585	Private streets must meet public street standards, yet the design standards allow steeper private grades.	624
586	Engineering Standards 3.5(A)(2) says "eight (7.5) feet"; word and numeral disagree, numeral matches Title 10.	625
587	Code lists rezones as Hearing Examiner decisions but sends the Examiner's rezone ruling to Council.	626
588	Rezones are labeled Type II, a Hearing Examiner decision, but the Council decides them.	627
589	Two landscape plan lists cite 10-3C-3(F) for buffer widths; the widths are in the (G) table.	628
590	Site plan checklist cites "Section 10-4C-below"; the approval criteria are in 10-4C-3(C).	629
591	Landscape plan checklist allows "other approved" irrigation; governing standard 10-3C-3(M) requires automatic irrigation.	630
592	Short plat signature list omits the Mayor, but filing requires the Mayor's signature.	631
593	Code cites section "10-4D-I" for extensions, but no such section exists.	632
594	Plat maps show existing trees only from 12 inches, though 10-3C-2 protects trees from six inches.	633
595	PUD density bonus clause caps bonuses below the base density itself.	634
596	Code cites "Article 10-F", which does not exist; the modifications article is 10-4F.	635
597	Three cross-references in the permit chapters are misnumbered or point to the wrong section.	636
598	Conditional use criterion points to 10-4C-4, which holds submittal rules and no approval criteria.	637
599	Wireless facility maintenance rule excludes itself instead of material changes.	638
600	Zoning rezones are listed as examiner decisions in 10-4B-3 but decided by Council in 10-4J-3.	639
601	Rezone procedure cites a Subsection D that does not exist; the criteria are in B.	640
602	Section 10-6A-9 points to Section 10-A-11, which does not exist; the matrix is 10-6A-11.	641
603	SEPA exemption cross-reference points to a section number that does not exist.	642
604	Critical areas purpose cites plan Chapter 9 Natural Environment; the adopted plan numbers it Chapter 7.	643
605	A wetland that fits no category has no buffer width.	644
606	Aquifer table assigns standard L-5 to landfills, but the performance standards have no L-5.	645
607	Aquifer standards depend on a critical materials list that Title 9 does not contain.	646
608	Aquifer rules cite an undefined L-5 landfill standard and a critical materials list Title 9 lacks.	647
609	Development rights transfer criteria cite a fourth option that is missing.	648

Contents, continued

Differences within the city code (100 findings), continued

610	Floodway rule says code-compliance work "may be excluded"; code's own definition and WAC exclude it outright.	649
611	Chapter 6 summary names a State Environmental Quality Review Act, which is not a Washington law.	650
612	False complaint section points employee discipline at a rule that omits employees.	651
613	Code makes examiner rulings on rezones and plats recommendations, but Title 10 makes them decisions.	652
614	Disestablishment clause dissolves the county's tourism area, not the city's own.	653
615	Civil service covers all full-time police employees, yet the chief serves at the Mayor's discretion.	654
616	Forfeiture clause speaks only of residency and could unseat members qualifying by operating a city business.	655
617	One subsection caps the misdemeanor fine at $1,000 by cross-reference and at $250 outright.	656
618	Two tourism fund subsections each claim all of the lodging tax.	657
619	LLMC 6-3-4 sets a fine by pointing to a subsection with no fine.	658
620	Code excepts possession 'as provided below' but no exception follows in the chapter.	659
621	Three provisions in LLMC chapter 6-4 still name the county and the Uniform Fire Code.	660
622	Noise exemption for sounds that do not unreasonably annoy swallows the 75 foot and decibel standards.	661
623	Section 7-1-4 imposes a surcharge for unsecured loads but never states the amount.	662
624	Golf cart permit definition says two years; the registration section says for as long as owned.	663
625	Section 7-4-2 restricts golf carts on an excluded street, a term chapter 7-4 never defines.	664
626	Section 7-4-3 ties golf cart registration to ownership, while 7-4-1 sets a two year permit.	665
627	Two park sections authorize vendor sales differently: written agreement, or agreement or permit.	666
628	LLMC 8-1A-5 both bans and allows motorized vehicles on the same trails.	667
629	LLMC still adopts 1981 county stormwater guidelines; Development Code requires the 2008 regional manual.	668
630	Sections 8-8-1 and 8-8-2 word the franchise override test differently.	669
631	GIS confidentiality clause omits the public records exception that the next section states.	670
632	Section 8-9-6(C)(3) points to Section A for property kinds, but A lists removal conditions.	671
633	River District cites the Development Code's M-2 design section instead of its own sections.	672
634	River District bans chain link fencing in a zone, RD-MU, that does not exist.	673
635	River District cites a wireless facility definition section that does not exist.	674
636	RD-R prohibits galvanized corrugated roofing "not to exceed 25%", which read literally bans only small amounts.	675
637	River District text says LLMC chapter 8-8 addresses small cell facilities, but it does not.	676

Contents, continued

Differences within the city code (100 findings), continued

638	River District light manufacturing standard points to Section 10-2F-10, the main code's M-2 section, not 10-2E-10.	677
639	Commercial zone applicability cites section 10-4RD-C, which does not exist.	678
640	Landscape calculation cites 10-3C-1B for definitions, but that section defines nothing listed.	679
641	Hardscape and chain link rules name an RD-MU zone that the River District does not have.	680
642	Lighting exemption cites subsection W of 10-3G-2, which ends at subsection U.	681
643	River District lighting rule 10-3F-2 prints its Administration paragraph twice with different wording.	682
644	Height definition sends River District steeples to R-1, R-2 or R-3 limits, zones it lacks.	683
645	RD-C architectural standards point to Section 10-4RD-C, which does not exist; RD-M points to 10-4C-2.	684
646	Site design review cross-reference in RD-C points to no section.	685
647	2009 River District plan calls planned unit developments Type II; Title 10 makes them Type III.	686
648	2009 plan narrative makes City Council the Type II appeal body; Title 10 names the court.	687
649	2009 plan narrative calls zone changes Type III; Title 10 lists no rezone as Type III.	688
650	2009 plan narrative limits site design review to commercial and industrial buildings; Title 10 reaches more.	689
651	2009 River District plan says subdivision bonding is eliminated; the regulations let the city require bonds.	691
652	River District plan numbers the RD-R and RD-C articles 10-2E, the RD-M article number.	692
653	2009 River District plan describes alternative parking tree standard as 50 percent shading; regulation measures distance.	693
654	River District plan cites Design Standards Article 2, 2.2J, which the regulations do not contain.	694
655	2009 plan table shows a 5 foot RD-R rear yard maximum; the regulation sets a minimum.	695

References to other laws (129 findings)

656	Online 2-7-2: mayor accepts cash under $10,000; Ordinance 168(A) sends cash over $500 to council.	696
657	Code taxes utilities at three percent; Ordinance 188B set every rate to zero in 2024.	697
658	Code shows a $2,000 license registration threshold; Ordinance 67D raised it to $4,000 from 2026.	698
659	LLMC 6-1-20 adopts by reference a concealing-birth statute repealed in 2025.	699
660	Controlled substances list adopts drifted, repealed and mismatched RCW subsections.	700
661	LLMC 6-1-29 adopts six domestic-violence statutes all repealed in 2022.	701
662	LLMC 6-1-42 adopts six criminal-libel statutes all repealed in 2009.	702
663	LLMC 6-1-44 adopts two of ten crimes as statutes now repealed.	703
664	City code adopts two state computer trespass laws by reference. The state repealed both in 2016.	704

Contents, continued

References to other laws (129 findings), continued

665	Online code prints the Ordinance 214 definition that Ordinance 214-A replaced in 2015.	705
666	LLMC 6-3-2 omits a required exemption and cites a superseded RCW section.	706
667	LLMC 7-2-1 and 7-2-5 cite disability-parking and license statutes now moved.	707
668	Preliminary plat life cites the wrong state statute for the same period.	708
669	Wetland definition cites RCW 36.70A.030(20), which now defines a different term.	709
670	Agricultural land definition cites RCW 36.70A.030(2), which now defines active transportation facilities.	710
671	Critical areas definition cites RCW 36.70A.030(5), which now defines affordable housing.	711
672	Fish and wildlife habitat definition quotes superseded text from WAC 365-190-080.	712
673	Forest land definition cites RCW 36.70A.030(8), which now defines city.	713
674	Forest practice definition cites RCW 76.09.020(8), which now defines conversion to another use.	714
675	Forest practice class 4 cites WAC 222-16-030, which defines water types, not forest practice classes.	715
676	Geologically hazardous areas definition cites RCW 36.70A.030(9), which now defines comprehensive plan.	716
677	Hazardous waste definition cites RCW 70.105.010, recodified in 2020, and a nonexistent section.	717
678	Urban growth area definition cites RCW 36.70A.030(18), which now defines a different term.	718
679	Wetland source note cites RCW 36.70A.030(20), which now defines forestland.	719
680	Development Code definitions cite subsections, statutes and rules that moved or vanished.	720
681	Code names ANSI Z60.1, which AmericanHort replaced with Z60.2 in April 2025.	721
682	Fence section points enclosure walls to the parking lot landscaping subsection, not the refuse enclosure rule.	722
683	EV exemption sentence is unfinished and cites section 429.1, whose exceptions are not by occupancy.	723
684	Article 10-3E's own section list misnumbers two of its sections.	724
685	Small wireless facility definition citation names a section that does not exist.	725
686	Code cites WAC 365-197-620, which does not exist; the transmittal rule is WAC 365-196-630.	726
687	Development Code 10-4B-4.G.6.b cites a WAC section number that does not exist.	727
688	Code cites WAC 365-195-620, repealed in 2010, as the basis for 60-day state review.	728
689	Development Code cites a 60-day state review rule repealed in 2010.	729
690	Plat approval period cites final plat statute RCW 58.17.170, not RCW 58.17.140; both give five years.	730
691	Code asks applicants to waive a 120-day permit time frame that state law no longer sets.	731
692	SEPA summary cites WAC 197-11-050(7), which does not exist; the power is in 197-11-055(7).	732
693	SEPA matrix cites a subsection of a state rule that does not exist.	733

Contents, continued

References to other laws (129 findings), continued

694	Code cites chapter 42.17 RCW for public records, which moved to chapter 42.56 RCW in 2006.	734
695	Public records references use a chapter number retired in 2006.	735
696	Flexible threshold rules cite the wrong paragraphs of WAC 197-11-800(1)(b).	736
697	SEPA exemption table cites outdated subsections of a renumbered state rule.	737
698	Code cites chapter 42.17 RCW for public records, which became chapter 42.56 RCW in 2006.	738
699	Crossing rule cites WAC 75.20.100, not a current WAC section; the matching statute is repealed.	739
700	Buffer table uses Water Types 1 to 5; WAC 222-16-030 types waters S, F, Np, Ns.	740
701	Riparian buffers are keyed to water types that WAC 222-16-030 no longer uses.	741
702	Bald eagle rule cites WAC 232-12-292, decodified in 2017 and now WAC 220-610-100.	742
703	Priority species note cites a chapter decodified in 2017 and calls the bald eagle threatened.	743
704	Water crossing rule cites a hydraulic permit number that stopped existing in 2000.	744
705	Riparian buffer table uses Type 1 to 5 waters, a system repealed March 1, 2026.	745
706	Bald eagle habitat rule cites a WAC number retired in 2017.	746
707	Aquifer recharge definition cites WAC 365-190-030(2), which now defines "City"; it is subsection (3).	747
708	Aquifer recharge definition cites the wrong WAC subsection.	748
709	Section 1-5-1 still prints the Ord. 8A council salary schedule, which Ord. 8B repealed.	749
710	Section 1-6-2(B) still creates the section 125 fund, which Ord. 105A repealed in June 2025.	750
711	Section 1-7-2(B) still lists eight city holidays from Ord. 9, which Ord. 9A repealed.	751
712	Code names a bank and check signers that Ordinance 250 changed in 2018.	752
713	Code adopts travel policies under Ordinance 10, which Ordinance 10A repealed in 2020.	753
714	Online code omits the purchase card agreement condition that Ordinance 84-A added.	754
715	Section 1-7-4(B)(3) shows a $3,000 card limit; Ord. 84A set $5,000 or as Exhibit C provides.	755
716	Comprehensive plan section cites a WAC rule repealed sixteen years ago.	756
717	Section 1-7-7 still adopts the 2013-2018 capital facilities plan; Ord. 315 adopted the 2026-2031 plan.	757
718	Public records chapter still cites RCW 42.17, recodified as chapter 42.56 in 2006.	758
719	Code borrows a rape crisis center definition from RCW 70.125.030, which no longer defines that term.	759
720	Code cites RCW 42.17.260(5), recodified to chapter 42.56 RCW in 2006.	760
721	Hearing examiner authority cites the wrong code section for land use issues.	761
722	Code keeps a $400 petty cash rule whose only source ordinance was repealed in 2024.	762
723	Street fund cites a fuel tax subsection, RCW 46.68.090(1)(i), that no longer exists.	763
724	Code still establishes the Pedestrian/Bicycle Bridge Fund, which Ordinance 136A repealed in 2025.	764

Contents, continued

References to other laws (129 findings), continued

725	Code still sets the mayor's $5,000 purchasing limit under an ordinance repealed in 2024.	765
726	Small works roster footnote cites a repealed law and the wrong city class.	766
727	Additional sales tax cites a definitions clause as its authority.	767
728	Annual budget clause cites an RCW section that has never existed.	768
729	Assessment clause cites the wrong tax chapter for which guests must pay.	769
730	Donation criteria print as optional, but Ordinance 168(A) made all four mandatory.	770
731	Online 2-7-2(B) takes tree donations on the mayor's recommendation; Ordinance 168(A) sends property donations to council.	771
732	Online 2-7-2(C) gives bench approval to the mayor; Ordinance 168(A) gives it to directors.	772
733	Code lets the mayor, a designee or council approve other donor privileges; Ordinance 168(A) dropped this.	773
734	Code gives the donation guide to recreation; Ordinance 168(A) gives it to Operation and Maintenance.	774
735	Code prints plaque tiers that Ordinance 168(A) replaced with a simple donor request rule.	775
736	Code gives donation administration to the mayor; Ordinance 168(A) adds the administrator and council.	776
737	Code cites RCW 82.04.065 for network telephone service, which that section does not define.	777
738	Code places the chief of police under civil service; Ordinance 76A removed that wording.	778
739	Code omits the ex officio member that Ordinance 76A added to the civil service commission.	779
740	Code lets the commission ask the city attorney on any matter; Ordinance 76A limits that.	780
741	Online code still lists Ordinance 277 seats; Ordinance 277A changed them to one per area.	781
742	Code sends license applicants to the Department of Licensing; state law names Revenue.	782
743	Online 4-2-4 drops the check of the application facts, which Ordinance 96B kept as item F.	783
744	Raffle exemption cites RCW 9.46.110 for a definition that appears in RCW 9.46.0209.	784
745	Gambling penalty chapter adopts by reference a citation that does not exist.	785
746	Code pulled June 10, 2026 still prints chapter 4-8, repealed by Ordinance 142A in April 2026.	786
747	Advertising chapter adopts by reference a statute repealed in 1987.	787
748	Caption for RCW 66.20.160 in 6-1-15 names three definitions, but the statute defines only licensee.	788
749	LLMC 6-1-17 cites an animal-punishment statute repealed in 2020.	789
750	Section 6-1-23 adopts RCW 69.50.425, repealed effective July 1, 2015.	790
751	LLMC 6-1-37 cites a cyberstalking statute recodified in 2022.	791
752	LLMC 6-1-43 cites two littering statutes recodified in 2020.	792
753	Section 6-1-49 labels RCW 9A.84.010 as riot, but it now defines criminal mischief.	793

Contents, continued

References to other laws (129 findings), continued

754	LLMC 6-1-53 adopts a minors sex-offense penalty repealed before the ordinance passed.	794
755	Section 6-1-53 adopts RCW 9.68A.160, repealed effective July 1, 2004.	795
756	Section 6-2-1 cites RCW 35A.21.140, which covers code city name changes, as adoption authority.	796
757	Section 6-3-2 cites RCW 46.12.101, recodified in 2011 as RCW 46.12.650.	797
758	Code ties fireworks permit activities to a county permit and the uniform fire code.	798
759	LLMC 6-6-3.C cites a noise-control chapter recodified in 2020.	799
760	LLMC 6-7-2 sends disorderly house to a code section that never defines it.	800
761	Section 7-1-1 cites RCW 35A.21.140, the name-change statute, as authority to adopt the model traffic ordinance.	801
762	Code names the State Highway Commission, whose parking sign power now rests with the transportation secretary.	802
763	LLMC 7-2-2.C.2 names the State Highway Commission, whose powers passed to WSDOT in 1977.	803
764	Section 7-2-5(A)(10) names a state equipment commission where RCW 46.32.060 now names the State Patrol.	804
765	Penalty section still punishes violations of a special events rule repealed in 2024.	805
766	Online code still prints article 8-1B, whose only source ordinance was repealed in June 2025.	806
767	Online code still prints park maintenance standards from Ordinance 90, which Ordinance 90A repealed.	807
768	Article 8-1C still prints the 2010 parks plan and department; Ordinance 219A adopted a 2026 update.	808
769	Online code still prints article 8-3A on reimbursement areas, repealed by Ordinance 129A in June 2025.	809
770	Section 8-5-3(A) still prints the old fifty-cent library funding formula that Ord. 119-E replaced.	810
771	Online 8-5-4(G)(1) shows rule-making wording that Ordinance 119-E replaced in 2024.	811
772	Litter and solid waste definitions cite RCW numbers retired six years ago.	812
773	Code cites chapter 51-11 WAC, repealed in 2013, and adopts only the commercial energy code.	813
774	Fire code adopts state amendments from a WAC chapter repealed in 2013.	814
775	Online 9-1-2(B) still shows the 40 psf snow load table that Ordinance 272A replaced.	815
776	River District hazardous waste definition cites a statute recodified in 2020 and a malformed section number.	816
777	River District cites RCW 36.70A.030(5) for critical areas, but that subsection now defines affordable housing.	817
778	River District names FEMA Form 81-31, which FEMA has replaced with form FF-206-FY-22-152.	818
779	River District cites WAC 365-190-080(5) for habitat areas, but the definition now sits in WAC 365-190-130(1).	819

Contents, continued

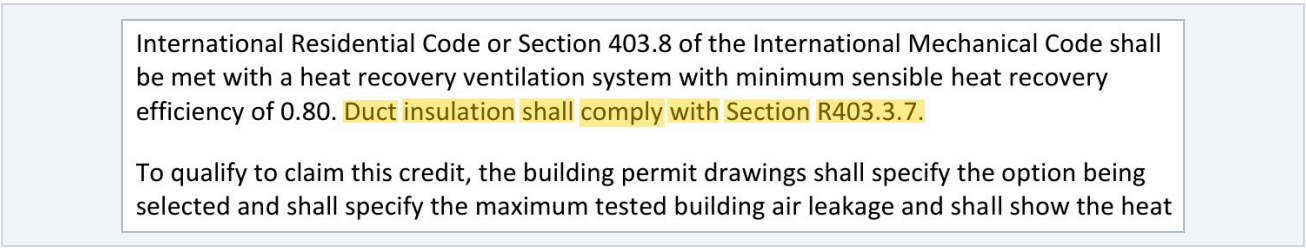
References to other laws (129 findings), continued

780	River District cannabis licensee definitions name the state liquor control board and use "marijuana" terms.	820
781	River District permanent supportive housing definition is broader than the state's, lacking its prior homelessness element.	821
782	Street tree standard cites ANSI Z60.1, which AmericanHort replaced with Z60.2 in 2025.	822
783	Parking rule defines golf carts by City Ordinance 186, which Ordinance 227 repealed in 2016.	823
784	River District says no EV charging minimum exists, without noting the state building code sets one.	824

BUILDERS, CONTRACTORS AND DEVELOPMENT

1 Energy worksheet points builders to the wrong duct rule. State code requires those ducts to run inside heated space.

Where: 2021 WSEC-R Multifamily Work Sheet 2024-03-07, page 5 of 11. Still posted on the city website as of September 25, 2026.



International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.80. Duct insulation shall comply with Section R403.3.7.

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat

SAYS

"Duct insulation shall comply with Section R403.3.7."

IN FORCE

WAC 51-11R-40621, Table R406.3 Option 2.3

"Duct installation shall comply with Section R403.3.2."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R-40621&full=true

POTENTIAL FIX

Publish a corrected edition of the multifamily worksheet that reads "Duct installation shall comply with Section R403.3.2." for Option 2.3, and post a notice beside the current worksheet saying that WAC 51-11R-40621 governs.

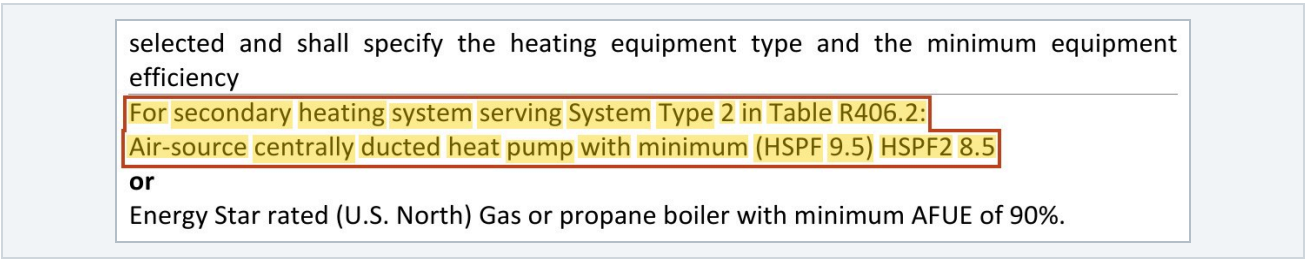
RISK

A builder could follow the worksheet, run ducts outside heated space, and still claim the credit. State code denies that credit, so the project comes up short.

BUILDERS, CONTRACTORS AND DEVELOPMENT

2 Worksheet Option 3.2 lists a ducted heat pump where the code lists a 95% AFUE furnace.

Where: 2021 WSEC-R Multifamily Work Sheet 2024-03-07, page 6 of 11. Still posted on the city website as of September 25, 2026.


selected and shall specify the heating equipment type and the minimum equipment efficiency

For secondary heating system serving System Type 2 in Table R406.2:
Air-source centrally ducted heat pump with minimum (HSPF 9.5) HSPF2 8.5
or
Energy Star rated (U.S. North) Gas or propane boiler with minimum AFUE of 90%.

SAYS

"For secondary heating system serving System Type 2 in Table R406.2: Air-source centrally ducted heat pump with minimum (HSPF 9.5) HSPF2 8.5"

IN FORCE

WAC 51-11R-40621, Table R406.3 Option 3.2

"For secondary heating system serving System Type 2 in Table R406.2: Energy Star rated (U.S. North) Gas or propane furnace with minimum AFUE of 95%"

app.leg.wa.gov/WAC/default.aspx?cite=51-11R-40621&full=true

POTENTIAL FIX

Publish a corrected edition of the multifamily worksheet that lists the Energy Star (U.S. North) gas or propane furnace with minimum AFUE of 95% as the first Option 3.2 choice, and post a notice beside the current worksheet saying that WAC 51-11R-40621 governs.

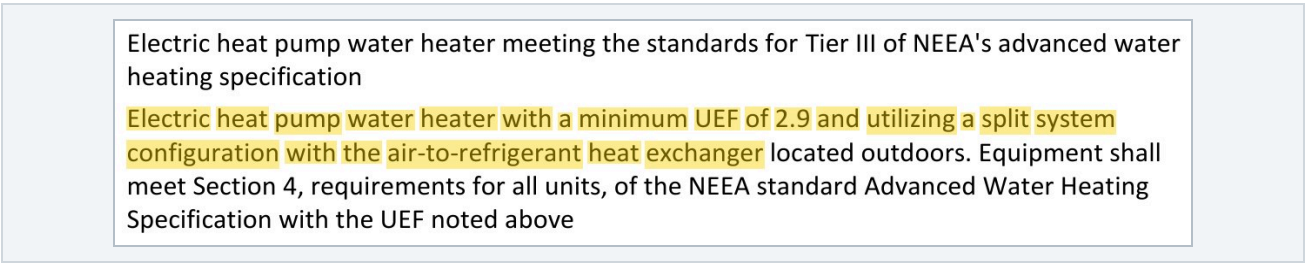
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

3 Worksheet Option 5.6 adds 5.7's split-system requirement and drops the code's R-2 central water heater alternative.

Where: 2021 WSEC-R Multifamily Work Sheet 2024-03-07, page 9 of 11. Still posted on the city website as of September 25, 2026.


Electric heat pump water heater meeting the standards for Tier III of NEEA's advanced water heating specification

Electric heat pump water heater with a minimum UEF of 2.9 and utilizing a split system configuration with the air-to-refrigerant heat exchanger located outdoors. Equipment shall meet Section 4, requirements for all units, of the NEEA standard Advanced Water Heating Specification with the UEF noted above

SAYS

"Electric heat pump water heater with a minimum UEF of 2.9 and utilizing a split system configuration with the air-to-refrigerant heat exchanger located outdoors. Equipment shall meet Section 4, requirements for all units, of the NEEA standard Advanced Water Heating Specification with the UEF noted above"

IN FORCE

WAC 51-11R-40621, Table R406.3 Option 5.6

"Water heating system shall include one of the following: Electric heat pump water heater meeting the standards for Tier III of NEEA's advanced water heating specification."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R-40621&full=true

POTENTIAL FIX

Publish a corrected edition of the multifamily worksheet in which Option 5.6 reads "shall include one of the following", drops the UEF 2.9 split system wording that belongs to Option 5.7, and adds the R-2 choice from WAC 51-11R-40621, and post a notice beside the current worksheet saying that the adopted code governs.

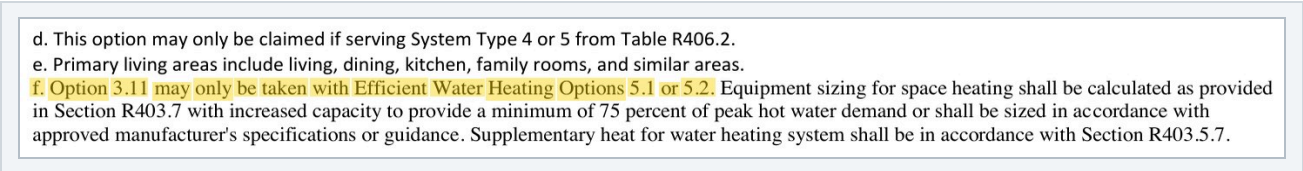
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

4 Worksheet note f names Option 3.11 where the code names Option 3.10.

Where: 2021 WSEC-R Multifamily Work Sheet 2024-03-07, page 3 of 11. Still posted on the city website as of September 25, 2026.



d. This option may only be claimed if serving System Type 4 or 5 from Table R406.2.
e. Primary living areas include living, dining, kitchen, family rooms, and similar areas.
f. Option 3.11 may only be taken with Efficient Water Heating Options 5.1 or 5.2. Equipment sizing for space heating shall be calculated as provided in Section R403.7 with increased capacity to provide a minimum of 75 percent of peak hot water demand or shall be sized in accordance with approved manufacturer's specifications or guidance. Supplementary heat for water heating system shall be in accordance with Section R403.5.7.

SAYS

"f. Option 3.11 may only be taken with Efficient Water Heating Options 5.1 or 5.2."

IN FORCE

WAC 51-11R-40621, Table R406.3 note f

"Option 3.10 may only be taken with Efficient Water Heating Options 5.1 or 5.2."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R-40621&full=true

POTENTIAL FIX

Publish a corrected edition of the multifamily worksheet that names Option 3.10 in note f on both the summary page and the detail page, and post a notice beside the current worksheet saying that WAC 51-11R-40621 governs.

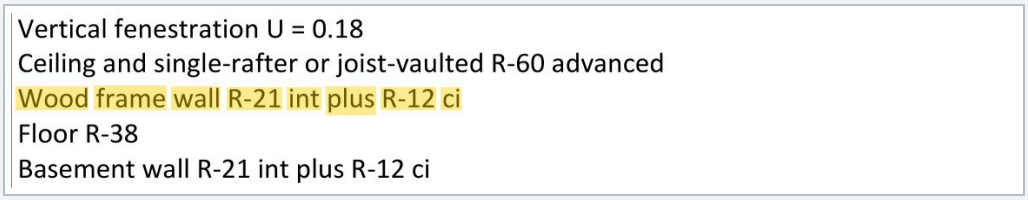
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

5 Worksheet Option 1.3 adds an R-21 plus R-12 wood frame wall the code does not require.

Where: 2021 WSEC-R Multifamily Work Sheet 2024-03-07, page 4 of 11. Still posted on the city website as of September 25, 2026.


Vertical fenestration U = 0.18
Ceiling and single-rafter or joist-vaulted R-60 advanced
Wood frame wall R-21 int plus R-12 ci
Floor R-38
Basement wall R-21 int plus R-12 ci

SAYS

"Wood frame wall R-21 int plus R-12 ci"

IN FORCE

WAC 51-11R-40621, Table R406.3 Option 1.3

"Ceiling and single-rafter or joist-vaulted R-60 advanced Floor R-38 Basement wall R-21 int plus R-12 ci"

app.leg.wa.gov/WAC/default.aspx?cite=51-11R-40621&full=true

POTENTIAL FIX

Publish a corrected edition of the multifamily worksheet that leaves the wood frame wall line out of Option 1.3, and post a notice beside the current worksheet saying that WAC 51-11R-40621 governs.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

6 Worksheet option 2.3 points to Section R403.3.7 where the state table says R403.3.2.

Where: 2021 WSEC-R Single Family Work Sheets, page 5 of 11. Still posted on the city website as of September 25, 2026.

> International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.80. Duct insulation shall comply with Section R403.3.7.
>
> To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat

SAYS

"Duct insulation shall comply with Section R403.3.7."

IN FORCE

WAC 51-11R-40621, Table R406.3 option 2.3

"Duct installation shall comply with Section R403.3.2."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R&full=true

POTENTIAL FIX

Publish a corrected edition of the worksheet that says "Duct installation shall comply with Section R403.3.2." as in the adopted state table. Post a notice beside the current print saying the state table governs.

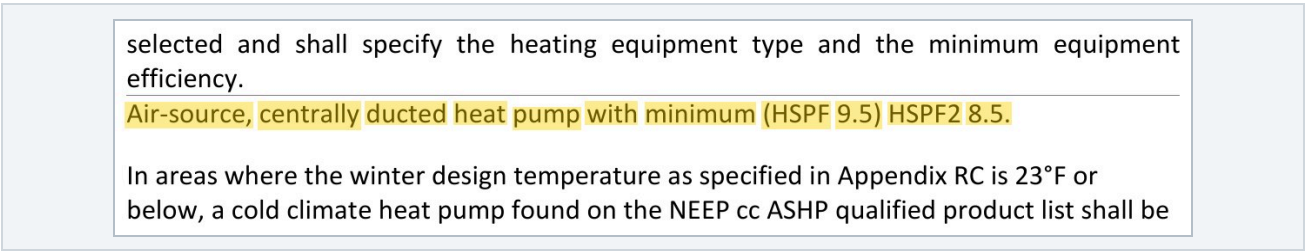
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

7 Worksheet sets the ducted heat pump minimum at HSPF2 8.5; state table says 8.1.

Where: 2021 WSEC-R Single Family Work Sheets, page 6 of 11. Still posted on the city website as of September 25, 2026.



selected and shall specify the heating equipment type and the minimum equipment efficiency.

Air-source, centrally ducted heat pump with minimum (HSPF 9.5) HSPF2 8.5.

In areas where the winter design temperature as specified in Appendix RC is 23°F or below, a cold climate heat pump found on the NEEP cc ASHP qualified product list shall be

SAYS

"Air-source, centrally ducted heat pump with minimum (HSPF 9.5) HSPF2 8.5."

IN FORCE

WAC 51-11R-40621, Table R406.3 option 3.3

"Air-source centrally ducted heat pump with minimum HSPF2 of 8.1 (HSPF of 9.5)."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R&full=true

POTENTIAL FIX

Publish a corrected edition of the worksheet that shows HSPF2 8.1 for option 3.3 and labels the conversion chart row 3.3 only, since adopted option 3.2 is a gas or propane furnace or boiler. Post a notice beside the current print saying the state table governs.

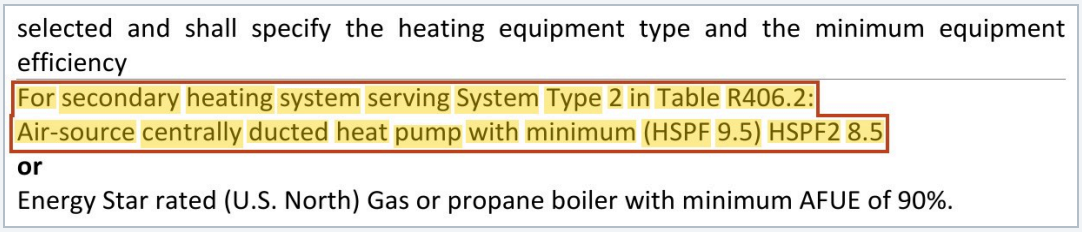
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

8 Worksheet option 3.2 offers a heat pump where the state table offers a 95% AFUE furnace.

Where: 2021 WSEC-R Single Family Work Sheets, page 6 of 11. Still posted on the city website as of September 25, 2026.


selected and shall specify the heating equipment type and the minimum equipment efficiency

For secondary heating system serving System Type 2 in Table R406.2:
Air-source centrally ducted heat pump with minimum (HSPF 9.5) HSPF2 8.5
or
Energy Star rated (U.S. North) Gas or propane boiler with minimum AFUE of 90%.

SAYS

"For secondary heating system serving System Type 2 in Table R406.2: Air-source centrally ducted heat pump with minimum (HSPF 9.5) HSPF2 8.5"

IN FORCE

WAC 51-11R-40621, Table R406.3 option 3.2

"For secondary heating system serving System Type 2 in Table R406.2: Energy Star rated (U.S. North) Gas or propane furnace with minimum AFUE of 95% or Energy Star rated (U.S. North) Gas or propane boiler with minimum AFUE of 90%."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R&full=true

POTENTIAL FIX

Publish a corrected edition of the worksheet that offers the Energy Star rated (U.S. North) gas or propane furnace with minimum AFUE of 95% in option 3.2 and no heat pump line there. Post a notice beside the current print saying the state table governs.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

9 Worksheet chart pairs the NEEP cc VCHP minimum with HSPF2 8.5; state table says 9.

Where: 2021 WSEC-R Single Family Work Sheets, page 6 of 11. Still posted on the city website as of September 25, 2026.

or 3.3 only.

Reference the chart at the appendix for the HSPF2 Rating conversions for the HVAC selections.

Energy Credit Options	Old HSPF	HSPF2
3.2 & 3.3 Ducted central heat pump	9.5	8.5
3.5 ductless heat pump in main living area + electric resistance in other rooms	10	9
3.6 ducted central heat pump	11	9.4
3.6 ducted central heat pump – NEEP cc VCHP list	10	8.5
3.7 ductless heat pump with no electric resistance (except footnote A)	10	9
3.7 ductless heat pump with no electric resistance ≤ 24,000 Btu (except footnote A)	9	8.1

SAYS

"Energy Credit Options Old HSPF HSPF2"
"3.6 ducted central heat pump - NEEP cc VCHP list 10 8.5"

IN FORCE

WAC 51-11R-40621, Table R406.3 option 3.6

"A centrally ducted air source cold climate variable capacity heat pump (cc VCHP) found on the NEEP cc VCHP qualified product list with a minimum of 9 HSPF2 (10 HSPF) may be used to satisfy this requirement."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R&full=true

POTENTIAL FIX

Publish a corrected edition of the worksheet that shows 9 in the NEEP cc VCHP list row of the conversion chart. Post a notice beside the current print saying the state table governs.

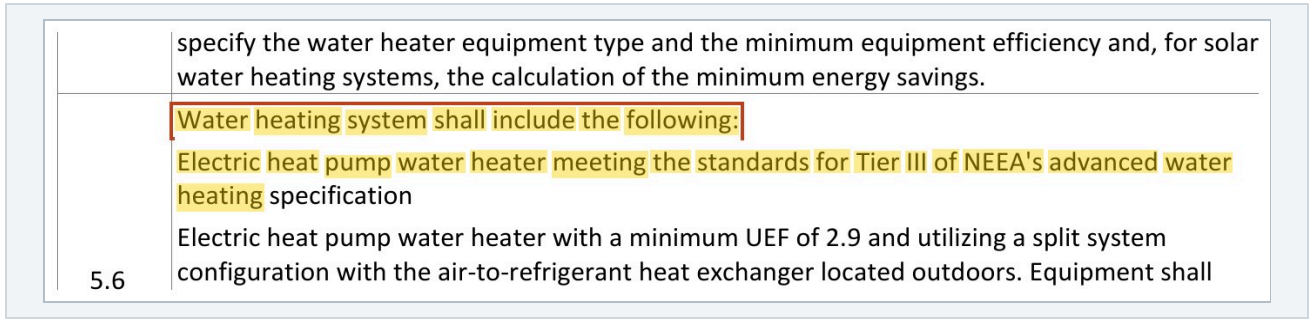
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

10 Worksheet option 5.6 reads as requiring both water heater types; state table requires one.

Where: 2021 WSEC-R Single Family Work Sheets, page 9 of 11. Still posted on the city website as of September 25, 2026.



	specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings.
5.6	Water heating system shall include the following: Electric heat pump water heater meeting the standards for Tier III of NEEA's advanced water heating specification Electric heat pump water heater with a minimum UEF of 2.9 and utilizing a split system configuration with the air-to-refrigerant heat exchanger located outdoors. Equipment shall

SAYS

"Water heating system shall include the following: Electric heat pump water heater meeting the standards for Tier III of NEEA's advanced water heating specification Electric heat pump water heater with a minimum UEF of 2.9 and utilizing a split system"

IN FORCE

WAC 51-11R-40621, Table R406.3 options 5.6 and 5.7

"Water heating system shall include one of the following: Electric heat pump water heater meeting the standards for Tier III of NEEA's advanced water heating specification."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R&full=true

POTENTIAL FIX

Publish a corrected edition of the worksheet whose option 5.6 says "shall include one of the following:" and carries the UEF 2.9 split system text and its NEEA Section 4 sentence in option 5.7 only. Post a notice beside the current print saying the state table governs.

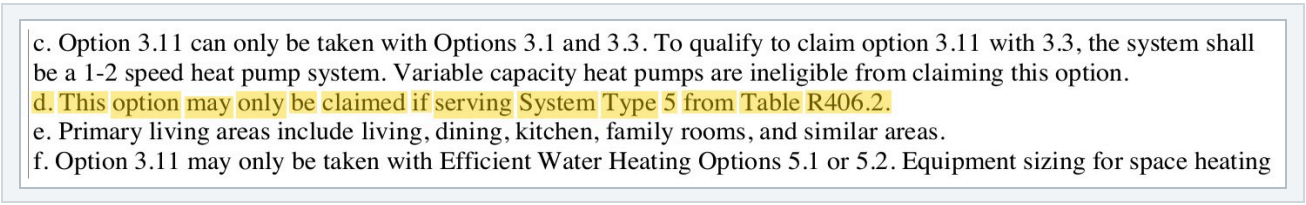
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

11 Page 11 footnote d omits System Type 4, which the state footnote and page 3 include.

Where: 2021 WSEC-R Single Family Work Sheets, page 11 of 11. Still posted on the city website as of September 25, 2026.



c. Option 3.11 can only be taken with Options 3.1 and 3.3. To qualify to claim option 3.11 with 3.3, the system shall be a 1-2 speed heat pump system. Variable capacity heat pumps are ineligible from claiming this option.
d. This option may only be claimed if serving System Type 5 from Table R406.2.
e. Primary living areas include living, dining, kitchen, family rooms, and similar areas.
f. Option 3.11 may only be taken with Efficient Water Heating Options 5.1 or 5.2. Equipment sizing for space heating

SAYS

"d. This option may only be claimed if serving System Type 5 from Table R406.2."

IN FORCE

WAC 51-11R-40621, Table R406.3 footnote d

"This option may only be claimed if serving System Type 4 or 5 from Table R406.2."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R&full=true

POTENTIAL FIX

Publish a corrected edition of the worksheet whose page 11 footnote d reads "System Type 4 or 5 from Table R406.2", matching the state footnote and page 3. Post a notice beside the current print saying the state table governs.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

12 Worksheet footnote f restricts Option 3.11; the state footnote restricts Option 3.10.

Where: 2021 WSEC-R Single Family Work Sheets, page 3 of 11. Still posted on the city website as of September 25, 2026.

d. This option may only be claimed if serving System Type 4 or 5 from Table R406.2.
e. Primary living areas include living, dining, kitchen, family rooms, and similar areas.
f Option 3.11 may only be taken with Efficient Water Heating Options 5.1 or 5.2. Equipment sizing for space heating shall be calculated as provided in Section R403.7 with increased capacity to provide a minimum of 75 percent of peak hot water demand or shall be sized in accordance with approved manufacturer's specifications or guidance. Supplementary heat for water heating system shall be in accordance with Section R403.5.7.

SAYS

"f. Option 3.11 may only be taken with Efficient Water Heating Options 5.1 or 5.2."

IN FORCE

WAC 51-11R-40621, Table R406.3 footnote f

"Option 3.10 may only be taken with Efficient Water Heating Options 5.1 or 5.2."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R&full=true

POTENTIAL FIX

Publish a corrected edition of the worksheet whose footnote f names Option 3.10 on both pages. Post a notice beside the current print saying the state table governs.

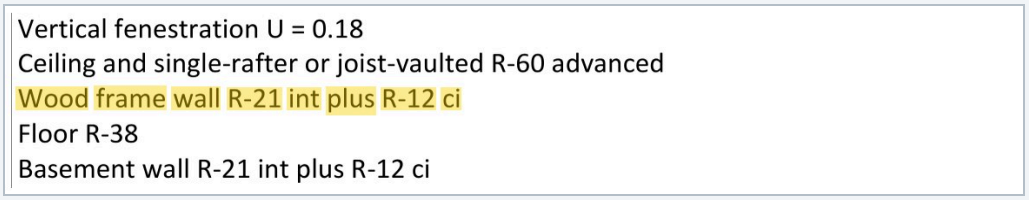
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

13 Worksheet option 1.3 adds a wood frame wall line that the state table does not contain.

Where: 2021 WSEC-R Single Family Work Sheets, page 4 of 11. Still posted on the city website as of September 25, 2026.


Vertical fenestration U = 0.18
Ceiling and single-rafter or joist-vaulted R-60 advanced
Wood frame wall R-21 int plus R-12 ci
Floor R-38
Basement wall R-21 int plus R-12 ci

SAYS

"Wood frame wall R-21 int plus R-12 ci"

IN FORCE

WAC 51-11R-40621, Table R406.3 option 1.3

"Prescriptive compliance is based on Table R402.1.3 with the following modifications: Vertical fenestration U = 0.18 Ceiling and single-rafter or joist-vaulted R-60 advanced Floor R-38 Basement wall R-21 int plus R-12 ci"

app.leg.wa.gov/WAC/default.aspx?cite=51-11R&full=true

POTENTIAL FIX

Publish a corrected edition of the worksheet whose option 1.3 matches the adopted table, with no wood frame wall line. Post a notice beside the current print saying the state table governs.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

14 Boundary line adjustment form drops the code's Spokane County recording condition.

Where: Boundary Line Adjustment Application, page 1 of 3. Still posted on the city website as of September 25, 2026.

Please submit BLA Application Packet electronically to Permitcenter@libertylakewa.gov.

Recording Lot Line Adjustments.

1. Recording. Upon the City's approval of the proposed boundary line adjustment, the applicant shall record the lot line adjustment with Spokane County within sixty (60) days of approval (or the decision expires) and submit copies of the recorded documents to the City, along with the completed and approved segregation / aggregation form signed by the Spokane County Assessor.
2. Time limit. The applicant shall submit copies of the recorded boundary line adjustment documents to the City within 15 days of recording and prior to the issuance of any building permits on the re-configured lots.

SAYS

"Upon the City's approval of the proposed boundary line adjustment, the applicant shall record the lot line adjustment with Spokane County within sixty (60) days of approval (or the decision expires) and submit copies of the recorded documents to the City, along with the completed and approved segregation / aggregation form signed by the Spokane County Assessor."

IN FORCE

Development Code Title 10, Chapter 4, 10-4D-12(D)(1)

"Upon the City's approval of the proposed boundary line adjustment, the applicant shall record the lot line adjustment with Spokane County within sixty (60) days of approval (or the decision expires) and submit a copy of the recorded survey map to the City, if recording is required by Spokane County, along with the completed and approved segregation / aggregation form, to be filed with the approved application."

www.libertylakewa.gov/DocumentCenter/View/5233/Chapter-4-Application-and-Review

POTENTIAL FIX

Publish a corrected edition of the Boundary Line Adjustment application form that carries the code qualifier "if recording is required by Spokane County" in both the 60-day recording duty and the 15-day submission duty, and that tells applicants about the one-year extension in 10-4D-12(E), and post a notice beside the current form saying that 10-4D-12 governs.

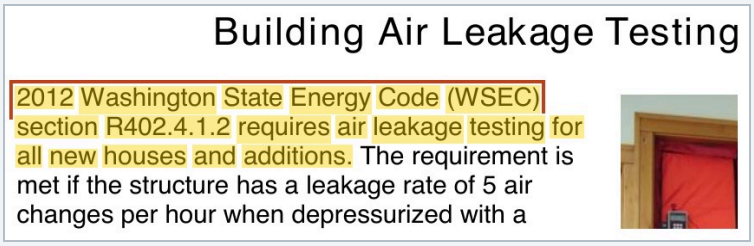
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

15 Air leakage handout says a house that tests at 4.1 passes. Under today's state code, it fails.

Where: Building Air Leakage Testing, page 1 of 2. Still posted on the city website as of September 25, 2026.


Building Air Leakage Testing

2012 Washington State Energy Code (WSEC) section R402.4.1.2 requires air leakage testing for all new houses and additions. The requirement is met if the structure has a leakage rate of 5 air changes per hour when depressurized with a

SAYS

"2012 Washington State Energy Code (WSEC) section R402.4.1.2 requires air leakage testing for all new houses and additions."
"Since the code requires the ACH50 to be less than 5, this house complies with an ACH50 of 4.1."

IN FORCE

WAC 51-11R-40240 (2021 WSEC-Residential, Section R402.4.1.3.1)

"R402.4.1.3.1 Dwelling unit leakage rate. The maximum air leakage rate for any dwelling unit under any compliance path shall not exceed 4.0 air changes per hour."

app.leg.wa.gov/wac/default.aspx?cite=51-11R-40240

POTENTIAL FIX

Publish a new edition of the handout based on the 2021 WSEC-Residential, WAC 51-11R-40240, with the 4.0 air changes per hour cap, a worked example that passes at that cap, and the two exceptions in that section (additions under 500 square feet need no test; additions tested with a home built before the 2009 code may reach a combined 7 air changes per hour). Mark the 2010 handout superseded and post a notice beside it saying that the state code governs.

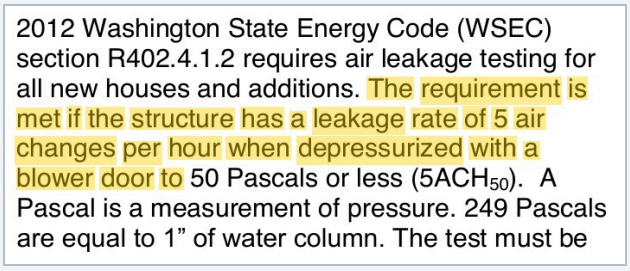
RISK

A builder could follow the handout, build a house that tests at 4.1, and fail inspection. Fixing it means more air sealing and a second test.

BUILDERS, CONTRACTORS AND DEVELOPMENT

16 City's 2012 air leakage handout allows 5 ACH50; current energy code maximum is 4.0.

Where: Building Air Leakage Testing, page 1 of 2. Still posted on the city website as of September 25, 2026.



2012 Washington State Energy Code (WSEC) section R402.4.1.2 requires air leakage testing for all new houses and additions. The requirement is met if the structure has a leakage rate of 5 air changes per hour when depressurized with a blower door to 50 Pascals or less ($5ACH_{50}$). A Pascal is a measurement of pressure. 249 Pascals are equal to 1" of water column. The test must be

SAYS

"The requirement is met if the structure has a leakage rate of 5 air changes per hour when depressurized with a blower door to 50 Pascals or less (5ACH50)."

IN FORCE

WAC 51-11R-40240, WSEC-R R402.4.1.3.1

"The maximum air leakage rate for any dwelling unit under any compliance path shall not exceed 4.0 air changes per hour."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R-40240

POTENTIAL FIX

Retire the handout or mark it superseded, or publish a new edition that cites WSEC-R R402.4.1.3.1 and the 4.0 ACH50 maximum, with its worked example and the two exceptions for additions. Post a notice beside the old handout saying that the state code governs.

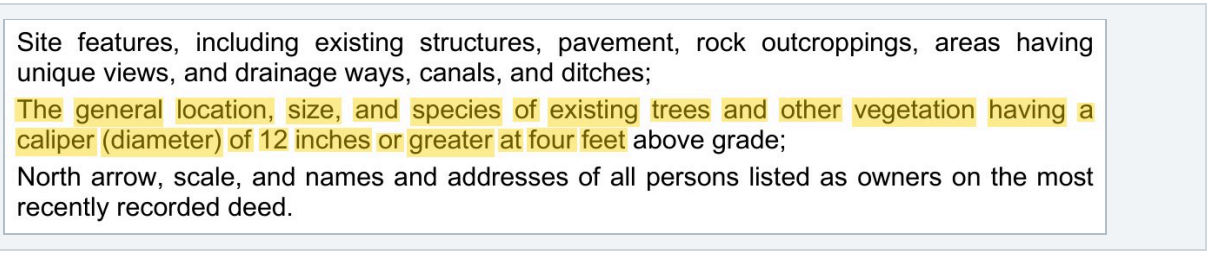
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

17 Conditional use permit form asks for trees of 12 inches or more; code uses six inches.

Where: COND USE PERMIT 2025, page 3 of 6. Still posted on the city website as of September 25, 2026.


Site features, including existing structures, pavement, rock outcroppings, areas having unique views, and drainage ways, canals, and ditches;

The general location, size, and species of existing trees and other vegetation having a caliper (diameter) of 12 inches or greater at four feet above grade;

North arrow, scale, and names and addresses of all persons listed as owners on the most recently recorded deed.

SAYS

"The general location, size, and species of existing trees and other vegetation having a caliper (diameter) of 12 inches or greater at four feet above grade;"

IN FORCE

Development Code 10-4H-3, 10-4C-3(B)(1)(a)(xi) and 10-3C-2(B)(1)

"Additionally, other individual trees and shrubs not located within the public right of way with a trunk diameter of six (6) inches or greater shall be preserved"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the conditional use permit application that asks for trees and shrubs with a trunk diameter of six inches or greater, matching Section 10-3C-2(B). Amend the 12 inch submittal item in Section 10-4C-3 by ordinance if it is meant to match.

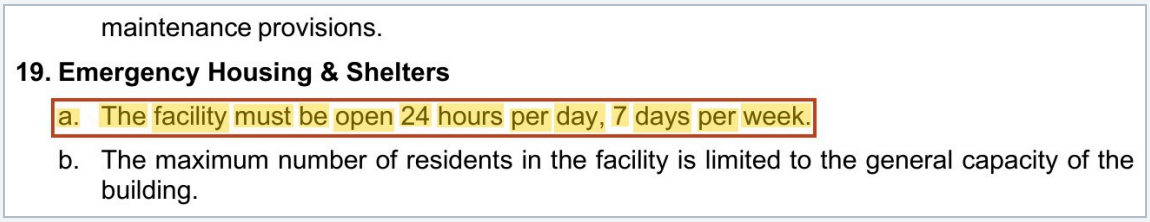
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

18 Development Code requires shelters to open 24/7; state law has barred that since June 11, 2026.

Where: City of Liberty Lake Development Code - Title 10, page 143 of 580. Still posted on the city website as of September 25, 2026.



maintenance provisions.

19. Emergency Housing & Shelters

a. The facility must be open 24 hours per day, 7 days per week.

b. The maximum number of residents in the facility is limited to the general capacity of the building.

SAYS

"a. The facility must be open 24 hours per day, 7 days per week."

IN FORCE

RCW 35A.21.430(2) (as amended by 2026 c 232 s 4, effective June 11, 2026)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Amend 10-2E-3, 10-2F-3, 10-2G-3, 10-2H-3 and 10-2I-3 by ordinance to remove the 24-hour, bed assignment and resident-only services standards (items a, c and d) from the Emergency Housing & Shelters standards, keeping items b and e. Mark the deck's proposed standards superseded.

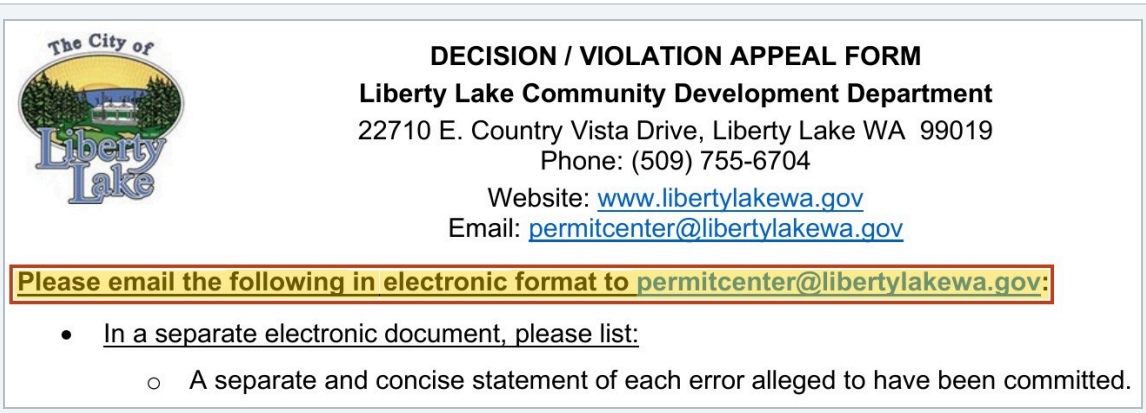
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

19 Appeal form says to email the appeal; Development Code requires mail or personal delivery.

Where: DECISION & VIOLATION APPEAL FORM 2025, page 1 of 2. Still posted on the city website as of September 25, 2026.



DECISION / VIOLATION APPEAL FORM

Liberty Lake Community Development Department

22710 E. Country Vista Drive, Liberty Lake WA 99019
Phone: (509) 755-6704
Website: www.libertylakewa.gov
Email: permitcenter@libertylakewa.gov

Please email the following in electronic format to permitcenter@libertylakewa.gov:

- In a separate electronic document, please list:
  - A separate and concise statement of each error alleged to have been committed.

SAYS

"Please email the following in electronic format to permitcenter@libertylakewa.gov:"

IN FORCE

LLMC Development Code 10-4B-4(H)(1) and 10-1D-8(A)

"The decision may be appealed within fourteen (14) calendar days from the date the decision is rendered by delivering a notice of appeal to the Zoning Administrator by mail or personal delivery."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Tell appellants to deliver the notice of appeal by mail or in person, or amend 10-4B-4(H)(1) and 10-1D-8(A) to allow email filing.

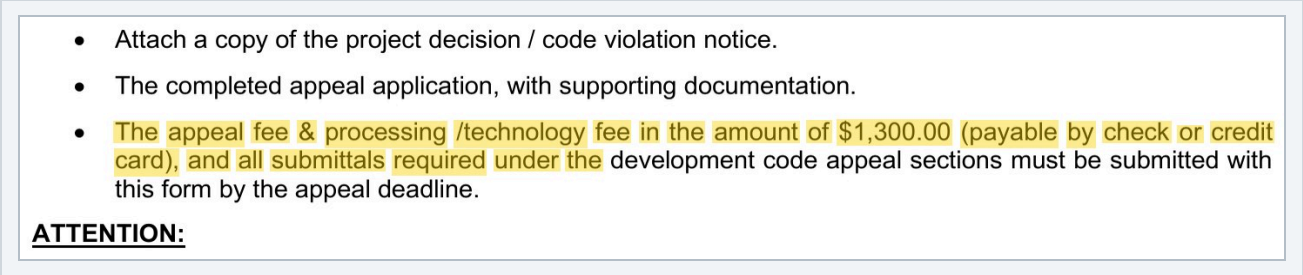
RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

20 Appeal form's $1,300 is the 2025 total; the 2026 schedule raised the processing fee to $65.

Where: Decision / Violation Appeal Form, page 1 of 2. Still posted on the city website as of September 25, 2026.



- Attach a copy of the project decision / code violation notice.
- The completed appeal application, with supporting documentation.
- The appeal fee & processing /technology fee in the amount of $1,300.00 (payable by check or credit card), and all submittals required under the development code appeal sections must be submitted with this form by the appeal deadline.

ATTENTION:

SAYS

"The appeal fee & processing /technology fee in the amount of $1,300.00 (payable by check or credit card), and all submittals required under the development code appeal sections must be submitted with this form by the appeal deadline."

IN FORCE

2026 Community Development Fee Schedule, Zoning, Land Use & Subdivision Fees, Appeals

"Appeal Fee $1,250.00 + Hearing Examiner Fees"
"Processing Fee & Technology Fee (all permit types) $65.00"

www.libertylakewa.gov/DocumentCenter/View/9526/2026-Fee-Schedule

POTENTIAL FIX

Publish a new edition of the appeal form that states the $1,250 appeal fee plus Hearing Examiner fees, or points readers to the current fee schedule, and say whether the $65 processing and technology fee also applies. Mark the 2025 edition superseded.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

21 Demolition handout tells contractors to close old wells with rocks or a concrete cap. State rules require sealing them.

Where: Demolition Permits, page 2 of 2. Still posted on the city website as of September 25, 2026.

> Remove all sewage from existing cavities and fill with earth, sand, gravel and rocks no larger than 8 inches.
>
> Fill wells with gravel and rocks no larger than 8 inches or install a concrete cap, (lined wells only), of sufficient size and weight that it cannot easily be removed.
>
> Grade site so that surface is smooth and water will not run off to public rights-of-way or private property. Be sure grading conforms to existing neighboring grades on all sides of lot.

SAYS

"Fill wells with gravel and rocks no larger than 8 inches or install a concrete cap, (lined wells only), of sufficient size and weight that it cannot easily be removed."

IN FORCE

WAC 173-160-381 (lead paragraph and (1))

"Any well which is unusable, abandoned, or whose use has been permanently discontinued, or which is in such disrepair that its continued use is impractical or is an environmental, safety or public health hazard shall be decommissioned. The decommissioning procedure (as prescribed by these regulations) must be recorded and reported as required by the department."

"All cased water wells, including driven and jetted wells shall be decommissioned in one of the following ways:"

app.leg.wa.gov/WAC/default.aspx?cite=173-160-381

POTENTIAL FIX

Publish a corrected edition of the Demolition Permits handout that says a well taken out of use must be decommissioned by one of the methods in WAC 173-160-381 and the work reported to the Department of Ecology, with a link to Ecology's well decommissioning page, and post a notice beside the current handout saying that WAC 173-160-381 governs well closure.

RISK

A contractor could fill a well with rock or cap it, as the handout says. That well would still need a proper seal and a report to the state.

BUILDERS, CONTRACTORS AND DEVELOPMENT

22 RD-R zoning bars supportive housing within 3/4 mile beyond what state law allows.

Where: Development Code Chapter 2C - RD-R (Mixed Residential) District, page 4 of 17. Still posted on the city website as of September 25, 2026.

Source image on the next page.

SAYS

"the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties."
"The facility must be located within ¼ mile of a fixed transit route."

IN FORCE

RCW 35A.21.430(2), as amended by Laws of 2026, ch. 232, sec. 4 (effective June 11, 2026; preemption of conflicting local rules per sec. 7)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

(continued on the next page)

app.leg.wa.gov/rcw/default.aspx?cite=35A.21.430

POTENTIAL FIX

Adopt an amendment to Development Code chapter 2C by ordinance that repeals the 3/4-mile separation and 1/4-mile transit proximity conditions for transitional and supportive housing over 8 beds, and post a notice beside the current chapter saying RCW 35A.21.430(2) governs until then. The standard bars a code city from conditions on this housing that are more restrictive than those for other lodging or residential development in the same zone, while objective regulations such as density limits and setbacks remain allowed. The 500 foot negotiation in subsection (7) applies only to indoor emergency shelters and indoor emergency housing.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

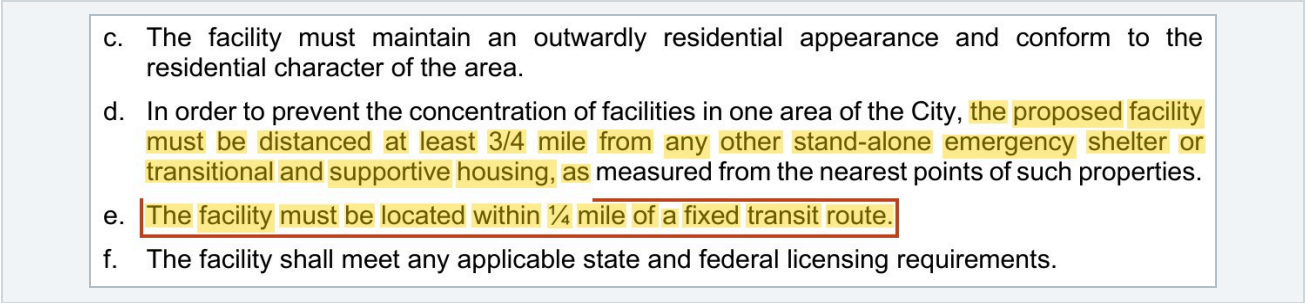
CONTINUED

22 RD-R zoning bars supportive housing within 3/4 mile beyond what state law allows.

Source image for finding 22, continued from the previous page.

IN FORCE, CONTINUED

"Upon receipt of a permit application for an indoor emergency shelter or indoor emergency housing with a proposed location within 500 feet of walking distance from another indoor emergency shelter or other indoor emergency housing"



c. The facility must maintain an outwardly residential appearance and conform to the residential character of the area.

d. In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties.

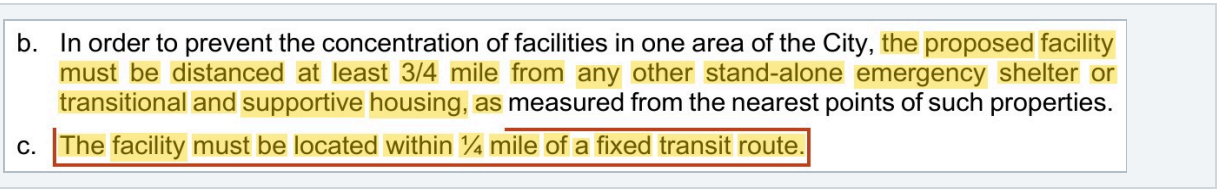
e. The facility must be located within ¼ mile of a fixed transit route.

f. The facility shall meet any applicable state and federal licensing requirements.

BUILDERS, CONTRACTORS AND DEVELOPMENT

23 RD-M zoning bars supportive housing within 3/4 mile beyond what state law allows.

Where: Development Code Chapter 2E - RD-M (Neighborhood Center Mixed-Use) District, page 5 of 19. Still posted on the city website as of September 25, 2026.



b. In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties.

c. The facility must be located within ¼ mile of a fixed transit route.

SAYS

"the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties."
"The facility must be located within ¼ mile of a fixed transit route."

IN FORCE

RCW 35A.21.430(2), as amended by Laws of 2026, ch. 232, sec. 4 (effective June 11, 2026; preemption of conflicting local rules per sec. 7)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"
"Upon receipt of a permit application for an indoor emergency shelter or indoor emergency housing with a proposed location within 500 feet of walking distance from another indoor emergency shelter or other indoor emergency housing"

app.leg.wa.gov/rcw/default.aspx?cite=35A.21.430

POTENTIAL FIX

Adopt an amendment to the River District RD-M regulations by ordinance that removes the 3/4-mile separation and 1/4-mile transit conditions for transitional and supportive housing, and post a notice beside the posted chapter saying RCW 35A.21.430(2) governs until then.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

24 RD-C zoning bars supportive housing within 3/4 mile beyond what state law allows.

Where: Development Code Chapter 2I - RD-C (Freeway Commercial) District, page 6 of 18. Still posted on the city website as of September 25, 2026.

Source image on the next page.

SAYS

"the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties."
"The facility must be located within ¼ mile of a fixed transit route."

IN FORCE

RCW 35A.21.430(2), as amended by Laws of 2026, ch. 232, sec. 4 (effective June 11, 2026; preemption of conflicting local rules per sec. 7)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"
"Upon receipt of a permit application for an indoor emergency shelter or indoor emergency housing with a proposed location within 500 feet of walking distance from another indoor emergency shelter or other indoor emergency housing"

app.leg.wa.gov/rcw/default.aspx?cite=35A.21.430

POTENTIAL FIX

Adopt an amendment to Article 10-2I of the River District Development Regulations that drops the 3/4 mile separation and 1/4 mile transit conditions for transitional and supportive housing over 8 beds, and post a notice beside the February 19, 2026 edition saying that RCW 35A.21.430(2) governs until then.

RISK

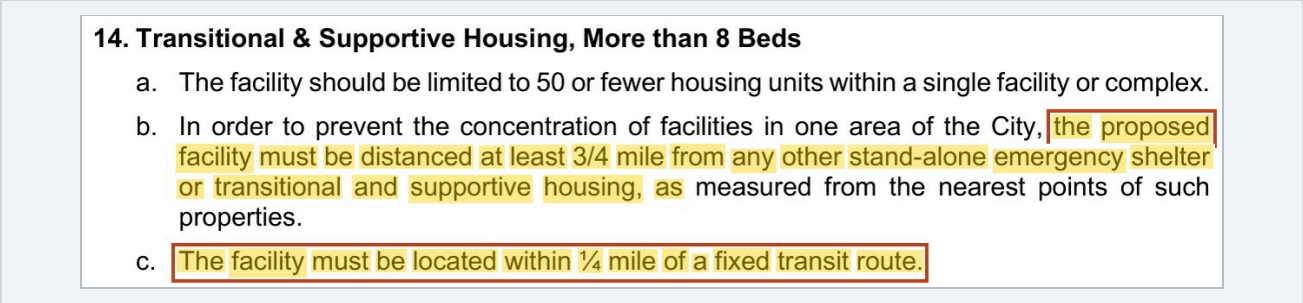
Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

CONTINUED

24 RD-C zoning bars supportive housing within 3/4 mile beyond what state law allows.

Source image for finding 24, continued from the previous page.



14. Transitional & Supportive Housing, More than 8 Beds

a. The facility should be limited to 50 or fewer housing units within a single facility or complex.

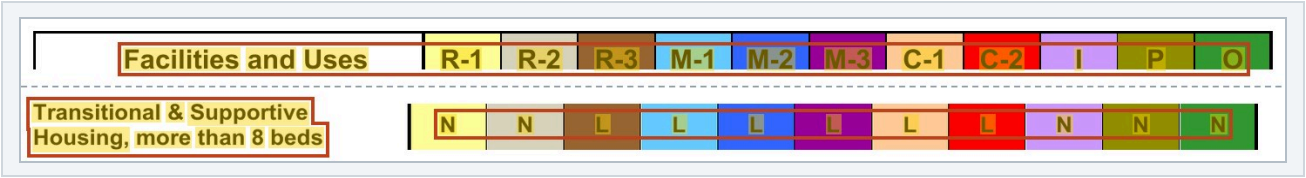
b. In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties.

c. The facility must be located within ¼ mile of a fixed transit route.

BUILDERS, CONTRACTORS AND DEVELOPMENT

25 Zoning matrix bars supportive housing over 8 beds in R-1 and R-2 zones.

Where: Development Code Title 10, Chapter 2 - Zoning Districts, page 7 of 240. Still posted on the city website as of September 25, 2026.



SAYS

"Facilities and Uses R-1 R-2 R-3 M-1 M-2 M-3 C-1 C-2 I P O"
"Transitional & Supportive Housing, more than 8 beds" N N L L L L L L N N N

IN FORCE

RCW 35A.21.430(1)(a)(i) and (2), as amended by Laws of 2026, ch. 232 (effective June 11, 2026)

"(1)(a) A code city must allow: (i) Transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed"
"(2) Except as provided in subsections (5) through (7) of this section, a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/rcw/default.aspx?cite=35A.21.430

POTENTIAL FIX

Adopt an amendment to Development Code 10-2A-4 by ordinance that allows transitional and supportive housing of more than 8 beds in R-1 and R-2, subject only to the objective standards that apply to other residential development in those zones, and post a notice beside the posted chapter saying RCW 35A.21.430 governs until then.

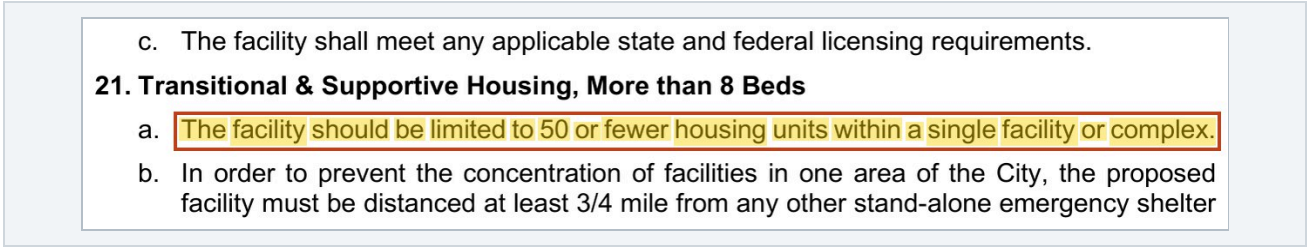
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

26 Chapter 2 sets or advises supportive housing size limits that state law now bars.

Where: Development Code Title 10, Chapter 2 - Zoning Districts, page 80 of 240. Still posted on the city website as of September 25, 2026.



c. The facility shall meet any applicable state and federal licensing requirements.

21. Transitional & Supportive Housing, More than 8 Beds

a. The facility should be limited to 50 or fewer housing units within a single facility or complex.

b. In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter

SAYS

"The facility shall be limited to 40 or fewer residents, not including caregivers and staff."
"The facility should be limited to 20 or fewer housing units within a single facility or complex."
"The facility should be limited to 50 or fewer housing units within a single facility or complex."

IN FORCE

RCW 35A.21.430(2)

"(2) Except as provided in subsections (5) through (7) of this section, a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Adopt an amendment to the Development Code by ordinance that removes the 40-resident limit and the 20-unit and 50-unit advisory lines for transitional and supportive housing, and post a notice beside the posted chapter saying the City will not apply them because RCW 35A.21.430(2) bars them.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

27 Erosion handout says sub-acre sites, homes and duplexes need no permit; code requires one unless exempt.

Where: Erosion and Sediment Control, page 1 of 2. Still posted on the city website as of September 25, 2026.

> Major land-disturbing activities are those activities that disturb an area equal to or greater than one acre, or create additional impervious surface area greater than or equal to 5,000 square feet.
>
> A land-disturbing activity is considered minor if less than one acre of land is disturbed, a single family residence or duplex is constructed, or less than 5,000 square feet of impervious surface area is created. These activities do not require the property owner to apply for a permit or submit an Erosion and Sedimentation Control plan. However, you are required to meet all performance standards and

SAYS

"A land-disturbing activity is considered minor if less than one acre of land is disturbed, a single family residence or duplex is constructed, or less than 5,000 square feet of impervious surface area is created. These activities do not require the property owner to apply for a permit or submit an Erosion and Sedimentation Control plan."

IN FORCE

Liberty Lake Development Code 10-3F-3(A)

"Applicability. All activities that involve the clearing, grading, filling, and/or covering of the ground shall apply for and receive a clearing and grading permit prior to commencing work, unless specifically exempted."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a new edition of the Erosion and Sediment Control handout that says nonexempt clearing and grading needs a city permit or written approval under Development Code 10-3F-3, which the city may take with a related application such as a building permit, and lists the 100 cubic yard minor class and the exemptions. Post a notice beside the posted handout saying which text governs.

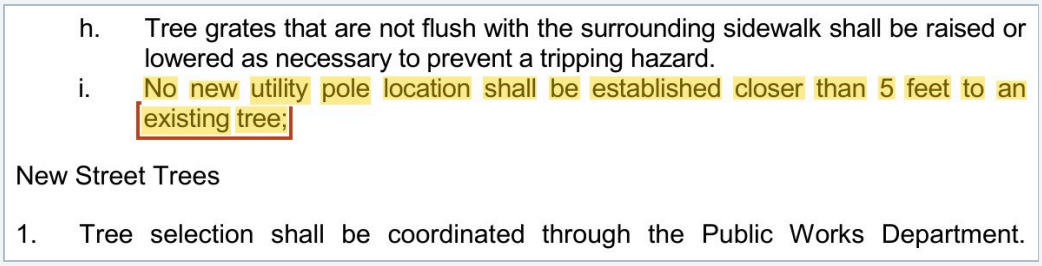
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

28 Posted 2017 Design Standards set poles 5 feet from trees; the 2019 Standards set 15 feet.

Where: Liberty Lake Engineering Design Standards - FINAL, page 41 of 46. Still posted on the city website as of September 25, 2026.



h. Tree grates that are not flush with the surrounding sidewalk shall be raised or lowered as necessary to prevent a tripping hazard.

i. No new utility pole location shall be established closer than 5 feet to an existing tree;

New Street Trees

1. Tree selection shall be coordinated through the Public Works Department.

SAYS

"No new utility pole location shall be established closer than 5 feet to an existing tree;"

IN FORCE

Engineering Design Standards as amended April 2019, 3.3(J)

"No new utility pole location shall be established closer than 15 feet to an"

www.libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Take down the June 2017 print or mark it superseded, and point readers to the April 2019 Standards, which set 15 feet.

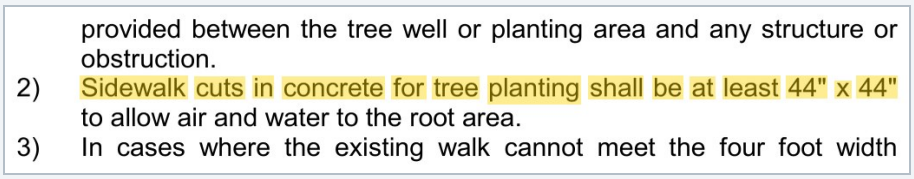
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

29 Posted 2017 Standards set tree cuts at 44 inches square; 2019 Standards require 4 feet square.

Where: Liberty Lake Engineering Design Standards - FINAL, page 42 of 46. Still posted on the city website as of September 25, 2026.



provided between the tree well or planting area and any structure or obstruction.

2) Sidewalk cuts in concrete for tree planting shall be at least 44" x 44" to allow air and water to the root area.

3) In cases where the existing walk cannot meet the four foot width

SAYS

"Sidewalk cuts in concrete for tree planting shall be at least 44" x 44""

IN FORCE

Engineering Design Standards as amended April 2019, 3.3(K)(2)(f)(2)

"Sidewalk cuts in concrete for tree planting shall be at least 4' x 4' to allow"

www.libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Take down the June 2017 print or mark it superseded, and point readers to the April 2019 Standards, which require 4 foot by 4 foot cuts.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

30 Permit conditions 4 and 5 charge every relocation to the grantee, omitting the five-year repeat exception.

Where: MULTI-USE RIGHT-OF-WAY PERMIT APPLICATION, page 2 of 3. Still posted on the city website as of September 25, 2026.

Source image on the next page.

SAYS

"If at any time the City deems it advisable to widen, grade, regrade, plank, pave, improve, alter, or repair any road, street, public place, or structure, the grantee upon written notice by the City, or designated representative or agents, will at his own sole cost and expense, raise, lower, change, move, or reconstruct such installations to conform to the plans of work contemplated or ordered by the City."

"5. If upon written notice by the City the grantee fails to relocate any portion or all of the project as granted under this permit, the City, its agents or representatives may do any work at the cost and expense of the grantee, and all costs to remove or reconstruct same, shall be borne by the grantee."

IN FORCE

LLMC 8-8-22.E; RCW 35.99.060(3)(a)

"E. If the city requires the subsequent relocation of any facilities within five (5) years from the date of relocation of such facilities or installation of new facilities, the city shall bear the entire cost of such subsequent relocation."

"(a) Where the service provider had paid for the relocation cost of the same facilities at the request of the city or town within the past five years, the service provider's share of the cost of relocation will be paid by the city or town requesting relocation;"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4217

POTENTIAL FIX

Publish a revised application form that includes the relocation-cost exceptions in city code and state law. Cover repeat relocations within five years, moving aerial facilities underground, and work required for appearance. Make clear when the city bears the cost. For franchise holders, confirm whether the franchise ordinance changes the default rule. Apply the same wording to conditions 4 and 5 and to the relocation sentence on page 1.

RISK

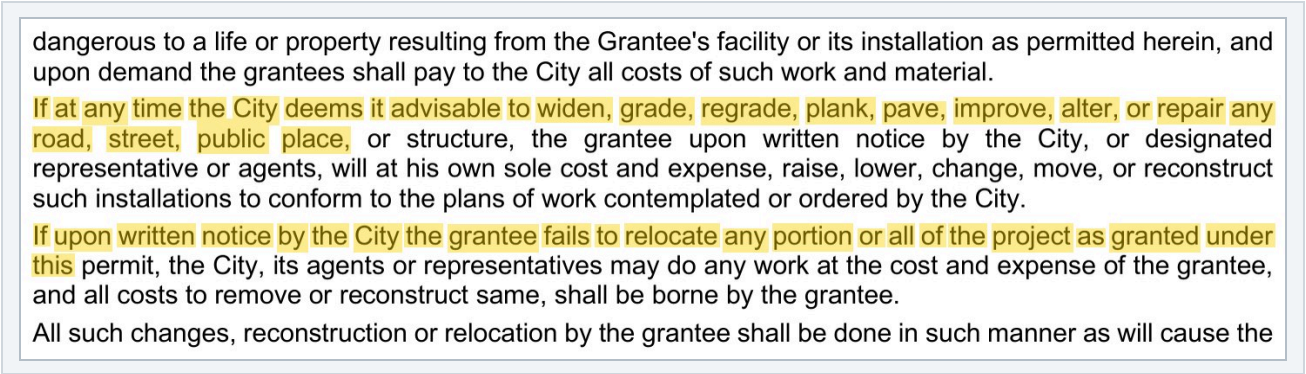
A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

CONTINUED

30 Permit conditions 4 and 5 charge every relocation to the grantee, omitting the five-year repeat exception.

Source image for finding 30, continued from the previous page.



dangerous to a life or property resulting from the Grantee's facility or its installation as permitted herein, and upon demand the grantees shall pay to the City all costs of such work and material.

If at any time the City deems it advisable to widen, grade, regrade, plank, pave, improve, alter, or repair any road, street, public place, or structure, the grantee upon written notice by the City, or designated representative or agents, will at his own sole cost and expense, raise, lower, change, move, or reconstruct such installations to conform to the plans of work contemplated or ordered by the City.

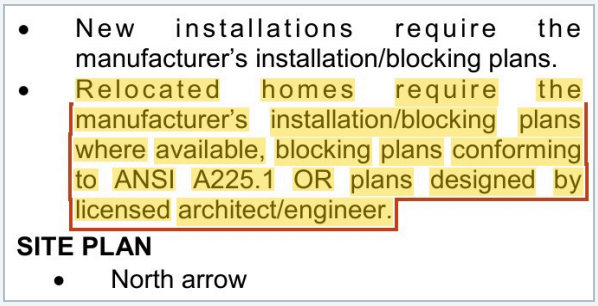
If upon written notice by the City the grantee fails to relocate any portion or all of the project as granted under this permit, the City, its agents or representatives may do any work at the cost and expense of the grantee, and all costs to remove or reconstruct same, shall be borne by the grantee.

All such changes, reconstruction or relocation by the grantee shall be done in such manner as will cause the

BUILDERS, CONTRACTORS AND DEVELOPMENT

31 Manufactured home brochure accepts a national blocking standard for relocated homes. State rules do not list it.

Where: Manufactured Home Brochure, page 1 of 2. Still posted on the city website as of September 25, 2026.



- New installations require the manufacturer's installation/blocking plans.
- Relocated homes require the manufacturer's installation/blocking plans where available, blocking plans conforming to ANSI A225.1 OR plans designed by licensed architect/engineer.

SITE PLAN

- North arrow

SAYS

"Relocated homes require the manufacturer's installation/blocking plans where available, blocking plans conforming to ANSI A225.1 OR plans designed by licensed architect/engineer."

IN FORCE

WAC 296-150I-0310(2)(b)

"(b) If the manufacturer's instructions are not available, you may use either: (i) The Model Manufactured Home Installation Standards 24 C.F.R. Part 3285; or (ii) The instructions of a professional engineer or architect licensed in Washington state."

app.leg.wa.gov/WAC/default.aspx?cite=296-150I-0310

POTENTIAL FIX

Publish a new edition of the brochure that offers the Model Manufactured Home Installation Standards, 24 C.F.R. Part 3285, or plans from a Washington-licensed engineer or architect when the manufacturer's instructions are not available (WAC 296-150I-0310(2)(b)), and post a notice beside the posted brochure saying the WAC governs.

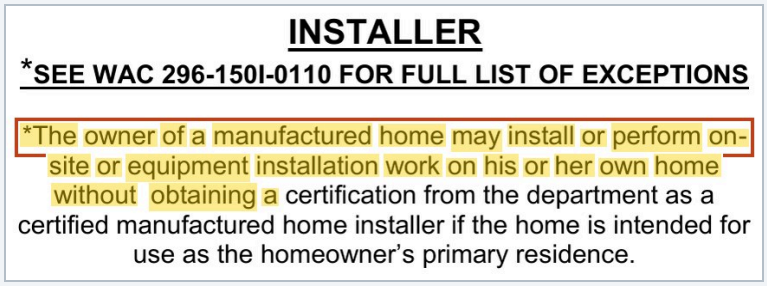
RISK

An installer could block a relocated home to that national standard alone. Inspection can reject the work until it follows a plan the state accepts.

BUILDERS, CONTRACTORS AND DEVELOPMENT

32 Manufactured home brochure quotes the homeowner installation exemption without its installer training class requirement.

Where: Manufactured Home Brochure, page 1 of 2. Still posted on the city website as of September 25, 2026.



INSTALLER

***SEE WAC 296-150I-0110 FOR FULL LIST OF EXCEPTIONS**

*The owner of a manufactured home may install or perform on-site or equipment installation work on his or her own home without obtaining a certification from the department as a certified manufactured home installer if the home is intended for use as the homeowner's primary residence.

SAYS

"The owner of a manufactured home may install or perform onsite or equipment installation work on his or her own home without obtaining a certification from the department as a certified manufactured home installer if the home is intended for use as the homeowner's primary residence."

IN FORCE

WAC 296-150I-0110(1)

"For the installation of a manufactured home the homeowner must attend and pass an installer training class prior to starting the work."

app.leg.wa.gov/WAC/default.aspx?cite=296-150I-0110

POTENTIAL FIX

Publish a new edition of the brochure that states the owner must attend and pass an installer training class before starting the work (WAC 296-150I-0110(1)), and post a notice beside the posted brochure saying the WAC governs.

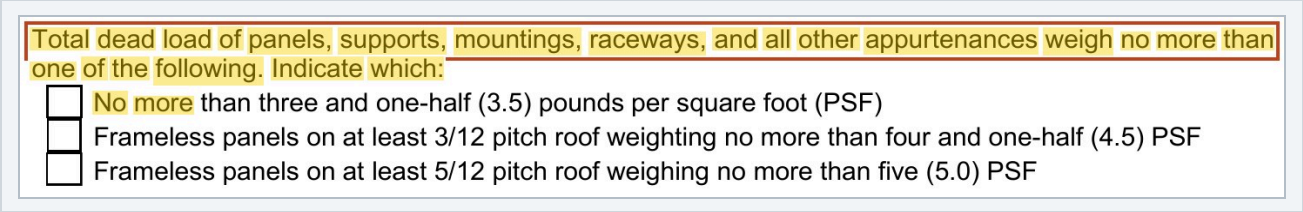
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

33 Solar form offers 4.5 and 5.0 psf tiers; state no-design roof exception stops at 4 psf.

Where: PROJECT PERMIT APPLICATION, page 3 of 3. Still posted on the city website as of September 25, 2026.


Total dead load of panels, supports, mountings, raceways, and all other appurtenances weigh no more than one of the following. Indicate which:
- ☐ No more than three and one-half (3.5) pounds per square foot (PSF)
- ☐ Frameless panels on at least 3/12 pitch roof weighting no more than four and one-half (4.5) PSF
- ☐ Frameless panels on at least 5/12 pitch roof weighing no more than five (5.0) PSF

SAYS

"Total dead load of panels, supports, mountings, raceways, and all other appurtenances weigh no more than one of the following. Indicate which: No more than three and one-half (3.5) pounds per square foot (PSF) Frameless panels on at least 3/12 pitch roof weighting no more than four and one-half (4.5) PSF Frameless panels on at least 5/12 pitch roof weighing no more than five (5.0) PSF"

IN FORCE

WAC 51-51-03240, IRC R324.4 exception item 3 (adopted by LLMC 9-1-1(B))

"3. The total dead load of modules, supports, mountings, raceways, and all other appurtenances weigh no more than 4 pounds per square foot"

app.leg.wa.gov/WAC/default.aspx?cite=51-51&full=true

POTENTIAL FIX

Publish a corrected edition of the Project Permit Application with a single box for a total dead load of no more than 4 pounds per square foot (WAC 51-51-03240, IRC R324.4 exception item 3), listing the other four exception conditions and saying that systems outside them need a structural design under R907. Post a notice beside the current print saying the WAC governs.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

34 River District matrix bars manufactured homes in RD-R and RD-M despite state law and its definitions.

Where: RDSAP Zoning Matrix, page 4 of 5. Still posted on the city website as of September 25, 2026.

Dwelling, two-family duplex	P	P	N
Emergency Housing & shelters	N	L	L
Manufactured homes (on individual lots)	N	N	N
Manufactured home park	N	N	N
Transitional & supportive housing, 8 beds or less	L	L	L

SAYS

"Manufactured homes (on individual lots) N N N"

IN FORCE

RCW 35A.21.312(1)

"Homes built to 42 U.S.C. Sec. 5401-5403 standards (as amended in 2000) must be regulated for the purposes of siting in the same manner as site built homes, factory built homes, or homes built to any other state construction or local design standard."

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.312

POTENTIAL FIX

Publish a corrected edition of the zoning matrix that shows P for manufactured homes (on individual lots) in RD-R and RD-M, keeping only the conditions RCW 35A.21.312(1)(a) to (e) allows, and post a notice beside the posted matrix saying that RCW 35A.21.312 governs until then. RD-C can stay N because single family dwellings are not permitted there.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

35 River District matrix bars family child day-care homes in the RD-C commercial zone.

Where: RDSAP Zoning Matrix, page 2 of 5. Still posted on the city website as of September 25, 2026.

Fueling stations as an accessory use	N	N	L
Child day-care			
Family child day-care home (5 or fewer children)	P	P	N
Family child day-care home (6 to 12 children)	P	P	N

SAYS

"Family child day-care home (5 or fewer children) P P N"
"Family child day-care home (6 to 12 children) P P N"

IN FORCE

RCW 36.70A.450(1)

"no county or city may enact, enforce, or maintain an ordinance, development regulation, zoning regulation, or official control, policy, or administrative practice that prohibits the use of a residential dwelling, located in an area zoned for residential or commercial use, as a family day-care provider's home facility."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.450

POTENTIAL FIX

Adopt an amendment to the River District Zoning Matrix that allows family child day-care homes (5 or fewer children, and 6 to 12 children) in RD-C as P or L, with only the conditions RCW 36.70A.450(2) to (4) allows, and publish a corrected edition of the matrix. Post a notice beside the matrix saying that RCW 36.70A.450 governs until then.

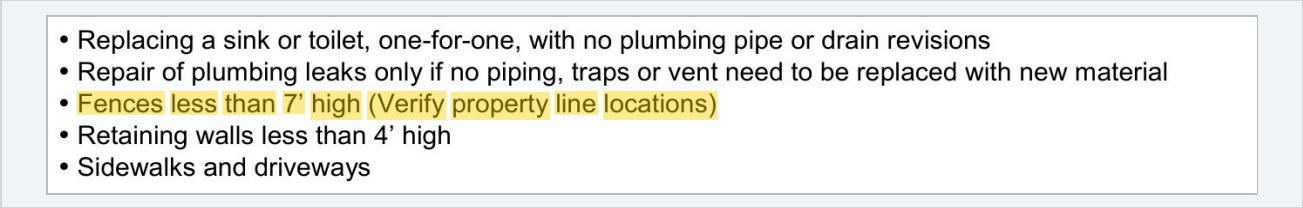
RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

36 Building permit handout says fences under 7 feet need no permit. City code requires one above 6 feet.

Where: RESIDENTIAL BUILDING PERMITS 2020, page 1 of 4. Still posted on the city website as of September 25, 2026.



- Replacing a sink or toilet, one-for-one, with no plumbing pipe or drain revisions
- Repair of plumbing leaks only if no piping, traps or vent need to be replaced with new material
- Fences less than 7' high (Verify property line locations)
- Retaining walls less than 4' high
- Sidewalks and driveways

SAYS

"Fences less than 7' high (Verify property line locations)"

IN FORCE

Development Code 10-3C-5(B)(1)

"A building permit is required for fences and walls exceeding 6 feet in height, in conformance with the Building Code"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a new edition of the handout that lists fences 6 feet high or less as permit exempt and notes that Development Code 10-3C-5(B) caps residential fences at 6 feet and front yard fences at 4 feet. Post a notice beside the current handout saying which text governs.

RISK

A homeowner could follow the handout and build a fence six and a half feet tall without a permit. That fence needs a permit the handout said it didn't.

BUILDERS, CONTRACTORS AND DEVELOPMENT

37 Permit condition 8 charges franchise and telecom holders for a second move the city must fund.

Where: RIGHT OF WAY PERMIT APPLICATION 2026, page 4 of 5. Still posted on the city website as of September 25, 2026.

dangerous to a life or property resulting from the Grantee's facility or its installation as permitted herein, and upon demand the grantees shall pay to the City all costs of such work and material.

8. If at any time the City deems it advisable to widen, grade, regrade, plank, pave, improve, alter, or repair any road, street, public place, or structure, the grantee upon written notice by the City, or designated representative or agents, will, at his own sole cost and expense, raise, lower, change, move, or reconstruct such installations to conform to the plans of work contemplated or ordered by the City.

SAYS

"If at any time the City deems it advisable to widen, grade, regrade, plank, pave, improve, alter, or repair any road, street, public place, or structure, the grantee upon written notice by the City, or designated representative or agents, will, at his own sole cost and expense, raise, lower, change, move, or reconstruct such installations to conform to the plans of work contemplated or ordered by the City."

IN FORCE

LLMC 8-8-22(E); RCW 35.99.060(3)(a)

"If the city requires the subsequent relocation of any facilities within five (5) years from the date of relocation of such facilities or installation of new facilities, the city shall bear the entire cost of such subsequent relocation."

"Where the service provider had paid for the relocation cost of the same facilities at the request of the city or town within the past five years, the service provider's share of the cost of relocation will be paid by the city or town requesting relocation;"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4217

POTENTIAL FIX

Publish a revised right-of-way application whose condition 8 says that for franchise holders under LLMC chapter 8-8 and telecommunications or cable service providers under chapter 35.99 RCW, relocation cost follows LLMC 8-8-22 (including 8-8-22(E)) and RCW 35.99.060(3), unless the holder's franchise ordinance provides otherwise; mark the 03/02/2026 form superseded.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

38 Street work permit form says to call for utility locates 3 days ahead. State law counts full business days.

Where: RIGHT-OF-WAY - MULTI-CONTRACTOR PERMIT APPLICATION, page 2 of 4. Still posted on the city website as of September 25, 2026.

Engineer at the expense of the permittee or his successor in interest.

- A minimum of 3 business days' notice is required for processing permit applications. Once a permit is granted, call 1 (800) 424-5555 for locate services at least 3 days prior to digging. It is the applicant's responsibility to have all utility locate indicators (flags, paint, etc.) removed at the project completion.
- You must notify the Community Development Department 24 hours prior to any lane, shoulder, or sidewalk

SAYS

"call 1 (800) 424-5555 for locate services at least 3 days prior to digging."

IN FORCE

RCW 19.122.030(2)

"An excavator must provide the notice required by subsection (1) of this section to a one-number locator service not less than two full business days and not more than 10 full business days before the scheduled work-to-begin date, unless otherwise agreed by the excavator and facility operators in writing."

app.leg.wa.gov/RCW/default.aspx?cite=19.122.030

POTENTIAL FIX

Publish a new edition of the application that tells excavators to call for locates at least two full business days and no more than 10 full business days before digging unless they agree otherwise in writing with the facility operators, and says digging waits for a positive response from all operators (RCW 19.122.030(5)). Post a notice beside the posted form saying which text governs.

RISK

A crew that counts calendar days could call on Friday and dig on Monday. That is short of the state's two business days, and the lines may not be marked yet.

BUILDERS, CONTRACTORS AND DEVELOPMENT

39 Right of way permit relocation conditions omit cost exceptions for telecom, cable and franchise grantees.

Where: RIGHT-OF-WAY - MULTI-CONTRACTOR PERMIT APPLICATION, page 3 of 4. Still posted on the city website as of September 25, 2026.

dangerous to a life or property resulting from the Grantee's facility or its installation as permitted herein, and upon demand the grantees shall pay to the City all costs of such work and material.

9. If at any time the City deems it advisable to widen, grade, regrade, plank, pave, improve, alter, or repair any road, street, public place, or structure, the grantee upon written notice by the City, or designated representative or agents, will at his own sole cost and expense, raise, lower, change, move, or reconstruct such installations to conform to the plans of work contemplated or ordered by the City.

SAYS

"9. If at any time the City deems it advisable to widen, grade, regrade, plank, pave, improve, alter, or repair any road, street, public place, or structure, the grantee upon written notice by the City, or designated representative or agents, will at his own sole cost and expense, raise, lower, change, move, or reconstruct such installations to conform to the plans of work contemplated or ordered by the City."

IN FORCE

RCW 35.99.060(3)(a)

"(3) Service providers may not seek reimbursement for their relocation expenses from the city or town requesting relocation under subsection (1) of this section except:"
"(a) Where the service provider had paid for the relocation cost of the same facilities at the request of the city or town within the past five years, the service provider's share of the cost of relocation will be paid by the city or town requesting relocation;"

app.leg.wa.gov/RCW/default.aspx?cite=35.99.060

POTENTIAL FIX

Post a revised form whose conditions 9 and 10 add: 'except as RCW 35.99.060(3) provides for telecommunications and cable service providers and as LLMC 8-8-22(E) provides for franchise grantees.'

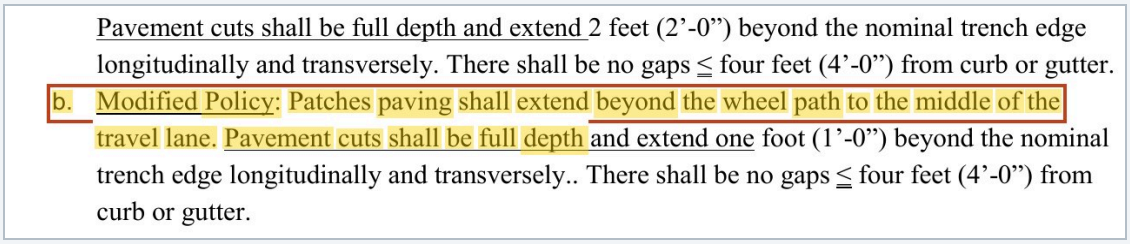
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

40 Posted pavement cut policy is the 2017 edition; the standard changed for arterial streets.

Where: Regional Pavement Cut Policy (2017), page 1 of 19. Still posted on the city website as of September 25, 2026.



Pavement cuts shall be full depth and extend 2 feet (2'-0") beyond the nominal trench edge longitudinally and transversely. There shall be no gaps ≤ four feet (4'-0") from curb or gutter.

b. Modified Policy: Patches paving shall extend beyond the wheel path to the middle of the travel lane. Pavement cuts shall be full depth and extend one foot (1'-0") beyond the nominal trench edge longitudinally and transversely.. There shall be no gaps ≤ four feet (4'-0") from curb or gutter.

SAYS

"b. Modified Policy: Patches paving shall extend beyond the wheel path to the middle of the travel lane. Pavement cuts shall be full depth and extend one foot (1'-0") beyond the nominal trench edge longitudinally and transversely.. There shall be no gaps <= four feet (4'-0") from curb or gutter."

IN FORCE

Inland Northwest Regional Pavement Cut Policy, effective January 1, 2025, Policies item 2.b (Modified Policy)

"b. Modified Policy: Patches paving shall extend beyond the wheel path to the middle of the travel lane. Pavement cuts shall be full depth and extend one foot (1'-0") beyond the nominal trench edge longitudinally and transversely, except for principal and minor arterial streets, which require two feet (2'-0"). There shall be no gaps <= four feet (4'-0") from curb or gutter."

www.libertylakewa.gov/DocumentCenter/View/5154/2025-Modified-Regional-Pavement-Cut-Policy-

POTENTIAL FIX

Point the Pavement Cut Policy link on the Building Permits and Permit Information Center pages to the 2025 edition the City already posts (View/5154), and remove the 2017 edition or mark it superseded. Unlike the 2017 text, the 2025 edition requires two-foot patches on principal and minor arterial streets and, with exceptions, trenchless crossings of arterials.

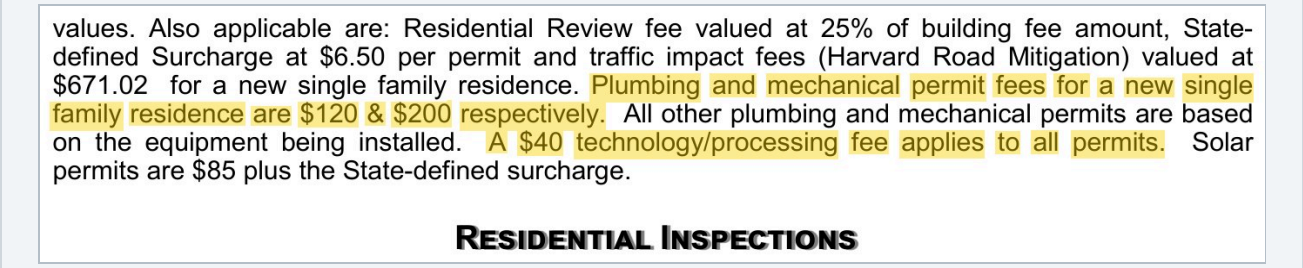
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

41 Residential permit guide states three fees the 2026 fee schedule has since changed.

Where: Residential Building Permits (2020), page 4 of 4. Still posted on the city website as of September 25, 2026.


values. Also applicable are: Residential Review fee valued at 25% of building fee amount, State-defined Surcharge at $6.50 per permit and traffic impact fees (Harvard Road Mitigation) valued at $671.02 for a new single family residence. Plumbing and mechanical permit fees for a new single family residence are $120 & $200 respectively. All other plumbing and mechanical permits are based on the equipment being installed. A $40 technology/processing fee applies to all permits. Solar permits are $85 plus the State-defined surcharge.

RESIDENTIAL INSPECTIONS

SAYS

"Plumbing and mechanical permit fees for a new single family residence are $120 & $200 respectively."
"A $40 technology/processing fee applies to all permits."

IN FORCE

2026 Fee Schedule, pages 4 & 6

"Plumbing Permits - New Single-Family Residential (whole $240.00 house)"
"Mechanical Permits - New Single-Family Residential $140.00 (whole house)"
"Processing Fee & Technology Fee (all permit types) $65.00"

www.libertylakewa.gov/DocumentCenter/View/9526/2026-Fee-Schedule

POTENTIAL FIX

Publish a new edition of the permit guide that states the 2026 Fee Schedule figures: plumbing $240.00 and mechanical $140.00 for a new single-family residence, and a $65.00 processing and technology fee. Post a notice beside the current guide pointing readers to the 2026 Fee Schedule. The $671.02 Harvard Road mitigation figure already matches the current plan fees.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

42 Code imposes a 3/4-mile buffer on supportive housing that state law bars.

Where: River District Development Regulations (full), February 2026, page 67 of 178. Still posted on the city website as of September 25, 2026.

> c. The facility must maintain an outwardly residential appearance and conform to the residential character of the area.
>
> d. In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties.
>
> e. The facility must be located within ¼ mile of a fixed transit route.

SAYS

"In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties."

IN FORCE

RCW 35A.21.430(2)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations that repeals the 3/4-mile spacing rule and the 1/4-mile fixed-transit rule for transitional and supportive housing of more than 8 beds in RD-R, RD-M and RD-C, keeping resident and unit caps only where they match density limits for other residential development in the same zone, and post a notice beside the posted edition saying that RCW 35A.21.430(2) governs until then.

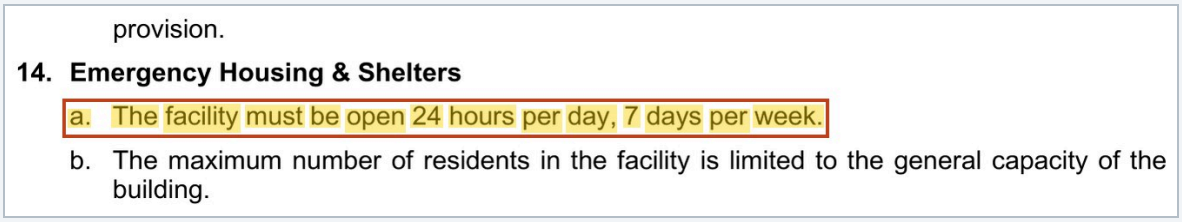
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

43 River District requires shelters to run 24 hours, assign beds and bar drop-ins; lodging faces none.

Where: River District Development Regulations, page 85 of 178. Still posted on the city website as of September 25, 2026.



provision.

14. Emergency Housing & Shelters

a. The facility must be open 24 hours per day, 7 days per week.

b. The maximum number of residents in the facility is limited to the general capacity of the building.

SAYS

"a. The facility must be open 24 hours per day, 7 days per week."

IN FORCE

RCW 35A.21.430(2) (2026 c 232 s 4, effective June 11, 2026; preemption per 2026 c 232 s 7, note to RCW 36.70A.845)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Adopt an amendment to the RD-M and RD-C emergency housing standards that repeals the 24 hour operation, assigned bed and no drop-in standards, keeping objective standards that also apply to lodging and the certification RCW 35A.21.430(5) allows, and post a notice beside the posted edition saying that RCW 35A.21.430(2) governs until then.

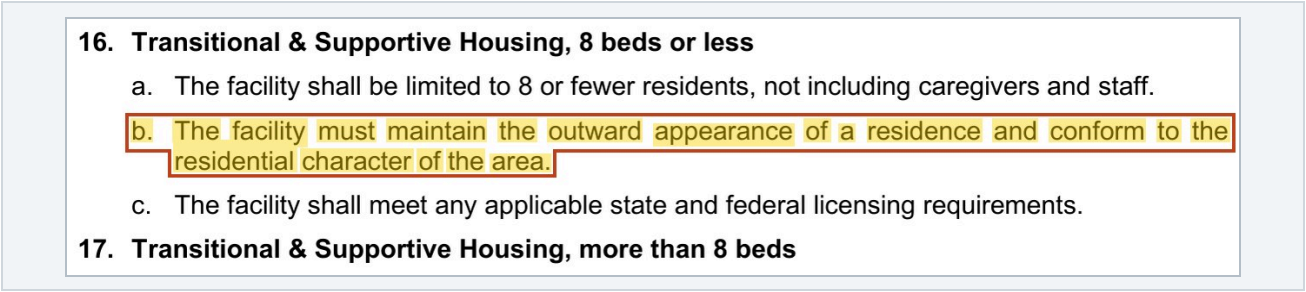
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

44 River District adds a residential appearance and character test to small transitional and supportive housing.

Where: River District Development Regulations, page 67 of 178. Still posted on the city website as of September 25, 2026.



16. **Transitional & Supportive Housing, 8 beds or less**
    a. The facility shall be limited to 8 or fewer residents, not including caregivers and staff.
    b. The facility must maintain the outward appearance of a residence and conform to the residential character of the area.
    c. The facility shall meet any applicable state and federal licensing requirements.
17. **Transitional & Supportive Housing, more than 8 beds**

SAYS

"b. The facility must maintain the outward appearance of a residence and conform to the residential character of the area."

IN FORCE

RCW 35A.21.430(2) and (4) (2026 c 232 s 4, effective June 11, 2026)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Adopt an amendment to 10-2C-3(C)(16)(b), 10-2E-3(C)(15)(b) and 10-2I-3(C)(13)(b) that repeals the appearance and residential character standard, applying only the objective standards used for other dwellings or lodging in each zone, and post a notice beside the posted edition saying that RCW 35A.21.430 governs until then. Keep the 8 resident line as the category definition.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

45 Shoreline application calls fees non-refundable; the fee schedule refunds them before processing.

Where: SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION, page 1 of 6. Still posted on the city website as of September 25, 2026.

The items below must be submitted electronically, as applicable:

- **Application Form**
  Submit an electronic copy of the completed application with all signature blocks completed and non-refundable application fees and associated environmental fees (contact the Community Development Department for a copy of the current fee schedule). *Acceptance of the application and fees does not guarantee approval of the shoreline substantial development permit).*

SAYS

"Submit an electronic copy of the completed application with all signature blocks completed and non- refundable application fees and associated environmental fees"

IN FORCE

2026 Community Development Fee Schedule, Fee Administration B(1)

"1. For Application Fees, a full refund of fees, minus the $20 Refund Processing fee will be provided if no processing by the City has occurred."

www.libertylakewa.gov/DocumentCenter/View/9526

POTENTIAL FIX

Publish a corrected edition of the application that omits the word non-refundable and points applicants to the refund policy in the current fee schedule.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

46 Special use permit form calls application fees nonrefundable; the fee schedule allows refunds.

Where: SPECIAL USE PERMIT APPLICATION 2025, page 2 of 7. Still posted on the city website as of September 25, 2026.

The below items must be submitted electronically, as applicable:

- **Application Form**
  Submit completed application on the attached form with all signature blocks completed and non-refundable application fees and associated environmental fees (contact the Community Development Department. for a copy of the current fee schedule). *Acceptance of the application and fees does not guarantee approval of the special use permit).*

SAYS

"Submit completed application on the attached form with all signature blocks completed and nonrefundable application fees"

IN FORCE

2026 Community Development Fee Schedule, Refund policy B(1)

"1. For Application Fees, a full refund of fees, minus the $20 Refund Processing fee will be provided if no processing by the City has occurred."

www.libertylakewa.gov/DocumentCenter/View/9526/2026-Fee-Schedule

POTENTIAL FIX

Publish a corrected edition of the application form that points applicants to the refund policy in the current Community Development Fee Schedule, and post a notice beside the current form saying the fee schedule refund policy governs.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

47 Safety inspection handout (2009) states a $50 fee; the 2026 schedule charges $115 per inspection.

Where: Safety Inspections, page 1 of 2. Still posted on the city website as of September 25, 2026.

use.

Safety Inspection Fee.

The basic charge for a safety inspection is $50.00. Should any physical alteration be required as a result of the safety inspection, or it is determined a change of use will occur, additional permits may be required. Fees for these permits are calculated based on cost of work to be performed.

SAYS

"The basic charge for a safety inspection is $50.00."

IN FORCE

2026 Community Development Fee Schedule, Permit, Inspection & Review Fees

"Safety / Special Inspections $115.00 / inspection"

www.libertylakewa.gov/DocumentCenter/View/9526/2026-Fee-Schedule

POTENTIAL FIX

Publish a new edition of the Safety Inspections handout that points readers to the current Community Development Fee Schedule for the safety inspection charge, mark the older handout superseded, and post a notice beside it saying the fee schedule governs.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

48 Six land use application forms call fees non-refundable; fee schedule refunds them in stated cases.

Where: TEMPORARY USE PERMIT APPLICATION 2025, page 1 of 3. Still posted on the city website as of September 25, 2026.

The items below must be electronically submitted, as applicable:

- **Application Form**
  Submit completed application on the attached form with all signature blocks completed and non-refundable application fees (contact Community Development staff for a copy of the current fee schedule). *Acceptance of the application and fees does not guarantee approval of the temporary use permit).*

SAYS

"Submit completed application on the attached form with all signature blocks completed and non- refundable application fees"

IN FORCE

2026 Community Development Fee Schedule, Fee Administration B.1 and B.4

"1. For Application Fees, a full refund of fees, minus the $20 Refund Processing fee will be provided if no processing by the City has occurred."

"4. A 50% refund of application fees will be provided if the Community Development Director, or his / her designee, determines that the request is made prior to any mailing of notice or if any processing by the City has occurred."

www.libertylakewa.gov/DocumentCenter/View/9526/2026-Fee-Schedule

POTENTIAL FIX

Publish corrected editions of the six land use application forms that point readers to the refund policy in Fee Administration B of the current Community Development Fee Schedule, and post a notice beside each form saying the fee schedule governs.

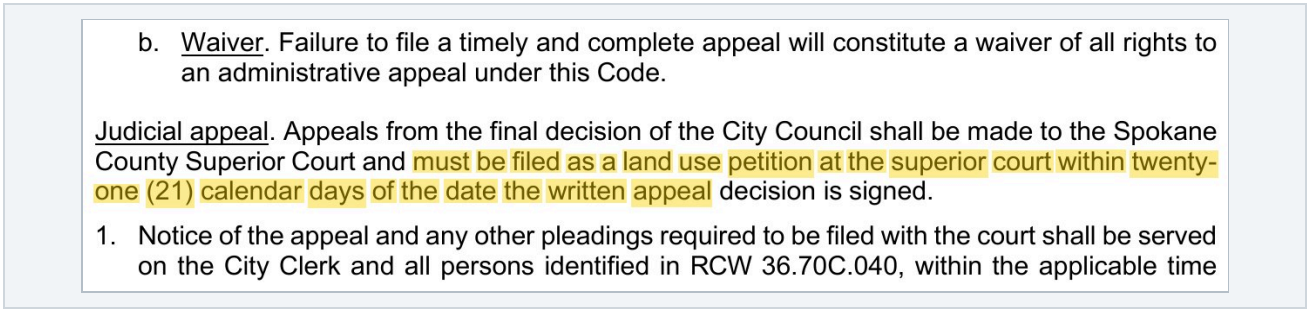
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

49 Development code starts the 21-day appeal clock at signing, not statutory issuance.

Where: Title 10, City of Liberty Lake Development Code (Full Collated), page 63 of 580. Still posted on the city website as of September 25, 2026.



b. Waiver. Failure to file a timely and complete appeal will constitute a waiver of all rights to an administrative appeal under this Code.

Judicial appeal. Appeals from the final decision of the City Council shall be made to the Spokane County Superior Court and must be filed as a land use petition at the superior court within twenty-one (21) calendar days of the date the written appeal decision is signed.

1. Notice of the appeal and any other pleadings required to be filed with the court shall be served on the City Clerk and all persons identified in RCW 36.70C.040, within the applicable time

SAYS

"must be filed as a land use petition at the superior court within twenty-one (21) calendar days of the date the written appeal decision is signed."

IN FORCE

RCW 36.70C.040(3), (4)(a)

"The petition is timely if it is filed and served on all parties listed in subsection (2) of this section within 21 days of the issuance of the land use decision."

"(4) For the purposes of this section, the date on which a land use decision is issued is: (a) Three days after a written decision is mailed by the local jurisdiction"

app.leg.wa.gov/rcw/default.aspx?cite=36.70C.040

POTENTIAL FIX

Amend the judicial appeal provision of Title 10 (10-4B-4(H)) by ordinance so the 21 day deadline runs from issuance of the decision as RCW 36.70C.040(4) defines it: three days after a written decision is mailed, the date notice is given that it is publicly available, or the date a Council ordinance or resolution passes. Post a notice beside the Development Code saying that RCW 36.70C.040 governs until then.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

50 Full Development Code sets a 3/4-mile shelter spacing rule state law bars.

Where: Title 10, City of Liberty Lake Development Code (Full Collated), page 120 of 580. Still posted on the city website as of September 25, 2026.

> b. The facility should be limited to 20 or fewer housing units within a single facility or complex.
>
> c. The facility must maintain an outwardly residential appearance and conform to the residential character of the area.
>
> d. In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties.

SAYS

"In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties."

IN FORCE

RCW 35A.21.430(2)

"(2) Except as provided in subsections (5) through (7) of this section, a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Amend Title 10 by ordinance to repeal the 3/4 mile spacing standard for Transitional and Supportive Housing, More than 8 Beds, in R-3, M-1, M-2, M-3, C-1, C-2 and the River District zones RD-R, RD-M and RD-C. Carry the repeal in the housing code amendments now before the Planning Commission, and post a notice beside the Development Code saying that RCW 35A.21.430(2) governs until then.

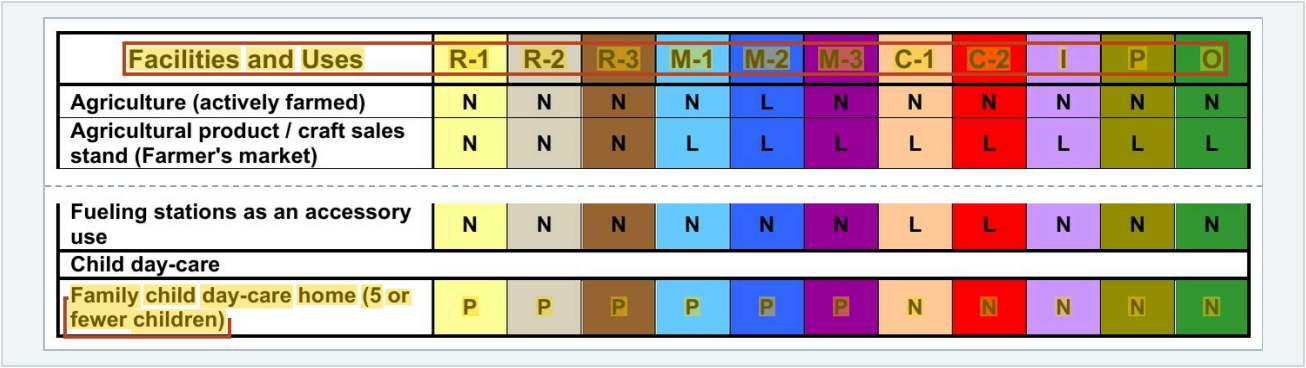
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

51 Zoning matrix bans family day-care homes in C-1 and C-2, where state law allows them.

Where: Zoning Matrix, page 2 of 7. Still posted on the city website as of September 25, 2026.



Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Agriculture (actively farmed)	N	N	N	N	L	N	N	N	N	N	N
Agricultural product / craft sales stand (Farmer's market)	N	N	N	L	L	L	L	L	L	L	L
Fueling stations as an accessory use	N	N	N	N	N	N	L	L	N	N	N
Child day-care											
Family child day-care home (5 or fewer children)	P	P	P	P	P	P	N	N	N	N	N

SAYS

"Facilities and Uses R-1 R-2 R-3 M-1 M-2 M-3 C-1 C-2 I P O"
"Family child day-care home (5 or fewer children)"
"P P P P P P N N N N N"

IN FORCE

RCW 36.70A.450(1)

"no county or city may enact, enforce, or maintain an ordinance, development regulation, zoning regulation, or official control, policy, or administrative practice that prohibits the use of a residential dwelling, located in an area zoned for residential or commercial use, as a family day-care provider's home facility."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.450

POTENTIAL FIX

Adopt an amendment to the Zoning Matrix setting the C-1 and C-2 entries of both family child day-care home rows to P, or to L with conditions no stricter than those for other dwellings in the zone, and publish a new edition of the matrix. Post a notice beside the current matrix saying RCW 36.70A.450 governs until then; this covers only providers in lawful residential dwellings and does not open C-1 or C-2 to new dwellings.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

52 Liberty Village 600 sq. ft. cap on detached structures will conflict with state ADU minimum.

Where: Liberty Village Specific Area Plan Submittal, page 3 of 3. Still posted on the city website as of September 25, 2026.

> setbacks, site coverage requirements and height limitations. No commercial or industrial activities, including home occupations, shall be permitted in an accessory structure within a lot used for residential purposes. Detached structures for single family homes and duplexes and townhouse units shall not exceed 600 sq. ft. per dwelling unit and shall be limited to one story (15 ft.) in height. Accessory activates shall also be allowed on top of a detached garage (above 15 feet in height) provided such structures do not exceed the height of the primary residence.

SAYS

"Detached structures for single family homes and duplexes and townhouse units shall not exceed 600 sq. ft. per dwelling unit and shall be limited to one story (15 ft.) in height."

IN FORCE

RCW 36.70A.681(1)(f), with RCW 36.70A.680(1) and RCW 36.70A.130(5)(c)

"(f) The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Adopt an amendment to the Liberty Village Specific Area Plan standards that allows detached accessory dwelling units at least 1,000 square feet of floor area and applies the height limits of RCW 36.70A.681 before the December 31, 2026 update deadline, and post a notice beside the 2006 plan saying that the statute governs until then.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

BUILDERS, CONTRACTORS AND DEVELOPMENT

53 River District ADU cap of one per lot conflicts with state law upon the periodic update.

Where: River District Development Regulations (full), February 2026, page 66 of 178. Still posted on the city website as of September 25, 2026.

square feet, whichever is less.

d. The ADU shall not have more than 2 bedrooms.

e. A maximum of one ADU is allowed per lot. An attached ADU shall not be allowed on lots containing a detached ADU, duplex, or multi-family dwelling. Within non- residential buildings one ADU dwelling unit shall be allowed. This is not intended to limit the number of residential units in a mixed-use building.

SAYS

"A maximum of one ADU is allowed per lot. An attached ADU shall not be allowed on lots containing a detached ADU, duplex, or multi-family dwelling."

IN FORCE

RCW 36.70A.681(1)(c)

"The city or county must allow at least two accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

In the periodic-update code package, raise the RD-R and RD-M ADU cap from one per lot to at least two, in any configuration RCW 36.70A.681(1)(c) allows, effective with the update (RCW 36.70A.681 does not bind Liberty Lake until its periodic update, due December 31, 2026, takes effect).

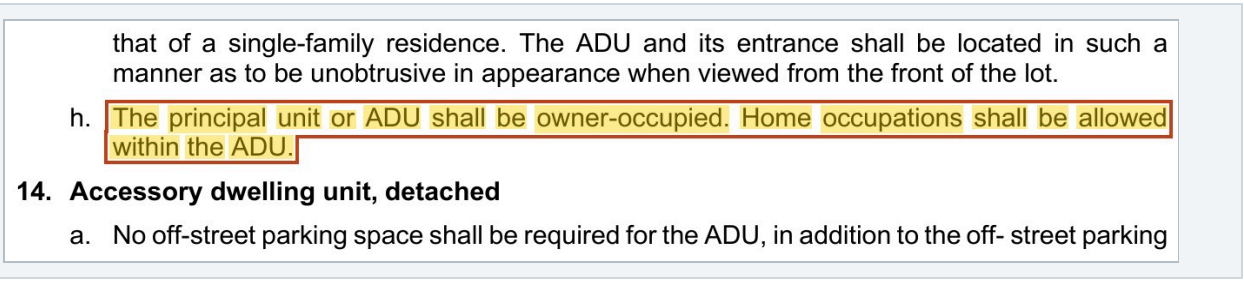
RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

BUILDERS, CONTRACTORS AND DEVELOPMENT

54 River District ADU owner-occupancy rule conflicts with state law once the periodic update takes effect.

Where: River District Development Regulations (full), February 2026, page 66 of 178. Still posted on the city website as of September 25, 2026.



that of a single-family residence. The ADU and its entrance shall be located in such a manner as to be unobtrusive in appearance when viewed from the front of the lot.

h. The principal unit or ADU shall be owner-occupied. Home occupations shall be allowed within the ADU.

14. Accessory dwelling unit, detached

a. No off-street parking space shall be required for the ADU, in addition to the off- street parking

SAYS

"The principal unit or ADU shall be owner-occupied. Home occupations shall be allowed within the ADU."

IN FORCE

RCW 36.70A.681(1)(b)

"The city or county may not require the owner of a lot on which there is an accessory dwelling unit to reside in or occupy the accessory dwelling unit or another housing unit on the same lot"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Adopt an amendment in the periodic code package that drops the owner-occupancy requirement for ADUs in RD-R and RD-M, effective with that package. Publish a notice beside the posted River District regulations saying that RCW 36.70A.681(1)(b) governs once the package takes effect.

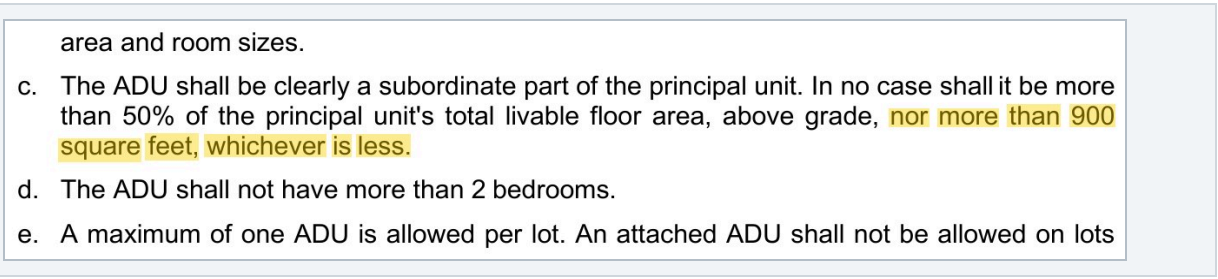
RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

BUILDERS, CONTRACTORS AND DEVELOPMENT

55 River District ADU caps fall below the 1,000 sq ft floor starting with the periodic update.

Where: River District Development Regulations (full), February 2026, page 66 of 178. Still posted on the city website as of September 25, 2026.



area and room sizes.

c. The ADU shall be clearly a subordinate part of the principal unit. In no case shall it be more than 50% of the principal unit's total livable floor area, above grade, nor more than 900 square feet, whichever is less.

d. The ADU shall not have more than 2 bedrooms.

e. A maximum of one ADU is allowed per lot. An attached ADU shall not be allowed on lots

SAYS

"nor more than 900 square feet, whichever is less."

IN FORCE

RCW 36.70A.681(1)(f)

"The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Adopt an amendment in the periodic code package that sets every RD-R and RD-M ADU size limit at no less than 1,000 square feet, including the 50 percent limits and the 35 percent limit on RD-M detached ADUs, effective with that package. Publish a notice beside the posted River District regulations saying that RCW 36.70A.681(1)(f) governs once the package takes effect.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

BUILDERS, CONTRACTORS AND DEVELOPMENT

56 River District allows one ADU per lot; state law requires two by December 31, 2026.

Where: River District Development Regulations, page 66 of 178. Still posted on the city website as of September 25, 2026.

square feet, whichever is less.

d. The ADU shall not have more than 2 bedrooms.

e. A maximum of one ADU is allowed per lot. An attached ADU shall not be allowed on lots containing a detached ADU, duplex, or multi-family dwelling. Within non- residential buildings one ADU dwelling unit shall be allowed. This is not intended to limit the number of

SAYS

"e. A maximum of one ADU is allowed per lot."

IN FORCE

RCW 36.70A.681(1)(b), (c), (e), (f); effective with the periodic update under RCW 36.70A.680(1) and RCW 36.70A.130(5)(c) (due by December 31, 2026)

"The city or county must allow at least two accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

With or before the periodic update due December 31, 2026, amend 10-2C-3(C)(13) to (14) and 10-2E-3(C)(10) to (11) to allow two ADUs per lot, drop owner occupancy, raise the 900 square foot cap to at least 1,000 square feet, and drop the 1,200 square foot principal unit minimum so ADUs are allowed on any lot meeting the minimum lot size.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

BUILDERS, CONTRACTORS AND DEVELOPMENT

57 Heating worksheet offers stations not in WAC Table RC-1, including Opportunity and Dishman, nearest Liberty Lake.

Where: 2018-2021 Heating System Sizing Worksheet. Still posted on the city website as of September 25, 2026.

A source image has not been located for this finding. The recorded quotation is shown below.

SAYS

"53 Dishman 9"
"140 Opportunity 8"
"104 Lemanasky Lake -7"
"105 Lind 3 NE 6"

IN FORCE

WAC 51-11R-30200 (R302.2) and WAC 51-11R-60100 (Table RC-1)

"The heating or cooling outdoor design temperatures shall be selected from Appendix RC."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R-30200

POTENTIAL FIX

Post a replacement worksheet, or a link to WSU's current calculator, whose station list is the locations in WAC 51-11R-60100 Table RC-1, and add a note telling Liberty Lake applicants which Table RC-1 location the building official uses for the city.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

58 Worksheet's stray sentence asks every credit claim to show tested air leakage and a ventilation sequence.

Where: 2021 WSEC-R Multifamily Work Sheet 2024-03-07, page 2 of 11. Still posted on the city website as of September 25, 2026.

> Each dwelling unit ***in a residential building*** shall comply with sufficient options from Table R406.2 (Energy Equalization Credits/Options) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.
>
> 4. Dwelling units serving Group R-2 occupancies: ..... **6.5 credits**

SAYS

"To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation."

IN FORCE

WAC 51-11R-40620 (R406.3)

"The drawings included with the building permit application shall identify which options have been selected and the point value of each option"

app.leg.wa.gov/WAC/default.aspx?cite=51-11R&full=true

POTENTIAL FIX

Publish a corrected edition of the multifamily worksheet that drops the added sentence beginning "To claim this credit" on page 2 and keeps the R406.3 wording printed below it, and post a notice beside the current worksheet saying that WAC 51-11R governs.

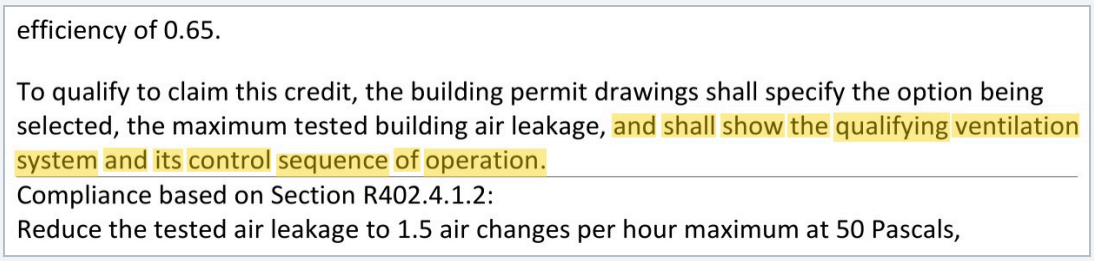
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

59 Worksheet Option 2.1 asks drawings to show a ventilation control sequence the code does not require.

Where: 2021 WSEC-R Multifamily Work Sheet 2024-03-07, page 5 of 11. Still posted on the city website as of September 25, 2026.


efficiency of 0.65.

To qualify to claim this credit, the building permit drawings shall specify the option being selected, the maximum tested building air leakage, and shall show the qualifying ventilation system and its control sequence of operation.

Compliance based on Section R402.4.1.2:
Reduce the tested air leakage to 1.5 air changes per hour maximum at 50 Pascals,

SAYS

"and shall show the qualifying ventilation system and its control sequence of operation."

IN FORCE

WAC 51-11R-40621, Table R406.3 Option 2.1

"To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R-40621&full=true

POTENTIAL FIX

Publish a corrected edition of the multifamily worksheet that gives the Option 2.1 submittal sentence in the adopted wording ending "shall show the heat recovery ventilation system.", and post a notice beside the current worksheet saying that WAC 51-11R-40621 governs.

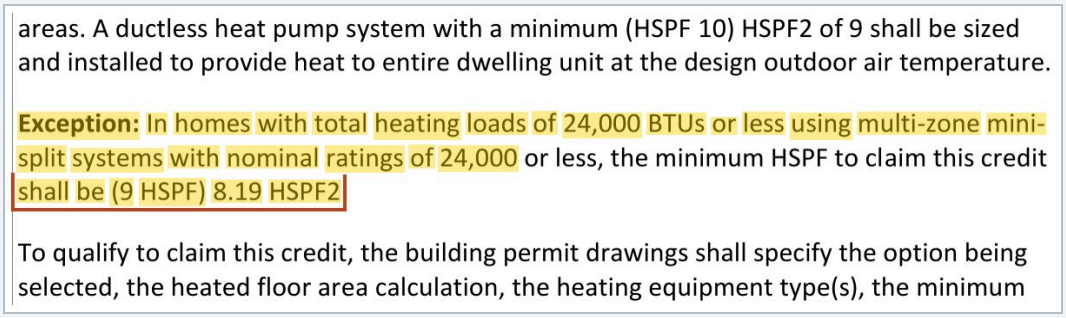
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

60 Worksheet 3.7 exception prints HSPF2 8.19; the code and the worksheet's conversion chart say 8.1.

Where: 2021 WSEC-R Multifamily Work Sheet 2024-03-07, page 7 of 11. Still posted on the city website as of September 25, 2026.


areas. A ductless heat pump system with a minimum (HSPF 10) HSPF2 of 9 shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature.

Exception: In homes with total heating loads of 24,000 BTUs or less using multi-zone mini-split systems with nominal ratings of 24,000 or less, the minimum HSPF to claim this credit shall be (9 HSPF) 8.19 HSPF2

To qualify to claim this credit, the building permit drawings shall specify the option being selected, the heated floor area calculation, the heating equipment type(s), the minimum

SAYS

"Exception: In homes with total heating loads of 24,000 BTUs or less using multi-zone minisplit systems with nominal ratings of 24,000 or less, the minimum HSPF to claim this credit"
"shall be (9 HSPF) 8.19 HSPF2"

IN FORCE

WAC 51-11R-40621, Table R406.3 Option 3.7 exception

"the minimum HSPF2 to claim this credit shall be 8.1 (9 HSPF)."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R-40621&full=true

POTENTIAL FIX

Publish a corrected edition of the multifamily worksheet that gives 8.1 HSPF2 in the Option 3.7 exception, and post a notice beside the current worksheet saying that WAC 51-11R-40621 governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

61 Detail-page note d allows System Type 5 only; code and summary page allow 4 or 5.

Where: 2021 WSEC-R Multifamily Work Sheet 2024-03-07, page 11 of 11. Still posted on the city website as of September 25, 2026.

c. Option 3.11 can only be taken with Options 3.1 and 3.3. To qualify to claim option 3.11 with 3.3, the system shall be a 1-2 speed heat pump system. Variable capacity heat pumps are ineligible from claiming this option.
d. This option may only be claimed if serving System Type 5 from Table R406.2.
e. Primary living areas include living, dining, kitchen, family rooms, and similar areas.
f. Option 3.11 may only be taken with Efficient Water Heating Options 5.1 or 5.2. Equipment sizing for space heating

SAYS

"d. This option may only be claimed if serving System Type 5 from Table R406.2."

IN FORCE

WAC 51-11R-40621, Table R406.3 note d

"This option may only be claimed if serving System Type 4 or 5 from Table R406.2."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R-40621&full=true

POTENTIAL FIX

Publish a corrected edition of the multifamily worksheet that gives note d on the detail page as "This option may only be claimed if serving System Type 4 or 5 from Table R406.2.", and post a notice beside the current worksheet saying that WAC 51-11R-40621 governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

62 Detail pages print single-family credit values on an R-2 form; the summary page uses R-2 values.

Where: 2021 WSEC-R Multifamily Work Sheet 2024-03-07, page 4 of 11. Still posted on the city website as of September 25, 2026.

Table 406.3 – Energy Credits (Multifamily)		
Option	Description	Credits: SF
1. EFFICIENT BUILDING ENVELOPE OPTIONS Only one option from Items 1.1 through 1.4 may be selected in this category. Compliance with the conductive UA targets is demonstrated using Section R402.1.5, Total UA alternative,		

SAYS

"Option Description Credits: SF"

IN FORCE

WAC 51-11R-40621, Table R406.3 credit columns

"All Other"
"Group R-2b"

app.leg.wa.gov/WAC/default.aspx?cite=51-11R-40621&full=true

POTENTIAL FIX

Publish a corrected edition of the multifamily worksheet whose detail page shows the Group R-2b credit values from Table R406.3 and marks Options 3.3, 3.6, 3.8 and 4.1 as N/A, and post a notice beside the current worksheet saying that WAC 51-11R-40621 governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

63 Worksheet option 4.1 bars equipment under 80% AFUE, which the state table does not say.

Where: 2021 WSEC-R Single Family Work Sheets, page 8 of 11. Still posted on the city website as of September 25, 2026.

4.1	HVAC equipment and associated duct system(s) installation shall comply with the requirements of Section R403.3.2. Electric resistance heat, hydronic heating and ductless heat pumps are not permitted under this option. Direct combustion heating equipment with AFUE less than 80% is not permitted under this option. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and shall show the location of the heating and cooling equipment and all the ductwork.

SAYS

"Direct combustion heating equipment with AFUE less than 80% is not permitted under this"

IN FORCE

WAC 51-11R-40621, Table R406.3 option 4.1

"HVAC equipment and associated duct system(s) installation shall comply with the requirements of Section R403.3.2. Electric resistance heat, hydronic heating and ductless heat pumps are not permitted under this option."

app.leg.wa.gov/WAC/default.aspx?cite=51-11R&full=true

POTENTIAL FIX

Publish a corrected edition of the worksheet whose option 4.1 matches the adopted table, with no AFUE sentence. Post a notice beside the current print saying the state table governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

64 Fee schedule exempts rough grading under 100 cubic yards; Development Code 10-3F-3 lists no such exemption.

Where: 2026 Community Development Fee Schedule, page 8 of 13. Still posted on the city website as of September 25, 2026.

Expired ROW Permit Reissuance Fee	100% of permit fee
Right of Way Permit Modification Fee (Issued Permits)	$65.00
Rough Grading & Grubbing Permits (# cut and/or fill – cubic yards (cu. yds.))	**Permit Fee + SEPA, if applicable**
< 100	Permit Not Required
100 – 1,000	$50.00 for the first 100 cu. yds.; + $10.00 for each additional 100 cu. yds.
1,001 – 10,000	$150.00 for the first 1000 cu. yds.; + $10.00 for each additional 1000 cu. yds.

SAYS

"Rough Grading & Grubbing Permits (# cut and/or fill -"
"cubic yards (cu. yds.))"
"< 100 Permit Not Required"

IN FORCE

Development Code 10-3F-3(A), (C)(1)

"All activities that involve the clearing, grading, filling, and/or covering of the ground shall apply for and receive a clearing and grading permit prior to commencing work, unless specifically exempted."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Adopt an amendment to Development Code 10-3F-3(B) by ordinance that adds the under 100 cubic yard exemption the fee schedule already applies, or adopt a new fee schedule edition with a minor clearing and grading permit fee, and post a notice beside the 2026 fee schedule saying that the Code governs until then.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

65 2026 fee schedule posts August 2025 ICC valuation data; LLMC 9-1-1 requires the most current issue.

Where: 2026 Fee Schedule (Community Development), page 2 of 13. Still posted on the city website as of September 25, 2026.



Commercial Valuation

Building Valuation Data (August 2025)

Square Foot Construction Costs a, b, c

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA

SAYS

"Building Valuation Data (August 2025)"
"This Fee Schedule includes the most recent valuation data and is updated administratively as the data changes twice each year."

IN FORCE

LLMC 9-1-1(A)

"Building valuation costs used to determine permit fees shall be from the most current issue of 'Building Safety Journal', published by the International Code Council."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4312

POTENTIAL FIX

Publish a new edition of the 2026 Fee Schedule that carries the newest ICC Building Valuation Data table with its issue date, and publish a new edition each time the data changes, as 9-1-1(A) requires.

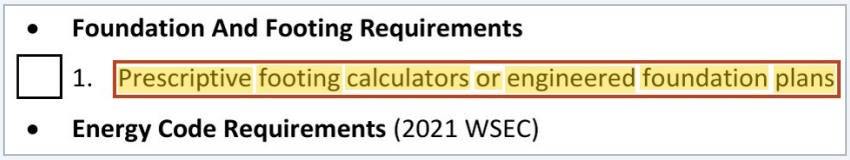
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

66 Checklist asks for footing calculators on every permit; code asks only for point load footings.

Where: BUILDING PERMIT CHECKLIST, page 1 of 1. Still posted on the city website as of September 25, 2026.



SAYS

"Prescriptive footing calculators or engineered foundation plans"

IN FORCE

Development Code 10-4C-4(A)(2)(c)

"c. For point load footings, prescriptive footing calculator worksheets, or engineered/stamped foundation plans;"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a new edition of the checklist that asks for prescriptive footing calculator worksheets or engineered foundation plans for point load footings, matching 10-4C-4(A)(2)(c), and post a notice beside the current checklist saying the Development Code governs.

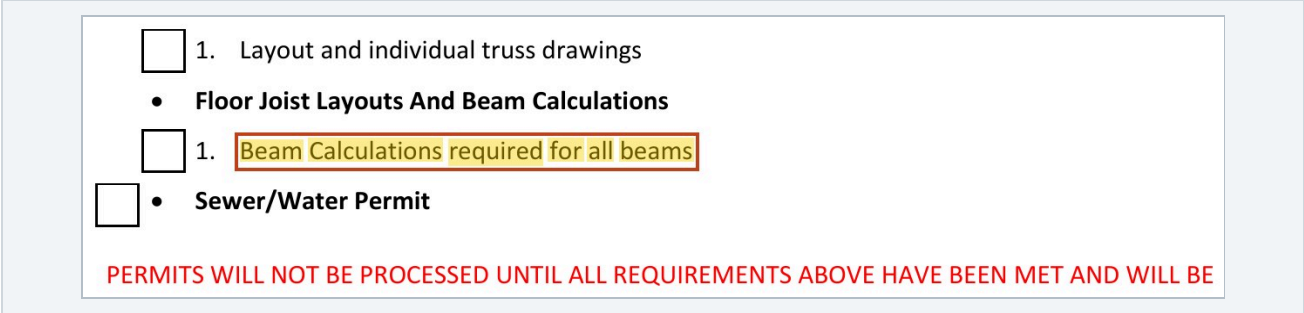
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

67 Checklist requires beam calculations for all beams; code requires them only where applicable.

Where: BUILDING PERMIT CHECKLIST, page 1 of 1. Still posted on the city website as of September 25, 2026.


1. Layout and individual truss drawings

- **Floor Joist Layouts And Beam Calculations**

1. Beam Calculations required for all beams

- **Sewer/Water Permit**

PERMITS WILL NOT BE PROCESSED UNTIL ALL REQUIREMENTS ABOVE HAVE BEEN MET AND WILL BE

SAYS

"Beam Calculations required for all beams"

IN FORCE

Development Code 10-4C-4(A)(2)(f)

"Floor joist layout and accompanying beam calculations, as applicable;"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a new edition of the checklist that asks for floor joist layout and beam calculations as applicable, matching 10-4C-4(A)(2)(f), and post a notice beside the current checklist saying the Development Code governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

68 February 2025 consultant memo misreads R-1 density: 6 attached, 4 detached; chart allows 8 and 6.

Where: Barriers to Affordability Memo 2025-0203, page 2 of 8. Still posted on the city website as of September 25, 2026.

barriers for moderate-income and vulnerable populations seeking stable, affordable housing.

- The R-1 zone, which covers much of the city's residential land, allows up to four attached single-family dwelling units, and allows for a higher density of development for attached single-family homes (up to six units per acre), as compared to detached single-family homes (which are allowed density up to 4 units per acre). While duplexes, triplexes, and four-plexes are not permitted, their form is similar in appearance to attached, single-family homes. Duplexes are considered compatible in scale with single-

SAYS

"allows for a higher density of development for attached single-family homes (up to six units per acre), as compared to detached single-family homes (which are allowed density up to 4 units per acre)."

IN FORCE

LLMC 10-2B-7 (R-1 density chart)

"Minimum Net Density: 4 dwelling units per acre Maximum: 60 percent * Maximum Net Density: 6 dwelling units per acre Minimum Net Density: 4 dwelling units per acre Residential Density Maximum Net Density: 8 dwelling units per acre"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Post a notice beside the memo on its Document Center listing saying it records the consultant's reading of the code as of February 3, 2025 and that Title 10 governs: R-1 allows up to 6 units per acre for detached homes and up to 8 for attached or clustered homes, with a 4 unit minimum for both (LLMC 10-2B-7).

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

69 February 2025 memo bars ADUs on houses under 1,200 square feet; code bars only attached ADUs.

Where: Barriers to Affordability Memo 2025-0203, page 3 of 8. Still posted on the city website as of September 25, 2026.

> Houses smaller than 1,200 square feet cannot have an ADU, and detached ADUs must be on lots that are at least 8,000 square feet, limiting that option for homeowners with smaller lots and potentially reducing the overall availability of affordable housing options within the community.

SAYS

"Houses smaller than 1,200 square feet cannot have an ADU"

IN FORCE

LLMC 10-2B-3(C)(7)(f)

"f. An ADU shall not be permitted if the principal unit is less than 1,200 square feet."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Post a notice beside the memo on its Document Center listing saying it records the consultant's reading of the code as of February 3, 2025 and that Title 10 governs: the 1,200 square foot minimum applies to attached ADUs (LLMC 10-2B-3(C)(7)(f)), and detached ADUs instead need a lot of at least 8,000 square feet (10-2B-3(C)(8)(h)).

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

70 February 2025 memo requires owner occupancy of the principal unit; code allows either house or ADU.

Where: Barriers to Affordability Memo 2025-0203, page 3 of 8. Still posted on the city website as of September 25, 2026.

> are at least 8,000 square feet, limiting that option for homeowners with smaller lots and potentially reducing the overall availability of affordable housing options within the community.
> ADUs are only permitted if the primary unit is owner-occupied, further limiting the ability to develop these relatively affordable housing options across the city.
> In R-2 zones, the maximum density is capped at 12 dwelling units per acre, which falls below the

SAYS

"ADUs are only permitted if the primary unit is owner-occupied"

IN FORCE

LLMC 10-2B-3(C)(7)(h) and (8)(j)

"h. The principal unit or ADU shall be owner-occupied."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Post a notice beside the memo on its Document Center listing saying it records the consultant's reading of the code as of February 3, 2025 and that Title 10 governs: the owner may occupy either the principal unit or the ADU (LLMC 10-2B-3(C)(7)(h) and (8)(j)).

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

71 February 2025 memo gives supportive housing the specialty housing parking rate; code sets a separate rate.

Where: Barriers to Affordability Memo 2025-0203, page 4 of 8. Still posted on the city website as of September 25, 2026.

> Parking minimums for Specialty and Supportive housing must have 0.5 spaces per bed plus one space per employee, which imposes unnecessary costs on facilities designed for populations less likely to own vehicles, such as individuals experiencing homelessness, seniors, and those with disabilities. These requirements further reduce the financial feasibility of such projects.

SAYS

"Parking minimums for Specialty and Supportive housing must have 0.5 spaces per bed plus one space per employee"

IN FORCE

LLMC 10-3D-3(A) parking table

"Supportive Housing 1 space per employee, plus 1 space per 5 residents, plus 1 space per vehicle operated by the home or facility"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Post a notice beside the memo on its Document Center listing saying it records the consultant's reading of the code as of February 3, 2025 and that Title 10 governs: specialty housing needs 0.5 space per bed plus 1 per employee on the largest shift, and supportive housing needs 1 space per employee, plus 1 per 5 residents, plus 1 per facility vehicle (LLMC 10-3D-3(A)).

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

72 February 2025 memo applies R-3's 20 unit, 40 resident limit to all supportive and emergency housing.

Where: Barriers to Affordability Memo 2025-0203, page 4 of 8. Still posted on the city website as of September 25, 2026.

developers from pursuing the development process.
The number of units for Permanent Supportive Housing (PSH) and Emergency Housing is capped at 20, and the number of residents is capped at 40. This limits the capacity to provide much-needed supportive housing.

SAYS

"The number of units for Permanent Supportive Housing (PSH) and Emergency Housing is capped at 20, and the number of residents is capped at 40."

IN FORCE

LLMC 10-2D-3(C)(13)(a),(b) (R-3) and 10-2E-3(C)(21)(a) (M-1; same 50 unit limit in M-2, M-3, C-1, C-2); emergency housing 10-2E-3(C)(19)(b)

"limited to 20 or fewer housing units within a single facility or complex"
"limited to 40 or fewer residents, not including caregivers and staff"
"a. The facility should be limited to 50 or fewer housing units within a single facility or complex."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Post a notice beside the memo on its Document Center listing saying it records the consultant's reading of the code as of February 3, 2025 and that Title 10 governs: in R-3, transitional and supportive housing of more than 8 beds is limited to 40 residents and should be limited to 20 units (LLMC 10-2D-3(C)(13)); in the mixed-use and commercial zones that use should be limited to 50 units, with no resident limit (10-2E-3(C)(21)); emergency housing residents follow the general capacity of the building (10-2E-3(C)(19)(b)), under standards Ord. 309 amended on February 18, 2025, after the memo's date.

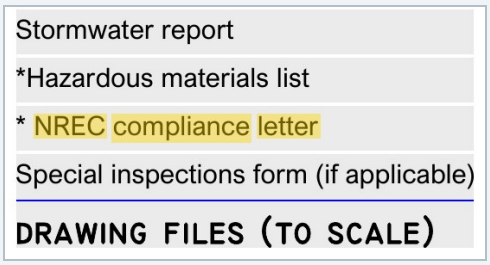
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

73 Commercial permit checklist asks for an NREC compliance letter; the code requires NREC worksheets.

Where: COMMERCIAL and INDUSTRIAL BUILDING 3-20-19, page 4 of 9. Still posted on the city website as of September 25, 2026.



SAYS

"NREC compliance letter"

IN FORCE

Development Code 10-4C-4(A)(1)(e)

"e. NREC worksheets;"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a revised checklist that asks for NREC worksheets, and mark the 3/12/19 checklist superseded.

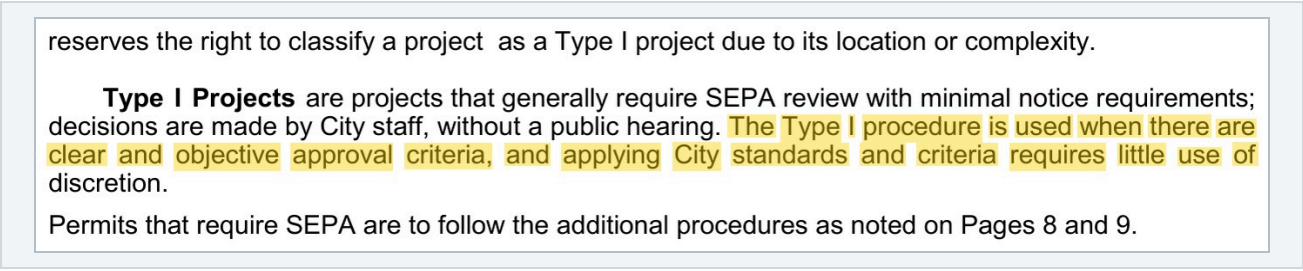
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

74 Commercial building handout says Type I review uses little discretion; code says no discretion.

Where: COMMERCIAL and INDUSTRIAL BUILDING 3-20-19, page 1 of 9. Still posted on the city website as of September 25, 2026.



reserves the right to classify a project as a Type I project due to its location or complexity.

Type I Projects are projects that generally require SEPA review with minimal notice requirements; decisions are made by City staff, without a public hearing. The Type I procedure is used when there are clear and objective approval criteria, and applying City standards and criteria requires little use of discretion.

Permits that require SEPA are to follow the additional procedures as noted on Pages 8 and 9.

SAYS

"The Type I procedure is used when there are clear and objective approval criteria, and applying City standards and criteria requires little use of discretion."

IN FORCE

Development Code 10-4B-3(B)

"The Type I procedure is used when there are clear and objective approval criteria, and applying City standards and criteria requires no use of discretion."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the handout that says the Type I procedure applies when criteria are clear and objective and need no use of discretion, matching Development Code 10-4B-3(B), and post a notice beside the current handout saying the code governs.

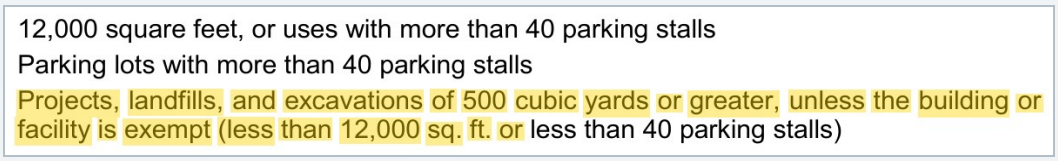
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

75 Commercial handout calls buildings under 12,000 square feet or 40 stalls SEPA exempt; code requires both.

Where: COMMERCIAL and INDUSTRIAL BUILDING 3-20-19, page 1 of 9. Still posted on the city website as of September 25, 2026.


12,000 square feet, or uses with more than 40 parking stalls
Parking lots with more than 40 parking stalls
Projects, landfills, and excavations of 500 cubic yards or greater, unless the building or facility is exempt (less than 12,000 sq. ft. or less than 40 parking stalls)

SAYS

"Projects, landfills, and excavations of 500 cubic yards or greater, unless the building or facility is exempt (less than 12,000 sq. ft. or less than 40 parking stalls)"

IN FORCE

Development Code 10-6A-3(B)(3) and (5)

"3. For office, school, commercial, recreational, service, or storage buildings in section 197-11800(1)(b)(iii) WAC: up to 12,000 square feet and up to 40 parking spaces."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the handout that says a building is exempt only if it is up to 12,000 square feet and up to 40 parking spaces (10-6A-3(B)(3)), and that fill or excavation is exempt up to 500 cubic yards (10-6A-3(B)(5)) or when necessary for an exempt project (WAC 197-11-800(1)(b)(v)), and post a notice beside the current handout saying the code governs.

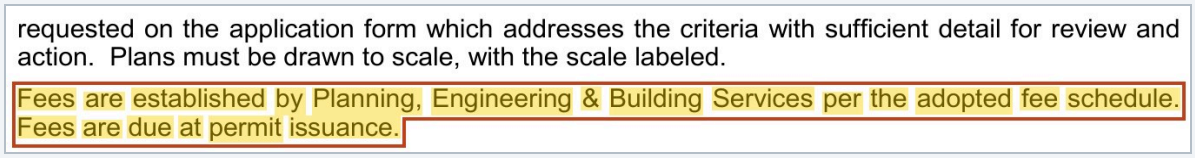
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

76 Commercial building handout says all fees are due at issuance; some are due at application.

Where: COMMERCIAL and INDUSTRIAL BUILDING 3-20-19, page 3 of 9. Still posted on the city website as of September 25, 2026.


requested on the application form which addresses the criteria with sufficient detail for review and action. Plans must be drawn to scale, with the scale labeled.

Fees are established by Planning, Engineering & Building Services per the adopted fee schedule. Fees are due at permit issuance.

SAYS

"Fees are established by Planning, Engineering & Building Services per the adopted fee schedule. Fees are due at permit issuance."

IN FORCE

2026 Community Development Fee Schedule, Fee Administration A(2)

"Building Permits: Plan Review & Processing / Technology Fees will be due upon application submittal and shall be paid prior to the commencement of review."

www.libertylakewa.gov/DocumentCenter/View/9526

POTENTIAL FIX

Publish a corrected edition of the handout that says plan review and processing and technology fees are due at application submittal, and building permit and mitigation fees at permit issuance, and post a notice beside the current handout saying the fee schedule governs.

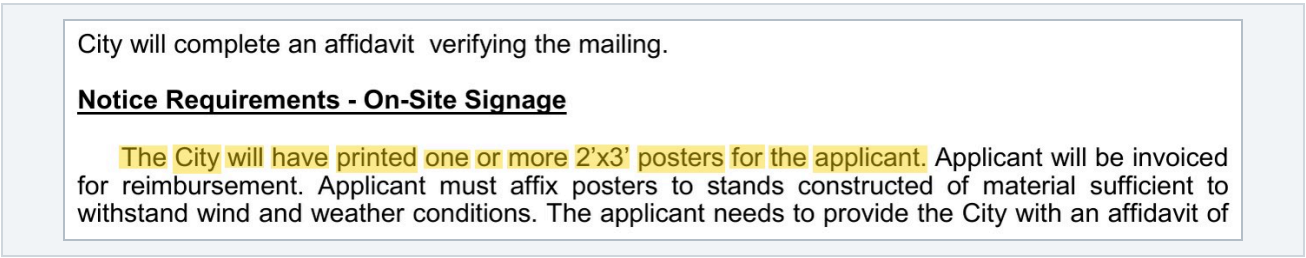
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

77 Commercial building handout says the city prints notice posters; code has the applicant prepare the sign.

Where: COMMERCIAL and INDUSTRIAL BUILDING 3-20-19, page 8 of 9. Still posted on the city website as of September 25, 2026.



City will complete an affidavit verifying the mailing.

Notice Requirements - On-Site Signage

The City will have printed one or more 2'x3' posters for the applicant. Applicant will be invoiced for reimbursement. Applicant must affix posters to stands constructed of material sufficient to withstand wind and weather conditions. The applicant needs to provide the City with an affidavit of

SAYS

"The City will have printed one or more 2'x3' posters for the applicant."

IN FORCE

Development Code 10-4B-4(D)(3)

"Signage shall consist only of information approved and provided by the City and the signage shall be prepared and installed by the applicant."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the handout that says the applicant prepares and installs the notice sign using information approved and provided by the City, or adopt an amendment to 10-4B-4(D)(3) by ordinance if the City now prints signs.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

78 Conditional use form and Development Code 10-4H-2(B) both cite nonexistent Article 10-F; modifications article is 10-4F.

Where: COND USE PERMIT 2025, page 1 of 6. Still posted on the city website as of September 25, 2026.

> Article 10 – 4B). The application shall meet specific submission requirements (Development Code Section 10 – 4H – 3) and approval criteria (Development Code Section 10 – 4H – 4).
>
> - Modifications to approved or existing conditional uses shall be processed in accordance with Development Code Article 10 – F – Modifications. Refer to the City Development Code for more information.
>
> **Criteria, Standards, and Conditions Of Approval**

SAYS

"Modifications to approved or existing conditional uses shall be processed in accordance with Development Code Article 10 - F - Modifications."

IN FORCE

Development Code Article 10-4F

"modifications to development approvals shall comply with Article 10-4F Modifications to Approved Plans and Conditions of Approval."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the conditional use permit application that cites Development Code Article 10-4F, and amend 10-4H-2(B) by ordinance to cite Article 10-4F.

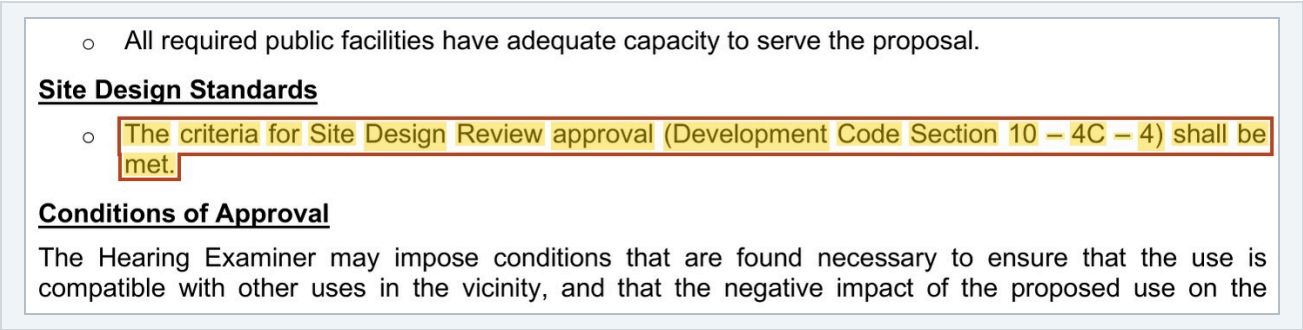
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

79 Conditional use form and code 10-4H-4(B) cite building plan section 10-4C-4 for site design criteria.

Where: COND USE PERMIT 2025, page 1 of 6. Still posted on the city website as of September 25, 2026.



- All required public facilities have adequate capacity to serve the proposal.

Site Design Standards

- The criteria for Site Design Review approval (Development Code Section 10 – 4C – 4) shall be met.

Conditions of Approval

The Hearing Examiner may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity, and that the negative impact of the proposed use on the

SAYS

"The criteria for Site Design Review approval (Development Code Section 10 - 4C - 4) shall be met."

IN FORCE

Development Code 10-4C-4 and 10-4C-3(C)

"10-4C-4 Building Plan Submission and Review Requirements"
"The Zoning Administrator shall make written findings with respect to all of the following criteria when approving, approving with conditions, or denying an application:"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the conditional use permit application that points to the site plan approval criteria in Section 10-4C-3(C), and amend 10-4H-4(B) by ordinance to match.

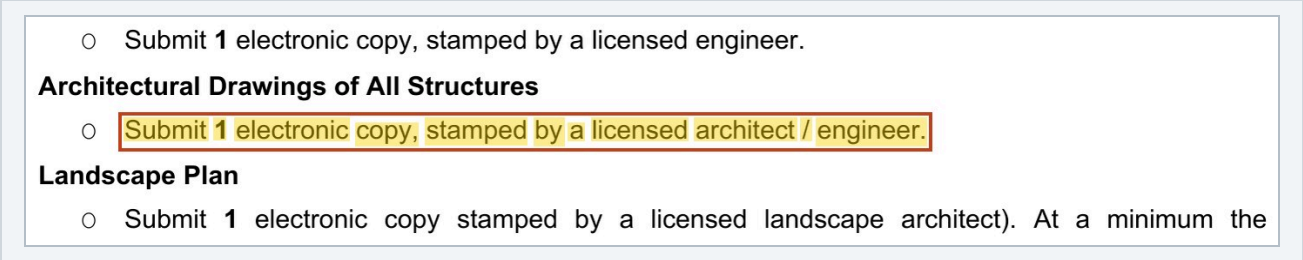
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

80 Conditional use form accepts architect or engineer stamps; 10-4C-3(B)(1)(d)(ii) submittal list names an architect's stamp.

Where: COND USE PERMIT 2025, page 4 of 6. Still posted on the city website as of September 25, 2026.



- Submit **1** electronic copy, stamped by a licensed engineer.

Architectural Drawings of All Structures

- Submit **1** electronic copy, stamped by a licensed architect / engineer.

Landscape Plan

- Submit **1** electronic copy stamped by a licensed landscape architect). At a minimum the

SAYS

"Submit 1 electronic copy, stamped by a licensed architect / engineer."

IN FORCE

Development Code 10-4C-3(B)(1)(d)(ii) via 10-4H-3(E)

"Registered Architects Stamp, signed and dated;"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the conditional use permit application that asks for a registered architect's stamp, or adopt an amendment to Section 10-4C-3(B)(1)(d)(ii) by ordinance if the city accepts engineer-stamped drawings. Post a notice beside the application saying which text governs.

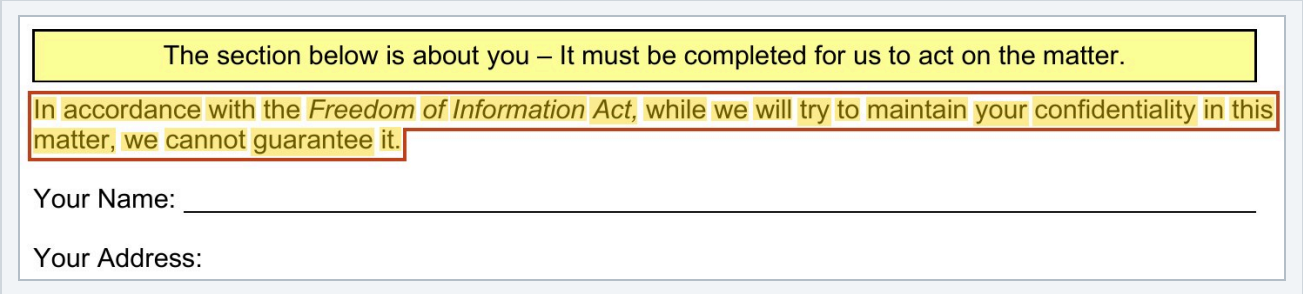
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

81 Code violation form cites the federal Freedom of Information Act, not state law.

Where: Code Violation Investigation Request Form, page 1 of 1. Still posted on the city website as of September 25, 2026.


The section below is about you – It must be completed for us to act on the matter.

In accordance with the *Freedom of Information Act,* while we will try to maintain your confidentiality in this matter, we cannot guarantee it.

Your Name: _____

Your Address:

SAYS

"In accordance with the Freedom of Information Act, while we will try to maintain your confidentiality in this matter, we cannot guarantee it."

IN FORCE

RCW 42.56.240(2)

"Information revealing the identity of persons who are witnesses to or victims of crime or who file complaints with investigative, law enforcement, or penology agencies, other than the commission, if disclosure would endanger any person's life, physical safety, or property. If at the time a complaint is filed the complainant, victim, or witness indicates a desire for disclosure or nondisclosure, such desire shall govern."

app.leg.wa.gov/rcw/default.aspx?cite=42.56.240

POTENTIAL FIX

Publish a corrected edition of the form that cites the Public Records Act, chapter 42.56 RCW, in place of the Freedom of Information Act, and post a notice beside the current form saying so. Offer a nondisclosure option under RCW 42.56.240(2) only if the city attorney confirms that subsection applies to code enforcement complaints.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

82 Concrete handout cites a 2009-era building code section; Washington has adopted the 2021 IBC.

Where: Cold Weather Concrete Placement and Curing, page 1 of 2. Still posted on the city website as of September 25, 2026.

> This handout serves as a brief overview on cold weather concrete placement and curing, for more information on specific requirements, please refer to the City of Liberty Lake Building Code.
>
> As outlined in Section 1905.12 of the International Building Code, concrete that is to be placed during freezing or near-freezing weather shall comply with the following:
>
> 1. Adequate equipment shall be provided for heating concrete materials and protecting concrete during freezing or near-freezing weather.

SAYS

"As outlined in Section 1905.12 of the International Building Code, concrete that is to be placed during freezing or near-freezing weather shall comply with the following: 1. Adequate equipment shall be provided for heating concrete materials and protecting concrete during freezing or near-freezing weather. 2. Concrete materials and reinforcement, forms, fillers, and ground with which concrete is to come in contact shall be free from frost. 3. Frozen materials or materials containing ice shall not be used."

IN FORCE

WAC 51-50-003

"The 2021 edition of the International Building Code, including Appendix E, published by the International Code Council is hereby adopted by reference with the exceptions noted in this chapter of the Washington Administrative Code."

app.leg.wa.gov/WAC/default.aspx?cite=51-50-003

POTENTIAL FIX

Publish a corrected edition of the handout that cites the 2021 International Building Code the state adopts by WAC 51-50-003, or remove the handout from the current pages, and post a notice beside it saying that the adopted code governs.

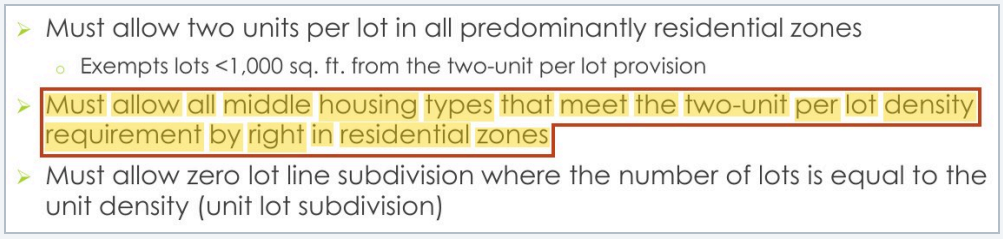
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

83 Slide says all middle housing types must be allowed; state law requires two units per lot.

Where: Comp Plan Housing - Housing Element, page 15 of 23. Still posted on the city website as of September 25, 2026.



SAYS

"Must allow all middle housing types that meet the two-unit per lot density requirement by right in residential zones"

IN FORCE

RCW 36.70A.635(5)

"Cities are not required to allow accessory dwelling units or middle housing types beyond the density requirements in subsection (1) of this section."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.635

POTENTIAL FIX

Adopt an amendment to the Housing Element that states the RCW 36.70A.635(1)(c) duty to allow at least two units per lot on lots zoned predominantly for residential use, subject to the statute's exceptions, and that the law does not require every middle housing type, and post a notice beside the slide saying that RCW 36.70A.635 governs.

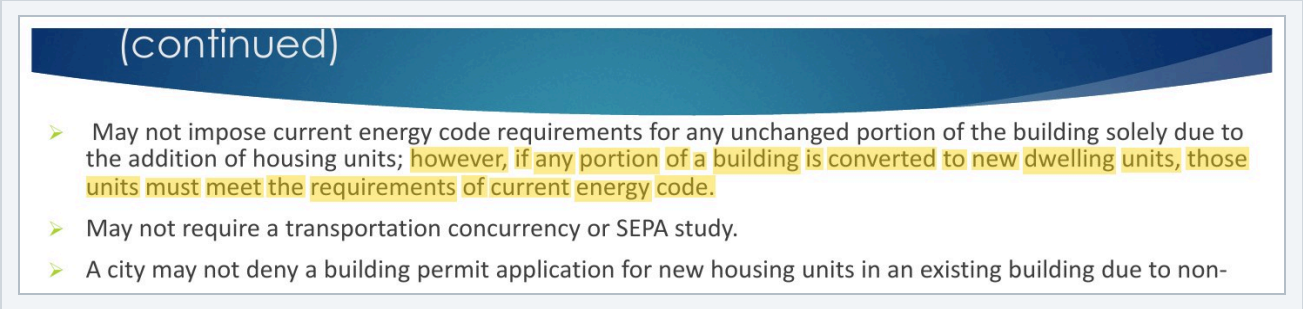
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

84 Slide says converted units must meet current energy code, omitting the statute's exceptions.

Where: Comp Plan Housing - Housing Element, page 20 of 23. Still posted on the city website as of September 25, 2026.



SAYS

"however, if any portion of a building is converted to new dwelling units, those units must meet the requirements of current energy code."

IN FORCE

RCW 35A.21.440(2)(g)

"When any other existing building is converted to new dwelling units, changed portions of each of those new units must meet the requirements of the current energy code, except if: (i) The square footage of new dwelling units does not exceed 2,500 square feet or 50 percent of the total building square footage, whichever is greater;"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.440

POTENTIAL FIX

Adopt an amendment to the Housing Element that says changed portions of new units must meet the current energy code unless an exception in RCW 35A.21.440(2)(g) applies, and post a notice beside the slide saying that the statute governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

85 Amendment form's three required criteria do not match six grounds for amending development regulations in 10-4B-5(A).

Where: Comprehensive Plan & Development Code Amendment Request, page 1 of 5. Still posted on the city website as of September 25, 2026.

- **Written Response to Standards & Criteria for Amendments**
  - The Planning Commission will review amendment requests and prepare a recommendation of approval or denial to the City Council based on the criteria listed below. Amendments will only be granted if the City Council determines that the request is consistent with the criteria below. Applicants must address each of the following standards and criteria in a written response that shall be attached to this amendment request application:

SAYS

"Amendments will only be granted if the City Council determines that the request is consistent with the criteria below."

IN FORCE

Development Code 10-4B-5(A)

"The City may amend development regulations when it finds that any of the following applies:"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the amendment request form whose criteria for development code amendments follow 10-4B-5(A), keeping consistency with the comprehensive plan as a requirement (RCW 36.70A.130(1)(e)) and stating the criteria for comprehensive plan amendments separately, and post a notice beside the current form saying that 10-4B-5 governs until then.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

86 Amendment form sets a 4pm cutoff on April 1 that the code does not.

Where: Comprehensive Plan & Development Code Amendment Request, page 2 of 5. Still posted on the city website as of September 25, 2026.

Department for more information.

Amendments to the comprehensive plan or development regulations can be requested by the City Council, Planning Commission, City Staff, or by any affected citizen or property owner on a yearly basis. The yearly review of proposed amendments shall begin in April and should conclude in December. **Complete applications for all amendments shall be submitted by 4pm on April 1st of each year in order for the amendment to be reviewed that year**. Applications for amendments submitted after 4pm on April 1st or incomplete applications shall be reviewed the following year. Refer to City Development Code Section 10-4B-5 (Type IV Projects) for additional information.

Comprehensive Plan Text / Development Code Amendment/ Land Use & Zoning Map Amendments: Proposed amendments to the City of Liberty Lake Comprehensive Plan will initially be reviewed by the Planning Commission. A public workshop and a public hearing will be held, and the Planning Commission will make a

SAYS

"Complete applications for all amendments shall be submitted by 4pm on April 1st of each year in order for the amendment to be reviewed that year. Applications for amendments submitted after 4pm on April 1st or incomplete applications shall be reviewed the following year."

IN FORCE

Development Code 10-4B-5 (opening paragraph)

"Applications for amendments shall be submitted by April 1st of each year in order for the amendment to be reviewed that year. Applications for amendments submitted after April 1st shall be reviewed the following year."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the amendment request form that states the deadline as by April 1st, as 10-4B-5 does, or ask the Council to adopt an amendment to 10-4B-5 by ordinance adding a time of day, and post a notice beside the current form saying that 10-4B-5 governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

87 Form sends all map amendments to a hearing examiner; code limits that to individual property rezones.

Where: Comprehensive Plan & Development Code Amendment Request, page 2 of 5. Still posted on the city website as of September 25, 2026.

amendment after an additional public workshop and public hearing. A Development Code / Zoning Map Amendment may also be required concurrent with a Comprehensive Plan Map / Text Amendment request in order to keep the documents consistent. Land Use and Zoning Map Amendments require a public hearing before the hearing examiner prior to the public hearing before the City Council. The requirement to complete the amendment process by December is waived in the case of Land Use & Zoning Map Amendments.

SAYS

"Land Use and Zoning Map Amendments require a public hearing before the hearing examiner prior to the public hearing before the City Council."

IN FORCE

Development Code 10-4B-5(C)(2)

"Comprehensive Plan Land Use Map Amendments and district or City-wide Zoning Map Amendments are Type IV Projects which are processed concurrently and follow the procedures outlined for text amendments in B above."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the amendment request form stating that map amendments are Type IV projects processed with text amendments and that only an individual property rezone goes to the hearing examiner, and post a notice beside the current form saying that 10-4B-5(C)(2) governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

88 Appeal form signature block requires owner or representative attestation; code lets non-owners with standing appeal.

Where: DECISION & VIOLATION APPEAL FORM 2025, page 2 of 2. Still posted on the city website as of September 25, 2026.

front.

Required Signatures
By signing below (with either electronic or physical signature), I acknowledge that as the applicant I am the property owner or have full permission and authority to represent the property owner in this project. Additionally, I certify that my signature included on the application, if done electronically, provides the same understanding and authority as if I had signed the application in person or in writing. I acknowledge, understand, and agree to the requirements and terms described on this application.

SAYS

"By signing below (with either electronic or physical signature), I acknowledge that as the applicant I am the property owner or have full permission and authority to represent the property owner in this project."

IN FORCE

LLMC Development Code 10-4B-4(H)(1)

"Interested parties with standing, as defined in RCW 36.70C, have the opportunity to appeal a decision on a project permit or an administrative decision."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a new edition of the appeal form without the property owner attestation in the signature block, and mark the 2025 edition superseded. Post a notice beside the posted form saying that 10-4B-4(H)(1) governs who may appeal.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

89 Demolition handout names the air agency by its former name, SCAPCA.

Where: Demolition Permits, page 1 of 2. Still posted on the city website as of September 25, 2026.

- Utilities; Contact the appropriate utility companies to have water, gas and electricity properly disconnected before starting the demolition. (Call Before You Dig 1-800-424-5555).
- Dust/ asbestos; Dust control and asbestos removal are regulated by the Spokane County Air Pollution Control Authority (SCAPCA) (477-4727) and the Washington State Department of Labor and Industries (324-2552). Contact these agencies for their specific requirements. Asbestos handlers must be licensed by the state for its removal.

SAYS

"Dust control and asbestos removal are regulated by the Spokane County Air Pollution Control Authority (SCAPCA) (477-4727) and the Washington State Department of Labor and Industries (324-2552)."

IN FORCE

Spokane Regional Clean Air Agency, agency homepage

"Home - Spokane Regional Clean Air Agency"

spokanecleanair.org/

POTENTIAL FIX

Publish a new edition of the handout that names the Spokane Regional Clean Air Agency in place of the Spokane County Air Pollution Control Authority on both pages. Both pages give 477-4727, which the agency's homepage still lists.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

90 Demolition handout says fee is by square footage; fee schedule sets a flat $115.

Where: Demolition Permits, page 1 of 2. Still posted on the city website as of September 25, 2026.



How long will it take to process the application?

Most applications will be approved immediately; however, the complexity and location of a proposed demolition could require extra precautions and may require additional review time. The fee for a Demolition Permit shall be based on the adopted Planning & Building Services Fee Schedule and calculated by square footage.

What requirements must be met once the permit is approved?

- Utilities; Contact the appropriate utility companies to have water, gas and electricity properly

SAYS

"The fee for a Demolition Permit shall be based on the adopted Planning & Building Services Fee Schedule and calculated by square footage."

IN FORCE

2026 Community Development Fee Schedule, Demolition Permit

"Demolition Permit $115.00 + SEPA, if applicable"

www.libertylakewa.gov/DocumentCenter/View/9526/2026-Fee-Schedule

POTENTIAL FIX

Publish a corrected edition of the Demolition Permits handout that gives the demolition permit fee as $115.00 plus SEPA if applicable, per the current Community Development Fee Schedule, and post a notice beside the current handout saying that the fee schedule governs.

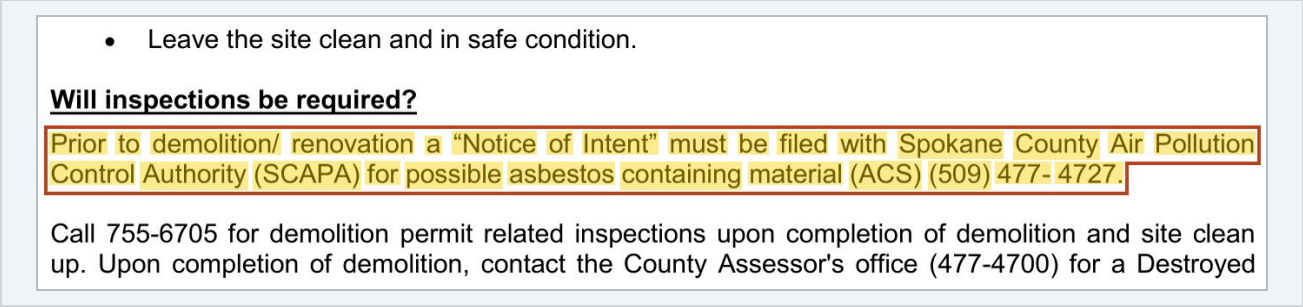
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

91 Demolition handout names Spokane County Air Pollution Control Authority, now Spokane Regional Clean Air Agency.

Where: Demolition Permits, page 2 of 2. Still posted on the city website as of September 25, 2026.



- Leave the site clean and in safe condition.

Will inspections be required?

Prior to demolition/ renovation a "Notice of Intent" must be filed with Spokane County Air Pollution Control Authority (SCAPA) for possible asbestos containing material (ACS) (509) 477- 4727.

Call 755-6705 for demolition permit related inspections upon completion of demolition and site clean up. Upon completion of demolition, contact the County Assessor's office (477-4700) for a Destroyed

SAYS

"Prior to demolition/ renovation a "Notice of Intent" must be filed with Spokane County Air Pollution Control Authority (SCAPA)"
"Control Authority (SCAPA) for possible asbestos containing material (ACS) (509) 477- 4727."

IN FORCE

Spokane Regional Clean Air Agency Regulation I, Article VI

"(2) Authority means the Spokane Regional Clean Air Agency (SRCAA or Agency)."

spokanecleanair.org/wp-content/uploads/2021/04/ARTICLE-VI.pdf

POTENTIAL FIX

Publish a corrected edition of the Demolition Permits handout that names the Spokane Regional Clean Air Agency (Spokane Clean Air), 509-477-4727, and post a notice beside the current handout saying which agency to contact.

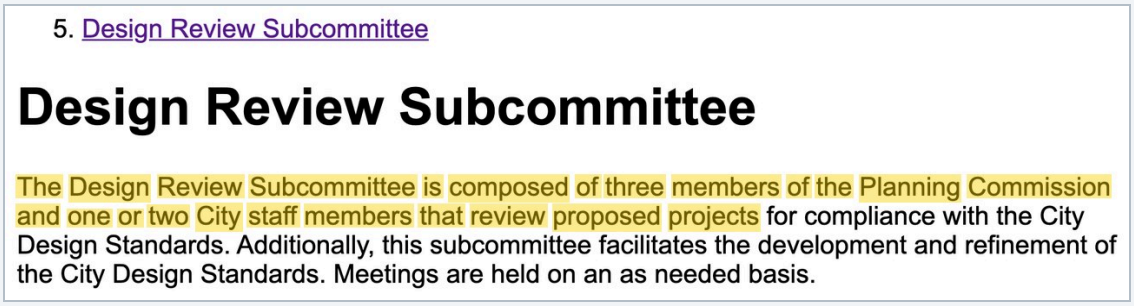
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

92 Subcommittee page says one or two staff members; bylaws fix five members with two staff.

Where: Design Review Subcommittee. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.



5. Design Review Subcommittee

Design Review Subcommittee

The Design Review Subcommittee is composed of three members of the Planning Commission and one or two City staff members that review proposed projects for compliance with the City Design Standards. Additionally, this subcommittee facilitates the development and refinement of the City Design Standards. Meetings are held on an as needed basis.

SAYS

"The Design Review Subcommittee is composed of three members of the Planning Commission and one or two City staff members that review proposed projects for compliance with the City Design Standards."

IN FORCE

Ordinance 175C, Exhibit A (Planning Commission Bylaws), Design Review Subcommittee

"Maintain and support a design review authority consisting of five (5) members. Two (2) positions shall be filled by City staff members and three (3) positions shall be filled by members of the Planning Commission."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/781

POTENTIAL FIX

Change the sentence to say the subcommittee has five members: three from the Planning Commission and two City staff members.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

93 Development Code page says updated August 6, 2024; posted code pages run through April 8, 2026.

Where: Development Code. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.



SAYS

"Updated August 6, 2024"

IN FORCE

Development Code (Title 10), posted PDF, table of contents footer (other page footers dated February 26 to March 25, 2026)

"April 08, 2026"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Change the date to the date of the latest amendment in the posted code (the posted PDF carries footers through April 8, 2026) and update it each time an amending ordinance is added.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

94 Final BSP form cites 10-4D-7(B), which covers final plats; binding site plans fall under 10-4D-13.

Where: FINAL BSP-ROS APPLICATION 2025, page 1 of 3. Still posted on the city website as of September 25, 2026.

- Copy of all recorded CC&R's, deed restrictions, private easements and agreements, and docs pertaining to common improvements recorded and referenced on the BSP
- Letter documenting compliance with approval criteria (§10 – 4D – 7(B))

The City's review of the Final BSP/ Record of Survey will be coordinated with the Fire District, sewer and water purveyors, and dry utilities. Certifications from the water and sewer purveyors, and the Fire District shall be

SAYS

"Letter documenting compliance with approval criteria (§10 - 4D - 7(B))"

IN FORCE

Development Code 10-4D-3(B) and 10-4D-13(S)

"Review of a final plat for a subdivision or short plat shall be processed administratively using the approval criteria in Section 10-4D-7."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the BSP-ROS application whose compliance letter line cites 10-4D-13(S), (T) and (V) in place of 10-4D-7(B), and post a notice beside the current print saying the Development Code governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

95 Final plat checklist lists a geotech report; code asks for a geotechnical letter only if required.

Where: FINAL PLAT SHORT PLAT APPLICATION 2025, page 1 of 3. Still posted on the city website as of September 25, 2026.

Along with this application and the associated fees, please provide electronic copies of the following:

- Copy of Preliminary Plat / Short Plat Conditions of Approval
- Civil Plans (unless previously reviewed and approved)
- Geotech Report
- Landscape Plans
- Plat / Title Certificate (with live links to the recorded easements)

SAYS

"Geotech Report"

IN FORCE

Development Code 10-4D-7(A)(3)

"If required by the Zoning Administrator, a geotechnical letter shall be supplied that lists the soil types within the development site and provides a schematic map identifying soil type areas."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the application whose checklist asks for a geotechnical letter prepared by a qualified engineer if required by the Zoning Administrator. Post a notice beside the posted form saying that 10-4D-7(A)(3) governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

96 Final plat application requires Council approval the Development Code does not require.

Where: Final Plat / Short Plat Application, page 1 of 3. Still posted on the city website as of September 25, 2026.

> Certifications from the water and sewer purveyors, and the Fire District shall be required prior to plat approval.
>
> Prior to recordation, all fees associated with the plat shall be paid in full; and all certifications and required warranty and/or performance bonds associated with required infrastructure shall be in place. For major subdivisions division of land into 5 or more lots), the final plat will need to be approved by City Council prior to recordation. The applicant will provide a paper copy for City signature with the original owners' signatures and wet stamps for the notary and surveyor. Upon City signature, it shall be the responsibility of the applicant to

SAYS

"For major subdivisions division of land into 5 or more lots), the final plat will need to be approved by City Council prior to recordation. The applicant will provide a paper copy for City signature with the original owners' signatures and wet stamps for the notary and surveyor."

IN FORCE

LLMC Development Code 10-4D-3(B) and 10-4D-7(B)

"B. Review of Final Plat or Short Plat. Review of a final plat for a subdivision or short plat shall be processed administratively using the approval criteria in Section 10-4D-7."

"B. Approval Criteria. The Zoning Administrator or his or her designee shall review the final plat or short plat and shall approve or deny the final plat or short plat based on findings regarding compliance with the following criteria:"

www.libertylakewa.gov/DocumentCenter/View/5233/Chapter-4-Application-and-Review

POTENTIAL FIX

Publish a corrected edition of the application that says final plats and short plats are reviewed administratively and approved by the Zoning Administrator or designee under 10-4D-7(B). Post a notice beside the posted form saying that the Development Code governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

97 Fireplace handout from 2010 lists asbestos hearth pads, barred in non-residential construction since 2020.

Where: Fireplaces, Inserts, & Stoves, page 2 of 11. Still posted on the city website as of September 25, 2026.

protection shall extend 8" beyond the sides and rear of the appliance. In all cases the floor area directly beneath the appliance shall be protected and the minimum clearance from the bottom of the appliance to the floor protection shall be 6" unless a lesser clearance is specified for a listed appliance. The hearth slab and floor protection shall consist of not less than 3/8" thick asbestos, concrete, hollow metal, stone, tile, or other approved non-combustible materials. Combustible floor coverings shall not encroach in the required hearth extension.

Note: Appliances installed in garages shall be a minimum of 18" above the floor.

Wood burning furnaces must be installed according to their approved "listing". If it is not a listed appliance, check with the City to see if the particular unit is acceptable. "Add-on" furnaces must be listed and approved specifically for that use. Duct systems for all wood or solid fuel burning appliances must, at a minimum, comply with the requirements of NFPA 89-M (Table 2-3). No wood burning appliances can be installed as a primary heating source.

SAYS

"The hearth slab and floor protection shall consist of not less than 3/8" thick asbestos, concrete, hollow metal, stone, tile, or other approved non-combustible materials."
"Duct systems for all wood or solid fuel burning appliances must, at a minimum, comply with the requirements of NFPA 89-M (Table 2-3)."

IN FORCE

RCW 70A.450.060(1), (2)(a)

"(1) Except as provided in subsection (2) of this section, the use of asbestos-containing building materials in new construction or renovations is prohibited."
"(a) The use of asbestos-containing building materials in residential construction;"

app.leg.wa.gov/RCW/default.aspx?cite=70A.450.060

POTENTIAL FIX

Remove this July 1, 2010 handout from the website or mark it superseded, since WAC 51-51-003, the state adoption of the residential code, has had amendments effective in 2013, 2016, 2020 and 2024 and now adopts the 2021 International Residential Code. Any reissue should drop asbestos from the hearth and floor protection materials, which RCW 70A.450.060 bars in non-residential new construction and renovation, and should check the NFPA 89-M duct reference against the 2021 code.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

98 Handout bans primary wood heat; WAC reaches only new or substantially remodeled buildings in designated areas.

Where: Fireplaces, Inserts, & Stoves, page 2 of 11. Still posted on the city website as of September 25, 2026.

> appliance, check with the City to see if the particular unit is acceptable. "Add-on" furnaces must be listed and approved specifically for that use. Duct systems for all wood or solid fuel burning appliances must, at a minimum, comply with the requirements of NFPA 89-M (Table 2-3). No wood burning appliances can be installed as a primary heating source.

SAYS

"No wood burning appliances can be installed as a primary heating source."

IN FORCE

WAC 51-51-0303, IRC R303.10.2

"Primary heating sources in all new and substantially remodeled buildings in designated areas shall not be dependent upon wood stoves."

app.leg.wa.gov/WAC/default.aspx?cite=51-51&full=true

POTENTIAL FIX

Publish a corrected edition of the handout that says primary heating sources in new and substantially remodeled buildings in designated areas must not depend on wood stoves, as WAC 51-51-0303 (IRC R303.10.2) words it, and post a notice beside the current handout saying that the WAC text governs.

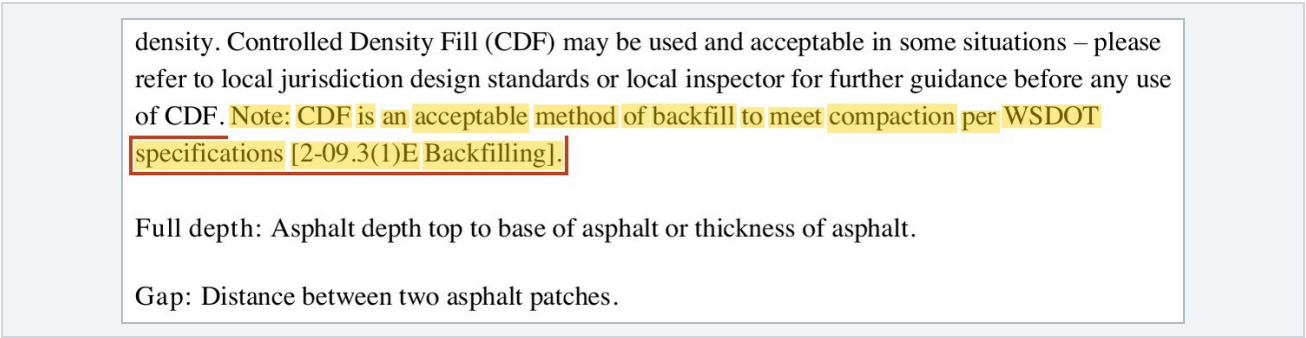
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

99 Regional pavement cut policy (2025 and 2026 editions) cites WSDOT backfill section 2-09.3(1)E, now numbered 3-07.3(1)E.

Where: INLAND NORTHWEST REGIONAL PAVEMENT CUT POLICY, page 2 of 21. Still posted on the city website as of September 25, 2026.



density. Controlled Density Fill (CDF) may be used and acceptable in some situations – please refer to local jurisdiction design standards or local inspector for further guidance before any use of CDF. Note: CDF is an acceptable method of backfill to meet compaction per WSDOT specifications [2-09.3(1)E Backfilling].

Full depth: Asphalt depth top to base of asphalt or thickness of asphalt.

Gap: Distance between two asphalt patches.

SAYS

"Note: CDF is an acceptable method of backfill to meet compaction per WSDOT specifications [2-09.3(1)E Backfilling]."

IN FORCE

WSDOT Standard Specifications M 41-10 (2026), 3-07.3(1)E

"3-07.3(1)E Backfilling The backfilling of openings dug for Structures shall be a necessary part of and incidental to the excavation."

wsdot.wa.gov/publications/manuals/fulltext/M41-10/SS2026.pdf

POTENTIAL FIX

Ask the city to say which backfilling section number governs the policy, and post a notice beside the policy saying that the WSDOT backfilling section is numbered 3-07.3(1)E in the 2026 Standard Specifications. Ask the regional committee to publish a new edition of the policy that cites 3-07.3(1)E.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

100 Pavement cut policy cites MUTCD Chapters 6G and 6H, now sign chapters in the 11th Edition.

Where: INLAND NORTHWEST REGIONAL PAVEMENT CUT POLICY, page 2 of 21. Still posted on the city website as of September 25, 2026.

> MUTCD: Manual on Uniform Traffic Control Devices: Traffic Control shall be set up to warn and protect the workers and general public by avoiding the working area during construction. Traffic Control must meet or exceed the Washington State modifications to the MUTCD (see http://mutcd.fhwa.dot.gov section, Chapter 6G and 6H).

SAYS

"Traffic Control must meet or exceed the Washington State modifications to the MUTCD (see http://mutcd.fhwa.dot.gov section, Chapter 6G and 6H)."

IN FORCE

WAC 468-95-010

"The 11th Edition of the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), published by the Federal Highway Administration and approved by the Federal Highway Administrator as the national standard for all highways open to public travel, was duly adopted by the Washington state secretary of transportation."

app.leg.wa.gov/WAC/default.aspx?cite=468-95-010

POTENTIAL FIX

Post a notice beside the policy saying that under the 11th Edition MUTCD adopted by WAC 468-95-010 the Part 6 material is in Chapters 6N and 6P and Washington's modifications are in chapter 468-95 WAC. Ask the regional committee to publish a new edition of the policy that says so.

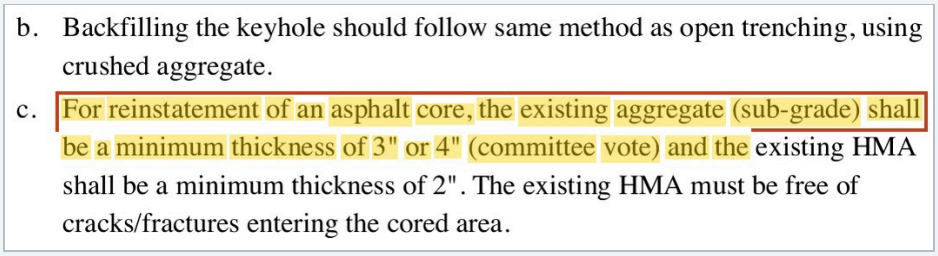
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

101 City posts 2025 pavement cut policy; 2026 edition sets 4 inch aggregate and longer curb replacement.

Where: INLAND NORTHWEST REGIONAL PAVEMENT CUT POLICY, page 5 of 21. Still posted on the city website as of September 25, 2026.



b. Backfilling the keyhole should follow same method as open trenching, using crushed aggregate.

c. For reinstatement of an asphalt core, the existing aggregate (sub-grade) shall be a minimum thickness of 3" or 4" (committee vote) and the existing HMA shall be a minimum thickness of 2". The existing HMA must be free of cracks/fractures entering the cored area.

SAYS

"For reinstatement of an asphalt core, the existing aggregate (sub-grade) shall be a minimum thickness of 3" or 4" (committee vote) and the existing HMA shall be a minimum thickness of 2"."

IN FORCE

Inland Northwest Regional Pavement Cut Policy (effective January 1, 2026), Policies 2

"For reinstatement of an asphalt core, for either a keyhole or core hole, the existing aggregate (basecourse or subcourse) shall be a minimum thickness of 4" (committee vote) and the existing HMA shall be a minimum thickness of 2"."

static.spokanecity.org/documents/business/pavement-cut-policy/spokane-regional-pavement-cut-policy-2026.pdf

POTENTIAL FIX

Publish the January 1, 2026 edition of the policy at the same address and mark the 2025 edition superseded. Post a notice beside the posting saying that the 2026 edition governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

102 Wetland delineation definition names 1994 regional guidance; state rules call for federal manual and regional supplements.

Where: Liberty Lake Engineering Design Standards - FINAL, page 12 of 46. Still posted on the city website as of September 25, 2026.

> in accordance with Section 10-6B-3. Buffer width is measured outward from the wetland boundary.
> ***Wetlands Delineation Manual*** - The 1987 U.S. Army Corps of Engineers Wetland Delineation Manual used in conjunction with the "Washington Regional Guidance on the 1987 Wetland Delineation Manual" dated May 23, 1994, as amended or any other wetlands delineation adopted or recommended for use by the Washington State Department of Ecology.

SAYS

"Wetlands Delineation Manual - The 1987 U.S. Army Corps of Engineers Wetland Delineation Manual used in conjunction with the "Washington Regional Guidance on the 1987 Wetland Delineation Manual" dated May 23, 1994, as amended or any other wetlands delineation adopted or recommended for use by the Washington State Department of Ecology."

IN FORCE

WAC 173-22-035, applied to city critical areas rules by RCW 36.70A.175

"Identification of wetlands and delineation of their boundaries pursuant to this chapter shall be done in accordance with the approved federal wetland delineation manual and applicable regional supplements."

app.leg.wa.gov/WAC/default.aspx?cite=173-22-035

POTENTIAL FIX

Adopt an amendment to the Design Standards, or publish a new edition, that refers to the approved federal wetland delineation manual and applicable regional supplements under WAC 173-22-035 in place of the May 23, 1994 regional guidance, and post a notice beside both prints saying that the WAC governs.

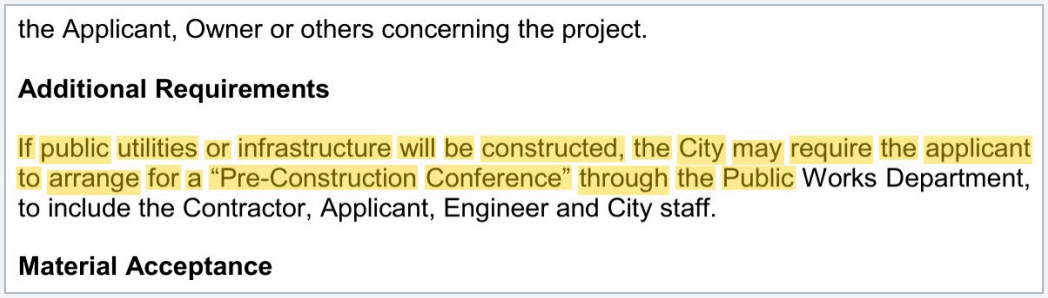
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

103 Standards 1.8 says the City may require pre-construction conferences; Code 10-3G-9(C) and Attachment 2.2 require them.

Where: Liberty Lake Engineering Design Standards - FINAL, page 14 of 46. Still posted on the city website as of September 25, 2026.



the Applicant, Owner or others concerning the project.

Additional Requirements

If public utilities or infrastructure will be constructed, the City may require the applicant to arrange for a "Pre-Construction Conference" through the Public Works Department, to include the Contractor, Applicant, Engineer and City staff.

Material Acceptance

SAYS

"If public utilities or infrastructure will be constructed, the City may require the applicant to arrange for a "Pre-Construction Conference" through the Public Works Department, to include the Contractor, Applicant, Engineer and City staff."

IN FORCE

Liberty Lake Development Code 10-3G-9(C)

"Commencement. Work shall not begin until the City has been notified two (2) working days in advance and a pre-construction meeting has been held."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards or Liberty Lake Development Code 10-3G-9(C) governs, and post that notice beside both texts; if Liberty Lake Development Code 10-3G-9(C) governs, adopt an amendment to the Design Standards, or publish a new edition, saying that a pre-construction conference is required before work on public utilities or infrastructure begins, as Development Code 10-3G-9(C) provides, and post a notice beside the print saying that the Code governs.

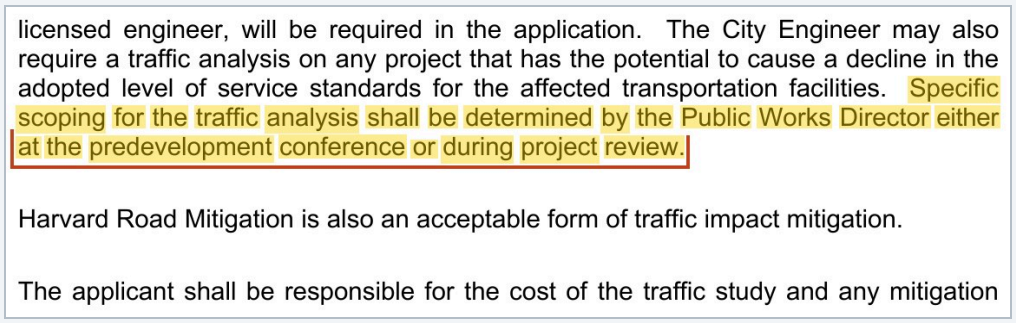
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

104 Traffic analysis scoping goes to the Public Works Director in 1.12, the City Engineer in 2.2.

Where: Liberty Lake Engineering Design Standards - FINAL, page 15 of 46. Still posted on the city website as of September 25, 2026.



licensed engineer, will be required in the application. The City Engineer may also require a traffic analysis on any project that has the potential to cause a decline in the adopted level of service standards for the affected transportation facilities. Specific scoping for the traffic analysis shall be determined by the Public Works Director either at the predevelopment conference or during project review.

Harvard Road Mitigation is also an acceptable form of traffic impact mitigation.

The applicant shall be responsible for the cost of the traffic study and any mitigation

SAYS

"Specific scoping for the traffic analysis shall be determined by the Public Works Director either at the predevelopment conference or during project review."

IN FORCE

Engineering Design Standards 2.2(B)(2)(b)

"Scoping shall be determined by the City Engineer."

www.libertylakewa.gov/DocumentCenter/View/4147/Liberty-Lake-Engineering-Design-Standards---FINALpdf

POTENTIAL FIX

Ask the city to say which officer governs traffic analysis scoping, the Public Works Director in 1.12(A) or the City Engineer in 2.2(B)(2)(b), and to post that notice beside both prints.

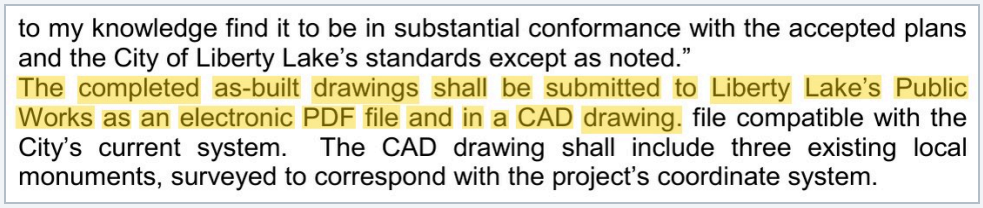
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

105 Standards ask for PDF and CAD as-builts; Development Code asks for two sets and a reproducible.

Where: Liberty Lake Engineering Design Standards - FINAL, page 22 of 46. Still posted on the city website as of September 25, 2026.


to my knowledge find it to be in substantial conformance with the accepted plans and the City of Liberty Lake's standards except as noted."
The completed as-built drawings shall be submitted to Liberty Lake's Public Works as an electronic PDF file and in a CAD drawing. file compatible with the City's current system. The CAD drawing shall include three existing local monuments, surveyed to correspond with the project's coordinate system.

SAYS

"The completed as-built drawings shall be submitted to Liberty Lake's Public Works as an electronic PDF file and in a CAD drawing. file compatible with the City's current system."

IN FORCE

Liberty Lake Development Code 10-3G-9(F)

"The developer's engineer shall also provide 2 set(s) of "as-built" plans and one reproducible original plan, in conformance with the City Engineer's specifications, for permanent filing with the City."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards or Liberty Lake Development Code 10-3G-9(F) governs, and post that notice beside both texts; if Liberty Lake Development Code 10-3G-9(F) governs, adopt an amendment to the Design Standards, or publish a new edition, asking for the same as-built sets as Development Code 10-3G-9(F), and post a notice beside the print saying that the Code governs. If the city wants electronic PDF and CAD files, amend Development Code 10-3G-9(F) by ordinance to name them.

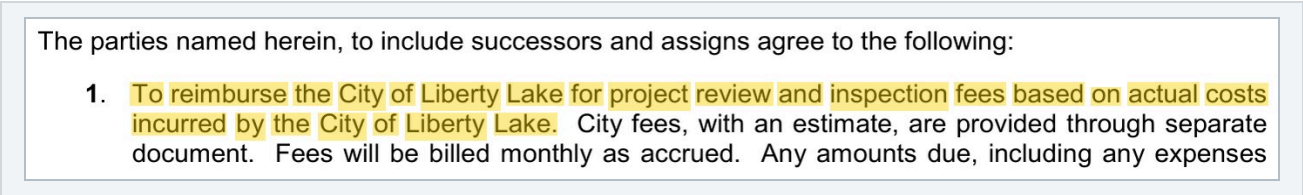
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

106 Fee agreement bills actual cost; 2026 schedule sets flat review fee, then hourly, plus inspection fees.

Where: Liberty Lake Engineering Design Standards - FINAL, page 24 of 46. Still posted on the city website as of September 25, 2026.



The parties named herein, to include successors and assigns agree to the following:

1. To reimburse the City of Liberty Lake for project review and inspection fees based on actual costs incurred by the City of Liberty Lake. City fees, with an estimate, are provided through separate document. Fees will be billed monthly as accrued. Any amounts due, including any expenses

SAYS

"To reimburse the City of Liberty Lake for project review and inspection fees based on actual costs incurred by the City of Liberty Lake. City fees, with an estimate, are provided through separate document. Fees will be billed monthly as accrued."

IN FORCE

2026 Community Development Fee Schedule, Engineering Review Fees and Fee Administration A.1

"Engineering Review Fees Additional Civil Plan Review & Actions Not Listed (Hourly $150.00 / hour Rate) $2,500.00 + Hourly Review Fees (if more Civil Infrastructure Plan Review Fees than two reviews have been completed)"
"When fees are based on hourly fees, the applicant will be billed, and the fees shall be paid prior to the decision being issued."
"Pre/Post Inspection Fee $150.00"

www.libertylakewa.gov/DocumentCenter/View/9526/2026-Fee-Schedule

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards or 2026 Community Development Fee Schedule, Engineering Review Fees and Fee Administration A.1 governs, and post that notice beside both texts; if 2026 Community Development Fee Schedule, Engineering Review Fees and Fee Administration A.1 governs, publish a new edition of Attachment 2.1 saying that review and inspection fees are those in the current adopted fee schedule, and post a notice beside the print saying the adopted schedule governs; monthly invoicing of hourly charges may stay.

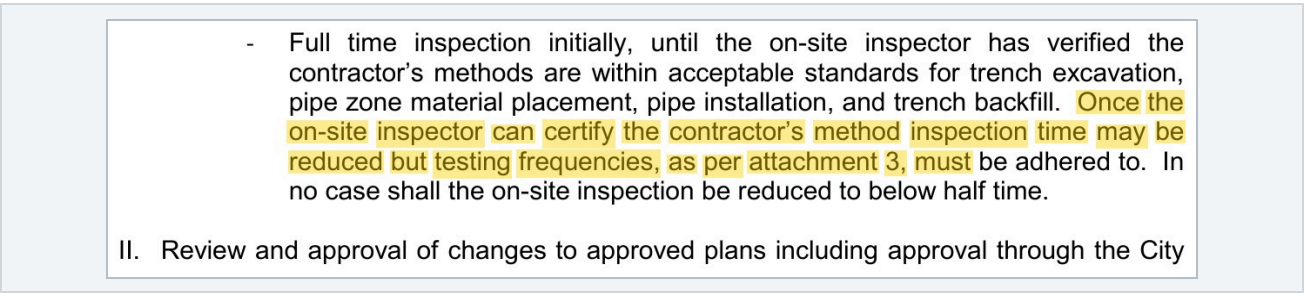
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

107 Attachment 2.2 sends readers to attachment 3 for testing frequencies, which are in Attachment 2.4.

Where: Liberty Lake Engineering Design Standards - FINAL, page 25 of 46. Still posted on the city website as of September 25, 2026.



- Full time inspection initially, until the on-site inspector has verified the contractor's methods are within acceptable standards for trench excavation, pipe zone material placement, pipe installation, and trench backfill. Once the on-site inspector can certify the contractor's method inspection time may be reduced but testing frequencies, as per attachment 3, must be adhered to. In no case shall the on-site inspection be reduced to below half time.

II. Review and approval of changes to approved plans including approval through the City

SAYS

"Once the on-site inspector can certify the contractor's method inspection time may be reduced but testing frequencies, as per attachment 3, must be adhered to."

IN FORCE

Engineering Design Standards Section 2, Attachments 2.3 and 2.4

"Attachment 2.3 - Flow Chart - Project Acceptance Attachment 2.4 - Minimum Testing Frequencies"

www.libertylakewa.gov/DocumentCenter/View/4147/Liberty-Lake-Engineering-Design-Standards---FINALpdf

POTENTIAL FIX

Publish a new edition of the Design Standards whose Attachment 2.2 points to Attachment 2.4 for testing frequencies, and post a notice beside the print saying that testing frequencies are in Attachment 2.4.

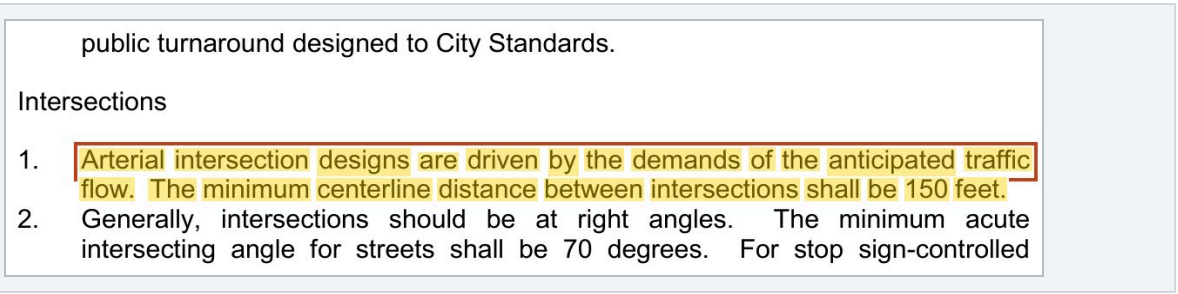
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

108 Standards allow arterial intersections 150 feet apart; Development Code requires 300 feet.

Where: Liberty Lake Engineering Design Standards - FINAL, page 31 of 46. Still posted on the city website as of September 25, 2026.



public turnaround designed to City Standards.

Intersections

1. Arterial intersection designs are driven by the demands of the anticipated traffic flow. The minimum centerline distance between intersections shall be 150 feet.
2. Generally, intersections should be at right angles. The minimum acute intersecting angle for streets shall be 70 degrees. For stop sign-controlled

SAYS

"Arterial intersection designs are driven by the demands of the anticipated traffic flow. The minimum centerline distance between intersections shall be 150 feet."

IN FORCE

Liberty Lake Development Code 10-3B-2(G)(2)

"A minimum of 300 feet separation between intersections on arterial and collector streets shall be required."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards or Liberty Lake Development Code 10-3B-2(G)(2) governs, and post that notice beside both texts; if Liberty Lake Development Code 10-3B-2(G)(2) governs, adopt an amendment to the Design Standards, or publish a new edition, requiring 300 feet between intersections on arterial and collector streets, with the reductions Development Code 10-3B-2(G)(2)(b) allows, and post a notice beside the print saying that the Code governs.

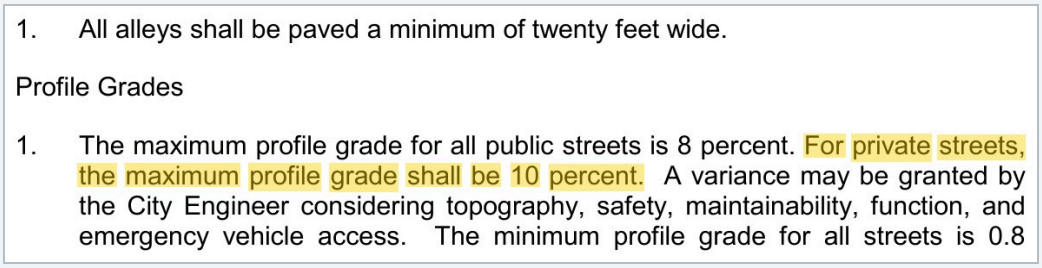
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

109 Standards allow private streets 10 percent grades; Development Code holds them to public standards (8 percent).

Where: Liberty Lake Engineering Design Standards - FINAL, page 32 of 46. Still posted on the city website as of September 25, 2026.



1. All alleys shall be paved a minimum of twenty feet wide.

Profile Grades

1. The maximum profile grade for all public streets is 8 percent. For private streets, the maximum profile grade shall be 10 percent. A variance may be granted by the City Engineer considering topography, safety, maintainability, function, and emergency vehicle access. The minimum profile grade for all streets is 0.8

SAYS

"For private streets, the maximum profile grade shall be 10 percent."

IN FORCE

Liberty Lake Development Code 10-3G-2(A)(5)

"private streets must meet all the design and construction standards required for public streets."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards or Liberty Lake Development Code 10-3G-2(A)(5) governs, and post that notice beside both texts; if Liberty Lake Development Code 10-3G-2(A)(5) governs, adopt an amendment to the Engineering Design Standards setting the private street maximum profile grade at the public street figure of 8 percent, and post a notice beside the Standards saying that Development Code 10-3G-2(A)(5) governs until then.

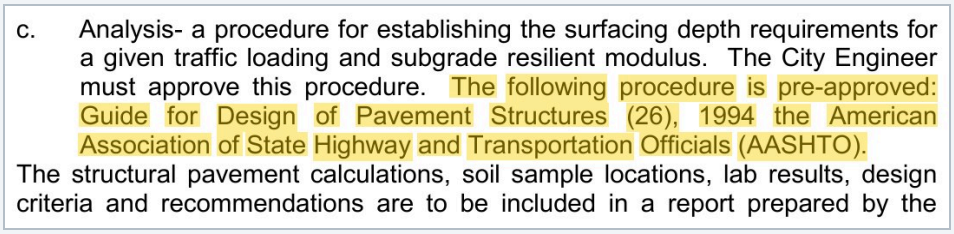
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

110 Standards cite reference (26) for the AASHTO pavement guide, but the reference list ends at 11.

Where: Liberty Lake Engineering Design Standards - FINAL, page 34 of 46. Still posted on the city website as of September 25, 2026.



c. Analysis- a procedure for establishing the surfacing depth requirements for a given traffic loading and subgrade resilient modulus. The City Engineer must approve this procedure. The following procedure is pre-approved: Guide for Design of Pavement Structures (26), 1994 the American Association of State Highway and Transportation Officials (AASHTO).

The structural pavement calculations, soil sample locations, lab results, design criteria and recommendations are to be included in a report prepared by the

SAYS

"The following procedure is pre-approved: Guide for Design of Pavement Structures (26), 1994 the American Association of State Highway and Transportation Officials (AASHTO)."

IN FORCE

Engineering Design Standards 1.3(A) reference list

"11. City and County Design Standards for the Construction of Urban and Rural Arterials and Collectors, Washington State. (Published by WSDOT.)"

www.libertylakewa.gov/DocumentCenter/View/4147/Liberty-Lake-Engineering-Design-Standards---FINALpdf

POTENTIAL FIX

Ask the city to say which governs, the marker (26) or the reference list in 1.3(A), and post that notice beside the Standards; adopt an amendment at the next revision that names the pre-approved AASHTO pavement guide by title and year.

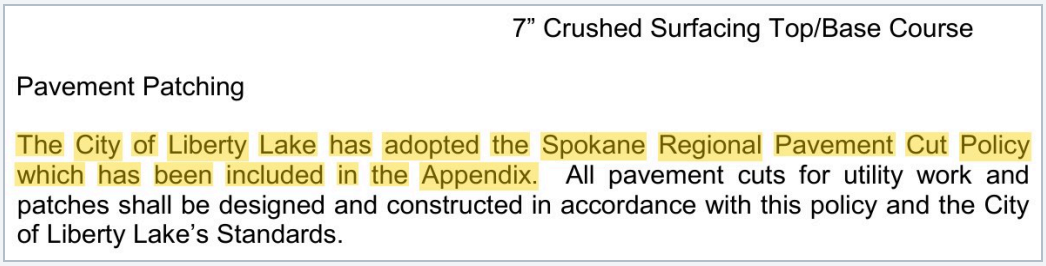
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

111 Standards say pavement cut policy is in an Appendix; contents list none, pointing to Public Works.

Where: Liberty Lake Engineering Design Standards - FINAL, page 35 of 46. Still posted on the city website as of September 25, 2026.



7” Crushed Surfacing Top/Base Course

Pavement Patching

The City of Liberty Lake has adopted the Spokane Regional Pavement Cut Policy which has been included in the Appendix. All pavement cuts for utility work and patches shall be designed and constructed in accordance with this policy and the City of Liberty Lake’s Standards.

SAYS

“The City of Liberty Lake has adopted the Spokane Regional Pavement Cut Policy which has been included in the Appendix.”

IN FORCE

Engineering Design Standards table of contents, Section 5

“Section 5 - Inland Northwest Pavement Cut Policy 5.1 The policy is available at Public Works”

www.libertylakewa.gov/DocumentCenter/View/4147/Liberty-Lake-Engineering-Design-Standards---FINALpdf

POTENTIAL FIX

Ask the city to say whether the pavement cut policy is in an Appendix or available at Public Works, and post that notice beside the Standards; adopt an amendment at the next revision that uses one name for the policy.

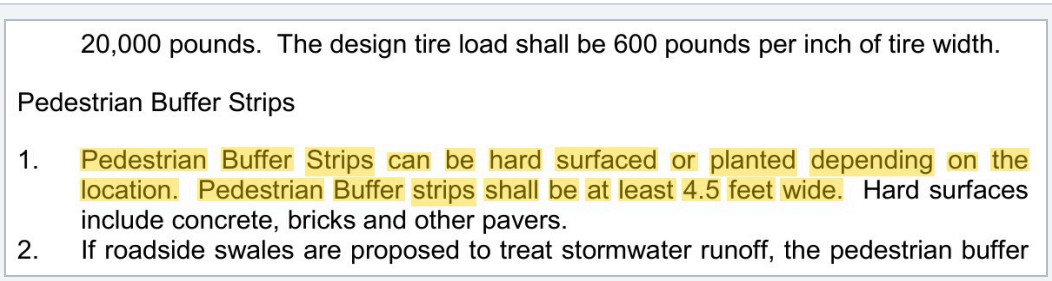
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

112 Standards allow 4.5 foot planted strips; Development Code needs 6 feet where strips hold street trees.

Where: Liberty Lake Engineering Design Standards - FINAL, page 39 of 46. Still posted on the city website as of September 25, 2026.



20,000 pounds. The design tire load shall be 600 pounds per inch of tire width.

Pedestrian Buffer Strips

1. Pedestrian Buffer Strips can be hard surfaced or planted depending on the location. Pedestrian Buffer strips shall be at least 4.5 feet wide. Hard surfaces include concrete, bricks and other pavers.
2. If roadside swales are proposed to treat stormwater runoff, the pedestrian buffer

SAYS

"Pedestrian Buffer Strips can be hard surfaced or planted depending on the location. Pedestrian Buffer strips shall be at least 4.5 feet wide."

IN FORCE

Liberty Lake Development Code 10-3C-4(F)(2)(a)

"Class I Trees (Small Trees) and Class II (Medium Trees) - three feet (minimum planting strip width of six feet)"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards or Liberty Lake Development Code 10-3C-4(F)(2)(a) governs, and post that notice beside both texts; if Liberty Lake Development Code 10-3C-4(F)(2)(a) governs, adopt an amendment to the Engineering Design Standards requiring planted pedestrian buffer strips to be at least 6 feet wide, 8 feet where large trees are planted, and keeping 4.5 feet only for hard surfaced strips, and post a notice beside the Standards saying that Development Code 10-3C-4(F)(2)(a) governs until then.

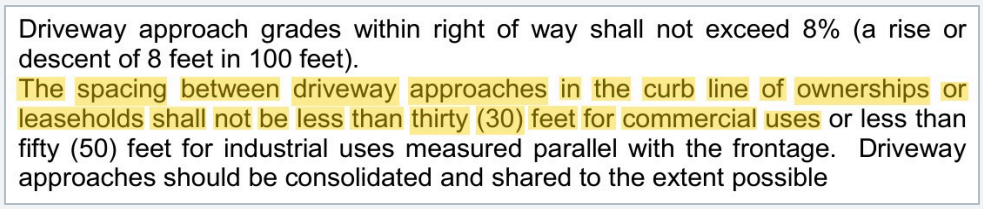
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

113 Standards allow commercial driveways 30 feet apart; Development Code requires 50 feet on local streets.

Where: Liberty Lake Engineering Design Standards - FINAL, page 40 of 46. Still posted on the city website as of September 25, 2026.



Driveway approach grades within right of way shall not exceed 8% (a rise or descent of 8 feet in 100 feet).
The spacing between driveway approaches in the curb line of ownerships or leaseholds shall not be less than thirty (30) feet for commercial uses or less than fifty (50) feet for industrial uses measured parallel with the frontage. Driveway approaches should be consolidated and shared to the extent possible

SAYS

"The spacing between driveway approaches in the curb line of ownerships or leaseholds shall not be less than thirty (30) feet for commercial uses or less than fifty (50) feet for industrial uses measured parallel with the frontage."

IN FORCE

Liberty Lake Development Code 10-3B-2(G)(1)-(2)

"A minimum of 50 feet separation between driveways and a minimum of 150 feet between intersections (as measured from the edge of the driveway / intersection) shall be required on local access streets"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards or Liberty Lake Development Code 10-3B-2(G)(1)-(2) governs, and post that notice beside both texts; if Liberty Lake Development Code 10-3B-2(G)(1)-(2) governs, adopt an amendment to the Engineering Design Standards that points driveway spacing to the minimums in Development Code 10-3B-2(G), and post a notice beside the Standards saying that the code spacing governs until then.

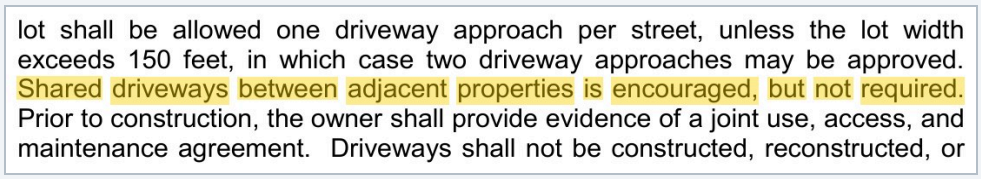
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

114 Design Standards say shared driveways are not required; Development Code requires them where feasible.

Where: Liberty Lake Engineering Design Standards - FINAL, page 40 of 46. Still posted on the city website as of September 25, 2026.



lot shall be allowed one driveway approach per street, unless the lot width exceeds 150 feet, in which case two driveway approaches may be approved. Shared driveways between adjacent properties is encouraged, but not required. Prior to construction, the owner shall provide evidence of a joint use, access, and maintenance agreement. Driveways shall not be constructed, reconstructed, or

SAYS

"Shared driveways between adjacent properties is encouraged, but not required."

IN FORCE

LLDC 10-3B-2(I)

"Except for single family residential, the City shall require shared driveways as a condition of land division or site design review, as applicable and feasible, for traffic safety and access management purposes"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards or LLDC 10-3B-2(I) governs, and post that notice beside both texts; if LLDC 10-3B-2(I) governs, adopt an amendment to the Design Standards, or publish a new edition, saying that shared driveways are required as a condition of land division or site design review where feasible, except for single family residential, as Development Code 10-3B-2(I) provides, and post a notice beside the June 2017 and April 2019 prints saying that the Development Code governs.

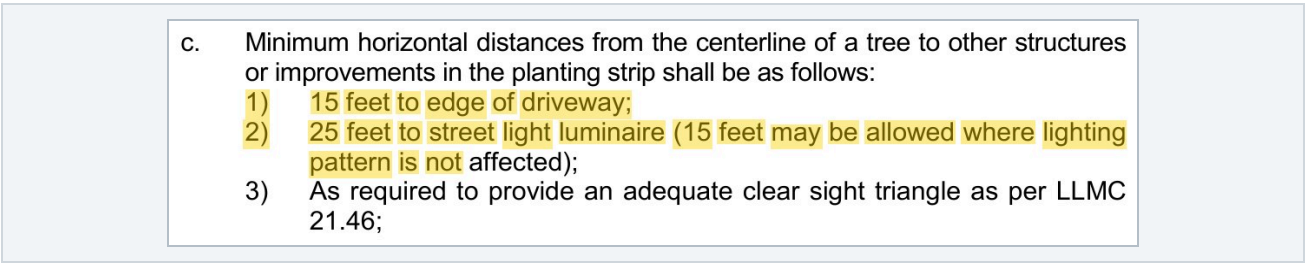
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

115 June 2017 Design Standards list old tree spacing distances that the April 2019 Standards replaced.

Where: Liberty Lake Engineering Design Standards - FINAL, page 41 of 46. Still posted on the city website as of September 25, 2026.



c. Minimum horizontal distances from the centerline of a tree to other structures or improvements in the planting strip shall be as follows:
1) 15 feet to edge of driveway;
2) 25 feet to street light luminaire (15 feet may be allowed where lighting pattern is not affected);
3) As required to provide an adequate clear sight triangle as per LLMC 21.46;

SAYS

"1) 15 feet to edge of driveway; 2) 25 feet to street light luminaire (15 feet may be allowed where lighting pattern is not affected); 3) As required to provide an adequate clear sight triangle as per LLMC 21.46; 4) 5 feet to underground duct or pipe; 5) 10 feet from curb cut for drainage;" "6) 20 feet from drywell; 7) 15 feet to hydrants and utility poles"

IN FORCE

Engineering Design Standards as amended April 2019, 3.3(K)(2)(c)

"2) 15 feet from the edge of any commercial driveway; 3) 15 feet from any street light luminaire; 4) 7 feet from any fire hydrant; 5) 15 feet from any utility poles;"

www.libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Take down the June 2017 print or mark it superseded, and point readers to the April 2019 Standards and Development Code 10-3C-4(F)(3).

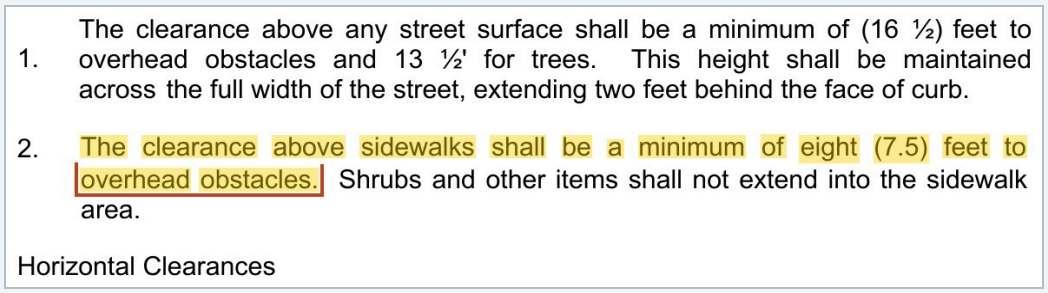
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

116 Design Standards give sidewalk clearance as "eight (7.5) feet"; Development Code requires 7 feet 6 inches.

Where: Liberty Lake Engineering Design Standards - FINAL, page 43 of 46. Still posted on the city website as of September 25, 2026.



1. The clearance above any street surface shall be a minimum of (16 ½) feet to overhead obstacles and 13 ½' for trees. This height shall be maintained across the full width of the street, extending two feet behind the face of curb.

2. The clearance above sidewalks shall be a minimum of eight (7.5) feet to overhead obstacles. Shrubs and other items shall not extend into the sidewalk area.

Horizontal Clearances

SAYS

"The clearance above sidewalks shall be a minimum of eight (7.5) feet to overhead obstacles."

IN FORCE

LLDC 10-3I-3(A)(11)

"All sidewalks must be clear of obstructions from edge to edge to an elevation of seven feet six inches (7' 6") above sidewalk level."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards or LLDC 10-3I-3(A)(11) governs, and post that notice beside both texts; if LLDC 10-3I-3(A)(11) governs, publish a new edition of the Design Standards that gives the sidewalk clearance as seven and one half (7.5) feet to match Development Code 10-3I-3(A)(11), and post a notice beside the June 2017 and April 2019 prints saying that the Code's 7 feet 6 inches governs.

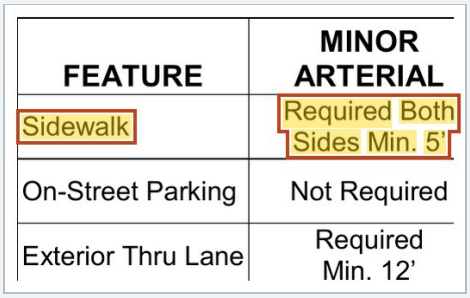
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

117 Design Standards Table 3B sets a 5 foot sidewalk minimum; Development Code requires 6 feet.

Where: Liberty Lake Engineering Design Standards - FINAL, page 36 of 46. Still posted on the city website as of September 25, 2026.



FEATURE	MINOR ARTERIAL
Sidewalk	Required Both Sides Min. 5’
On-Street Parking	Not Required
Exterior Thru Lane	Required Min. 12’

SAYS

“Sidewalk”
“Required Both Sides Min. 5’”
“Required Both Sides Min. 5’”

IN FORCE

LLDC 10-3B-3(B)(4)

“Sidewalks shall be concrete and at least 6' wide, unless otherwise specified by this Code.”

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards or LLDC 10-3B-3(B)(4) governs, and post that notice beside both texts; if LLDC 10-3B-3(B)(4) governs, adopt an amendment to the Design Standards setting the sidewalk minimum at 6 feet in Table 3B, or publish a new edition that does, and post a notice beside the June 2017 and April 2019 prints saying that the 6 foot minimum in Development Code 10-3B-3(B)(4) governs.

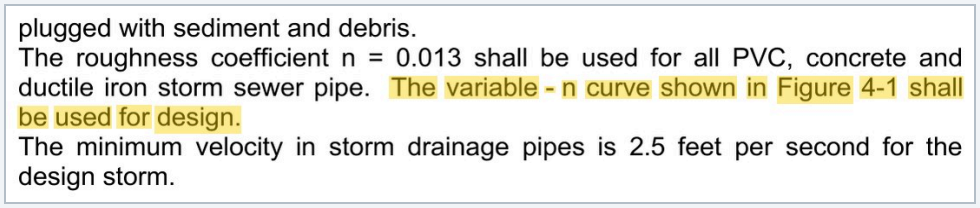
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

118 Design Standards require a Figure 4-1 variable-n curve that the posted Standards do not include.

Where: Liberty Lake Engineering Design Standards - FINAL, page 46 of 46. Still posted on the city website as of September 25, 2026.


plugged with sediment and debris.
The roughness coefficient n = 0.013 shall be used for all PVC, concrete and ductile iron storm sewer pipe. The variable - n curve shown in Figure 4-1 shall be used for design.
The minimum velocity in storm drainage pipes is 2.5 feet per second for the design storm.

SAYS

"The variable - n curve shown in Figure 4-1 shall be used for design."

IN FORCE

Engineering Design Standards 4.1(A)(6)

"The roughness coefficient n = 0.013 shall be used for all PVC, concrete and ductile iron storm sewer pipe."

www.libertylakewa.gov/DocumentCenter/View/4147/Liberty-Lake-Engineering-Design-Standards---FINALpdf

POTENTIAL FIX

Ask the city to say which governs, the Figure 4-1 variable n curve or the fixed n = 0.013 in 4.1(A)(6), and to post that notice beside both prints. Publish Figure 4-1 or name its source in a new edition.

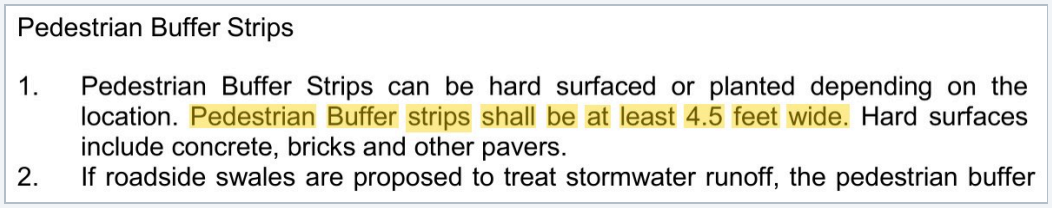
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

119 Design Standards allow 4.5 foot buffer strips, but code needs 6 feet for required street trees.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 37 of 84. Still posted on the city website as of September 25, 2026.



Pedestrian Buffer Strips

1. Pedestrian Buffer Strips can be hard surfaced or planted depending on the location. Pedestrian Buffer strips shall be at least 4.5 feet wide. Hard surfaces include concrete, bricks and other pavers.
2. If roadside swales are proposed to treat stormwater runoff, the pedestrian buffer

SAYS

"Pedestrian Buffer strips shall be at least 4.5 feet wide."

IN FORCE

LLMC 10-3C-4(F)(2)

"Class I Trees (Small Trees) and Class II (Medium Trees) - three feet (minimum planting strip width of six feet)"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or LLMC 10-3C-4(F)(2) governs, and post that notice beside both texts; if LLMC 10-3C-4(F)(2) governs, adopt an amendment to the Engineering Design Standards requiring planted pedestrian buffer strips of at least 6 feet where street trees are planted (8 feet for Class III trees), citing LLMC 10-3C-4(F)(2) and 10-3G-2(I), and post a notice beside the Standards saying that the code governs until then.

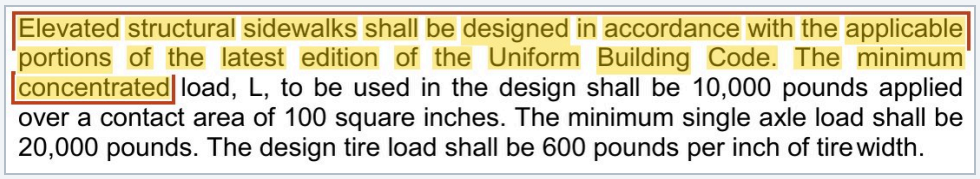
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

120 Design Standards tie sidewalk loads to the Uniform Building Code, which Washington no longer adopts.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 37 of 84. Still posted on the city website as of September 25, 2026.


Elevated structural sidewalks shall be designed in accordance with the applicable portions of the latest edition of the Uniform Building Code. The minimum concentrated load, L, to be used in the design shall be 10,000 pounds applied over a contact area of 100 square inches. The minimum single axle load shall be 20,000 pounds. The design tire load shall be 600 pounds per inch of tire width.

SAYS

"Elevated structural sidewalks shall be designed in accordance with the applicable portions of the latest edition of the Uniform Building Code. The minimum concentrated load, L, to be used in the design shall be 10,000 pounds"

IN FORCE

WAC 51-50-003

"The 2021 edition of the International Building Code, including Appendix E, published by the International Code Council is hereby adopted by reference with the exceptions noted in this chapter of the Washington Administrative Code."

app.leg.wa.gov/WAC/default.aspx?cite=51-50-003

POTENTIAL FIX

Adopt an amendment to the Engineering Design Standards pointing elevated structural sidewalks to the International Building Code as adopted under chapter 51-50 WAC, and post a notice beside the Standards saying that WAC 51-50-003 governs until then.

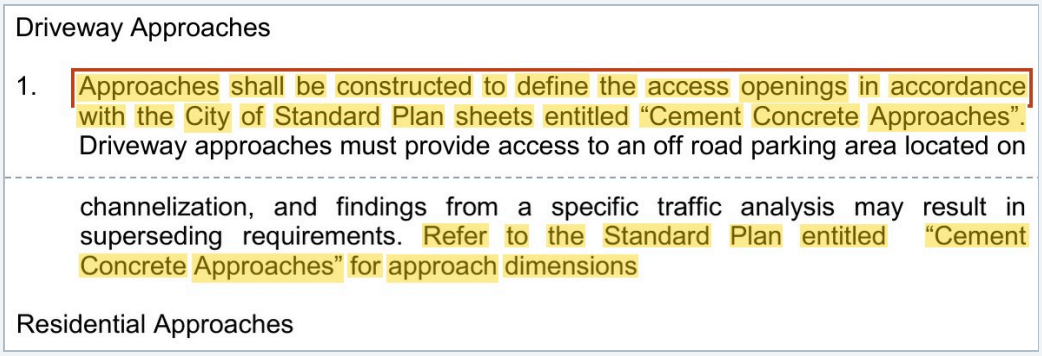
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

121 Standard Plan sheet A-6 cites an Attachment 3.3E that the Design Standards do not contain.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 37 of 84. Still posted on the city website as of September 25, 2026.



Driveway Approaches

1. Approaches shall be constructed to define the access openings in accordance with the City of Standard Plan sheets entitled "Cement Concrete Approaches". Driveway approaches must provide access to an off road parking area located on

channelization, and findings from a specific traffic analysis may result in superseding requirements. Refer to the Standard Plan entitled "Cement Concrete Approaches" for approach dimensions

Residential Approaches

SAYS

"Approaches shall be constructed to define the access openings in accordance with the City of Standard Plan sheets entitled "Cement Concrete Approaches"."

"Refer to the Standard Plan entitled "Cement Concrete Approaches" for approach dimensions"

IN FORCE

EDS table of contents (attachments list)

"Attachment 1.1 Request for Design Variance"

"Attachment 2.5 - Final Certification Checklist (Sample)"

www.libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or EDS table of contents (attachments list) governs, and post that notice beside both texts; if EDS table of contents (attachments list) governs, publish a corrected edition of Standard Plan sheet A-6 that cites the width limits in EDS 3.3.F.1 and 3.3.G.1, or adopt an amendment to the Design Standards adding Attachment 3.3E, and post a notice beside the sheet saying which text governs.

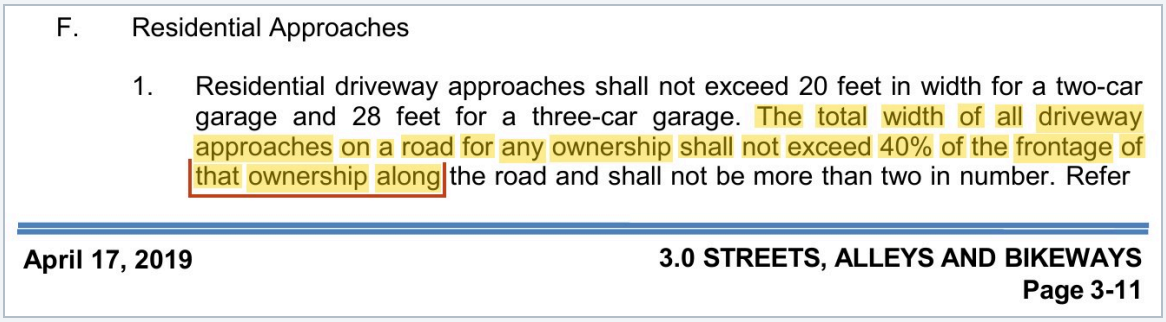
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

122 Design Standards allow two driveway approaches per ownership, but the code allows one per lot.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 37 of 84. Still posted on the city website as of September 25, 2026.



F. Residential Approaches

1. Residential driveway approaches shall not exceed 20 feet in width for a two-car garage and 28 feet for a three-car garage. The total width of all driveway approaches on a road for any ownership shall not exceed 40% of the frontage of that ownership along the road and shall not be more than two in number. Refer

April 17, 2019

3.0 STREETS, ALLEYS AND BIKEWAYS
Page 3-11

SAYS

"The total width of all driveway approaches on a road for any ownership shall not exceed 40% of the frontage of that ownership along the road and shall not be more than two in number."

IN FORCE

LLMC 10-3B-2(H)

"For all housing types, except multi-family, one street access point is permitted per lot, when alley access cannot otherwise be provided; except that two access points may be permitted for housing on corner lots (i.e., no more than one access per street)"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or LLMC 10-3B-2(H) governs, and post that notice beside both texts; if LLMC 10-3B-2(H) governs, adopt an amendment to the Engineering Design Standards limiting approaches for housing other than multi-family to one per lot, or two on a corner lot with no more than one per street, as in LLMC 10-3B-2(H), and post a notice beside the Standards saying that the code governs until then.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

123 Design Standards allow 35 foot truck approaches; code caps 16+ space parking lots at 30 feet.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 38 of 84. Still posted on the city website as of September 25, 2026.

> Driveways and site development within commercial and industrial zones shall be arranged to allow vehicles to exit without backing out into the roadway. The minimum width of a driveway within a commercial or industrial zone shall be 24 feet. The maximum driveway approach width within a commercial or industrial zone shall be 35 feet, but only for uses where large trucks are anticipated. Each lot shall be allowed one driveway approach per street, unless the lot width exceeds 150 feet, in which case two driveway approaches may be approved. Shared driveways between adjacent properties is encouraged, but not required.

SAYS

"The maximum driveway approach width within a commercial or industrial zone shall be 35 feet, but only for uses where large trucks are anticipated."

IN FORCE

LLMC 10-3B-2(K)(3)

"off-street parking areas with 16 or more parking spaces, shall have a minimum driveway width of 24 feet, and a maximum width of 30 feet. These dimensions may be increased if the Zoning Administrator determines that more than two lanes are required"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or LLMC 10-3B-2(K)(3) governs, and post that notice beside both texts; if LLMC 10-3B-2(K)(3) governs, adopt an amendment to the Engineering Design Standards stating that driveway approaches serving multifamily over 8 units or parking areas of 16 or more spaces are limited to 30 feet under LLMC 10-3B-2(K)(3) unless the Zoning Administrator approves more, and that other uses may reach 35 feet under 10-3B-2(K)(4). Post a notice beside the posted PDF saying the code governs until then.

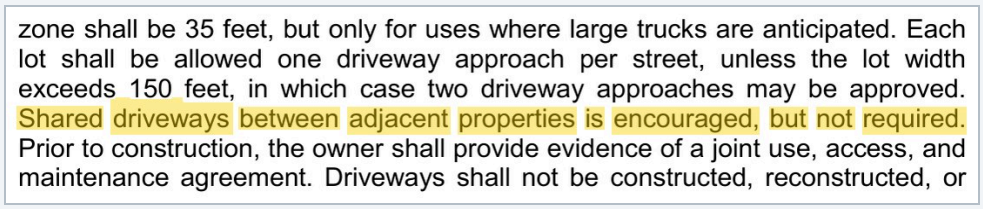
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

124 Design Standards call shared driveways optional; code has the City require them at review where feasible.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 38 of 84. Still posted on the city website as of September 25, 2026.



zone shall be 35 feet, but only for uses where large trucks are anticipated. Each lot shall be allowed one driveway approach per street, unless the lot width exceeds 150 feet, in which case two driveway approaches may be approved. Shared driveways between adjacent properties is encouraged, but not required. Prior to construction, the owner shall provide evidence of a joint use, access, and maintenance agreement. Driveways shall not be constructed, reconstructed, or

SAYS

"Shared driveways between adjacent properties is encouraged, but not required."

IN FORCE

LLMC 10-3B-2(I)

"Except for single family residential, the City shall require shared driveways as a condition of land division or site design review, as applicable and feasible, for traffic safety and access management purposes"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or LLMC 10-3B-2(I) governs, and post that notice beside both texts; if LLMC 10-3B-2(I) governs, adopt an amendment to the Engineering Design Standards stating that shared driveways are required under LLMC 10-3B-2(I) where applicable and feasible. Post a notice beside the posted PDF saying the code governs until then.

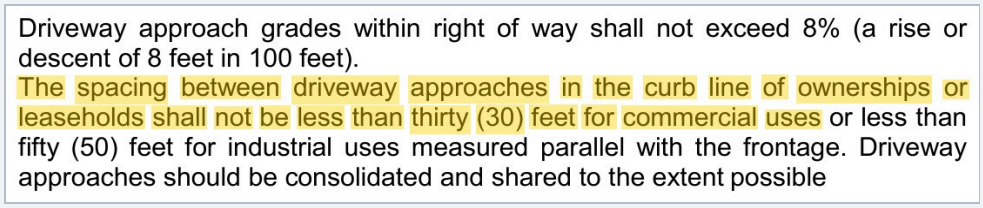
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

125 Design Standards space driveways 30 and 50 feet apart; code requires 50, 150 or 300 feet.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 38 of 84. Still posted on the city website as of September 25, 2026.



Driveway approach grades within right of way shall not exceed 8% (a rise or descent of 8 feet in 100 feet).
The spacing between driveway approaches in the curb line of ownerships or leaseholds shall not be less than thirty (30) feet for commercial uses or less than fifty (50) feet for industrial uses measured parallel with the frontage. Driveway approaches should be consolidated and shared to the extent possible

SAYS

"The spacing between driveway approaches in the curb line of ownerships or leaseholds shall not be less than thirty (30) feet for commercial uses or less than fifty (50) feet for industrial uses measured parallel with the frontage."

IN FORCE

LLMC 10-3B-2(G)(1)-(2)

"A minimum of 300 feet separation between driveways shall be required on arterial streets and a minimum of 150 feet separation between driveways shall be required on collector streets."
"A minimum of 50 feet separation between driveways and a minimum of 150 feet between intersections"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or LLMC 10-3B-2(G)(1)-(2) governs, and post that notice beside both texts; if LLMC 10-3B-2(G)(1)-(2) governs, adopt an amendment to the Engineering Design Standards setting driveway and intersection spacing by street class at the LLMC 10-3B-2(G) minimums (50, 150 and 300 feet), with the Zoning Administrator's authority to reduce them under (G)(1)(a) and (G)(2)(b). Post a notice beside the posted PDF saying the code governs until then.

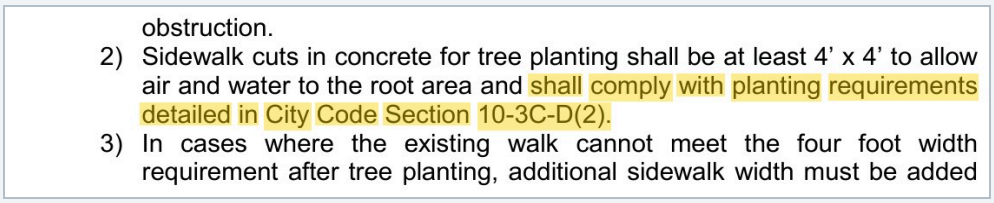
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

126 Design Standards cite City Code Section 10-3C-D(2), a section number the code does not use.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 40 of 84. Still posted on the city website as of September 25, 2026.



obstruction.

2) Sidewalk cuts in concrete for tree planting shall be at least 4' x 4' to allow air and water to the root area and shall comply with planting requirements detailed in City Code Section 10-3C-D(2).
3) In cases where the existing walk cannot meet the four foot width requirement after tree planting, additional sidewalk width must be added

SAYS

"shall comply with planting requirements detailed in City Code Section 10-3C-D(2)."

IN FORCE

LLMC 10-3C-4(G)

"Planting Standards. Street trees shall be planted in accordance with City of Liberty Lake Engineering Design Standards, Section 3.3(K)(3), Planting Standards."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or LLMC 10-3C-4(G) governs, and post that notice beside both texts; if LLMC 10-3C-4(G) governs, publish a new edition of the Engineering Design Standards that points EDS 3.3.K.2.f.2 to EDS 3.3.K.3, the planting standards LLMC 10-3C-4(G) adopts. Post a notice beside the posted PDF saying which section governs.

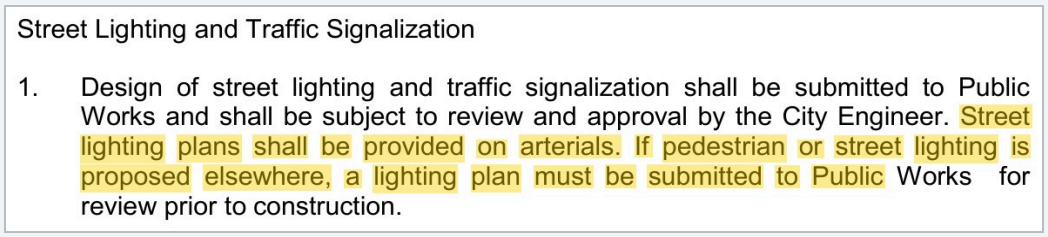
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

127 Design Standards require lighting plans only on arterials, but code requires streetlights in all new development.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 42 of 84. Still posted on the city website as of September 25, 2026.



Street Lighting and Traffic Signalization

1. Design of street lighting and traffic signalization shall be submitted to Public Works and shall be subject to review and approval by the City Engineer. Street lighting plans shall be provided on arterials. If pedestrian or street lighting is proposed elsewhere, a lighting plan must be submitted to Public Works for review prior to construction.

SAYS

"Street lighting plans shall be provided on arterials. If pedestrian or street lighting is proposed elsewhere, a lighting plan must be submitted to Public Works for review prior to construction."

IN FORCE

LLMC 10-3G-2(W)

"Streetlights shall be installed for all new development by the developer / applicant to encourage a pedestrian friendly environment and enhance community safety and business exposure."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or LLMC 10-3G-2(W) governs, and post that notice beside both texts; if LLMC 10-3G-2(W) governs, publish a new edition of the Engineering Design Standards stating in EDS 3.4.C.1 that streetlights and a lighting plan are required for all new development under LLMC 10-3G-2(W). Post a notice beside the posted PDF saying the code governs until then.

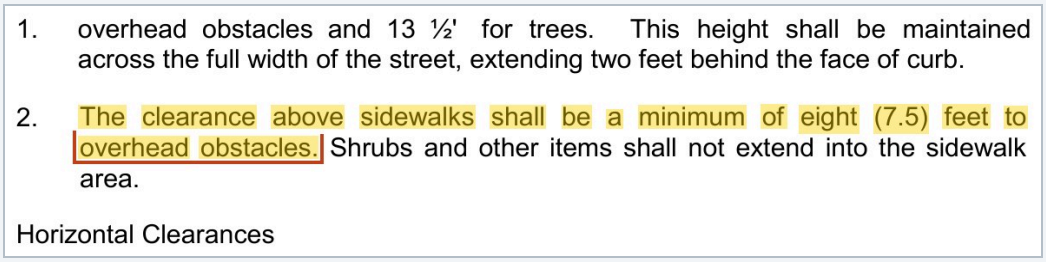
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

128 Design Standards give sidewalk clearance as "eight" in words and "7.5" feet in numerals.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 43 of 84. Still posted on the city website as of September 25, 2026.



1. overhead obstacles and 13 ½' for trees. This height shall be maintained across the full width of the street, extending two feet behind the face of curb.

2. The clearance above sidewalks shall be a minimum of eight (7.5) feet to overhead obstacles. Shrubs and other items shall not extend into the sidewalk area.

Horizontal Clearances

SAYS

"The clearance above sidewalks shall be a minimum of eight (7.5) feet to overhead obstacles."

IN FORCE

LLMC 10-3I-3(11)

"All sidewalks must be clear of obstructions from edge to edge to an elevation of seven feet six inches (7' 6") above sidewalk level."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or LLMC 10-3I-3(11) governs, and post that notice beside both texts; if LLMC 10-3I-3(11) governs, publish a new edition of the Engineering Design Standards that reads "seven and one-half (7.5) feet" in EDS 3.5.A.2, matching LLMC 10-3I-3(11). Post a notice beside the posted PDF saying that 7 feet 6 inches governs.

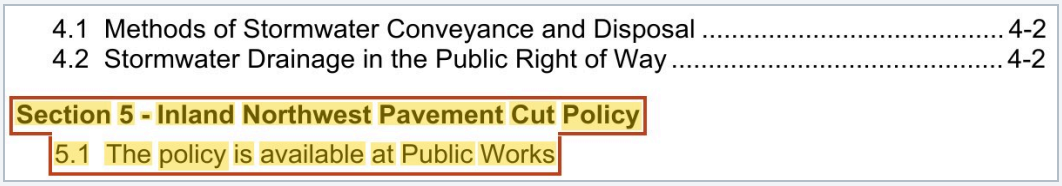
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

129 Design Standards say the pavement cut policy is in an Appendix, but none is included.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 3 of 84. Still posted on the city website as of September 25, 2026.



SAYS

"Section 5 - Inland Northwest Pavement Cut Policy 5.1 The policy is available at Public Works"

IN FORCE

EDS 3.2(R)

"The City of Liberty Lake has adopted the Spokane Regional Pavement Cut Policy which has been included in the Appendix."

www.libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Ask the city to say which text governs the pavement cut policy (the Appendix in 3.2(R) or the copy at Public Works in Section 5) and to post that notice beside both texts, with a link to the edition the city applies.

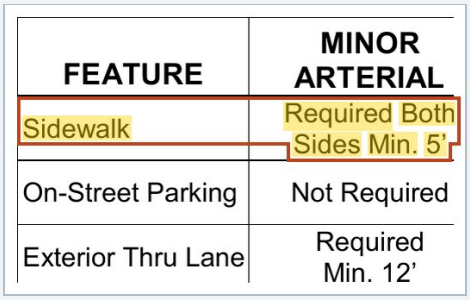
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

130 Table 3B sets a 5 foot minimum sidewalk, but EDS 3.3(B)(2) requires 6 feet.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 34 of 84. Still posted on the city website as of September 25, 2026.



FEATURE	MINOR ARTERIAL
Sidewalk	Required Both Sides Min. 5’
On-Street Parking	Not Required
Exterior Thru Lane	Required Min. 12’

SAYS

“Sidewalk Required Both Sides Min. 5’”

IN FORCE

EDS 3.3(B)(2); LLMC 10-3B-3(B)(4)

“Sidewalks shall be constructed with a width of 6’ and a cross slope of 2% or ¼” per foot.”

www.libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or EDS 3.3(B)(2); LLMC 10-3B-3(B)(4) governs, and post that notice beside both texts; if EDS 3.3(B)(2); LLMC 10-3B-3(B)(4) governs, adopt an amendment to the Engineering Design Standards setting the Table 3B sidewalk minimum at 6 feet to match EDS 3.3(B)(2) and LLMC 10-3B-3(B)(4). Post a notice beside the posted PDF saying that the 6 foot sidewalk width governs.

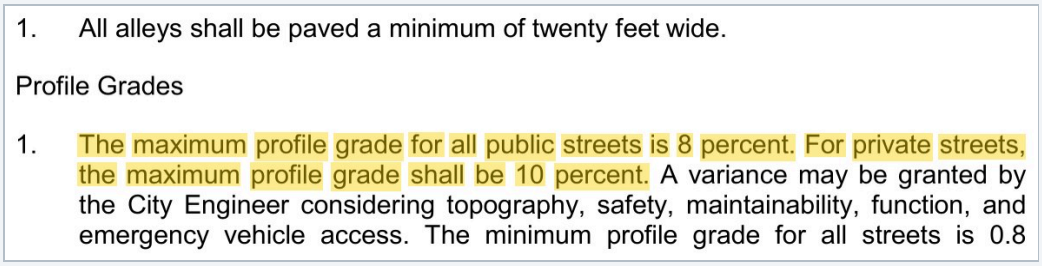
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

131 Design Standards allow 10 percent grade on private streets, but the code requires public street standards.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 30 of 84. Still posted on the city website as of September 25, 2026.



1. All alleys shall be paved a minimum of twenty feet wide.

Profile Grades

1. The maximum profile grade for all public streets is 8 percent. For private streets, the maximum profile grade shall be 10 percent. A variance may be granted by the City Engineer considering topography, safety, maintainability, function, and emergency vehicle access. The minimum profile grade for all streets is 0.8

SAYS

"The maximum profile grade for all public streets is 8 percent. For private streets, the maximum profile grade shall be 10 percent."

IN FORCE

LLMC 10-3G-2(A)(5)

"Privately owned and maintained streets may be allowed but are not encouraged. However, private streets must meet all the design and construction standards required for public streets."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or LLMC 10-3G-2(A)(5) governs, and post that notice beside both texts; if LLMC 10-3G-2(A)(5) governs, adopt an amendment to the Engineering Design Standards setting the private street maximum grade at 8 percent, or amend LLMC 10-3G-2(A)(5) by ordinance to let the Standards set a private street grade. Post a notice beside the posted PDF saying the code governs until then.

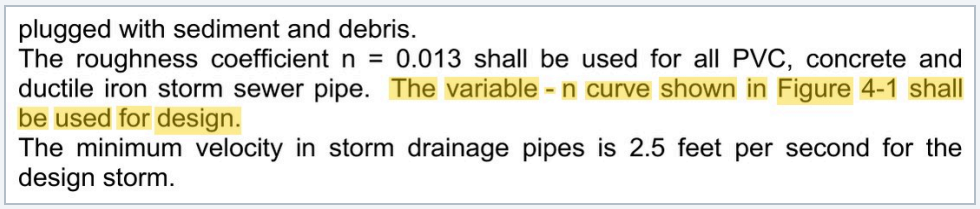
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

132 Design Standards require the Figure 4-1 curve, but Section 4 contains no figures.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 46 of 84. Still posted on the city website as of September 25, 2026.



plugged with sediment and debris.
The roughness coefficient n = 0.013 shall be used for all PVC, concrete and ductile iron storm sewer pipe. The variable - n curve shown in Figure 4-1 shall be used for design.
The minimum velocity in storm drainage pipes is 2.5 feet per second for the design storm.

SAYS

"The variable - n curve shown in Figure 4-1 shall be used for design."

IN FORCE

EDS Section 4 contents (4.1 and 4.2 only)

"4.2 Stormwater Drainage in the Public Right of Way"

www.libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Ask the city to say which figure governs the variable-n design curve, since Section 4 has no Figure 4-1, and to post that notice beside the Standards with a link to the figure used.

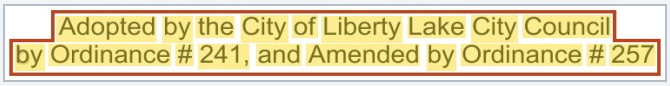
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

133 Standards PDF omits Section 6 from Ord. 241A and 241B, posted only as a separate ordinance.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 1 of 84. Still posted on the city website as of September 25, 2026.



SAYS

"Adopted by the City of Liberty Lake City Council by Ordinance # 241, and Amended by Ordinance # 257"

IN FORCE

Ord. 241A and Ord. 241B, Engineering Design Standards Section 6

"on October 17, 2017, the City adopted Ordinance No. 241A, which establish anew Section 6 in the City's Engineering Design Standards, detailing requirements for control of public rights of way in the City of Liberty Lake"

www.libertylakewa.gov/DocumentCenter/View/9892/Ordinance-No-241B

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or Ord. 241A and Ord. 241B, Engineering Design Standards Section 6 governs, and post that notice beside both texts; if Ord. 241A and Ord. 241B, Engineering Design Standards Section 6 governs, publish a new edition of the Engineering Design Standards that includes Section 6 as amended by Ord. 241B and lists Ord. 241A and 241B on the cover. Post a notice beside the posted PDF pointing readers to the posted ordinance until then.

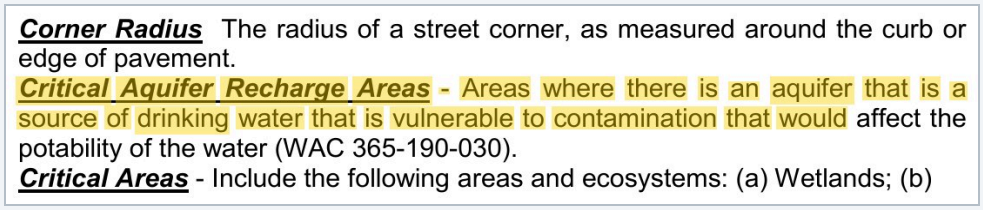
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

134 Standards and Title 10 quote only part of the WAC 365-190-030(3) aquifer recharge area definition.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 6 of 84. Still posted on the city website as of September 25, 2026.


Corner Radius The radius of a street corner, as measured around the curb or edge of pavement.
Critical Aquifer Recharge Areas - Areas where there is an aquifer that is a source of drinking water that is vulnerable to contamination that would affect the potability of the water (WAC 365-190-030).
Critical Areas - Include the following areas and ecosystems: (a) Wetlands; (b)

SAYS

"Critical Aquifer Recharge Areas - Areas where there is an aquifer that is a source of drinking water that is vulnerable to contamination that would affect the potability of the water (WAC 365-190-030)."

IN FORCE

WAC 365-190-030(3)

"'Critical aquifer recharge areas' are areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduced recharge."

app.leg.wa.gov/WAC/default.aspx?cite=365-190-030

POTENTIAL FIX

Adopt an amendment to the Engineering Design Standards defining critical aquifer recharge areas with the full text of WAC 365-190-030(3), including the critical recharging effect and reduced recharge language, or retire the definition, which the Standards never use. Amend the Title 10 definition by ordinance to match.

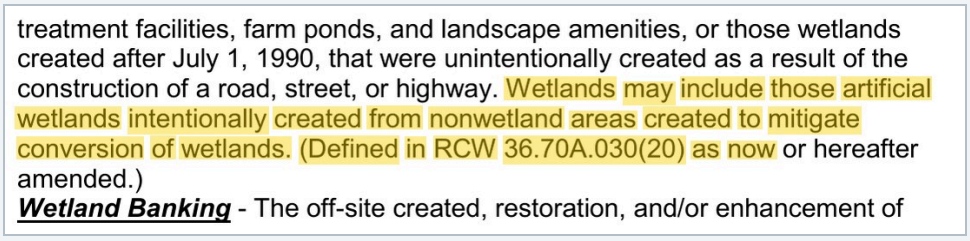
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

135 Standards cite RCW 36.70A.030(20) for wetlands, but that subsection now defines forestland.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 10 of 84. Still posted on the city website as of September 25, 2026.


treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands. (Defined in RCW 36.70A.030(20) as now or hereafter amended.)
Wetland Banking - The off-site created, restoration, and/or enhancement of

SAYS

"Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands. (Defined in RCW 36.70A.030(20) as now or hereafter amended.)"

IN FORCE

RCW 36.70A.030(20) and (53)

"Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands."
"(20) 'Forestland' means land primarily devoted to growing trees for long-term commercial timber production"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

POTENTIAL FIX

Adopt an amendment to the Engineering Design Standards citing RCW 36.70A.030(53), or citing RCW 36.70A.030 without a subsection number, and amend the Title 10 definition by ordinance to match. Post a notice beside the posted PDF saying the statute governs.

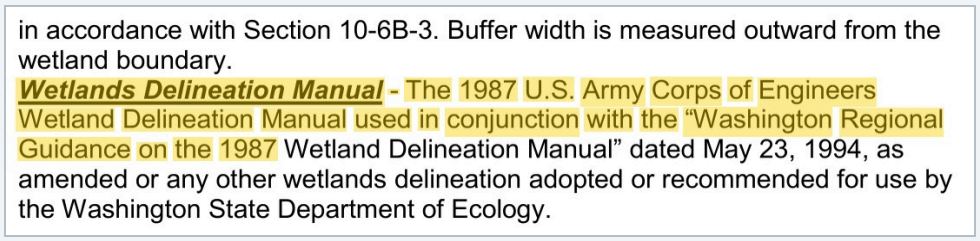
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

136 Standards name 1994 guidance for wetland delineation; state rule requires the federal manual and regional supplements.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 10 of 84. Still posted on the city website as of September 25, 2026.


in accordance with Section 10-6B-3. Buffer width is measured outward from the wetland boundary.
Wetlands Delineation Manual - The 1987 U.S. Army Corps of Engineers Wetland Delineation Manual used in conjunction with the "Washington Regional Guidance on the 1987 Wetland Delineation Manual" dated May 23, 1994, as amended or any other wetlands delineation adopted or recommended for use by the Washington State Department of Ecology.

SAYS

"Wetlands Delineation Manual - The 1987 U.S. Army Corps of Engineers Wetland Delineation Manual used in conjunction with the "Washington Regional Guidance on the 1987 Wetland Delineation Manual" dated May 23, 1994, as amended or any other wetlands delineation adopted or recommended for use by the Washington State Department of Ecology."

IN FORCE

WAC 173-22-035

"Identification of wetlands and delineation of their boundaries pursuant to this chapter shall be done in accordance with the approved federal wetland delineation manual and applicable regional supplements."

app.leg.wa.gov/WAC/default.aspx?cite=173-22-035

POTENTIAL FIX

Adopt an amendment to the Engineering Design Standards defining the manual as the approved federal wetland delineation manual and applicable regional supplements, per RCW 36.70A.175 and WAC 173-22-035, and amend the Title 10 definition by ordinance to match. Post a notice beside the posted PDF saying the state rule governs.

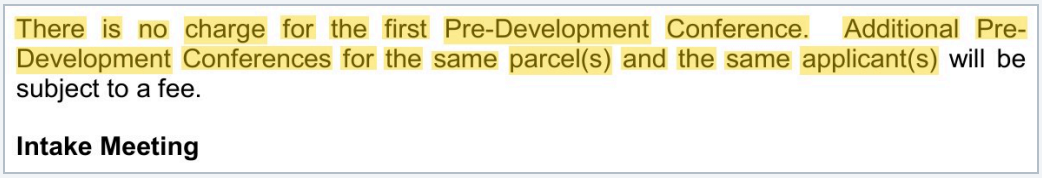
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

137 Standards say repeat pre-development conferences carry a fee; fee schedule lists none, only a free conference.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 12 of 84. Still posted on the city website as of September 25, 2026.



There is no charge for the first Pre-Development Conference. Additional Pre-Development Conferences for the same parcel(s) and the same applicant(s) will be subject to a fee.

Intake Meeting

SAYS

"There is no charge for the first Pre-Development Conference. Additional Pre- Development Conferences for the same parcel(s) and the same applicant(s) will be subject to a fee."

IN FORCE

2026 Community Development Fee Schedule, Pre-Application Conference Meeting

"Pre-Application Conference Meeting No Charge"

www.libertylakewa.gov/DocumentCenter/View/9526/2026-Fee-Schedule

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or 2026 Community Development Fee Schedule, Pre-Application Conference Meeting governs, and post that notice beside both texts; if 2026 Community Development Fee Schedule, Pre-Application Conference Meeting governs, publish a new edition of the Engineering Design Standards that either drops the repeat conference fee sentence in EDS 1.5(D) or points to a repeat conference fee listed in the fee schedule (or to the hourly rate for actions not listed). Post a notice beside the posted PDF saying the 2026 fee schedule governs.

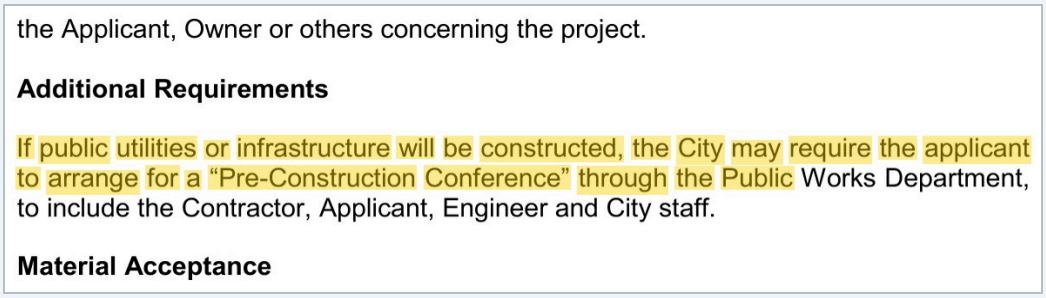
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

138 Standards make the pre-construction conference optional; the Development Code requires one before work starts.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 12 of 84. Still posted on the city website as of September 25, 2026.



the Applicant, Owner or others concerning the project.

Additional Requirements

If public utilities or infrastructure will be constructed, the City may require the applicant to arrange for a "Pre-Construction Conference" through the Public Works Department, to include the Contractor, Applicant, Engineer and City staff.

Material Acceptance

SAYS

"If public utilities or infrastructure will be constructed, the City may require the applicant to arrange for a "Pre-Construction Conference" through the Public Works Department, to include the Contractor, Applicant, Engineer and City staff."

IN FORCE

LLMC 10-3G-9(C)

"Work shall not begin until the City has been notified two (2) working days in advance and a pre-construction meeting has been held."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or LLMC 10-3G-9(C) governs, and post that notice beside both texts; if LLMC 10-3G-9(C) governs, publish a new edition of the Engineering Design Standards stating in EDS 1.8(A) that a pre-construction conference must be held before work begins, as LLMC 10-3G-9(C) requires. Post a notice beside the posted PDF saying the code governs until then.

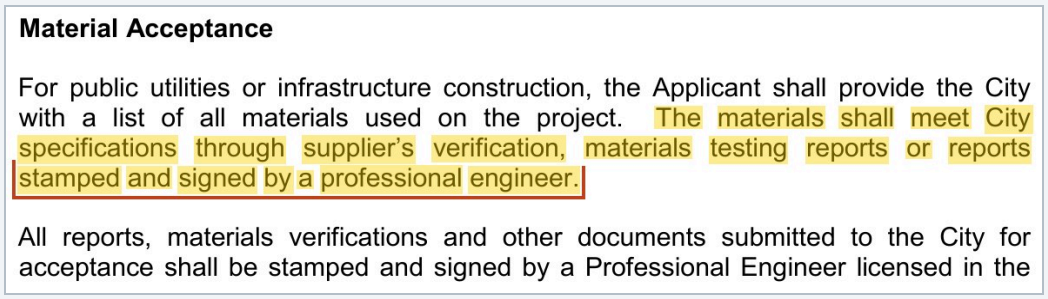
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

139 Standards 1.9(A) accept supplier verification for materials; 1.9(B) requires an engineer stamp.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 12 of 84. Still posted on the city website as of September 25, 2026.



Material Acceptance

For public utilities or infrastructure construction, the Applicant shall provide the City with a list of all materials used on the project. The materials shall meet City specifications through supplier's verification, materials testing reports or reports stamped and signed by a professional engineer.

All reports, materials verifications and other documents submitted to the City for acceptance shall be stamped and signed by a Professional Engineer licensed in the

SAYS

"The materials shall meet City specifications through supplier's verification, materials testing reports or reports stamped and signed by a professional engineer."

IN FORCE

EDS 1.9(B)

"All reports, materials verifications and other documents submitted to the City for acceptance shall be stamped and signed by a Professional Engineer licensed in the State of Washington."

www.libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Ask the city to say which materials documents need a Professional Engineer stamp under 1.9(A) and 1.9(B), and to post that notice beside both texts.

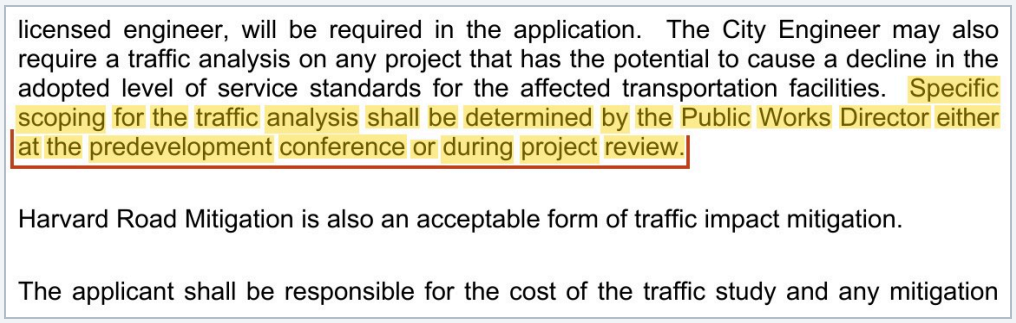
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

140 Traffic analysis scoping belongs to the Public Works Director in 1.12(A), the City Engineer in 2.2(B)(2)(b).

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 13 of 84. Still posted on the city website as of September 25, 2026.



licensed engineer, will be required in the application. The City Engineer may also require a traffic analysis on any project that has the potential to cause a decline in the adopted level of service standards for the affected transportation facilities. Specific scoping for the traffic analysis shall be determined by the Public Works Director either at the predevelopment conference or during project review.

Harvard Road Mitigation is also an acceptable form of traffic impact mitigation.

The applicant shall be responsible for the cost of the traffic study and any mitigation

SAYS

"Specific scoping for the traffic analysis shall be determined by the Public Works Director either at the predevelopment conference or during project review."

IN FORCE

EDS 2.2(B)(2)(b)

"Scoping shall be determined by the City Engineer."

www.libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Ask the city to say whether the Public Works Director or the City Engineer scopes a traffic analysis, and to post that notice beside both texts.

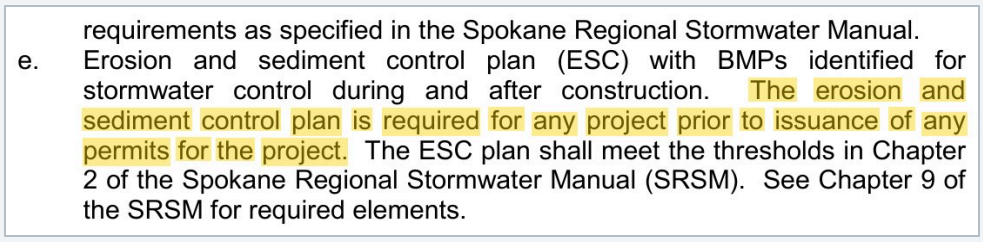
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

141 Standards 2.2(C)(1)(e) require erosion plans for any project, citing SRSM thresholds; 4.0 uses a significant-impact test.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 18 of 84. Still posted on the city website as of September 25, 2026.



requirements as specified in the Spokane Regional Stormwater Manual.

e. Erosion and sediment control plan (ESC) with BMPs identified for stormwater control during and after construction. The erosion and sediment control plan is required for any project prior to issuance of any permits for the project. The ESC plan shall meet the thresholds in Chapter 2 of the Spokane Regional Stormwater Manual (SRSM). See Chapter 9 of the SRSM for required elements.

SAYS

"The erosion and sediment control plan is required for any project prior to issuance of any permits for the project."

IN FORCE

EDS 4.0

"Erosion and Sediment Control Plans are required for projects or activities which could potentially cause significant excess runoff, erosion, or water quantity/quality impacts."

www.libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Ask the city to say which erosion and sediment control plan trigger governs, any project or only projects with significant runoff, and to post that notice beside both texts.

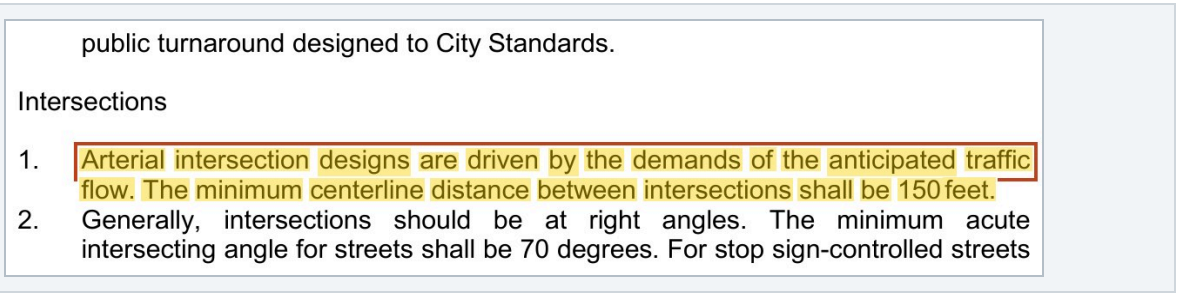
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

142 Standards allow arterial intersections 150 feet apart; the Development Code requires 300 feet.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 29 of 84. Still posted on the city website as of September 25, 2026.



public turnaround designed to City Standards.

Intersections

1. Arterial intersection designs are driven by the demands of the anticipated traffic flow. The minimum centerline distance between intersections shall be 150 feet.
2. Generally, intersections should be at right angles. The minimum acute intersecting angle for streets shall be 70 degrees. For stop sign-controlled streets

SAYS

"Arterial intersection designs are driven by the demands of the anticipated traffic flow. The minimum centerline distance between intersections shall be 150 feet."

IN FORCE

LLMC 10-3B-2(G)(2)

"A minimum of 300 feet separation between intersections on arterial and collector streets shall be required."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or LLMC 10-3B-2(G)(2) governs, and post that notice beside both texts; if LLMC 10-3B-2(G)(2) governs, adopt an amendment to the Engineering Design Standards requiring 300 feet between intersections on arterial and collector streets in EDS 3.2.D.1, or stating that 150 feet applies to local access streets only. Post a notice beside the posted PDF saying that LLMC 10-3B-2(G)(2) governs.

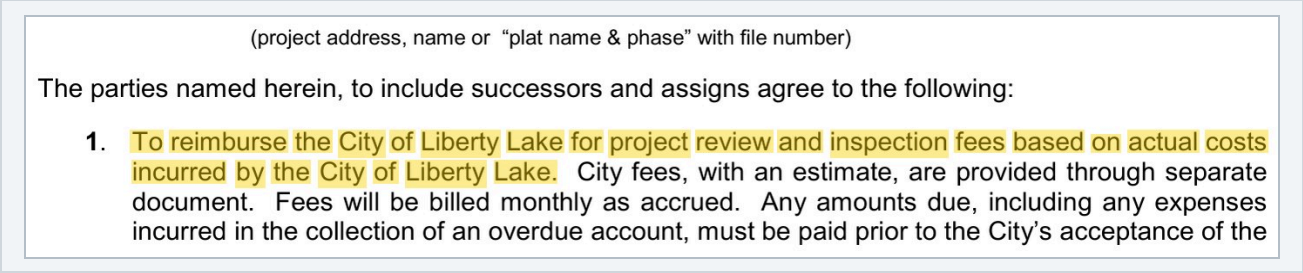
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

143 Fee agreement bills review at actual cost; schedule sets $2,500 for two civil reviews, then hourly.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 22 of 84. Still posted on the city website as of September 25, 2026.



(project address, name or "plat name & phase" with file number)

The parties named herein, to include successors and assigns agree to the following:

1. To reimburse the City of Liberty Lake for project review and inspection fees based on actual costs incurred by the City of Liberty Lake. City fees, with an estimate, are provided through separate document. Fees will be billed monthly as accrued. Any amounts due, including any expenses incurred in the collection of an overdue account, must be paid prior to the City's acceptance of the

SAYS

"To reimburse the City of Liberty Lake for project review and inspection fees based on actual costs incurred by the City of Liberty Lake."

IN FORCE

2026 Community Development Fee Schedule, Fee Administration A.5

"The above listed application and review fees cover the first two reviews. Subsequent reviews will be charged the hourly rates as identified as "Additional Staff Time"."

www.libertylakewa.gov/DocumentCenter/View/9526/2026-Fee-Schedule

POTENTIAL FIX

Ask the city to say whether Liberty Lake Engineering Design Standards, as Amended-April, 2019 or 2026 Community Development Fee Schedule, Fee Administration A.5 governs, and post that notice beside both texts; if 2026 Community Development Fee Schedule, Fee Administration A.5 governs, post a notice beside the Engineering Design Standards saying that review and inspection fees follow the current adopted fee schedule, with hourly charges after the first two reviews. Publish a new edition of the Standards that points readers to that schedule.

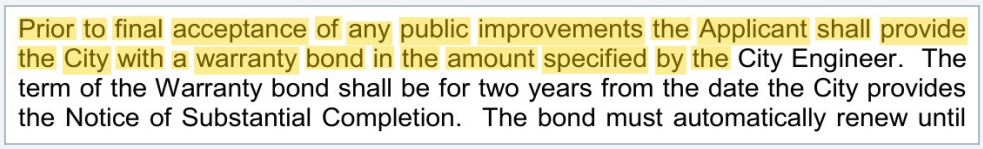
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

144 Standards leave warranty bond amount to the City Engineer; code sets it for right-of-way improvements.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 21 of 84. Still posted on the city website as of September 25, 2026.


Prior to final acceptance of any public improvements the Applicant shall provide the City with a warranty bond in the amount specified by the City Engineer. The term of the Warranty bond shall be for two years from the date the City provides the Notice of Substantial Completion. The bond must automatically renew until

SAYS

"Prior to final acceptance of any public improvements the Applicant shall provide the City with a warranty bond in the amount specified by the City Engineer."

IN FORCE

LLMC 10-4C-5(B)

"Additional bonding or assurance shall be required for all improvements within the public right-of-way, including landscaping, as well as swales which serve the right-of- way for a period of 2 years after improvements are completed in an amount equal to 20% of the construction cost or $10,000, whichever is greater."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Post a notice beside the Engineering Design Standards saying that the warranty bond for right-of-way improvements is set by LLMC 10-4C-5(B) at 20 percent of construction cost or $10,000, whichever is greater. Adopt an amendment to the Standards that points readers to that section.

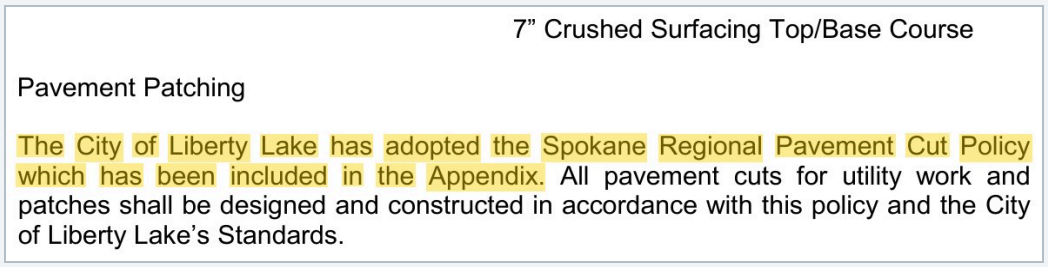
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

145 Standards say the pavement cut policy is in the Appendix, but the document has no appendix.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 33 of 84. Still posted on the city website as of September 25, 2026.



7” Crushed Surfacing Top/Base Course

Pavement Patching

The City of Liberty Lake has adopted the Spokane Regional Pavement Cut Policy which has been included in the Appendix. All pavement cuts for utility work and patches shall be designed and constructed in accordance with this policy and the City of Liberty Lake’s Standards.

SAYS

“The City of Liberty Lake has adopted the Spokane Regional Pavement Cut Policy which has been included in the Appendix.”

IN FORCE

EDS Table of Contents, Section 5

“Section 5 - Inland Northwest Pavement Cut Policy 5.1 The policy is available at Public Works”

www.libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Publish a corrected edition of the Standards that says the pavement cut policy is available at Public Works, or links the current policy. Post a notice beside the posted edition saying that Section 5 governs where the policy is kept.

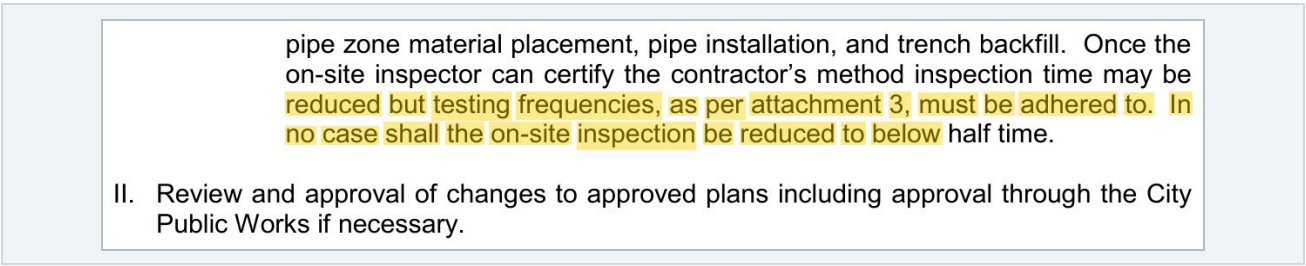
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

146 Attachment 2.2 points to "attachment 3", but testing frequencies are in Attachment 2.4.

Where: Liberty Lake Engineering Design Standards, as Amended-April, 2019, page 23 of 84. Still posted on the city website as of September 25, 2026.



pipe zone material placement, pipe installation, and trench backfill. Once the on-site inspector can certify the contractor's method inspection time may be reduced but testing frequencies, as per attachment 3, must be adhered to. In no case shall the on-site inspection be reduced to below half time.

II. Review and approval of changes to approved plans including approval through the City Public Works if necessary.

SAYS

"reduced but testing frequencies, as per attachment 3, must be adhered to. In no case shall the on-site inspection be reduced to below half time."

IN FORCE

EDS Section 2 attachment list, Attachment 2.4

"Attachment 2.4 - Minimum Testing Frequencies"

www.libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Publish a corrected edition of the Standards whose Attachment 2.2 refers to Attachment 2.4 and whose other Section 2 attachment references use their 2.x numbers. Post a notice beside the posted edition saying that Attachment 2.4 holds the testing frequencies.

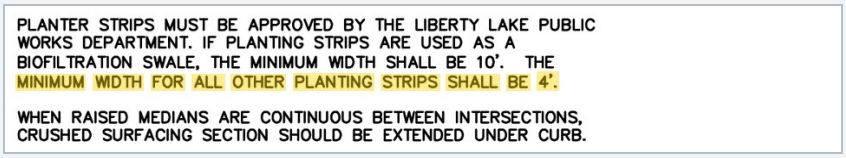
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

147 Standard detail sheet A-1 sets 4 foot minimum planting strip; Design Standards require 4.5 feet.

Where: Liberty Lake Standard Details - FINAL, page 1 of 35. Still posted on the city website as of September 25, 2026.



PLANTER STRIPS MUST BE APPROVED BY THE LIBERTY LAKE PUBLIC WORKS DEPARTMENT. IF PLANTING STRIPS ARE USED AS A BIOFILTRATION SWALE, THE MINIMUM WIDTH SHALL BE 10'. THE MINIMUM WIDTH FOR ALL OTHER PLANTING STRIPS SHALL BE 4'.

WHEN RAISED MEDIANS ARE CONTINUOUS BETWEEN INTERSECTIONS, CRUSHED SURFACING SECTION SHOULD BE EXTENDED UNDER CURB.

SAYS

"MINIMUM WIDTH FOR ALL OTHER PLANTING STRIPS SHALL BE 4'."

IN FORCE

Engineering Design Standards (April 2019) 3.3(C)(1)

"Pedestrian Buffer strips shall be at least 4.5 feet wide."

libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Ask the city to say whether Standard Details sheet A-1, note 6 (4 foot planting strips), or the April 2019 Design Standards govern, and post that notice beside both texts; if the Design Standards govern, publish a corrected edition of the Standard Details that matches them.

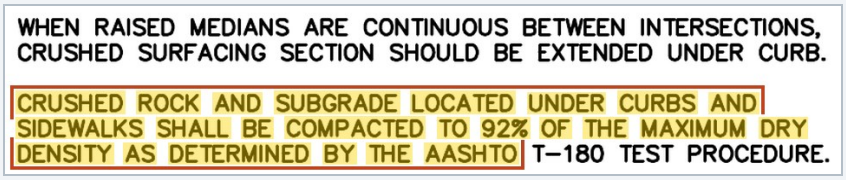
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

148 Sheet A-1 allows 92% compaction for crushed rock under curbs and sidewalks; Design Standards require 95%.

Where: Liberty Lake Standard Details - FINAL, page 1 of 35. Still posted on the city website as of September 25, 2026.


WHEN RAISED MEDIANS ARE CONTINUOUS BETWEEN INTERSECTIONS, CRUSHED SURFACING SECTION SHOULD BE EXTENDED UNDER CURB.

CRUSHED ROCK AND SUBGRADE LOCATED UNDER CURBS AND SIDEWALKS SHALL BE COMPACTED TO 92% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 TEST PROCEDURE.

SAYS

"CRUSHED ROCK AND SUBGRADE LOCATED UNDER CURBS AND SIDEWALKS SHALL BE COMPACTED TO 92% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 TEST PROCEDURE."

IN FORCE

Engineering Design Standards (April 2019) 3.3(A)(1) and 3.3(B)(2)

"Sidewalks shall be constructed on 4" of Crushed Surfacing Top Course compacted to 95 percent of the maximum dry density."

libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Ask the city to say whether Standard Details sheet A-1, note 8 (92 percent compaction), or the April 2019 Design Standards govern, and post that notice beside both texts; if the Design Standards govern, publish a corrected edition of the Standard Details that matches them.

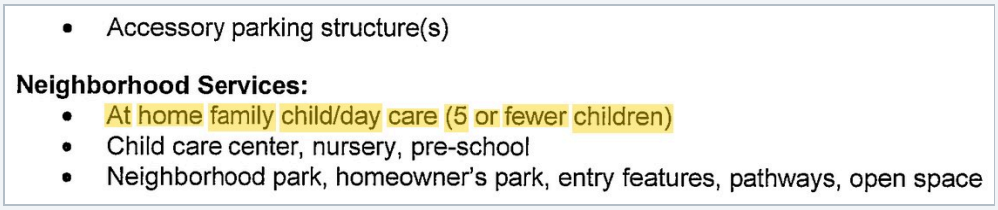
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

149 Liberty Village lists day care for 5 or fewer; state protects family day-care homes to 12.

Where: Liberty Village Specific Area Plan Submittal, page 3 of 3. Still posted on the city website as of September 25, 2026.



- Accessory parking structure(s)

Neighborhood Services:

- At home family child/day care (5 or fewer children)
- Child care center, nursery, pre-school
- Neighborhood park, homeowner's park, entry features, pathways, open space

SAYS

"At home family child/day care (5 or fewer children)"

IN FORCE

RCW 36.70A.450(1), with RCW 43.216.010(1)(c)

"no county or city may enact, enforce, or maintain an ordinance, development regulation, zoning regulation, or official control, policy, or administrative practice that prohibits the use of a residential dwelling, located in an area zoned for residential or commercial use, as a family day-care provider's home facility."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.450

POTENTIAL FIX

Amend the SAP use list (under 10-2M-6), or issue a similar-use determination under Article 10-4G, so that family child day-care homes for up to 12 children are permitted in Liberty Village, as RCW 36.70A.450 and RCW 43.216.010(1)(c) require.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

150 Multi-use right-of-way form asks for $2,000,000 general aggregate; LLMC 8-7-12 requires $1,000,000.

Where: MULTI-USE RIGHT-OF-WAY PERMIT APPLICATION, page 1 of 3. Still posted on the city website as of September 25, 2026.

> **Permit Fees**: Single-use permit fees applied for under this Multi-use Permit will be billed to the Multi-use Permit Grantee.
>
> **Insurance**: Evidence of Insurance shall be furnished to the City in writing for general liability insurance of not less than $1,000,000 per occurrence and $2,000,000 general aggregate issued by a WA authorized company authorized for the time period of the work activity, with the City of Liberty lake listed as an additional named insured.

SAYS

"Evidence of Insurance shall be furnished to the City in writing for general liability insurance of not less than $1,000,000 per occurrence and $2,000,000 general aggregate issued by a WA authorized company"

IN FORCE

LLMC 8-7-12

"commercial general liability insurance of not less than one million dollars ($1,000,000.00) per occurrence and one million dollars' ($1,000,000.00) general aggregate duly issued by an insurance company authorized to do business in the state of Washington."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4088

POTENTIAL FIX

Publish a new edition of the form that states the $1,000,000 general aggregate LLMC 8-7-12 requires for obstruction permits and says a franchise holder's limits are those in its franchise (LLMC 8-8-32), and post a notice beside the current form saying the code governs. If the city wants $2,000,000, amend LLMC 8-7-12 by ordinance.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

151 Form's hold-harmless clause omits the exception for the city's own negligence or wilful conduct.

Where: MULTI-USE RIGHT-OF-WAY PERMIT APPLICATION, page 1 of 3. Still posted on the city website as of September 25, 2026.

> Petitioner agrees to perform the work in strict compliance with the provisions enumerated on the permit. The undersigned guarantees that if the backfill, street surfacing, or improvement fails within two (2) years from the date of final inspection by the City of Liberty Lake, they shall pay the cost of the City for making repairs or restoration of the roadway and improvements. In consideration of the granting of this permit it is agreed by the applicant that the City of Liberty Lake and any officer or employee thereof shall be saved harmless by the applicant from any liability of responsibility for any accident, loss, or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken under the terms of this application and the permit or permits which may be

SAYS

"it is agreed by the applicant that the City of Liberty Lake and any officer or employee thereof shall be saved harmless by the applicant from any liability of responsibility for any accident, loss, or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken under the terms of this application"

IN FORCE

LLMC 8-7-13

"arising out of the permit issued under this chapter except as may be caused by the negligence or wilful conduct on the part of the city."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4090

POTENTIAL FIX

Publish a new edition of the form whose hold-harmless clause carries the exception in LLMC 8-7-13 for harm caused by the negligence or wilful conduct of the city, and post a notice beside the current form saying the code governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

152 Form puts all relocation costs on permittee; LLMC 8-8-22(E) has city pay franchise holders' repeat moves.

Where: MULTI-USE RIGHT-OF-WAY PERMIT APPLICATION, page 2 of 3. Still posted on the city website as of September 25, 2026.

> granted in response thereto, and that any of said liabilities are hereby assumed by the applicant. It is further agreed that if any part of this installation interferes with the future use or maintenance of the street by the general public, it must be removed or relocated, as directed by the City Engineer at the expense of the permittee or his successor in interest.

SAYS

"It is further agreed that if any part of this installation interferes with the future use or maintenance of the street by the general public, it must be removed or relocated, as directed by the City Engineer at the expense of the permittee or his successor in interest."

IN FORCE

LLMC 8-8-22(E)

"If the city requires the subsequent relocation of any facilities within five (5) years from the date of relocation of such facilities or installation of new facilities, the city shall bear the entire cost of such subsequent relocation."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4217

POTENTIAL FIX

Publish a new edition of the form that says that, for a franchise grantee under LLMC chapter 8-8, the city bears the cost of a relocation it requires within five years of an earlier relocation or new installation, as LLMC 8-8-22(E) provides, unless the franchise provides otherwise.

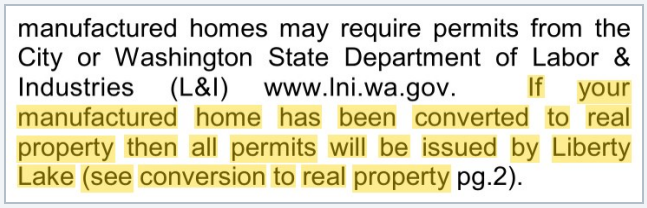
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

153 Manufactured home brochure says the city issues all permits after conversion; electrical permits come from L&I.

Where: Manufactured Home Brochure, page 1 of 2. Still posted on the city website as of September 25, 2026.


manufactured homes may require permits from the City or Washington State Department of Labor & Industries (L&I) www.lni.wa.gov. If your manufactured home has been converted to real property then all permits will be issued by Liberty Lake (see conversion to real property pg.2).

SAYS

"If your manufactured home has been converted to real property then all permits will be issued by Liberty Lake (see conversion to real property pg.2)."

IN FORCE

LLMC 9-1-1(G)

"The national electrical code is administered, adopted, and amended by the Washington state department of labor and industries."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4312

POTENTIAL FIX

Publish a new edition of the Manufactured Home Brochure that says the city issues building permits after conversion to real property and that electrical permits still come from L&I (LLMC 9-1-1(G)), and post a notice beside the posted brochure saying the code governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

154 Notice instructions let applicants search county parcel records; code requires a title company list.

Where: NOTIFICATION INSTRUCTIONS - TYPE II, III & IV PROJECT PERMITS 2025, page 1 of 4. Still posted on the city website as of September 25, 2026.

> Get an electronic current copy of Spokane County Assessor's Maps for the project area and take these maps to any local Title Company for a title search of property owners and taxpayers, if different than the property owners, whose property is adjacent to or within a 400-foot radius of the perimeter of the subject site, whichever is greater, including any access easement(s) serving said site. The search can also be done by the applicant through Spokane County parcel records.
>
> In those instances where any portion of the property abutting the subject site is owned, controlled, or under option by the applicant or his representative, then the adjacent notification radius shall be based on the total

SAYS

"The search can also be done by the applicant through Spokane County parcel records."

IN FORCE

LLMC Development Code 10-4B-4(D)(2)(b)(iii)

"Property owners and/or taxpayers are those shown on the Spokane County Assessor's/Treasurer's most current computer records obtained by the applicant from a title company not more than thirty (30) calendar days prior to the issuance of the Notice of Application."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the instructions that says the owner list comes from a title company within thirty days of the Notice of Application. Post a notice beside the posted sheet saying that 10-4B-4(D)(2)(b)(iii) governs, or adopt an amendment to that section allowing an applicant-compiled list.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

155 Notice instructions have the City add postage and invoice applicants; code has applicants supply it.

Where: NOTIFICATION INSTRUCTIONS - TYPE II, III & IV PROJECT PERMITS 2025, page 1 of 4. Still posted on the city website as of September 25, 2026.

> Utilizing the addresses obtained in STEP 1, prepare a **9 X 12** sized envelope (landscape format, see attached sample and instructions) for each property owner and taxpayer on the list.
>
> The City will put the return address and postage on the envelopes when you return them. The notification shall consist only of information approved and provided by the City and envelopes shall be prepared by the applicant but not sealed.

SAYS

"The City will put the return address and postage on the envelopes when you return them."

IN FORCE

LLMC Development Code 10-4B-4(D)(2)(b)(iv)

"envelopes shall be prepared by the applicant with the required postage but not sealed"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the instructions that says the applicant prepares the envelopes with postage, unsealed. Post a notice beside the posted sheet saying that 10-4B-4(D)(2)(b)(iv) governs, or adopt an amendment to that section stating the City apply-and-invoice practice.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

156 Notice instructions say the City prepares the notice sign; code says the applicant does.

Where: NOTIFICATION INSTRUCTIONS - TYPE II, III & IV PROJECT PERMITS 2025, page 1 of 4. Still posted on the city website as of September 25, 2026.

> most heavily traveled public street, and positioned as close to the right-of-way as possible, so it is easily readable by the traveling vehicular public from the right-of-way at least fourteen (14) calendar days prior to the close of the comment period. Depending on site size and location, more than one sign may be required and/or the City may require the sign size to be increased for visibility from I-90. Signage shall consist only of information approved and provided by the City and the signage shall be prepared by the City and installed by the applicant.
>
> The City will prepare the weather-proof public notice sign and contact the applicant with the date the sign can be picked up and where it must be installed. The applicant must provide a minimum 2' x 3' sized "board"

SAYS

"Signage shall consist only of information approved and provided by the City and the signage shall be prepared by the City and installed by the applicant."

IN FORCE

LLMC Development Code 10-4B-4(D)(3)

"Signage shall consist only of information approved and provided by the City and the signage shall be prepared and installed by the applicant."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the instructions that says the applicant prepares and installs the sign using City-approved text. Post a notice beside the posted sheet saying that 10-4B-4(D)(3) governs, or adopt an amendment to that section matching the City-prepared practice.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

157 Notification instructions let applicants skip the title company the code requires.

Where: Notification Preparation Instructions for Type I Project Permits, page 1 of 4. Still posted on the city website as of September 25, 2026.

> to any local Title Company for a title search of property owners and taxpayers, if different than the property owners, whose property is adjacent to or within a 150-foot radius of the perimeter of the subject site, whichever is greater, including any access easement(s) serving said site. The search can also be done by the applicant through Spokane County parcel records.
>
> - In those instances where any portion of the property abutting the subject site is owned, controlled, or under
>
> - Utilizing the addresses obtained in STEP 1, prepare a **9 X 12** sized envelope (landscape format, see attached sample and instructions) for each property owner and taxpayer on the list.
> - The City will put the return address and postage on the envelopes when you return them. The notification shall consist only of information approved and provided by the City and envelopes shall be prepared by the

SAYS

"The search can also be done by the applicant through Spokane County parcel records."
"The City will put the return address and postage on the envelopes when you return them."

IN FORCE

LLMC Development Code, Chapter 4, Notice Requirements - Mailings, Type I Project Permits, 2.a.iii-iv

"Property owners and taxpayers are those shown on the Spokane County Assessor's/Treasurer's most current computer records obtained by the applicant from a title company no more than thirty (30) calendar days prior to the issuance of the Notice of Application."
"envelopes shall be prepared by the applicant with the required postage but not sealed."

www.libertylakewa.gov/DocumentCenter/View/5233/Chapter-4-Application-and-Review

POTENTIAL FIX

Publish a corrected edition of the handout that says owner and taxpayer records must come from a title company within 30 days before the Notice of Application, as 10-4B-4(D)(2)(a)(iii) provides, and that the applicant prepares the envelopes with the required postage, as 10-4B-4(D)(2)(a)(iv) provides. Post a notice beside the posted handout saying that the code governs until then.

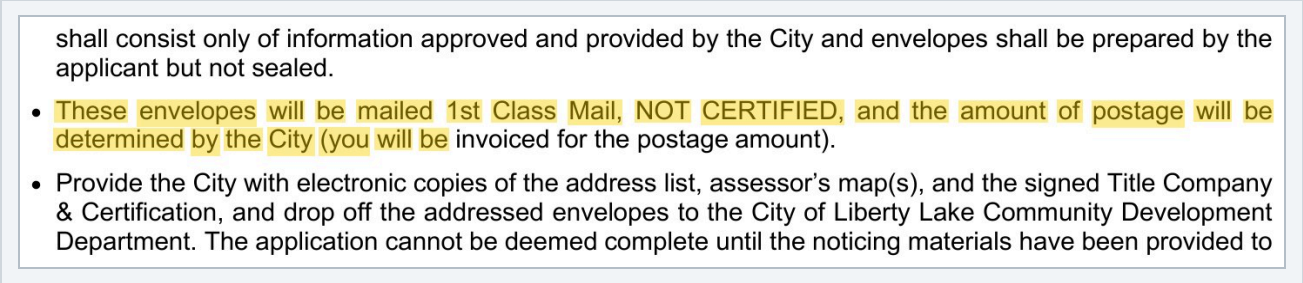
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

158 Type I notice handout says the City affixes postage; code says the applicant does.

Where: Notification Preparation Instructions, Type I Project, page 1 of 4. Still posted on the city website as of September 25, 2026.



shall consist only of information approved and provided by the City and envelopes shall be prepared by the applicant but not sealed.

- These envelopes will be mailed 1st Class Mail, NOT CERTIFIED, and the amount of postage will be determined by the City (you will be invoiced for the postage amount).
- Provide the City with electronic copies of the address list, assessor's map(s), and the signed Title Company & Certification, and drop off the addressed envelopes to the City of Liberty Lake Community Development Department. The application cannot be deemed complete until the noticing materials have been provided to

SAYS

"These envelopes will be mailed 1st Class Mail, NOT CERTIFIED, and the amount of postage will be determined by the City (you will be invoiced for the postage amount)."

IN FORCE

Development Code 10-4B-4(D)(2)(a)(iv)

"The notification shall consist only of information approved and provided by the City, and envelopes shall be prepared by the applicant with the required postage but not sealed."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Either tell applicants to prepare the envelopes with the required postage, unsealed, as 10-4B-4(D)(2)(a)(iv) provides, or ask the Council to amend 10-4B-4(D)(2)(a)(iv) and (b)(iv) to reflect the City's practice of adding postage and invoicing the applicant.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

159 Type I notice handout says the City prepares the sign; code says the applicant does.

Where: Notification Preparation Instructions, Type I Project, page 1 of 4. Still posted on the city website as of September 25, 2026.

> most heavily traveled public street, and positioned as close to the right-of-way as possible, so it is easily readable by the traveling vehicular public from the right-of-way at least fourteen (14) calendar days prior to the close of the comment period. Depending on site size and location, more than one sign may be required and/or the City may require the sign size to be increased for visibility from I-90. Signage shall consist only of information approved and provided by the City and the signage shall be prepared by the City and installed by the applicant.
>
> - The City will prepare the weather-proof public notice sign and contact the applicant with the date the sign can be picked up and where it must be installed. The applicant must provide a minimum 2' x 3' sized "board"

SAYS

"Signage shall consist only of information approved and provided by the City and the signage shall be prepared by the City and installed by the applicant."

IN FORCE

Development Code 10-4B-4(D)(3)

"Signage shall consist only of information approved and provided by the City and the signage shall be prepared and installed by the applicant."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Either say the applicant prepares and installs the signage using information approved and provided by the City, as 10-4B-4(D)(3) provides, or ask the Council to amend 10-4B-4(D)(3) to reflect that the City prepares the sign.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

160 Notice handout makes a title company optional for the owner list; code requires one.

Where: Notification Preparation Instructions, Type I Project, page 4 of 4. Still posted on the city website as of September 25, 2026.

APPLICANT CERTIFICATION

I, the applicant or agent for the applicant, do hereby certify that the following list of names and addresses, consisting of the attached pages, has been prepared from the Spokane County Assessor's or Treasurer's most current computer records, is to the best of my knowledge correct, and is current within thirty (30) days of today's date or, if prepared by a Title Company, I have verified the attached ownership list with the attached Assessor's map(s) and find that all tax parcel numbers adjacent to the project site, including owned or optioned land as shown on the Assessor's map(s) have been listed.

Printed Name: _____

SAYS

"has been prepared from the Spokane County Assessor's or Treasurer's most current computer records, is to the best of my knowledge correct, and is current within thirty (30) days of today's date or, if prepared by a Title Company, I have verified the attached ownership list"

IN FORCE

Development Code 10-4B-4(D)(2)(a)(iii)

"Property owners and taxpayers are those shown on the Spokane County Assessor's/Treasurer's most current computer records obtained by the applicant from a title company no more than thirty (30) calendar days prior to the issuance of the Notice of Application."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the handout that requires the owner list from a title company, with no applicant-prepared option in Step 1 or the certification, as 10-4B-4(D)(2)(a)(iii) provides, and post a notice beside the posted handout saying that the code governs until then. Or ask the Council to amend (iii) by ordinance to allow an applicant-prepared list from County records.

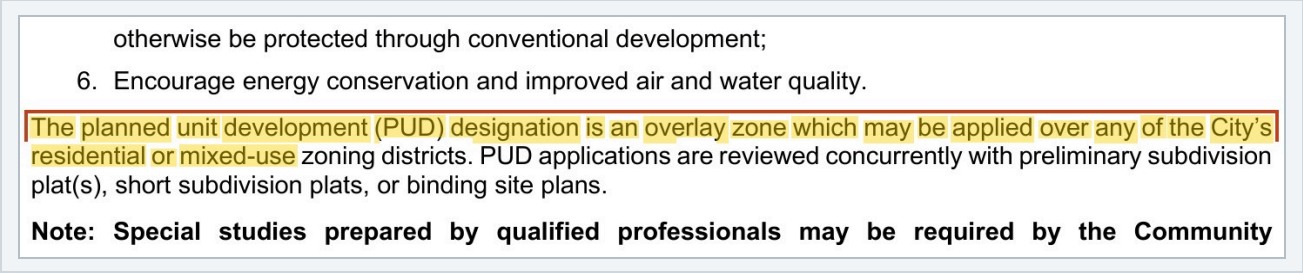
RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

161 PUD form limits the overlay to residential and mixed-use zones; code zoning matrix allows more.

Where: PLANNED UNIT DEVELOPMENT SUPPLEMENTAL APPLICATION 2025, page 1 of 4. Still posted on the city website as of September 25, 2026.



otherwise be protected through conventional development;

6. Encourage energy conservation and improved air and water quality.

The planned unit development (PUD) designation is an overlay zone which may be applied over any of the City's residential or mixed-use zoning districts. PUD applications are reviewed concurrently with preliminary subdivision plat(s), short subdivision plats, or binding site plans.

Note: Special studies prepared by qualified professionals may be required by the Community

SAYS

"The planned unit development (PUD) designation is an overlay zone which may be applied over any of the City's residential or mixed-use zoning districts."

IN FORCE

LLMC Development Code 10-4E-2 and zoning matrix 10-2A-4

"Planned unit development (PUD) P P P P P P P P P N N"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the form that says the overlay may be applied in the districts where the zoning matrix in 10-2A-4 permits a PUD, currently all but P and O. Post a notice beside the posted form saying that the matrix governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

162 PUD form offers a 5% lot coverage increase under 10-4E-5, which sets no such allowance.

Where: PLANNED UNIT DEVELOPMENT SUPPLEMENTAL APPLICATION 2025, page 2 of 4. Still posted on the city website as of September 25, 2026.



Applicability Of Zoning District Standards (City Development Code, Article 10-4e-5)
PUDs are allowed up to a 5% increase in the lot coverage from the underlying zone. Do you plan to utilize increased lot coverage standards? ☐ YES ☐ NO

SAYS

"Applicability Of Zoning District Standards (City Development Code, Article 10-4e-5)"

IN FORCE

LLMC Development Code 10-4E-5(A)

"10-4E-5 A. Code Provision Modifications The City may utilize a PUD to modify any of the provisions of the code if it can be demonstrated that it furthers the goals and policies of the Comprehensive Plan and meets the purpose of a PUD"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the form headed Code Provision Modifications (10-4E-5) that points readers to the 10-4E-5 and 10-4E-8(E) standards, or adopt an amendment to the code setting a 5 percent limit. Post a notice beside the posted form saying that the Development Code governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

163 PUD form ties density bonus to land area; code ties modifications to the requested modification.

Where: PLANNED UNIT DEVELOPMENT SUPPLEMENTAL APPLICATION 2025, page 3 of 4. Still posted on the city website as of September 25, 2026.

The City may authorize a density bonus above the density allowed by City Development Code Chapter 2, as an incentive to increase or enhance open space, protect critical areas, provide unique architectural character, and/or accomplish other purposes of the zone. The density bonus shall not result in the allowable density exceeding 10 percent of the allowable density in Chapter 2. The criteria below shall be used in granting density bonuses. The percentage of density bonus granted shall be proportional to the land area used to meet the criteria below.

Are you applying for a density bonus for your PUD? ☐ YES ☐ NO

If yes, please explain what density bonuses you are requesting (see City Development Code, Article 10-

SAYS

"The percentage of density bonus granted shall be proportional to the land area used to meet the criteria below."

IN FORCE

LLMC Development Code 10-4E-8(E)(1)

"The criteria below shall be used in granting modifications to the code provisions through a PUD proportional to the requested modification(s)."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the form that points to the 10-4E-8(E)(1) standard and the benefit list in 10-4E-8(E). Post a notice beside the posted form saying that the Development Code governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

164 PUD form cites a 5% lot coverage increase that Development Code 10-4E-5 does not state.

Where: PLANNED UNIT DEVELOPMENT SUPPLEMENTAL APPLICATION 2025, page 2 of 4. Still posted on the city website as of September 25, 2026.



Applicability Of Zoning District Standards (City Development Code, Article 10-4e-5)

PUDs are allowed up to a 5% increase in the lot coverage from the underlying zone. Do you plan to utilize increased lot coverage standards? ☐ YES ☐ NO

If yes, what is the proposed % increase:

SAYS

"Applicability Of Zoning District Standards (City Development Code, Article 10-4e-5) PUDs are allowed up to a 5% increase in the lot coverage from the underlying zone."

IN FORCE

Development Code 10-4E-5 and 10-4E-6

"The City may utilize a PUD to modify any of the provisions of the code if it can be demonstrated that it furthers the goals and policies of the Comprehensive Plan and meets the purpose of a PUD except the following:"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a revised form that drops the 5% lot coverage figure (or cites the provision that sets it, if one is adopted) and says a PUD may modify lot coverage under 10-4E-5; mark the 02/03/2025 form superseded.

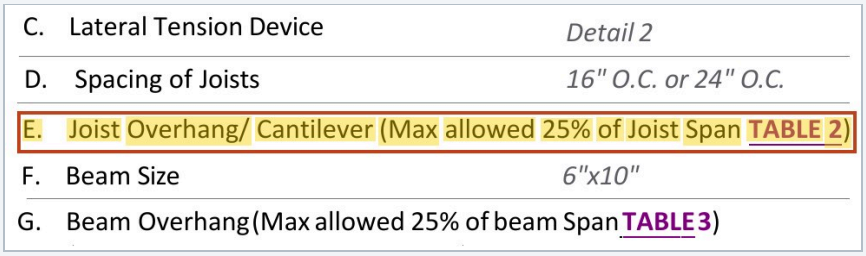
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

165 Deck guide allows 25% joist overhang; Table R507.6 allows less at longer back spans, none beyond.

Where: Prescriptive Residential Deck Construction Guide, page 2 of 14. Still posted on the city website as of September 25, 2026.



C.	Lateral Tension Device	*Detail 2*
D.	Spacing of Joists	*16" O.C. or 24" O.C.*
E.	Joist Overhang/ Cantilever (Max allowed 25% of Joist Span TABLE 2)	
F.	Beam Size	*6"x10"*
G.	Beam Overhang (Max allowed 25% of beam Span TABLE 3)	

SAYS

"E. Joist Overhang/ Cantilever (Max allowed 25% of Joist Span TABLE 2)"
"E. Joist Overhang-Max distance of overhang allowed is ¼ (25%) of Joist span from TABLE 2"

IN FORCE

WAC 51-51-0507, R507.6 and Table R507.6 (2021 IRC Washington amendment, adopted by LLMC 9-1-1(B))

"R507.6 Deck joists. Maximum allowable spans for wood deck joists, as shown in Figure R507.6, shall be in accordance with Table R507.6."
"2×10 13-3 11-6 9-5 1-0 1-6 2-0 2-6 2-8 NP NP NP"
"Beams shall be permitted to cantilever at each end up to one-fourth of the actual beam span."

app.leg.wa.gov/WAC/default.aspx?cite=51-51-0507

POTENTIAL FIX

Post a revised deck guide whose item E and step E send builders to the Maximum Cantilever values in Table R507.6 for joists, keeping the one-fourth rule for beams only.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

166 River District matrix marks veterinarians and post offices N in RD-R; the retail cluster lists both.

Where: RDSAP Zoning Matrix, page 2 of 5. Still posted on the city website as of September 25, 2026.

Tower, private	N	N	L
Animal related			
Animal health services / veterinarian - domestic animals	N	P	P
Animal shelter / kennel	N	N	N
Animal, wildlife rehabilitation facility	N	N	N

SAYS

"Animal health services / veterinarian - domestic animals N P P"

IN FORCE

LLMC River District 10-2C-3(C)(7)(a)

"Uses permitted in the "Neighborhood Retail Cluster" shall be limited to the following facilities and uses as defined in the code: Agricultural product/craft sales stand/Farmers Market; Animal health services/veterinarian/domestic animals; Banks/financial institution (non-drive thru); General retail; Grocery store; Restaurant, café, deli, or ice cream parlor (non-drive thru); winery/microbrew; Post office; Office and residential uses in a mixed use building."

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Ask the city to say whether the March 25, 2026 matrix or the Neighborhood Retail Cluster list in 10-2C-3(C)(7)(a) governs for veterinarians, post offices and farmers markets in RD-R, and post that notice beside both documents.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

167 Handout gives an unlabeled 40 lbs snow load; Ord. 272A sets 58 ground, 40 roof minimum.

Where: RESIDENTIAL BUILDING PERMITS 2020, page 1 of 4. Still posted on the city website as of September 25, 2026.


attention. You will be contacted when the review is complete. Both the submittal and issuance process are electronic transmission of PDF files.

Liberty Lake has a **40 lbs snow load** requirement. Please include in all appropriate calculations.

SAYS

"Liberty Lake has a 40 lbs snow load requirement. Please include in all appropriate calculations."

IN FORCE

LLMC 9-1-2(B) as amended by Ord. 272A

"Ground Snow Load[1]"
"Wind Speed (Ultimate)"
"Seismic Design Category"
"Weathering"
"Frost Line Depth"
"Termites 58 lbs/ft^2"

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1161

POTENTIAL FIX

Publish a new edition of the handout stating a ground snow load of 58 lbs/ft^2 and a minimum roof snow load of 40 lbs/ft^2, citing LLMC 9-1-2(B) as amended by Ord. 272A, and post a notice beside the current handout saying the code governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

168 Right-of-way form lets staff be notified of emergency work instead of the police department.

Where: RIGHT-OF-WAY / APPROACH PERMIT APPLICATION, page 1 of 5. Still posted on the city website as of September 25, 2026.

> Processing/Technology and TCP Review fees are due at application submittal. All other fees are due prior to permit issuance. Double fees will be assessed for work commencing prior to permit issuance.
>
> **Emergency Repairs**: A private or public utility may commence work prior to obtaining a permit provided the City Project Manager (509) 290-2741, Engineer (509) 280-7796, or Street Crew Lead (509) 499-9780, have been immediately notified via cell phone. The person responsible for the work must obtain a right-of-way permit on the first City business day following an elapse of no more than 48 hours after the work has commenced.

SAYS

"Emergency Repairs: A private or public utility may commence work prior to obtaining a permit provided the City Project Manager (509) 290-2741, Engineer (509) 280-7796, or Street Crew Lead (509) 499-9780, have been immediately notified via cell phone."

IN FORCE

LLMC 8-7-2

"In the case of an emergency, a private or public utility may commence work prior to obtaining a permit, provided: a) the city police department is notified and, b) the person obtains an obstruction permit within forty eight (48) hours after work is commenced or on the first city business day following the elapsed forty eight (48) hour period."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4061

POTENTIAL FIX

Publish a new edition of the permit form that says a utility starting emergency work must notify the city police department and obtain an obstruction permit within 48 hours, as LLMC 8-7-2 requires. If staff notice is meant to replace that, amend LLMC 8-7-2 by ordinance, and post a notice beside the form saying that the code governs until then.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

169 Right-of-way form's surety instruction says a bond may be required; LLMC 8-7-11 requires a performance bond.

Where: RIGHT-OF-WAY / APPROACH PERMIT APPLICATION, page 1 of 5. Still posted on the city website as of September 25, 2026.

been immediately notified via cell phone. The person responsible for the work must obtain a right-of-way permit on the first City business day following an elapse of no more than 48 hours after the work has commenced.

Surety: Depending on the activity, permit surety in the amount of 100% of the grantee's contract amount may be required with the City prior to the issuance of a right-of-way permit, if deemed necessary by the City. Prior to the release of the permit surety, a warranty bond, in accordance with the City Street Standards, may be required to be submitted to the City.

SAYS

"Surety: Depending on the activity, permit surety in the amount of 100% of the grantee's contract amount may be required with the City prior to the issuance of a right-of-way permit, if deemed necessary by the City."

IN FORCE

LLMC 8-7-11

"applicant shall post a performance bond with the city clerk. The bond shall be: a) issued by a surety licensed to do business in the state of Washington and b) in an amount equal to one hundred percent (100%) of the estimated cost of the work (or other reasonable measure of value) solely determined by the city."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4085

POTENTIAL FIX

Publish a new edition of the permit form that says the applicant shall post a performance bond of 100 percent of the estimated cost of the work, or another reasonable measure of value set by the city, subject to the self-insurance waiver and good-cause reduction in LLMC 8-7-11. Post a notice beside the form saying that the code governs until then.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

170 Right-of-way form omits the code's additional insured requirement and leaves homeowner coverage unclear.

Where: RIGHT-OF-WAY / APPROACH PERMIT APPLICATION, page 2 of 5. Still posted on the city website as of September 25, 2026.

> **Insurance**: Evidence of Insurance shall be furnished to the City in writing for general liability insurance of not less than $1,000,000 per occurrence and $1,000,000 general aggregate issued by a WA authorized company authorized for the time period of the work activity. If work is being performed by a homeowner, a copy of the homeowner's insurance policy shall be submitted to the City when the homeowner is performing the work themselves.
>
> **Performance**: The applicant shall specify the type of construction by submitting plans showing the class of

SAYS

"If work is being performed by a homeowner, a copy of the homeowner's insurance policy shall be submitted to the City when the homeowner is performing the work themselves."

IN FORCE

LLMC 8-7-12

"commercial general liability insurance of not less than one million dollars ($1,000,000.00) per occurrence and one million dollars' ($1,000,000.00) general aggregate duly issued by an insurance company authorized to do business in the state of Washington. The policy shall name the city as an additional named insured. The city may reduce the insurance limits if good cause exists."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4088

POTENTIAL FIX

Publish a new edition of the permit form that says the policy must name the city as an additional named insured, as LLMC 8-7-12 requires, and says whether a homeowner's policy meets the commercial general liability requirement. If homeowners are meant to be treated differently, amend LLMC 8-7-12 by ordinance. Post a notice beside the form saying that the code governs until then.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

171 Right-of-way form hold harmless has no exception for the city's own negligence or wilful conduct.

Where: RIGHT-OF-WAY / APPROACH PERMIT APPLICATION, page 3 of 5. Still posted on the city website as of September 25, 2026.

provisions enumerated on the permit. **Any change to the schedule of activities detailed on the permit MUST BE submitted to the City.** The undersigned guarantees that if the backfill, street surfacing, or improvement fails within two (2) years from the date of final inspection by the City of Liberty Lake, they shall pay the cost of the City for making repairs or restoration of the roadway and improvements. In consideration of the granting of this permit it is agreed by the applicant that the City of Liberty Lake and any officer or employee thereof shall be saved harmless by the applicant from any liability of responsibility for any accident, loss, or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken under the terms of this application and the permit or permits which may be granted in response thereto, and that any of said liabilities

SAYS

"In consideration of the granting of this permit it is agreed by the applicant that the City of Liberty Lake and any officer or employee thereof shall be saved harmless by the applicant from any liability of responsibility for any accident, loss, or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken under the terms of this application and the permit or permits which may be granted in response thereto"

IN FORCE

LLMC 8-7-13

"The permittee shall defend, indemnify and hold harmless the city, its officers, officials, employees and volunteers from any and all claims, injuries, damages, losses or suits, including attorney fees, arising out of the permit issued under this chapter except as may be caused by the negligence or wilful conduct on the part of the city."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4090

POTENTIAL FIX

Publish a new edition of the permit form that uses the LLMC 8-7-13 wording (defend, indemnify and hold harmless) and its exception for claims caused by the negligence or wilful conduct of the city. Post a notice beside the form saying that the code governs until then.

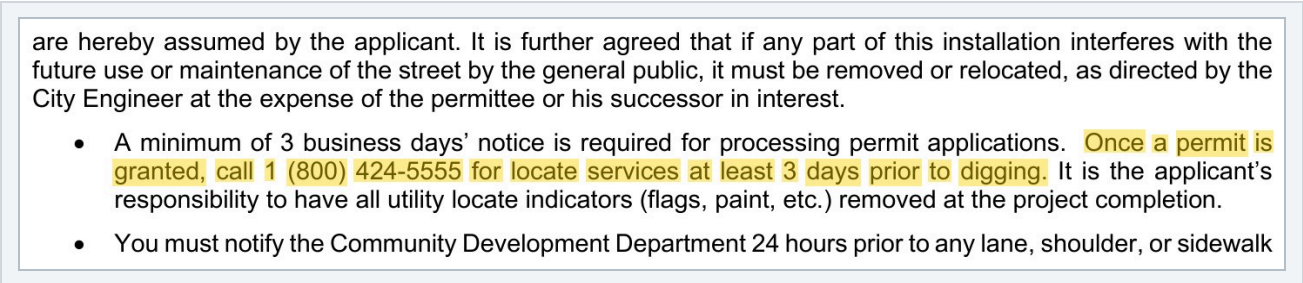
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

172 Right-of-way form gives a 3-day locate notice; state law counts 2 to 10 full business days.

Where: RIGHT-OF-WAY / APPROACH PERMIT APPLICATION, page 3 of 5. Still posted on the city website as of September 25, 2026.



are hereby assumed by the applicant. It is further agreed that if any part of this installation interferes with the future use or maintenance of the street by the general public, it must be removed or relocated, as directed by the City Engineer at the expense of the permittee or his successor in interest.

- A minimum of 3 business days' notice is required for processing permit applications. Once a permit is granted, call 1 (800) 424-5555 for locate services at least 3 days prior to digging. It is the applicant's responsibility to have all utility locate indicators (flags, paint, etc.) removed at the project completion.
- You must notify the Community Development Department 24 hours prior to any lane, shoulder, or sidewalk

SAYS

"Once a permit is granted, call 1 (800) 424-5555 for locate services at least 3 days prior to digging."

IN FORCE

RCW 19.122.030(2)

"An excavator must provide the notice required by subsection (1) of this section to a one-number locator service not less than two full business days and not more than 10 full business days before the scheduled work-to-begin date"

app.leg.wa.gov/RCW/default.aspx?cite=19.122.030

POTENTIAL FIX

Publish a new edition of the permit form that points applicants to call 1 (800) 424-5555 at least two and no more than 10 full business days before the scheduled start, not counting weekends or legal holidays unless the parties agree otherwise in writing, and to wait for a positive response from every operator before digging. Post a notice beside the form saying that RCW 19.122.030 governs until then.

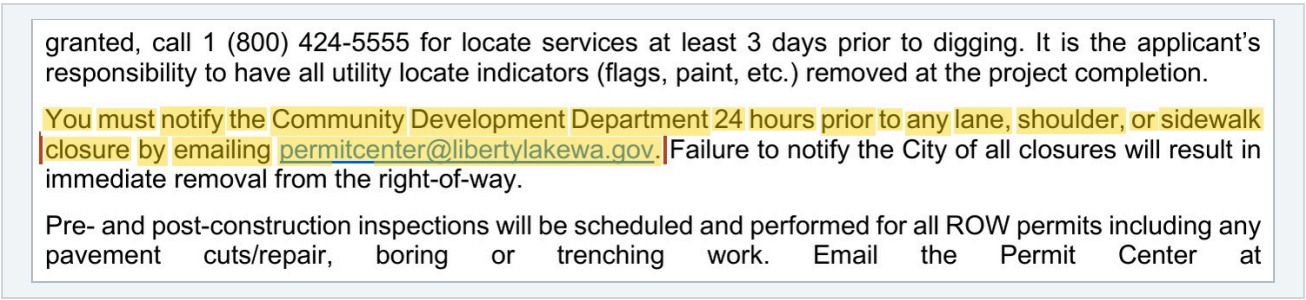
RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

173 Right-of-way form sets 24 hour closure notices but never states the code's 48 hour pre-work notice.

Where: RIGHT-OF-WAY / APPROACH PERMIT APPLICATION, page 3 of 5. Still posted on the city website as of September 25, 2026.



granted, call 1 (800) 424-5555 for locate services at least 3 days prior to digging. It is the applicant's responsibility to have all utility locate indicators (flags, paint, etc.) removed at the project completion.

You must notify the Community Development Department 24 hours prior to any lane, shoulder, or sidewalk closure by emailing permitcenter@libertylakewa.gov. Failure to notify the City of all closures will result in immediate removal from the right-of-way.

Pre- and post-construction inspections will be scheduled and performed for all ROW permits including any pavement cuts/repair, boring or trenching work. Email the Permit Center at

SAYS

"You must notify the Community Development Department 24 hours prior to any lane, shoulder, or sidewalk closure by emailing permitcenter@libertylakewa.gov."

IN FORCE

LLMC 8-7-5

"The applicant shall give the city clerk notice not less than forty eight (48) hours before any work or activity is commenced and shall notify the city clerk upon completion of the same."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4072

POTENTIAL FIX

Publish a new edition of the permit form that says the applicant gives the city clerk notice at least 48 hours before any work begins and notice on completion, except for unexpected repairs and emergencies, as LLMC 8-7-5 requires, and keeps the 24 hour closure notice as a separate requirement. Post a notice beside the form saying that the code governs until then.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

174 Small cell form omits the same-process-type batch condition and allows batches on public-owned property.

Where: RIGHT-OF-WAY PERMIT APPLICATION SMALL WIRELESS COMMUNICATION FACILITIES, page 1 of 4. Still posted on the city website as of September 25, 2026.

> Multiple sites may be applied for with one application, and they will be batch processed. All proposed facilities in a batch must utilize the same concealment technique, be located on the same type of facility (e.g. light standard, utility pole) and be within either the public right-of-way or on public-owned property.
>
> **INSTRUCTIONS FOR RIGHT-OF-WAY PERMIT APPLICANTS**
>
> Applicants for permits to occupy City property with utilities, or holders of franchise rights proposing work upon,

SAYS

"be within either the public right-of-way or on public-owned property."

IN FORCE

Development Code 10-4I-4(C)(5)

"if all proposed small wireless facilities in a batch are subject to the same process type, utilize the same concealment technique, and are located on the same type of facility (such as the same light standard), and within either the public right-of-way or upon private property."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the form that says all facilities in a batch must be subject to the same process type (Development Code 10-4I-4(C)(5)), and either limits batches to sites within the public right-of-way or adopt an amendment to 10-4I-4(C)(5) by ordinance to cover City-owned property.

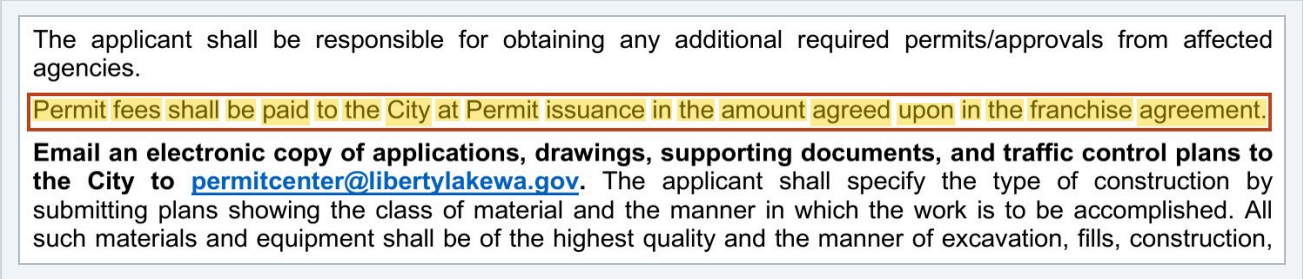
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

175 Small cell form collects fees at permit issuance; code makes the fee part of the application.

Where: RIGHT-OF-WAY PERMIT APPLICATION SMALL WIRELESS COMMUNICATION FACILITIES, page 1 of 4. Still posted on the city website as of September 25, 2026.



The applicant shall be responsible for obtaining any additional required permits/approvals from affected agencies.

Permit fees shall be paid to the City at Permit issuance in the amount agreed upon in the franchise agreement.

Email an electronic copy of applications, drawings, supporting documents, and traffic control plans to the City to permitcenter@libertylakewa.gov. The applicant shall specify the type of construction by submitting plans showing the class of material and the manner in which the work is to be accomplished. All such materials and equipment shall be of the highest quality and the manner of excavation, fills, construction,

SAYS

"Permit fees shall be paid to the City at Permit issuance in the amount agreed upon in the franchise agreement."

IN FORCE

Development Code 10-4I-4(C)-(D)

"A complete application shall consist of the completed application form with all required information (as detailed in paragraph C of this section), a SEPA environmental checklist if the proposal is not categorically exempt from SEPA review, and the application fee."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the form that says the small wireless permit application fee set in the franchise agreement is submitted with the application (Development Code 10-4I-4(C), (D)), and keeps the invoice language only for right-of-way permit and inspection fees.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

176 Right-of-way forms guarantee pavement patches for two years; the adopted Regional Pavement Cut Policy requires three.

Where: RIGHT-OF-WAY PERMIT APPLICATION SMALL WIRELESS COMMUNICATION FACILITIES, page 2 of 4. Still posted on the city website as of September 25, 2026.

> The estimated time required for completion, including restoration, of the above work is _____ days which the petitioner agrees to prosecute with all diligence and speed with due regard for the rights, interests, and conveniences of the public. The petitioner further agrees to perform the work in strict compliance with the provisions enumerated on the permit. The undersigned guarantees that if the backfill, street surfacing, or improvement fails within two (2) years from the date of final inspection by the City of Liberty Lake, they shall pay the cost of the City for making repairs or restoration of the roadway and improvements. In consideration of the granting of this permit it is agreed by the applicant that the City of Liberty Lake and any officer or employee

SAYS

"The undersigned guarantees that if the backfill, street surfacing, or improvement fails within two (2) years from the date of final inspection by the City of Liberty Lake"

IN FORCE

Inland Northwest Regional Pavement Cut Policy (effective January 1, 2025), Warranty Requirements 1 and 3

"All roadways shall require a minimum three-year warranty period."

www.libertylakewa.gov/DocumentCenter/View/4188/Regional-Pavement-Cut-Policy-2017_201705091330412460

POTENTIAL FIX

Publish a new edition of the small wireless right-of-way application whose guarantee follows the Regional Pavement Cut Policy's three-year warranty for pavement cuts and for curb, sidewalk and structures affected by the excavation. Post a notice beside the current form saying the policy's three-year warranty governs until the new edition is out.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

177 Small cell form puts all relocation costs on grantee; RCW 35.99.060 has city pay some.

Where: RIGHT-OF-WAY PERMIT APPLICATION SMALL WIRELESS COMMUNICATION FACILITIES, page 3 of 4. Still posted on the city website as of September 25, 2026.

8. If at any time the City deems it advisable to widen, grade, regrade, plank, pave, improve, alter, or repair any road, street, public place, or structure, the grantee upon written notice by the City, or designated representative or agents, will at his own sole cost and expense, raise, lower, change, move, or reconstruct such installations to conform to the plans of work contemplated or ordered by the City.
9. If upon written notice by the City, the grantee fails to relocate any portion or all of the project as granted under this permit, the City, its agents or representatives may do any work at the cost and expense of the

SAYS

"will at his own sole cost and expense, raise, lower, change, move, or reconstruct such installations to conform to the plans of work contemplated or ordered by the City."

IN FORCE

RCW 35.99.060(1), (3); LLMC 8-8-22(E)

"Where the service provider had paid for the relocation cost of the same facilities at the request of the city or town within the past five years, the service provider's share of the cost of relocation will be paid by the city or town requesting relocation"

app.leg.wa.gov/RCW/default.aspx?cite=35.99.060

POTENTIAL FIX

Publish a new edition of the small wireless right-of-way application that makes condition 8 subject to RCW 35.99.060(3), so the city pays what that subsection assigns to it (see also LLMC 8-8-22(E) for franchise grantees). Post a notice beside the current form saying RCW 35.99.060 governs relocation costs.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

178 Small cell form says call 3 days before digging; statute counts business days and caps notice.

Where: RIGHT-OF-WAY PERMIT APPLICATION SMALL WIRELESS COMMUNICATION FACILITIES, page 2 of 4. Still posted on the city website as of September 25, 2026.

> or relocated, as designed by the City Engineer at the expense of the permittee or his successor in interest.
>
> - A minimum of 3 business days' notice is required for processing permit applications. Once a permit is granted, call 1 (800) 424-5555 for locate services at least 3 days prior to digging. It is the applicant's responsibility to have all utility locate indicators (flags, paint, etc.) removed at the project completion.

SAYS

"call 1 (800) 424-5555 for locate services at least 3 days prior to digging."

IN FORCE

RCW 19.122.030(2)

"An excavator must provide the notice required by subsection (1) of this section to a one-number locator service not less than two full business days and not more than 10 full business days before the scheduled work-to-begin date, unless otherwise agreed by the excavator and facility operators in writing."

app.leg.wa.gov/RCW/default.aspx?cite=19.122.030

POTENTIAL FIX

Publish a new edition of the small wireless right-of-way application whose locate instruction follows RCW 19.122.030(2): call not less than two full business days and not more than 10 full business days before the scheduled work, unless the excavator and facility operators agree otherwise in writing. Post a notice beside the current form saying the statute governs.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

179 Right-of-way form's emergency paragraph omits the police notice that LLMC 8-7-2 still requires.

Where: RIGHT-OF-WAY - MULTI-CONTRACTOR PERMIT APPLICATION, page 1 of 4. Still posted on the city website as of September 25, 2026.

Permit Fees: Fees shall be assessed at permit issuance and will be billed to the Applicant of the Multi-Contractor Permit.

Emergency Repairs: A private or public utility may commence work prior to obtaining a permit provided the City Project Manager (509) 828-2204, Engineer (509) 280-7796 or Street Crew Lead (509) 499-9780 have been immediately notified via cell phone. The person responsible for the work must obtain a right-of-way permit on the first City business day following an elapse of no more than 48 hours after the work is commenced.

Surety: Any damage to the Rights-of-Way will be paid for by the Grantee of the Multi-Use Permit.

SAYS

"Emergency Repairs: A private or public utility may commence work prior to obtaining a permit provided the City Project Manager (509) 828-2204, Engineer (509) 280-7796 or Street Crew Lead (509) 499-9780 have been immediately notified via cell phone."

IN FORCE

LLMC 8-7-2

"In the case of an emergency, a private or public utility may commence work prior to obtaining a permit, provided: a) the city police department is notified and, b) the person obtains an obstruction permit within forty eight (48) hours after work is commenced"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4061

POTENTIAL FIX

Publish a new edition of the multi-contractor application whose Emergency Repairs paragraph says the city police department is notified, as LLMC 8-7-2 requires, and post a notice beside the posted form saying LLMC 8-7-2 governs. If the city no longer wants police notice, amend LLMC 8-7-2 by ordinance.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

180 Form hold-harmless clauses leave out the code's exception for the city's own negligence or wilful conduct.

Where: RIGHT-OF-WAY - MULTI-CONTRACTOR PERMIT APPLICATION, page 2 of 4. Still posted on the city website as of September 25, 2026.

within two (2) years from the date of final inspection by the City of Liberty Lake, they shall pay the cost of the City for making repairs or restoration of the roadway and improvements. In consideration of the granting of this permit it is agreed by the applicant that the City of Liberty Lake and any officer or employee thereof shall be saved harmless by the applicant from any liability of responsibility for any accident, loss, or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken under the terms of this application and the permit or permits which may be granted in response thereto, and that any of said liabilities are hereby assumed by the applicant. It is further agreed that if any part of this installation interferes with the future

SAYS

"shall be saved harmless by the applicant from any liability of responsibility for any accident, loss, or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken under the terms of this application"

IN FORCE

LLMC 8-7-13

"The permittee shall defend, indemnify and hold harmless the city, its officers, officials, employees and volunteers from any and all claims, injuries, damages, losses or suits, including attorney fees, arising out of the permit issued under this chapter except as may be caused by the negligence or wilful conduct on the part of the city."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4090

POTENTIAL FIX

Publish a new edition of the application with indemnity clauses that use the LLMC 8-7-13 wording, including the exception for negligence or wilful conduct on the part of the city, and post a notice beside the posted form saying LLMC 8-7-13 governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

181 Form guarantees repairs for two years; the pavement cut policy it adopts requires three.

Where: RIGHT-OF-WAY - MULTI-CONTRACTOR PERMIT APPLICATION, page 2 of 4. Still posted on the city website as of September 25, 2026.

> The estimated time required for completion, including restoration, of the above work is _____days which the petitioner agrees to prosecute with all diligence and speed with due regard for the rights, interests, and conveniences of the public. Petitioner further agrees to perform the work in strict compliance with the provisions enumerated on the permit. The undersigned guarantees that if the backfill, street surfacing, or improvement fails within two (2) years from the date of final inspection by the City of Liberty Lake, they shall pay the cost of the City for making repairs or restoration of the roadway and improvements. In consideration of the granting of this permit it is agreed by the applicant that the City of Liberty Lake and any officer or employee thereof shall be saved

SAYS

"The undersigned guarantees that if the backfill, street surfacing, or improvement fails within two (2) years from the date of final inspection by the City of Liberty Lake, they shall pay the cost of the City for making repairs or restoration of the roadway and improvements."

IN FORCE

Inland Northwest Regional Pavement Cut Policy (effective January 1, 2025), Warranty Requirements

"All roadways shall require a minimum three-year warranty period."

www.libertylakewa.gov/DocumentCenter/View/4188

POTENTIAL FIX

Publish a new edition of the application with a three-year repair guarantee to match the Regional Pavement Cut Policy named in condition 4, and post a notice beside the posted form saying the policy's three-year warranty governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

182 Form accepts 24 hours notice of an earlier start; city rules require at least 48 hours.

Where: RIGHT-OF-WAY - MULTI-CONTRACTOR PERMIT APPLICATION, page 3 of 4. Still posted on the city website as of September 25, 2026.

- Pre- and post-construction inspections will be scheduled and performed for all ROW permits including any pavement cuts/repair, boring or trenching work. Email the Permit Center at permitcenter@libertylakewa.gov at least 24 hours prior to any change in the start or finish of scheduled work from that indicated by the permit. Failure to notify the City within 24 hours of a change to the schedule may result in fees for additional inspections. All property (including but not limited to infrastructure, landscaping, and stormwater facilities) must be returned to pre-construction conditions at project

SAYS

"permitcenter@libertylakewa.gov at least 24 hours prior to any change in the start or finish of scheduled work from that indicated by the permit."

IN FORCE

LLMC 8-7-5

"The applicant shall give the city clerk notice not less than forty eight (48) hours before any work or activity is commenced and shall notify the city clerk upon completion of the same."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4072

POTENTIAL FIX

Publish a new edition of the application that says the 24 hour notice covers schedule changes only and does not stand in for the notice due before work begins, which is at least 48 hours to the city clerk (LLMC 8-7-5), and post a notice beside the posted form saying LLMC 8-7-5 governs.

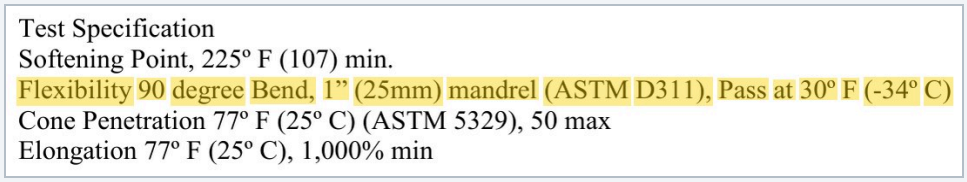
RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

183 Pavement cut policy prints joint tape test temperature as 30° F (-34° C), two different temperatures.

Where: Regional Pavement Cut Policy (2017), page 10 of 19. Still posted on the city website as of September 25, 2026.



Test Specification
Softening Point, 225° F (107) min.
Flexibility 90 degree Bend, 1" (25mm) mandrel (ASTM D311), Pass at 30° F (-34° C)
Cone Penetration 77° F (25° C) (ASTM 5329), 50 max
Elongation 77° F (25° C), 1,000% min

SAYS

"Flexibility 90 degree Bend, 1" (25mm) mandrel (ASTM D311), Pass at 30° F (-34° C)"

IN FORCE

2025 Regional Pavement Cut Policy, flexibility test line

"Flexibility 90 degree Bend, 1" (25mm) mandrel (ASTM D311), Pass at 30° F (-34° C)"

www.libertylakewa.gov/DocumentCenter/View/4188/2025-Regional-Pavement-Cut-Policy

POTENTIAL FIX

Ask the city to say which test temperature applies to joint tape and to post that notice beside the 2025 edition and the 2017 edition. Ask the policy's regional owners to publish errata that state one temperature, and mark the 2017 edition superseded if it is still listed as current.

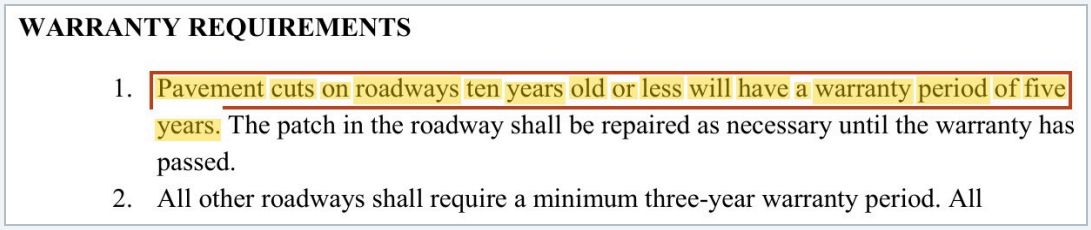
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

184 Superseded 2017 pavement cut policy is still linked from the city's Building Permits page.

Where: Regional Pavement Cut Policy (2017), page 6 of 19. Still posted on the city website as of September 25, 2026.



WARRANTY REQUIREMENTS

1. Pavement cuts on roadways ten years old or less will have a warranty period of five years. The patch in the roadway shall be repaired as necessary until the warranty has passed.
2. All other roadways shall require a minimum three-year warranty period. All

SAYS

"Pavement cuts on roadways ten years old or less will have a warranty period of five years."

IN FORCE

Inland Northwest Regional Pavement Cut Policy (2025), Warranty Requirements 1

"All roadways shall require a minimum three-year warranty period."

www.libertylakewa.gov/DocumentCenter/View/5154/2025-Modified-Regional-Pavement-Cut-Policy-

POTENTIAL FIX

Repoint the 'Pavement Cut Policy' link on the Building Permits page (/139) from DocumentCenter View 4194 to the 2025 policy, and remove View 4194 or mark it superseded. Differences a reader could trip on: road warranty (five years vs three), curb and sidewalk warranty (five vs three), and the Modified Policy overcut on principal and minor arterials (one foot vs two).

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

185 Right-of-way permit form asks for $1 million aggregate insurance; standards require $2 million.

Where: Right-of-Way Permit Application, page 2 of 5. Still posted on the city website as of September 25, 2026.

> **Insurance**: Evidence of Insurance shall be furnished to the City in writing for general liability insurance of not less than $1,000,000 per occurrence and $1,000,000 general aggregate issued by a WA authorized company authorized for the time period of the work activity. If work is being performed by a homeowner, a copy of the homeowner's insurance policy shall be submitted to the City when the homeowner is performing the work

SAYS

"Evidence of Insurance shall be furnished to the City in writing for general liability insurance of not less than $1,000,000 per occurrence and $1,000,000 general aggregate issued by a WA authorized company authorized for the time period of the work activity."

IN FORCE

Engineering Design Standards Section 6, para. 13, adopted by Ordinance 241A (2017) and set out again in Ordinance 241B (2020); compare LLMC 8-7-12 ($1,000,000 aggregate, still codified)

"commercial general liability insurance of not less than $1,000,000 per occurrence and $2,000,000 general aggregate duly issued by an insurance company authorized to do business in Washington."

www.libertylakewa.gov/DocumentCenter/View/9892/Ordinance-No-241B

POTENTIAL FIX

Publish a new edition of the permit form that states the $2,000,000 general aggregate set by Engineering Design Standards Section 6, para. 13, and amend LLMC 8-7-12 by ordinance to the same figure, since it still reads $1,000,000. Post a notice beside the form saying which text governs until then.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUILDERS, CONTRACTORS AND DEVELOPMENT

186 Right-of-way permit form cuts short winter validity of permits issued in October.

Where: Right-of-Way Permit Application, page 1 of 5. Still posted on the city website as of September 25, 2026.

> **Expiration**: Right-of-way permits issued between April 1st and September 30th are valid for not more than 30 days from the date of issuance, with an available extension up to 30 days at the sole discretion of the City Engineer or their designee. Extension requests must be made in writing to Permit Center. Right-of-way permits issued between October 1st and March 31st may be valid for up to 6 months, or until the following April 30th, whichever is earlier.
>
> **Permit Fees:** Fees shall be assessed in accordance with the currently adopted City Fee Schedule.

SAYS

"Right-of-way permits issued between October 1st and March 31st may be valid for up to 6 months, or until the following April 30th, whichever is earlier."

IN FORCE

Engineering Design Standards Section 6, para. 2 (Ordinance 241B exhibit, 2020)

"permits issued between October Ist and March 31st shall be valid until the following April 30th."

www.libertylakewa.gov/DocumentCenter/View/9892/Ordinance-No-241B

POTENTIAL FIX

Publish a new edition of the permit form that says permits issued October 1 through March 31 are valid until the following April 30, as Engineering Design Standards Section 6, para. 2 provides. Post a notice beside the form saying that the Standards govern until then.

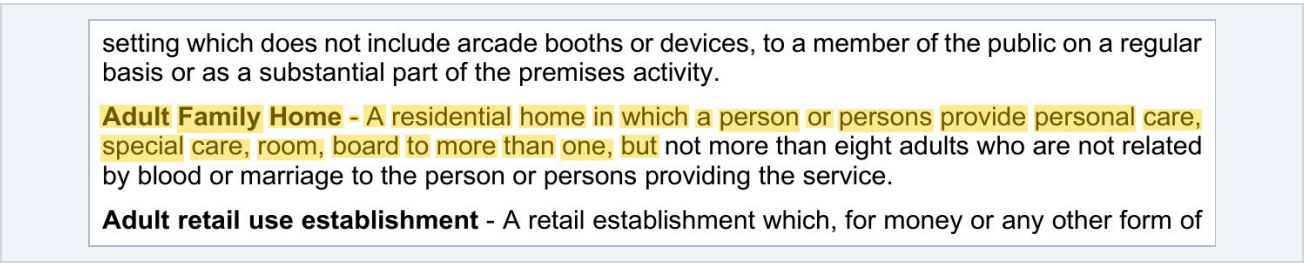
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

187 Adult Family Home definition omits the state-approval qualifier for seven or eight adults.

Where: River District Development Regulations (full), February 2026, page 7 of 178. Still posted on the city website as of September 25, 2026.


setting which does not include arcade booths or devices, to a member of the public on a regular basis or as a substantial part of the premises activity.

Adult Family Home - A residential home in which a person or persons provide personal care, special care, room, board to more than one, but not more than eight adults who are not related by blood or marriage to the person or persons providing the service.

Adult retail use establishment - A retail establishment which, for money or any other form of

SAYS

"Adult Family Home - A residential home in which a person or persons provide personal care, special care, room, board to more than one, but not more than eight adults who are not related by blood or marriage to the person or persons providing the service."

IN FORCE

RCW 70.128.010(1)

"a residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. An adult family home may provide services to up to eight adults upon approval from the department under RCW 70.128.066."

app.leg.wa.gov/RCW/default.aspx?cite=70.128.010

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations stating that an adult family home may serve seven or eight adults only with department approval under RCW 70.128.066, and post a notice beside the posted edition saying that RCW 70.128.010(1) governs until then.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

188 A setback-exceptions clause still names the retired Uniform Building and Fire Codes.

Where: River District Development Regulations (full), February 2026, page 89 of 178. Still posted on the city website as of September 25, 2026.

> Eaves, chimneys, bay windows, overhangs, cornices, awnings, canopies, porches, decks, pergolas, and similar architectural features may encroach into setbacks by no more than 5 feet, subject to compliance with applicable standards of the Uniform Building Code and Uniform Fire Code. Walls and fences may be placed on property lines, subject to the standards in Chapter 3. Walls and fences within front yards shall additionally comply with the vision clearance standards in Chapter 3. The Zoning Administrator has the discretion to allow an increase in the maximum

SAYS

"subject to compliance with applicable standards of the Uniform Building Code and Uniform Fire Code."

IN FORCE

RCW 19.27.031(1)(a)(i), (c)

"there shall be in effect in all counties and cities the state building code which shall consist of the following model codes which are hereby adopted by reference"
"(a)(i) The International Building Code, published by the International Code Council, Inc."
"(c) The International Fire Code, published by the International Code Council, Inc."

app.leg.wa.gov/RCW/default.aspx?cite=19.27.031

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations (10-2E-6.D) that refers to the applicable state building and fire codes as adopted by the City of Liberty Lake in place of the Uniform Building Code and Uniform Fire Code, and post a notice beside the posted edition saying that the state building code governs until then.

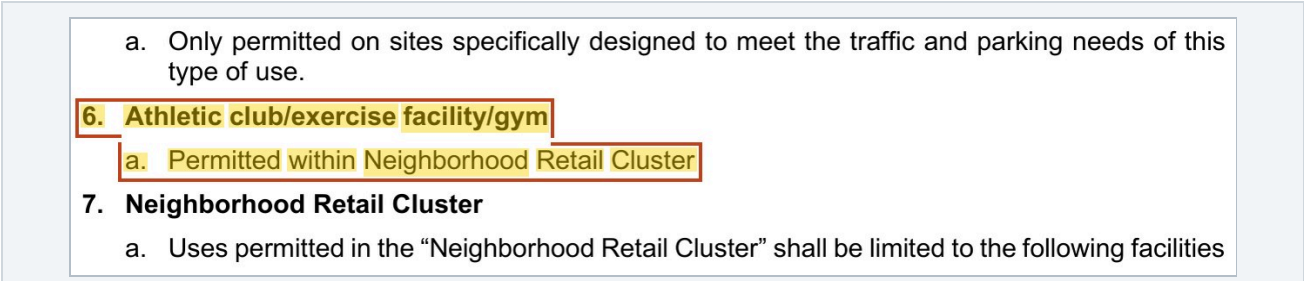
RISK

A reader could follow this citation and reach an old, missing or different rule.

BUILDERS, CONTRACTORS AND DEVELOPMENT

189 River District RD-R standards permit gyms and pharmacies in retail clusters whose use list omits them.

Where: River District Development Regulations, page 65 of 178. Still posted on the city website as of September 25, 2026.



a. Only permitted on sites specifically designed to meet the traffic and parking needs of this type of use.

6. Athletic club/exercise facility/gym

a. Permitted within Neighborhood Retail Cluster

7. Neighborhood Retail Cluster

a. Uses permitted in the "Neighborhood Retail Cluster" shall be limited to the following facilities

SAYS

"6. Athletic club/exercise facility/gym a. Permitted within Neighborhood Retail Cluster"

IN FORCE

LLMC River District 10-2C-3(C)(7)(a)

"Uses permitted in the "Neighborhood Retail Cluster" shall be limited to the following facilities and uses as defined in the code: Agricultural product/craft sales stand/Farmers Market; Animal health services/veterinarian/domestic animals; Banks/financial institution (non-drive thru); General retail; Grocery store; Restaurant, café, deli, or ice cream parlor (non-drive thru); winery/microbrew; Post office; Office and residential uses in a mixed use building."

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Ask the city to say which governs, the use list in 10-2C-3(C)(7)(a) or the gym, pharmacy and live work permissions in (C)(6), (C)(10) and (C)(18), and post that notice beside both texts.

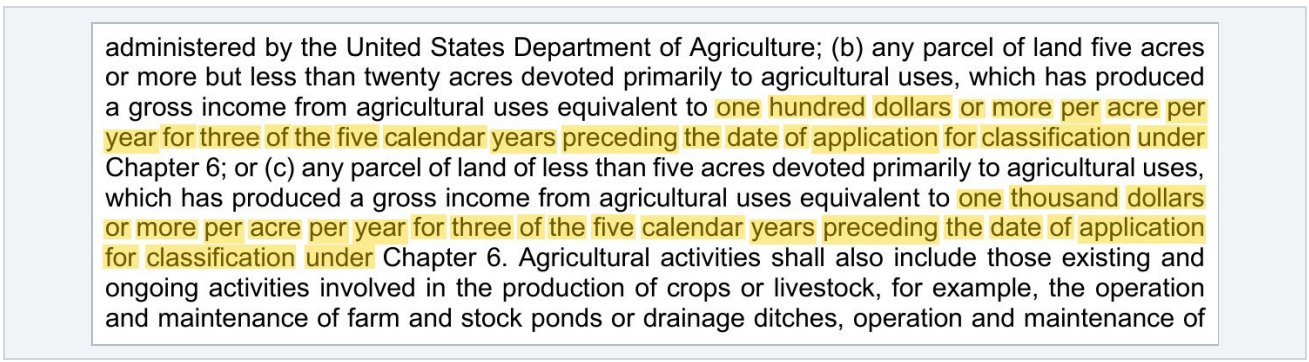
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

190 River District definitions restate the pre-1993 farm-income thresholds.

Where: River District SAP 08-0001 Development Regulations - Chapter 1 (Definitions), February 23, 2026, page 8 of 58. Still posted on the city website as of September 25, 2026.


administered by the United States Department of Agriculture; (b) any parcel of land five acres or more but less than twenty acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to one hundred dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under Chapter 6; or (c) any parcel of land of less than five acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to one thousand dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under Chapter 6. Agricultural activities shall also include those existing and ongoing activities involved in the production of crops or livestock, for example, the operation and maintenance of farm and stock ponds or drainage ditches, operation and maintenance of

SAYS

"one hundred dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under Chapter 6"
"one thousand dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under Chapter 6"

IN FORCE

RCW 84.34.020(2)(b)(i)(B), (2)(c)(ii)

"On or after January 1, 1993, $200 or more per acre per year for three of the five calendar years preceding the date of application for classification under this chapter"
"On or after January 1, 1993, $1,500 or more per year for three of the five calendar years preceding the date of application for classification under this chapter"

app.leg.wa.gov/RCW/default.aspx?cite=84.34.020

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations, Chapter 1 (Definitions), and publish a corrected edition of Chapter 1. The amendment would withdraw the restated criteria (a) through (c) from the Agricultural activities definition so it rests on RCW 84.34.020(2), which it already incorporates as now or hereafter amended, and keep the sentences that follow them. Post a notice beside Chapter 1 saying that RCW 84.34.020(2) governs until then.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

191 Street tree brochure calls a 36-inch tree ring encouraged; design standards require one.

Where: STREET TREES & SIDEWALK MAINTENANCE 2026, page 4 of 12. Still posted on the city website as of September 25, 2026.

> **Caliper Size** - The minimum caliper size at planting shall be 1¾ inches.
>
> **Location** - Street trees should be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips, where applicable. The use of grass in street tree planters is not desirable for trees, therefore a tree ring (36" minimum) around the tree is encouraged to ease turf grass competition.

SAYS

"The use of grass in street tree planters is not desirable for trees, therefore a tree ring (36" minimum) around the tree is encouraged to ease turf grass competition."

IN FORCE

Engineering Design Standards 3.3(K)(3)(c)

"Tree Rings. A mulched tree ring at least three feet (3') in diameter, and 2 inches to 3 inches deep is required in planting strips that incorporate turf grass."

www.libertylakewa.gov/DocumentCenter/View/4531

POTENTIAL FIX

Publish a corrected edition of the street trees and sidewalk maintenance handout that says a mulched tree ring at least 36 inches across and 2 to 3 inches deep is required in planting strips with turf grass, and post a notice beside the current print saying that Engineering Design Standards 3.3(K)(3)(c) governs.

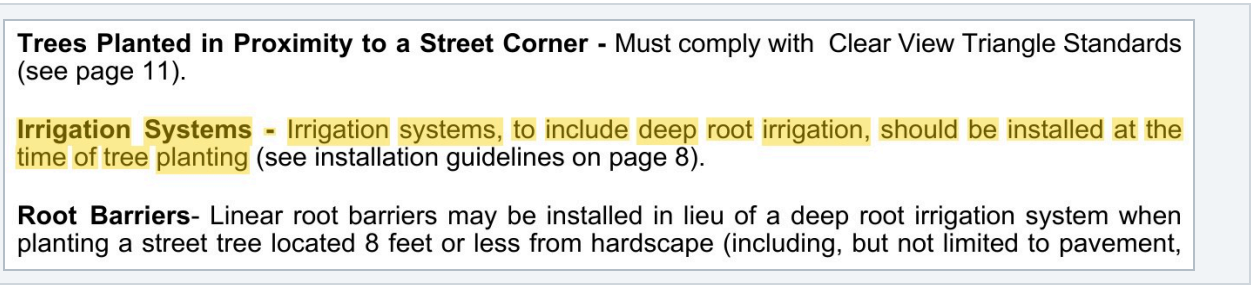
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

192 Street tree brochure says irrigation should be installed at planting; standards say shall.

Where: STREET TREES & SIDEWALK MAINTENANCE 2026, page 5 of 12. Still posted on the city website as of September 25, 2026.



Trees Planted in Proximity to a Street Corner - Must comply with Clear View Triangle Standards (see page 11).

Irrigation Systems - Irrigation systems, to include deep root irrigation, should be installed at the time of tree planting (see installation guidelines on page 8).

Root Barriers- Linear root barriers may be installed in lieu of a deep root irrigation system when planting a street tree located 8 feet or less from hardscape (including, but not limited to pavement,

SAYS

"Irrigation Systems - Irrigation systems, to include deep root irrigation, should be installed at the time of tree planting"

IN FORCE

Engineering Design Standards 3.3(K)(3)(a)

"Irrigation systems, to include deep root irrigation, shall be installed at the time of street tree planting."

www.libertylakewa.gov/DocumentCenter/View/4531

POTENTIAL FIX

Publish a new edition of the street trees and sidewalk maintenance handout that follows the shall wording of Engineering Design Standards 3.3(K)(3)(a), and post a notice beside the current handout saying which text governs.

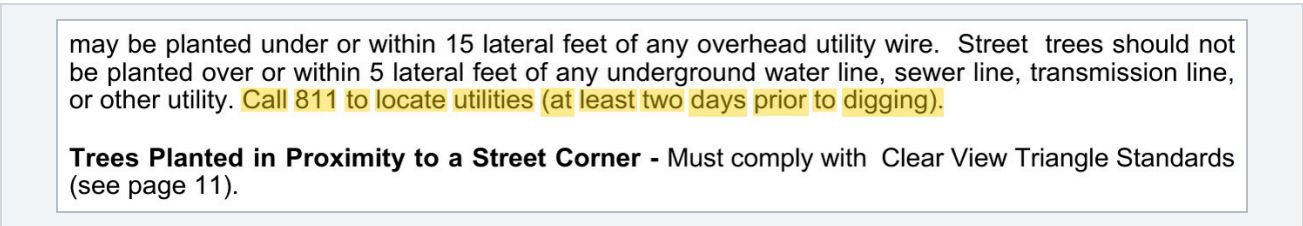
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

193 Street tree brochure says call 811 two days ahead; state law requires two full business days.

Where: STREET TREES & SIDEWALK MAINTENANCE 2026, page 5 of 12. Still posted on the city website as of September 25, 2026.



may be planted under or within 15 lateral feet of any overhead utility wire. Street trees should not be planted over or within 5 lateral feet of any underground water line, sewer line, transmission line, or other utility. Call 811 to locate utilities (at least two days prior to digging).

Trees Planted in Proximity to a Street Corner - Must comply with Clear View Triangle Standards (see page 11).

SAYS

"Call 811 to locate utilities (at least two days prior to digging)."

IN FORCE

RCW 19.122.030(2)

"An excavator must provide the notice required by subsection (1) of this section to a one-number locator service not less than two full business days and not more than 10 full business days before the scheduled work-to-begin date"

app.leg.wa.gov/RCW/default.aspx?cite=19.122.030

POTENTIAL FIX

Publish a corrected edition of the street trees and sidewalk maintenance handout that says to call 811 at least two full business days, and no more than 10 business days, before digging, and post a notice beside the current print saying that RCW 19.122.030(2) governs.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

194 Sidewalk form says 3 days for 811; law requires two full business days, at most 10.

Where: Sidewalk Repairs / Replacement Application, page 1 of 2. Still posted on the city website as of September 25, 2026.

Anticipated Work Start Date:	Anticipated Work Completion Date:

- A minimum of 3 business days' notice is required for processing permit applications. Once the permit is granted, be sure to call 811 for locate services at least 3 days prior to digging. It is the applicant's responsibility to have all utility locate indicators (flags, paint, etc.) removed at the project completion.
- You must notify Community Development Department 24 hours prior to any lane, shoulder, or sidewalk

SAYS

"be sure to call 811 for locate services at least 3 days prior to digging."

IN FORCE

RCW 19.122.030(2)

"An excavator must provide the notice required by subsection (1) of this section to a one-number locator service not less than two full business days and not more than 10 full business days before the scheduled work-to-begin date"

app.leg.wa.gov/RCW/default.aspx?cite=19.122.030

POTENTIAL FIX

Publish a corrected edition of the sidewalk application that says to call 811 at least two full business days, and not more than 10 full business days, before digging, as RCW 19.122.030(2) provides. Post a notice beside the form saying that RCW 19.122.030 governs until then.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

195 Sidewalk form asks for 24 hours' notice before work; city code requires 48 hours.

Where: Sidewalk Repairs / Replacement Application, page 1 of 2. Still posted on the city website as of September 25, 2026.

> You must notify Community Development Department 24 hours prior to any lane, shoulder, or sidewalk closure by emailing permitcenter@libertylakewa.gov. Failure to notify the City of any closures will result in immediate removal from the right-of-way.
>
> Pre- and post-inspections will be performed for all sidewalk repair/replacement projects. Email the Permit Center at permitcenter@libertylakewa.gov at least 24 hours before work starts and again after work is completed.
>
> All property (including but not limited to infrastructure, landscaping, and stormwater facilities) must be returned to pre-removal conditions at project completion.

SAYS

"Email the Permit Center at permitcenter@libertylakewa.gov at least 24 hours before work starts and again after work is completed."

IN FORCE

LLMC 8-7-5

"The applicant shall give the city clerk notice not less than forty eight (48) hours before any work or activity is commenced and shall notify the city clerk upon completion of the same."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4072

POTENTIAL FIX

Publish a corrected edition of the sidewalk application that says 48 hours, or adopt an amendment of LLMC 8-7-5 by ordinance setting the 24 hour notice to the Permit Center that the City now uses. Post a notice beside the form saying that 8-7-5 governs until then.

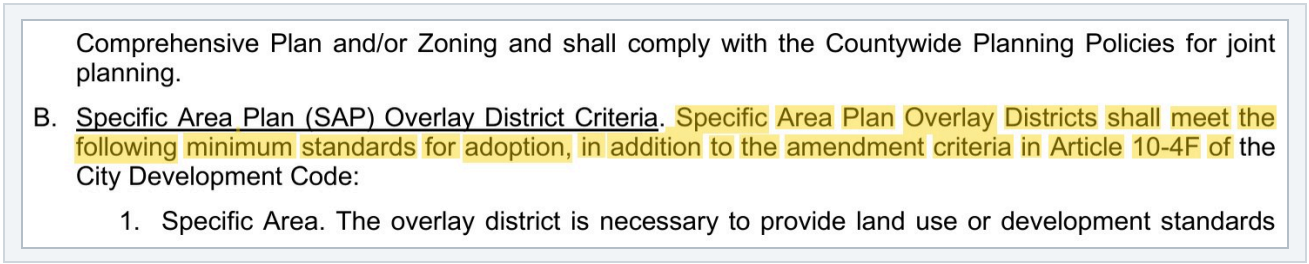
RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

BUILDERS, CONTRACTORS AND DEVELOPMENT

196 Code 10-2M-4(B), copied on the SAP application, cites Article 10-4F, which excludes zoning and text amendments.

Where: Specific Area Plan (SAP) Overlay Application, page 1 of 5. Still posted on the city website as of September 25, 2026.



Comprehensive Plan and/or Zoning and shall comply with the Countywide Planning Policies for joint planning.

B. Specific Area Plan (SAP) Overlay District Criteria. Specific Area Plan Overlay Districts shall meet the following minimum standards for adoption, in addition to the amendment criteria in Article 10-4F of the City Development Code:

1. Specific Area. The overlay district is necessary to provide land use or development standards

SAYS

"Specific Area Plan Overlay Districts shall meet the following minimum standards for adoption, in addition to the amendment criteria in Article 10-4F of the City Development Code:"

IN FORCE

Development Code 10-4F-2(B)

"This Article does not apply to zoning district changes, text amendments, temporary use permits, or other permits."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-2M-4(B) by ordinance to cite the amendment criteria in Section 10-4B-5(A) and Article 10-4J, then publish a corrected edition of the SAP application that matches the amended code.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

197 Special inspections form lets others approved by the Building Official prepare it without IBC 1704.3's limit.

Where: Statement of Special Inspections, page 2 of 7. Still posted on the city website as of September 25, 2026.

and means and methods of construction are solely the responsibility of the Contractor.

IDENTIFICATION OF REQUIRED SPECIAL INSPECTIONS

The following section to be completed by the Registered Design Professional in Responsible Charge or by others as approved by the Building Official of the permitting jurisdiction.

Check the applicable boxes below to identify the Special Inspections required as per Chapter 17 of the current edition of the International Building Code as adopted by Washington State.

SAYS

"The following section to be completed by the Registered Design Professional in Responsible Charge or by others as approved by the Building Official of the permitting jurisdiction."
"The Registered Design Professional in Responsible Charge or others as approved by the Building Official shall"

IN FORCE

IBC 2021 Section 1704.3 Exception, adopted by WAC 51-50-003

"Exception: The statement of special inspections is permitted to be prepared by a qualified person approved by the building official for construction not designed by a registered design professional ."

up.codes/viewer/washington/wa-building-code-2021/chapter/17/special-inspections-and-tests

POTENTIAL FIX

Publish a revised edition of the Statement of Special Inspections (with the regional partners that share it, or as a Liberty Lake edition), or post a notice beside the current form, stating that others approved by the Building Official may prepare the statement only for construction not designed by a registered design professional, as IBC Section 1704.3 provides. Dates: the form is marked Rev 2/19/25; the 2021 IBC is adopted by WAC 51-50-003, effective 3/15/24. A form is not an enactment, so the adopted code governs as higher authority.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

198 Stormwater plan describes the floodplain rule as the 2018 codes; the code names no edition.

Where: Stormwater Management Plan (SWMP), Final, August 2024 (adopted by Ord. 304), page 22 of 103. Still posted on the city website as of September 25, 2026.

> Insurance Program, which is governed by Ecology in the state of Washington. This program is currently administered through City staff outside of the Stormwater Utility and is funded through permit and development review fees. Additionally, Liberty Lake's Municipal Code of Ordinances Section 9-1-2. I requires all development within a floodplain to comply with Federal Emergency Management Agency standards and with construction specifications detailed in the provisions of the 2018 international codes (International Building Code and International Residential Code) for flood resistant construction.

SAYS

"Liberty Lake's Municipal Code of Ordinances Section 9-1-2. I requires all development within a floodplain to comply with Federal Emergency Management Agency standards and with construction specifications detailed in the provisions of the 2018 international codes (International Building Code and International Residential Code) for flood resistant construction."

IN FORCE

LLMC 9-1-1(A)-(B) (Ord. 272, 4-6-2021), with LLMC 9-1-2.I; WAC 51-50/51-51 (2021 IBC/IRC)

"The current edition of the international building code, and the international existing building code as published by the International Code Council, and adopted by the state of Washington in WAC 51-50, are hereby adopted"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4312

POTENTIAL FIX

Post a notice beside the plan saying that LLMC 9-1-1 adopts the current edition of the international codes as adopted by the state, not the 2018 edition. Publish an errata sheet for the plan that says so.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

199 PUD application still cites a superseded 5 percent lot coverage allowance.

Where: Supplemental Application for Planned Unit Developments (PUD), page 2 of 4. Still posted on the city website as of September 25, 2026.

Source image on the next page.

SAYS

"PUDs are allowed up to a 5% increase in the lot coverage from the underlying zone. Do you plan to utilize increased lot coverage standards?"
"If yes, please explain what density bonuses you are requesting (see City Development Code, Article 104E-8, subsection D, for more information:"

IN FORCE

LLMC Development Code 10-4E-5(A) and 10-4E-8(D)-(E)

"A. The City may utilize a PUD to modify any of the provisions of the code if it can be demonstrated that it furthers the goals and policies of the Comprehensive Plan and meets the purpose of a PUD except the following: 1. The City may not modify any of the provisions of this Article; and 2. The City may not modify any provision of this code that specifically states that its requirements are not subject to modifications under a PUD;"
"D. Land Division Article. All of the requirements for land divisions, as applicable, shall be met (Article 10-4D); E. Code Provision Modification Principles. The allowed uses permitted under Section 10- 4E-4, the code provision modifications permitted under Section 10-4E-5 and the density bonus permitted under Section 10-4E-6 shall be based on the following principles:"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the form that drops the flat 5 percent lot coverage statement and points readers to Section 10-4E-5 and the 10-4E-8(E) criteria, with the density bonus under Section 10-4E-6. Post a notice beside the posted form saying that the Development Code governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

CONTINUED

199 PUD application still cites a superseded 5 percent lot coverage allowance.

Source image for finding 199, continued from the previous page.

Applicability Of Zoning District Standards (City Development Code, Article 10-4e-5)	
PUDs are allowed up to a 5% increase in the lot coverage from the underlying zone. Do you plan to utilize increased lot coverage standards?	☐ YES ☐ NO
If yes, what is the proposed % increase:	
What is the proposed total lot / building coverage %:	

BUILDERS, CONTRACTORS AND DEVELOPMENT

200 Temporary use form describes temporary uses as short term and without permanent improvements; code says and/or.

Where: TEMPORARY USE PERMIT APPLICATION 2025, page 1 of 3. Still posted on the city website as of September 25, 2026.

A Pre-Application Conference may be required prior to the submittal of this application. To schedule a Pre-Application Conference, please contact the Community Development Department.

Temporary uses are characterized by their short term or seasonal nature and by the fact that permanent improvements are not made to the site. Temporary uses include, but are not limited to construction trailers, leasing offices, parking lot sales, retail warehouse sales, and seasonal sales such as Christmas tree sales or vegetable stands.

SAYS

"Temporary uses are characterized by their short term or seasonal nature and by the fact that permanent improvements are not made to the site."

IN FORCE

Development Code 10-4I-1

"Temporary uses are characterized by the non-permanent nature of the facilities/site improvements, and/or the short term or seasonal nature of the use."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the Temporary Use Permit application that states the 10-4I-1 wording, including 'and/or', and post a notice beside the current form saying Development Code 10-4I-1 governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

201 1/25/10 Tenant Improvements brochure asks for wet stamped paper and CD; 10-4C-4(A)(1) lists electronic copies only.

Where: TENANT IMPROVEMENTS (Planning & Building Services brochure), page 2 of 3. Still posted on the city website as of September 25, 2026.



Completed Building, Mechanical, & Plumbing Permit Applications w/ Signatures

Copy of Sewer / Water Permit, if applicable

(1) Hard Copy of the following submittals - Wet Stamped by Architect and Engineer, as applicable & (1) PDF CD:

- Spec. Books, etc. (Wet Stamped by Architect & Engineer) - if applicable
- NREC (Details, Calculations, Lighting budgets, Plan review & inspection acknowledgment forms)

SAYS

"(1) Hard Copy of the following submittals - Wet Stamped by Architect and Engineer, as applicable & (1) PDF CD:"

IN FORCE

Development Code 10-4C-4(A)(1)

"1. Commercial, Industrial, Multi-family, Public and Semi-Public Institutional Building Plan Submittal Requirements. Building permit packets shall include electronic copies of the following:"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Post a revised Tenant Improvements brochure that lists the 10-4C-4(A)(1) submittals as electronic copies, with plans stamped, signed and dated, and take the 1/25/10 edition off current pages.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

202 Construction details handout cites the 2012 IRC; the city has adopted the 2021 IRC.

Where: Typical Residential Construction Details, page 2 of 7. Still posted on the city website as of September 25, 2026.



SAYS

"3/8" (min.) structural wall sheeting, nailed per 2012 IRC"

IN FORCE

WAC 51-51-003; LLMC 9-1-1.B (amended by Ord. 272A, 10-21-2025, text not located)

"The current edition of the international residential code, as published by the International Code Council, and adopted by the state of Washington in WAC 51-51, is hereby adopted with all Washington state amendments and standards including the additions, deletions, and exceptions in WAC 51-51."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4312

POTENTIAL FIX

Publish a corrected edition of the handout that cites the International Residential Code as adopted in chapter 51-51 WAC (currently the 2021 edition), and post a notice beside the posted handout saying that LLMC 9-1-1.B governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

203 Construction details handout tells builders to follow the 2012 IRC; the 2021 IRC is adopted.

Where: Typical Residential Construction Details, page 3 of 7. Still posted on the city website as of September 25, 2026.



SAYS

"STRUCTURAL SHEETING, NAILED PER 2012 IRC"

IN FORCE

WAC 51-51-003; LLMC 9-1-1(B)

"The 2021 edition of the International Residential Code as published by the International Code Council is hereby adopted by reference"

app.leg.wa.gov/WAC/default.aspx?cite=51-51-003

POTENTIAL FIX

Check each detail against the 2021 IRC as adopted with state amendments under WAC 51-51-003, reissue the handout citing that edition with a new date, or remove it.

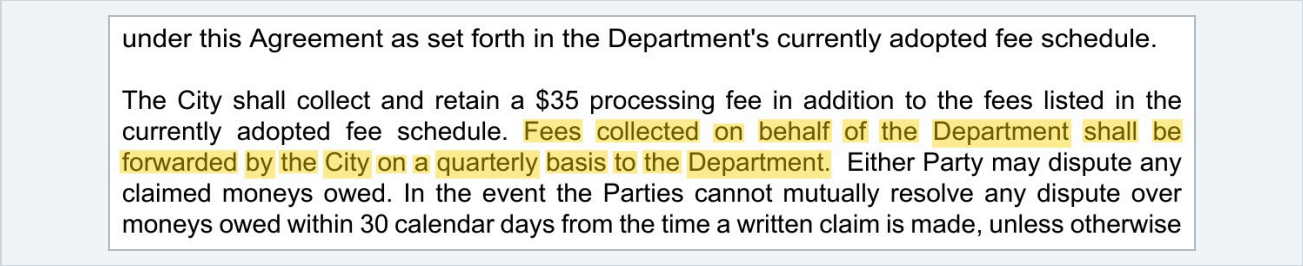
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

204 City posts the redlined 2019 fire services agreement, which the 2024 agreement replaced.

Where: Updated Interlocal Agreement for Fire Services in the City of Liberty Lake, page 5 of 11. Still posted on the city website as of September 25, 2026.



under this Agreement as set forth in the Department's currently adopted fee schedule.

The City shall collect and retain a $35 processing fee in addition to the fees listed in the currently adopted fee schedule. Fees collected on behalf of the Department shall be forwarded by the City on a quarterly basis to the Department. Either Party may dispute any claimed moneys owed. In the event the Parties cannot mutually resolve any dispute over moneys owed within 30 calendar days from the time a written claim is made, unless otherwise

SAYS

"Fees collected on behalf of the Department shall be forwarded by the City on a quarterly basis to the Department."

IN FORCE

2024 Interlocal Agreement for Fire & Emergency Medical Services, Sections 1(I) and 6(B)

"The Department shall be responsible for billing and collection of all annual inspection, operational permit, plan reviews, Fire Protection System permits and related fees for the Services provided under this Agreement."

www.spokanevalleyfire.com/DocumentCenter/View/248/Interlocal-City-of-Liberty-Lake-Agreement-for-Fire-Services-in-the-City-of-Liberty-Lake-PDF?bidId=

POTENTIAL FIX

Ask the City to say which interlocal agreement governs fee billing and collection, and post that notice beside both the posted redline and the 2024 agreement. Mark the redline superseded if the 2024 agreement governs.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUILDERS, CONTRACTORS AND DEVELOPMENT

205 Variance form never prints the three Class A approval criteria in Development Code 10-5B-2(B).

Where: VARIANCE APPLICATION 2025, page 1 of 6. Still posted on the city website as of September 25, 2026.

however, that a variance granted shall not authorize a use otherwise prohibited in the zone classification in which the property is located.

Class A Variance

The following variances are reviewed using an Exempt Project procedure, as governed by Article 10-4B of the City Development Code, using the approval criteria listed on Page 2:

- Front yard setbacks - up to a 10 percent change to the front yard setback standard in the zoning district.

SAYS

"The following variances are reviewed using an Exempt Project procedure, as governed by Article 10-4B of the City Development Code, using the approval criteria listed on Page 2:"

IN FORCE

Development Code 10-5B-2(B)

"Class A Variance Approval Criteria. A Class A Variance shall be granted if the applicant demonstrates compliance with the requirements of each variance listed above and all of the following criteria:"

www.libertylakewa.gov/DocumentCenter/View/5234

POTENTIAL FIX

Publish a corrected edition of the Variance application that prints the three Class A criteria from 10-5B-2(B) and points the Class A lead-in to them, and post a notice beside the current form saying 10-5B-2(B) governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUILDERS, CONTRACTORS AND DEVELOPMENT

206 Telido Station decision gives two different utility dedication statements for the final binding site plan.

Where: Written Decision for Telido Station BSP2025-0013, page 6 of 13. Still posted on the city website as of September 25, 2026.

provisions.

The Final Binding Site Plan/Record of Survey shall dedicate a minimum utility easement of 10 feet along the frontage of all lots, behind any border easement. The utility dedication on the Final Binding Site Plan shall state: "Utility easements shown on the herein described binding site plan are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities, the

SAYS

"The utility dedication on the Final Binding Site Plan shall state: "Utility easements shown on the herein described binding site plan are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities, the right to trim and/or remove trees, bushes, landscaping, without compensation and the right to prohibit structures"

IN FORCE

Telido Station BSP 2025-0013 decision, condition 29

"29. The following statement shall be placed in the dedicatory language of the final BSP: "Utility easements shown on the herein described plat or subsequent Record of Survey(s) are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection, and operation of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right to trim and/or remove trees, bushes, landscaping, and to prohibit structures"

www.libertylakewa.gov/DocumentCenter/View/9142/Written-Decision-for-Telido-Station-BSP2025-0013

POTENTIAL FIX

Ask the Community Development Director to say which dedication wording, condition 13 or condition 29, the final binding site plan carries, and post that notice beside the decision.

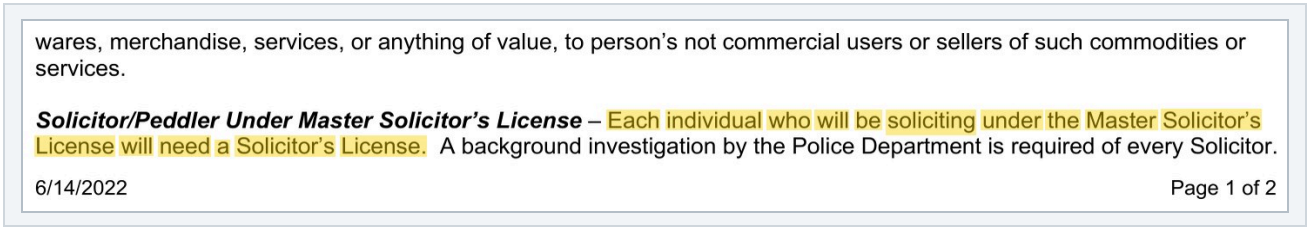
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

BUSINESSES

207 Solicitor application requires each agent to hold a license, but code allows a facsimile copy.

Where: SOLICITOR / PEDDLER LICENSE APPLICATION, page 1 of 2. Still posted on the city website as of September 25, 2026.



wares, merchandise, services, or anything of value, to person's not commercial users or sellers of such commodities or services.

Solicitor/Peddler Under Master Solicitor's License – Each individual who will be soliciting under the Master Solicitor's License will need a Solicitor's License. A background investigation by the Police Department is required of every Solicitor.

6/14/2022 Page 1 of 2

SAYS

"Each individual who will be soliciting under the Master Solicitor's License will need a Solicitor's License."

IN FORCE

LLMC 4-2-6(B)

"Each master solicitor licensee which employs, hires or engages others to act as peddlers or solicitors shall furnish as credentials to each employee, agent, independent contract, or other person peddling or soliciting for or on behalf of such licensee, a facsimile copy of its license"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-1102

POTENTIAL FIX

Publish a new edition of the application that says agents working under a master license carry a facsimile copy of that license issued by the City Clerk under LLMC 4-2-6(B), keeps the background check of each agent listed on the master application under LLMC 4-2-4(D) and (E), and drops the separate Solicitor's License requirement unless the council amends the code by ordinance. Post a notice beside the posted form saying which text governs.

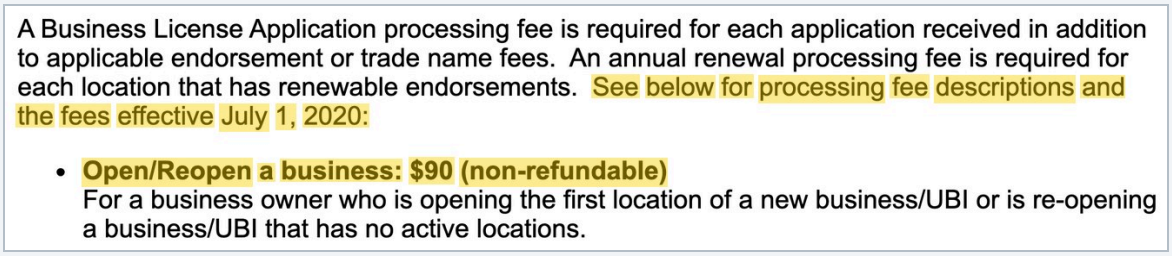
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

BUSINESSES

208 Business licensing page lists the state's 2020 fees. The state has since lowered them.

Where: Business Licensing. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.



A Business License Application processing fee is required for each application received in addition to applicable endorsement or trade name fees. An annual renewal processing fee is required for each location that has renewable endorsements. See below for processing fee descriptions and the fees effective July 1, 2020:

- **Open/Reopen a business: $90 (non-refundable)**
  For a business owner who is opening the first location of a new business/UBI or is re-opening a business/UBI that has no active locations.

SAYS

"See below for processing fee descriptions and the fees effective July 1, 2020: Open/Reopen a business: $90 (non-refundable)"

IN FORCE

WAC 458-02-200(7)

"Business license application handling fee to open the first business location of a new business, or to reopen a closed business: $50.00 Business license application handling fee for an existing business adding a new business location or requesting a local government's business license endorsement for a nonresident business: $0 Business license application handling fee for any other purpose(s): $10.00 Business license renewal application handling fee: $5.00"

app.leg.wa.gov/wac/default.aspx?cite=458-02-200

POTENTIAL FIX

Replace the three amounts with $50, $10 and $5 or, better, drop the amounts and the July 1, 2020 date and link to the Business Licensing Service fee page, since the Department of Revenue can change these fees by rule.

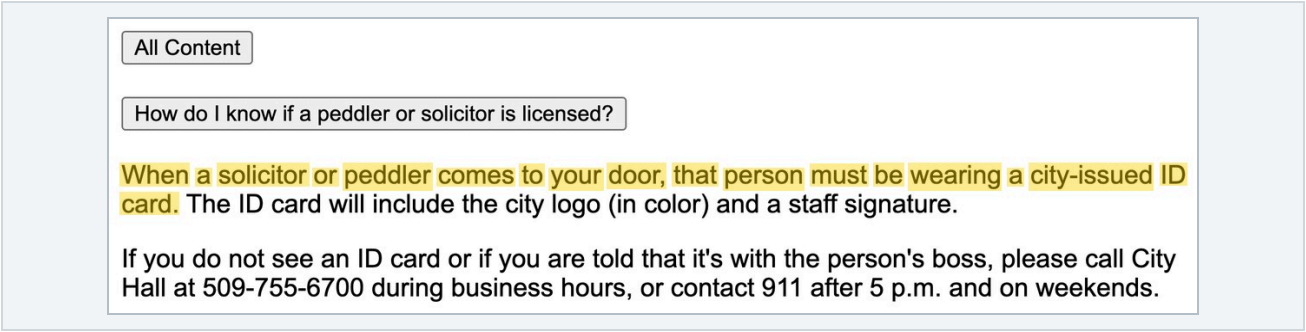
RISK

A business owner reading the page expects to pay $90 to open. The state now charges $50.

BUSINESSES

209 FAQ says every solicitor must wear a city ID; code exempts charitable, religious and political canvassers.

Where: FAQs. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.


All Content

How do I know if a peddler or solicitor is licensed?

When a solicitor or peddler comes to your door, that person must be wearing a city-issued ID card. The ID card will include the city logo (in color) and a staff signature.

If you do not see an ID card or if you are told that it's with the person's boss, please call City Hall at 509-755-6700 during business hours, or contact 911 after 5 p.m. and on weekends.

SAYS

"When a solicitor or peddler comes to your door, that person must be wearing a city-issued ID card."

IN FORCE

LLMC 4-2-6(B); LLMC 4-2-1

"It shall be unlawful for any licensee or any person to peddle or solicit without having in their possession such license, or a facsimile copy thereof, which shall be shown to all persons contacted, and to any police officer, deputy sheriff or license officer of the City upon the request of such officer."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-1102

POTENTIAL FIX

Say that a licensed peddler or solicitor must carry the City license or a facsimile copy issued by the City Clerk and show it to every person contacted (LLMC 4-2-6), and that people soliciting for charitable or religious purposes or exercising political free speech are not peddlers or solicitors under LLMC 4-2-1 and need no license.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUSINESSES

210 Home occupation form sends applicants to the Department of Licensing; business licensing is at Revenue.

Where: HOME OCCUPATION PERMIT APPLICATION, page 4 of 4. Still posted on the city website as of September 25, 2026.

Applicant's Signature	Printed Name	Date

Please Note: A business license is also required for the City of Liberty Lake, please contact 509-755-6700 for information on obtaining a business license or visit the Washington State Department of Licensing website at www.dol.wa.gov to submit your business license application request. **If your home is located in a PUD or you have a homeowner's association, please check your neighborhood covenants for any restrictions, etc.**

SAYS

"visit the Washington State Department of Licensing website at www.dol.wa.gov to submit your business license application request."

IN FORCE

RCW 19.02.020(3)

"'Business licensing service' means the business registration and licensing service established by this chapter and located in and under the administrative control of the department of revenue."

app.leg.wa.gov/RCW/default.aspx?cite=19.02.020

POTENTIAL FIX

Publish a corrected edition of the application that points applicants to the Department of Revenue Business Licensing Service at dor.wa.gov for the business license and city endorsement, and adopt an amendment of LLMC 4-1-4(A) by ordinance to name the same service. Post a notice beside the form saying which office governs until then.

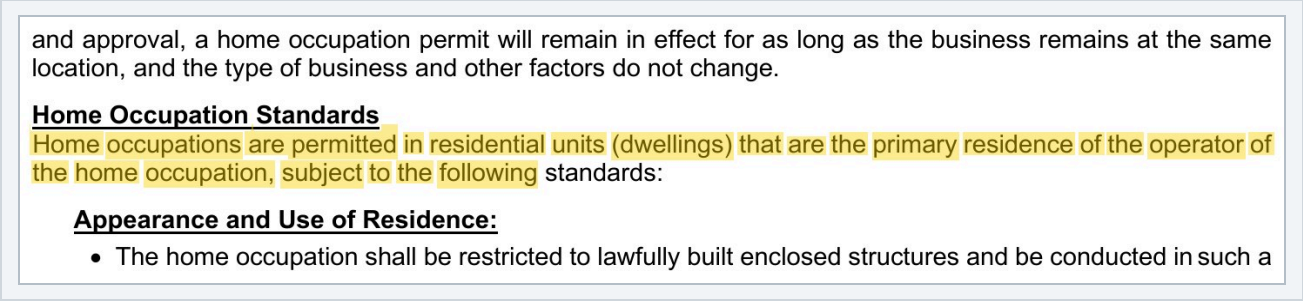
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUSINESSES

211 Home occupation form requires a primary residence; code also allows a dwelling the operator owns.

Where: HOME OCCUPATION PERMIT APPLICATION, page 1 of 4. Still posted on the city website as of September 25, 2026.



and approval, a home occupation permit will remain in effect for as long as the business remains at the same location, and the type of business and other factors do not change.

Home Occupation Standards

Home occupations are permitted in residential units (dwellings) that are the primary residence of the operator of the home occupation, subject to the following standards:

Appearance and Use of Residence:

- The home occupation shall be restricted to lawfully built enclosed structures and be conducted in such a

SAYS

"Home occupations are permitted in residential units (dwellings) that are the primary residence of the operator of the home occupation, subject to the following standards:"

IN FORCE

Development Code 10-1C-1, Home occupation; 10-4I-2

"Home occupations are permitted in residential units (dwellings) that are owned by the person operating the home occupation or which is the primary residence of the operator of the home occupation."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the application that says home occupations are permitted in dwellings owned by the person operating the home occupation or that are the operator primary residence, as 10-1C-1 and 10-4I-2 provide. Post a notice beside the old form saying that the code governs.

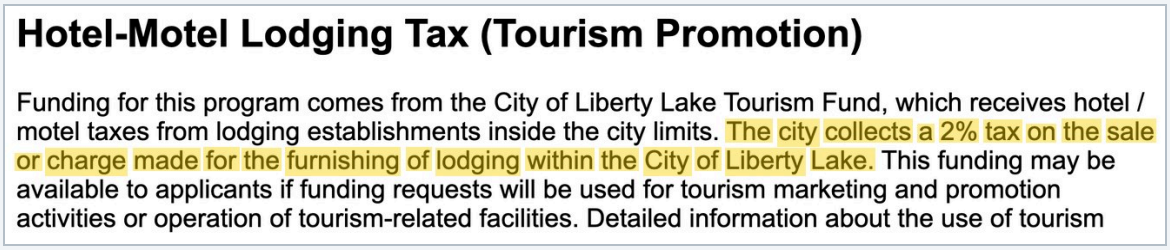
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUSINESSES

212 Lodging tax grant page states the 2% rate only; the city has levied 3.3% since 2016.

Where: Lodging Tax Grant / Tourism Promotion. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.



Hotel-Motel Lodging Tax (Tourism Promotion)

Funding for this program comes from the City of Liberty Lake Tourism Fund, which receives hotel / motel taxes from lodging establishments inside the city limits. The city collects a 2% tax on the sale or charge made for the furnishing of lodging within the City of Liberty Lake. This funding may be available to applicants if funding requests will be used for tourism marketing and promotion activities or operation of tourism-related facilities. Detailed information about the use of tourism

SAYS

"The city collects a 2% tax on the sale or charge made for the furnishing of lodging within the City of Liberty Lake."

IN FORCE

LLMC 4-4-2(A), (B)

"There is levied a special excise tax of two percent (2%) on the sale of or charge made for the furnishing of lodging"
"There is levied a separate special excise tax of 1.3 percent on the sale of or charge made for the furnishing of lodging"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-1136

POTENTIAL FIX

Add that a separate 1.3% tax (LLMC 4-4-2(B), Ord. 17-B, RCW 67.28.181) brings the total to 3.3%, and say which fund the grants draw on: the Tourism Promotion Fund or the Tourism Promotion Capital Fund (LLMC 4-4-3).

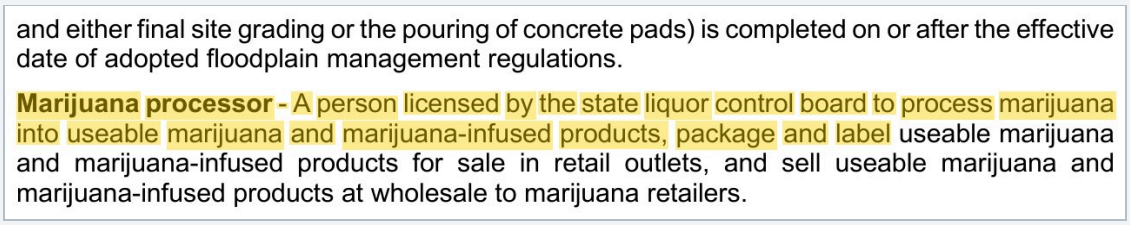
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUSINESSES

213 Marijuana use definitions still name the pre-2015 Liquor Control Board.

Where: River District Development Regulations (full), February 2026, page 33 of 178. Still posted on the city website as of September 25, 2026.


and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.

Marijuana processor - A person licensed by the state liquor control board to process marijuana into useable marijuana and marijuana-infused products, package and label useable marijuana and marijuana-infused products for sale in retail outlets, and sell useable marijuana and marijuana-infused products at wholesale to marijuana retailers.

SAYS

"Marijuana processor - A person licensed by the state liquor control board to process marijuana into useable marijuana and marijuana-infused products, package and label useable marijuana and marijuana-infused products for sale in retail outlets, and sell useable marijuana and marijuana-infused products at wholesale to marijuana retailers."

IN FORCE

RCW 66.04.010(6)

"(6) 'Board' means the liquor and cannabis board, constituted under this title."

app.leg.wa.gov/RCW/default.aspx?cite=66.04.010

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations definitions of marijuana processor, producer and retailer that names the Washington state liquor and cannabis board, and post a notice beside the February 2026 edition saying that RCW 66.04.010 governs until then.

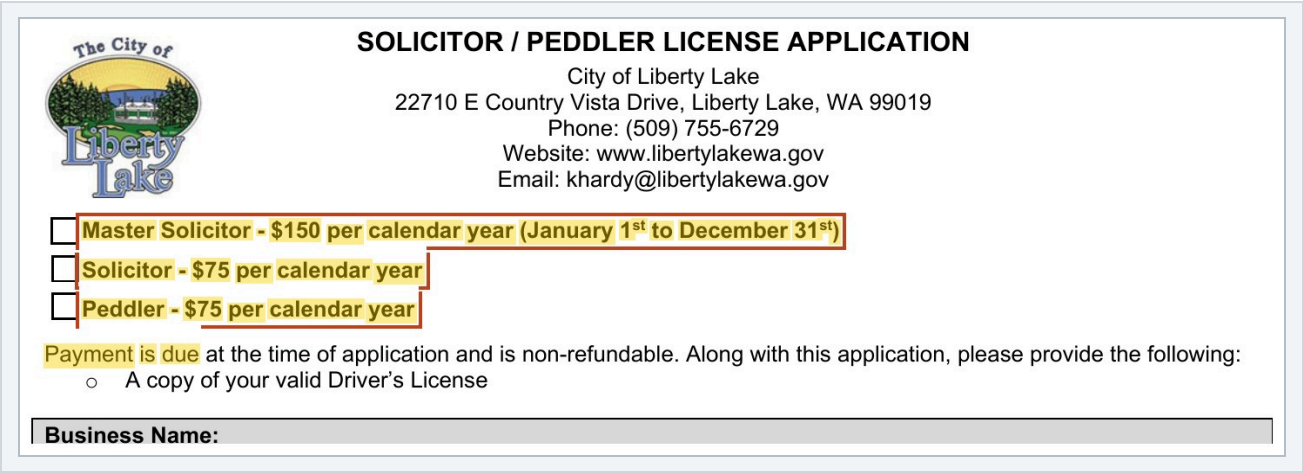
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

BUSINESSES

214 Solicitor application lists $150 and $75 license fees but omits the $35 background check fee.

Where: SOLICITOR / PEDDLER LICENSE APPLICATION, page 1 of 2. Still posted on the city website as of September 25, 2026.



SOLICITOR / PEDDLER LICENSE APPLICATION

City of Liberty Lake
22710 E Country Vista Drive, Liberty Lake, WA 99019
Phone: (509) 755-6729
Website: www.libertylakewa.gov
Email: khardy@libertylakewa.gov

☐ Master Solicitor - $150 per calendar year (January 1st to December 31st)
☐ Solicitor - $75 per calendar year
☐ Peddler - $75 per calendar year

Payment is due at the time of application and is non-refundable. Along with this application, please provide the following:
- A copy of your valid Driver's License

Business Name:

SAYS

"Master Solicitor - $150 per calendar year (January 1st to December 31st) Solicitor - $75 per calendar year Peddler - $75 per calendar year Payment is due at the time of application and is non-refundable."

IN FORCE

City of Liberty Lake Fee & Tax Schedule Proposed for 2025 (Fiscal Year 2025 Budget)

"BACKGROUND CHECK (non refundable) $35 Per Occurance"

www.libertylakewa.gov/DocumentCenter/View/8838/2025-Adopted-Budget_Amended-3425

POTENTIAL FIX

Publish a new edition of the application that lists the $35 non-refundable background check fee beside the license fees, or amend the fee schedule by ordinance if the city no longer charges it, and post a notice beside the posted form saying the adopted fee schedule governs.

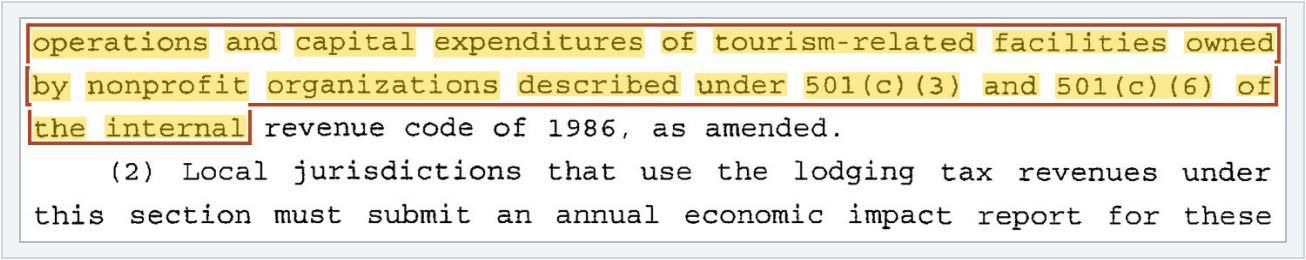
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

BUSINESSES

215 Lodging tax grant page links a 2007 bill whose capital and reporting rules 2013 changes replaced.

Where: Senate Bill 5647, page 4 of 4. Still posted on the city website as of September 25, 2026.


operations and capital expenditures of tourism-related facilities owned by nonprofit organizations described under 501(c)(3) and 501(c)(6) of the internal revenue code of 1986, as amended.

(2) Local jurisdictions that use the lodging tax revenues under this section must submit an annual economic impact report for these

SAYS

"operations and capital expenditures of tourism-related facilities owned by nonprofit organizations described under 501(c)(3) and 501(c)(6) of the internal revenue code of 1986, as amended."

IN FORCE

RCW 67.28.1816(1)(d)

"(d) Supporting the operations of tourism-related facilities owned or operated by nonprofit organizations described under 26 U.S.C. Sec. 501(c)(3) and 26 U.S.C. Sec. 501(c)(6) of the internal revenue code of 1986, as amended."

app.leg.wa.gov/RCW/default.aspx?cite=67.28.1816

POTENTIAL FIX

Replace the link to the 2007 bill with a link to current chapter 67.28 RCW (RCW 67.28.1816), or label the bill as superseded, and note that nonprofit facilities may receive operations support only and that recipients must report actual visitor counts to the city.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

216 Range key fob value expires at season end; state gift card law likely bars that.

Where: 2026 Prices, page 1 of 1. Still posted on the city website as of September 25, 2026.

Source image on the next page.

SAYS

"*All Punch Cards, Season Passes, Trail Passes and Range Key Fobs expire at the end of the season they are purchased in or for"
"E-Range Key Fob* $50.00 $60 worth of Range Balls"

IN FORCE

RCW 19.240.020(1)(a), with RCW 19.240.010(2)(a) and 19.240.030(1)

"it is unlawful for any person or entity to issue, or to enforce against a bearer, a gift certificate that contains: (a) An expiration date;"
"(2)(a) 'Gift certificate' means an instrument evidencing a promise by the seller or issuer of the record that consumer goods or services will be provided to the bearer of the record to the value or credit shown in the record and includes gift cards."

app.leg.wa.gov/RCW/default.aspx?cite=19.240.020

POTENTIAL FIX

Publish a revised price list saying that the purchased value on an E-Range Key Fob does not expire. Any bonus value above the price paid may carry a clearly disclosed expiration only if the City treats it as an award or loyalty credit under RCW 19.240.030(1)(a). Apply the same test to the transferable punch cards before keeping their expiration. The price list says Revised 12.16.25, and RCW 19.240.020 took effect in its present form July 1, 2020 (2019 c 376 s 5). A price list is not an enactment, so the statute governs it by higher authority. The City's attorney should confirm that chapter 19.240 RCW reaches a city-run course; its text says 'any person or entity' and asks for liberal construction (RCW 19.240.005).

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

RESIDENTS AND CITY SERVICES

CONTINUED

216 Range key fob value expires at season end; state gift card law likely bars that.

Source image for finding 216, continued from the previous page.



RESIDENTS AND CITY SERVICES

217 ALPR policy keeps data past 21 days if it may be evidence in a civil action.

Where: Automated License Plate Readers (Policy 431), page 3 of 5. Still posted on the city website as of September 25, 2026.

> case.
>
> Retained as permitted by court order in civil or criminal cases.
>
> Reasonable to believe it will become evidence in a criminal or civil action or is subject to a discovery request, subpoena, or other lawful action to produce records. In those circumstances, the applicable data should be downloaded onto portable media and booked into evidence.

SAYS

"Reasonable to believe it will become evidence in a criminal or civil action or is subject to a discovery request, subpoena, or other lawful action to produce records."

IN FORCE

RCW 10.130.040

"shall not be used or shared for any other purpose and shall not be retained longer than 21 days, with the following exceptions:"

app.leg.wa.gov/RCW/default.aspx?cite=10.130&full=true

POTENTIAL FIX

Adopt a revised Policy 431.5 that replaces exception (c) with the RCW 10.130.040 exceptions that apply to the department: a court-issued probable cause felony or gross misdemeanor warrant or subpoena, or a court order in a criminal or civil case, with the data deleted at the end of the case under the record retention schedule (RCW 10.130.040(1)); parking enforcement (RCW 10.130.040(2)); and data needed as evidence of the unlawful conduct listed in RCW 10.130.030(2)(a) (RCW 10.130.040(5)). The revised policy would say that an expected civil action or a discovery request alone is not a ground to keep data past 21 days, and would leave out the traffic study and commercial vehicle exceptions. Post a notice beside the current policy saying that the statute governs.

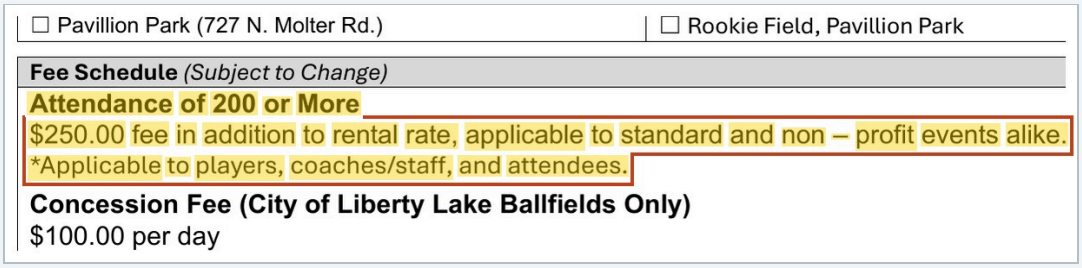
RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

RESIDENTS AND CITY SERVICES

218 Ballfield form charges $250 attendance fee at Boone Ave. and school fields; 2026 schedule sets none.

Where: BALLFIELD RENTAL RESERVATION FORM FILLABLE, page 1 of 2. Still posted on the city website as of September 25, 2026.


☐ Pavillion Park (727 N. Molter Rd.) ☐ Rookie Field, Pavillion Park

Fee Schedule *(Subject to Change)*

Attendance of 200 or More

$250.00 fee in addition to rental rate, applicable to standard and non – profit events alike.

*Applicable to players, coaches/staff, and attendees.

Concession Fee (City of Liberty Lake Ballfields Only)

$100.00 per day

SAYS

"Attendance of 200 or More"
"$250.00 fee in addition to rental rate, applicable to standard and non - profit events alike."
"*Applicable to players, coaches/staff, and attendees."

IN FORCE

2026 Facilities Program Fee Schedule, City of Liberty Lake Fiscal Year 2026 Budget

"Event Attendance Over 200 (Pavillion, Rocky Hill, Orchard, Town Square Per Application) Added Town Square $250.00 per application $250.00 per application"

www.libertylakewa.gov/DocumentCenter/View/9559

POTENTIAL FIX

Publish a new edition of the Ballfield Rental Application that drops the $250 attendance fee for the Boone Ave. ballfields and the school backstops unless the council first adopts a ballfield attendance fee in the fee schedule. Confirm whether the Event Attendance Over 200 row applies to Rookie Field at Pavillion Park, and if it does, the new edition says over 200 to match the schedule. Post a notice beside the current form saying the adopted fee schedule governs.

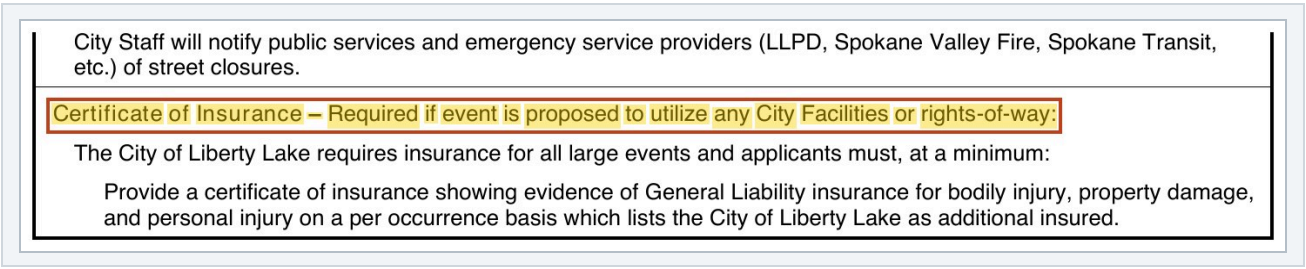
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

219 Event permit form asks for insurance only for events on city property. City code requires it with every permit.

Where: COMMUNITY EVENT APPLICATION 3, page 5 of 7. Still posted on the city website as of September 25, 2026.



City Staff will notify public services and emergency service providers (LLPD, Spokane Valley Fire, Spokane Transit, etc.) of street closures.

Certificate of Insurance – Required if event is proposed to utilize any City Facilities or rights-of-way:

The City of Liberty Lake requires insurance for all large events and applicants must, at a minimum:

Provide a certificate of insurance showing evidence of General Liability insurance for bodily injury, property damage, and personal injury on a per occurrence basis which lists the City of Liberty Lake as additional insured.

SAYS

"Certificate of Insurance - Required if event is proposed to utilize any City Facilities or rights-of-way:"

IN FORCE

Development Code 10-4I-5(D)(1)

"The applicant shall provide the City with a declaration page demonstrating proof of insurance in the types and amounts established by the City's insurance carrier. Evidence of insurance shall be filed with the application"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the application that says proof of insurance naming the City as additional named insured is required with every community event permit application, in the types and amounts set by the City's insurance carrier, which the City Administrator may raise or lower for a given event under Development Code 10-4I-5(D)(1).

RISK

An organizer of a permitted event on private land could leave out insurance, as the form allows. That application is then incomplete, and the permit waits.

RESIDENTS AND CITY SERVICES

220 Circulation policy refers accounts to collections 14 days after the warning; state law requires 30.

Where: Circulation Policy, page 2 of 4. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.

> Items that are overdue by 30 days or more will be considered lost, and the borrower will be billed for them. A final notice for the lost items will be mailed if items are not returned or paid for by 56 days after the due date. If items are not returned by 70 days after the due date, full or partial payment has not been received and $50.00 or more is owed, the account will be referred to a collection agency.
>
> Lost items may be returned to the library until the account is sent to the collection agency. After

SAYS

"If items are not returned by 70 days after the due date, full or partial payment has not been received and $50.00 or more is owed, the account will be referred to a collection agency."

IN FORCE

RCW 19.16.500(2)

"(2) No debt may be assigned to a collection agency unless (a) there has been an attempt to advise the debtor (i) of the existence of the debt and (ii) that the debt may be assigned to a collection agency for collection if the debt is not paid, and (b) at least thirty days have elapsed from the time notice was attempted."

app.leg.wa.gov/RCW/default.aspx?cite=19.16.500

POTENTIAL FIX

Adopt an amendment to the Circulation Policy that refers accounts to collections no sooner than 30 days after the collections warning (day 86 on this schedule), as RCW 19.16.500(2) requires. Post a notice beside the current policy saying which text governs until then.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

RESIDENTS AND CITY SERVICES

221 Policy offers a limited public works process under RCW 39.04.155, repealed July 1, 2024.

Where: Financial Policies 5.6.25 Update, page 48 of 70. Still posted on the city website as of September 25, 2026.

> **Limited Public Works Process.** If a work, construction, alteration, repair, or improvement project is estimated to cost less than Fifty thousand dollars ($50,000), the City may award such a contract using the limited public works process provided under RCW 39.04.155 (3). For a limited public works project, the City will solicit electronic or written quotations from a minimum of three contractors from the appropriate small works roster and shall award the contract to the lowest responsible bidder as defined under

SAYS

"City may award such a contract using the limited public works process provided under RCW 39.04.155 (3)."

IN FORCE

RCW 39.04.155 (repealed); RCW 39.04.152

"Repealed by 2023 c 395 § 37, effective July 1, 2024."

app.leg.wa.gov/RCW/dispo.aspx?cite=39.04

POTENTIAL FIX

Publish a corrected edition of the Financial Policies that withdraws the Limited Public Works Process paragraphs and points projects of that size to the direct contracting and invitation procedures in RCW 39.04.152(4) and the annual list in RCW 39.04.152(7), and post a notice beside the posted print saying that RCW 39.04.155 is repealed.

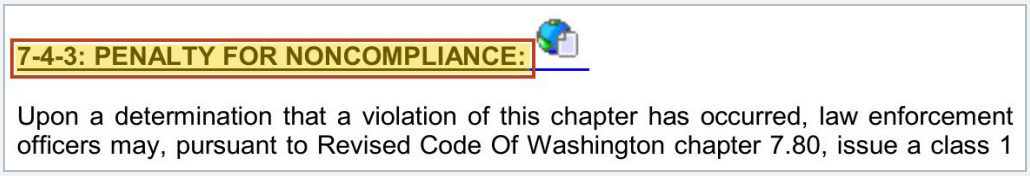
RISK

A reader could follow this citation and reach an old, missing or different rule.

RESIDENTS AND CITY SERVICES

222 Golf cart sheet omits registration current 7-4-3 requires before street use, and numbers the penalty 7-4-3.

Where: OPERATION OF GOLF CARTS, page 1 of 1. Still posted on the city website as of September 25, 2026.



SAYS

"7-4-3: PENALTY FOR NONCOMPLIANCE:"

IN FORCE

LLMC 7-4-3

"All golf cart owners must complete a golf cart registration application and submit the application to the city of Liberty Lake police department for approval before driving on a street."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3590

POTENTIAL FIX

Remove the 2010 golf cart sheet (Ordinance 186) from the current pages and publish the current golf cart rules in LLMC 7-4-1 through 7-4-4 (Ordinance 227, 2016) in its place. Post a notice beside any copy of the sheet saying that chapter 7-4 governs, including the 7-4-3 registration requirement and the penalty at 7-4-4.

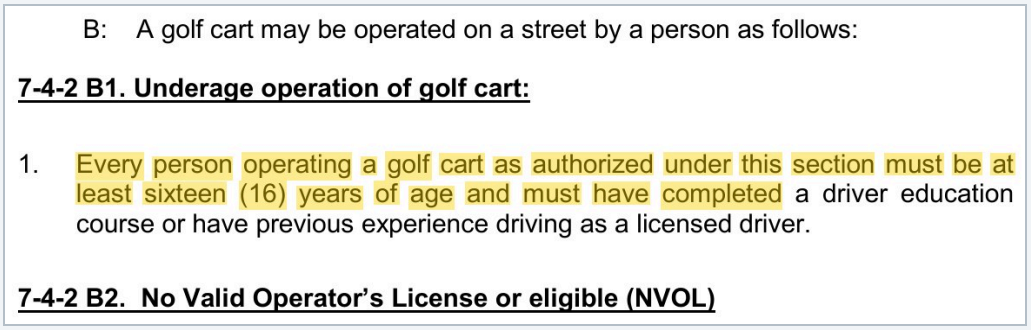
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

RESIDENTS AND CITY SERVICES

223 Golf cart sheet the city posts is the 2010 rule. Since 2016, city code requires a valid driver's license.

Where: Operation of Golf Carts, page 1 of 1. Still posted on the city website as of September 25, 2026.



B: A golf cart may be operated on a street by a person as follows:

7-4-2 B1. Underage operation of golf cart:

1. Every person operating a golf cart as authorized under this section must be at least sixteen (16) years of age and must have completed a driver education course or have previous experience driving as a licensed driver.

7-4-2 B2. No Valid Operator's License or eligible (NVOL)

SAYS

"Every person operating a golf cart as authorized under this section must be at least sixteen (16) years of age and must have completed a driver education course or have previous experience driving as a licensed driver."

IN FORCE

LLMC 7-4-2.B.1

"Every person operating a golf cart as authorized under this section must be at least sixteen (16) years of age and have a valid driver's license."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3573

POTENTIAL FIX

Remove the 2010 golf cart sheet (Ordinance 186) from the current pages and publish the current golf cart rules in LLMC 7-4-1 through 7-4-4 (Ordinance 227, 2016) in its place. Post a notice beside any copy of the sheet saying that chapter 7-4 governs.

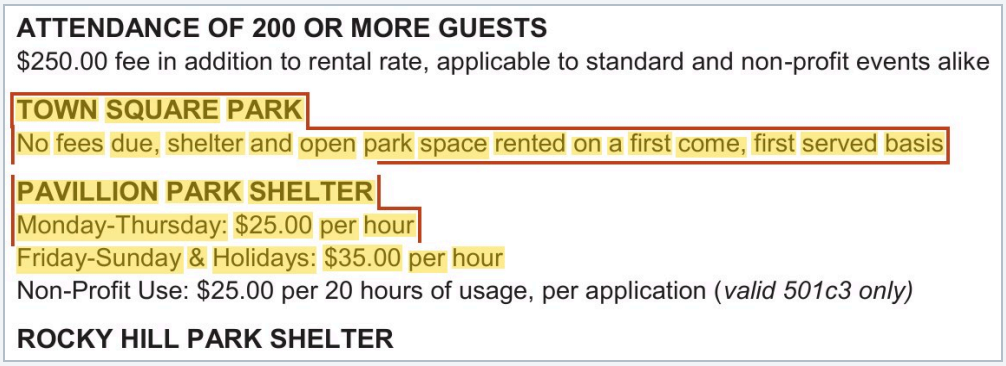
RISK

A parent reading the sheet could let a 16 year old with driver education but no license drive a golf cart. Under current code, that driver can be cited.

RESIDENTS AND CITY SERVICES

224 Park rental form lists shelter fees that do not match the adopted fee schedule.

Where: Park Facility Rental Application, page 1 of 3. Still posted on the city website as of September 25, 2026.



ATTENDANCE OF 200 OR MORE GUESTS
$250.00 fee in addition to rental rate, applicable to standard and non-profit events alike

TOWN SQUARE PARK
No fees due, shelter and open park space rented on a first come, first served basis

PAVILLION PARK SHELTER
Monday-Thursday: $25.00 per hour
Friday-Sunday & Holidays: $35.00 per hour
Non-Profit Use: $25.00 per 20 hours of usage, per application (*valid 501c3 only)*

ROCKY HILL PARK SHELTER

SAYS

"TOWN SQUARE PARK No fees due, shelter and open park space rented on a first come, first served basis"
"PAVILLION PARK SHELTER Monday-Thursday: $25.00 per hour Friday-Sunday & Holidays: $35.00 per hour"

IN FORCE

City of Liberty Lake FY2026 Adopted Budget, 2026 Facilities Program Fee Schedule

"Town Square Park Picnic Shelter Regular Use (per 4 hour block) $125.00 per 4 hr. block"
"Pavillion Park Pavilion Shelter Regular Use (per 4 hour block) $125.00 per 4 hr. block"

www.libertylakewa.gov/DocumentCenter/View/9559

POTENTIAL FIX

Point the Parks Quick Link 'Park Facility Rental Application' to the current form (View/9540), and publish a corrected edition of the application that shows $125 per 4-hour block ($100 non-profit) for each park shelter, as the FY2026 fee schedule sets. Leave Town Square open park space out of that change. Post a notice beside both prints saying the FY2026 fee schedule governs.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

225 Records fee resolution charges 50 cents per color copy. Without a cost study, state law caps it at 15 cents.

Where: Resolution No. 25-282 (Public Records Fee Schedule), effective January 1, 2026, page 3 of 3. Still posted on the city website as of September 25, 2026.

Records on City website	N/A	No Fee
Paper copies 11"x17" or smaller	per side of paper, black & white	$0.15
Paper copies 11"x17" or smaller	per side of paper, color	$0.50
Paper copies larger than 11"x17"	N/A	actual cost
Electronic copies (files/attachments)	per four (4) items	$0.05

SAYS

"Paper copies 11"x17" or smaller per side of paper, color $0.50"

IN FORCE

RCW 42.56.120(2)(b)(i)

"To the extent the agency has not determined the actual costs of copying public records, the agency may not charge in excess of: (i) Fifteen cents per page for photocopies of public records"

app.leg.wa.gov/RCW/default.aspx?cite=42.56.120

POTENTIAL FIX

Adopt a resolution that supersedes the color copy rate in Resolution 25-282 with fifteen cents per page, or adopt and publish a statement of actual costs under RCW 42.56.070(7) and 42.56.120(2)(a) that supports a higher rate. Post a notice beside the resolution saying the state default rate applies until then.

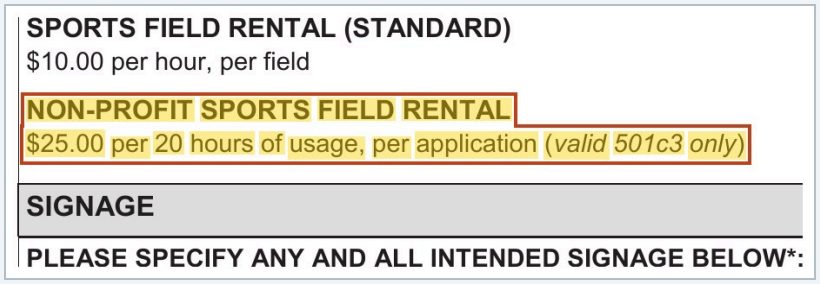
RISK

Because the resolution calls a cost study too burdensome, state law caps copies at 15 cents. A resident who pays 50 cents for a color page pays 35 cents over that cap.

RESIDENTS AND CITY SERVICES

226 Sports field rental form's non-profit rate is far below the adopted 2026 fee.

Where: Sports Field Rental Application, page 1 of 2. Still posted on the city website as of September 25, 2026.


SPORTS FIELD RENTAL (STANDARD)
$10.00 per hour, per field

NON-PROFIT SPORTS FIELD RENTAL
$25.00 per 20 hours of usage, per application (*valid 501c3 only*)

SIGNAGE

PLEASE SPECIFY ANY AND ALL INTENDED SIGNAGE BELOW*:

SAYS

"NON-PROFIT SPORTS FIELD RENTAL $25.00 per 20 hours of usage, per application (valid 501c3 only)"

IN FORCE

City of Liberty Lake, 2026 Ballfield & Sport Field Reservation Fee Schedule

"Outdoor Sports Fields Non-Profit Use $5; per hour, minimum 2 hours per day"
"Administrative/Processing Fee $40; per application"

www.libertylakewa.gov/739/Reserve-a-Sports-Field

POTENTIAL FIX

Remove the 2023 Sports Field Rental Application (View/7088) from Quick Links and point that link to the current Sport Field (View/9542) and Ballfield (View/9541) reservation forms already posted on the Reserve a Sports Field page, which state the 2026 rates: sport fields $10/hour standard and $5/hour non-profit, ballfields $25/hour and $15/hour, two-hour minimum, plus the $40 processing fee.

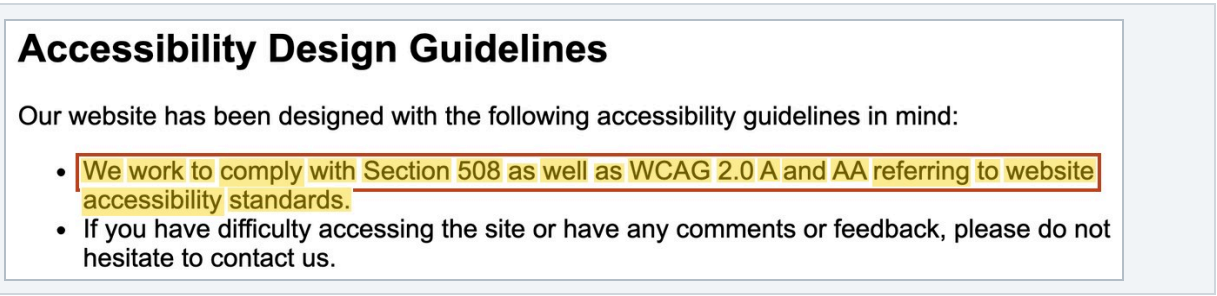
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

227 Accessibility page names WCAG 2.0; WCAG 2.1 A and AA applies from April 26, 2028.

Where: Website Accessibility. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.



Accessibility Design Guidelines

Our website has been designed with the following accessibility guidelines in mind:

- We work to comply with Section 508 as well as WCAG 2.0 A and AA referring to website accessibility standards.
- If you have difficulty accessing the site or have any comments or feedback, please do not hesitate to contact us.

SAYS

"We work to comply with Section 508 as well as WCAG 2.0 A and AA referring to website accessibility standards."

IN FORCE

28 CFR 35.200(b)(2), as amended April 20, 2026 (91 FR 20912)

"(2) Beginning April 26, 2028, a public entity with a total population of less than 50,000 or any public entity that is a special district government shall ensure that the web content and mobile apps that the public entity provides or makes available, directly or through contractual, licensing, or other arrangements, comply with Level A and Level AA success criteria and conformance requirements specified in WCAG 2.1"

www.ecfr.gov/api/versioner/v1/full/2026-09-25/title-28.xml?part=35&section=35.200

POTENTIAL FIX

Update the statement to name WCAG 2.1 Level A and AA under 28 CFR 35.200 and bring the site to that level before April 26, 2028.

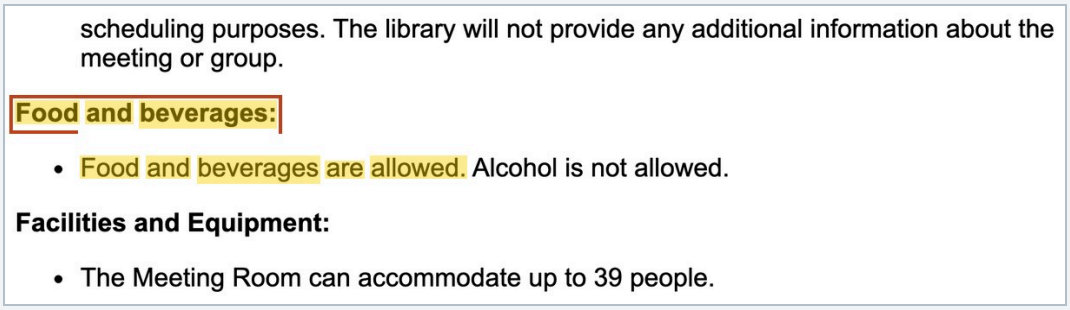
RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

RESIDENTS AND CITY SERVICES

228 Library room page says food is allowed and omits the March 2026 study room food ban.

Where: Library Meeting Room. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.



scheduling purposes. The library will not provide any additional information about the meeting or group.

Food and beverages:

- Food and beverages are allowed. Alcohol is not allowed.

Facilities and Equipment:

- The Meeting Room can accommodate up to 39 people.

SAYS

"Food and beverages: Food and beverages are allowed."

IN FORCE

Library Meeting Room Use Policy (MNG-8), approved March 2026

"No food is permitted in the study room."

www.libertylakewa.gov/DocumentCenter/View/4267/MNG-8-Library-Meeting-Room-Use-Policy

POTENTIAL FIX

Change the food line to say light refreshments are allowed in the meeting room, meal preparation is not, and no food is permitted in the study room.

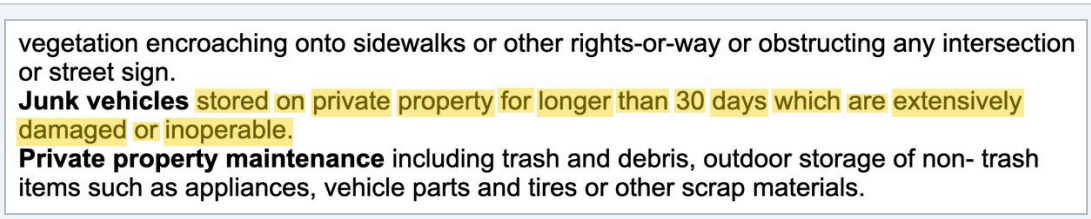
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

229 Code Compliance violation example treats damaged or inoperable vehicles as junk; code needs three factors.

Where: Code Compliance. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.


vegetation encroaching onto sidewalks or other rights-or-way or obstructing any intersection or street sign.
Junk vehicles stored on private property for longer than 30 days which are extensively damaged or inoperable.
Private property maintenance including trash and debris, outdoor storage of non- trash items such as appliances, vehicle parts and tires or other scrap materials.

SAYS

"stored on private property for longer than 30 days which are extensively damaged or inoperable."

IN FORCE

LLMC 6-3-2, adopting RCW 46.55.010(5)

"'Junk vehicle' means a vehicle certified under RCW 46.55.230 as meeting at least three of the following requirements:"

app.leg.wa.gov/RCW/default.aspx?cite=46.55.010

POTENTIAL FIX

State that a junk vehicle must meet at least three of the four factors in RCW 46.55.010(5), and that LLMC 6-3-2 allows storage in an enclosed structure or under a vehicle cover and excludes a vehicle being repaired in good faith.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

230 Junior lesson sheet sells groups of four but says semi-private lessons have 2 or 3 players.

Where: 2026 Junior Lesson Programs, page 2 of 2. Still posted on the city website as of September 25, 2026.

Semi-Private4	40 Minutes	$110	Group of Four
Series of (4)	40 Minutes	$385	Group of Four

- These lessons are semi- private with 1 instructor and 2 or 3 players on any aspect of the game of golf.
- Series are usually weekly and consist of full swing-putting-chipping-full swing but can be any facet.

All lesson fees INCLUDE 5% Admissions Tax

SAYS

"These lessons are semi- private with 1 instructor and 2 or 3 players on any aspect of the game of golf."

IN FORCE

"Semi-Private4 40 Minutes $110 Group of Four"

www.libertylakewa.gov/DocumentCenter/View/2613/2026-Junior-Programs

POTENTIAL FIX

Ask the city to say whether semi-private lessons take 2 or 3 players or up to 4, and to post that notice beside the 2026 sheet. Then publish a new edition of the price sheet that states the same group size in both places.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

231 Flyer prices each Major at $40; its schedule lists team events at $20 each, Championship $40.

Where: 2026 Mens Club Flyer, page 1 of 2. Still posted on the city website as of September 25, 2026.

net places in the three "Major" tournaments. Everyone that plays gets points. Winner will determine who is the best and most consistent member. See facts sheet for more details. Special prizes awarded.

Majors—Three 18 hole tournaments each season. Extra games are ***included*** for these events. The fee is $40 + appropriate green fees ***per event***. Approximately $30 of entry goes to Golf Shop credit accounts and $10 goes to the side cash games.

Team BB—2 man Better Ball throughout the month of May. You pick your team. $20 ***per player***. You can

SAYS

"The fee is $40 + appropriate green fees per event."

IN FORCE

2026 Men's Club flyer, 2026 Schedule

"June 13th Leap Frog Scramble 8:00 Tee Times 2-Man Scramble $20 each"

www.libertylakewa.gov/DocumentCenter/View/2595/2026-Mens-Club-Flyer

POTENTIAL FIX

Ask the city to say which fee governs for each Major and whether it is charged per player or per team, and post that notice beside the flyer.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

232 Planning Commission list says 2nd and 4th Wednesday; the city notice says 2nd only.

Where: 2026 Planning Commission Membership - 02-26-2026 - External List, page 1 of 1. Still posted on the city website as of September 25, 2026.



SAYS

"Meeting the 2nd & 4th Wednesday of each Month at 4 p.m."

IN FORCE

City notice of Planning Commission meeting schedule change (2026), LLMC 3-1-3(B)

"Meetings are being held at 4 p.m. on the second Wednesday of each month from January through October 2026."

www.libertylakewa.gov/AgendaCenter/ViewFile/Agenda/_05272026-1223

POTENTIAL FIX

Publish a new edition of the 2026 Planning Commission membership list that shows 4 p.m. on the second Wednesday, with remaining dates Oct. 14, Nov. TBD and Dec. 9. Post a notice beside the current list saying the 5/27/2026 meeting schedule notice governs.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

RESIDENTS AND CITY SERVICES

233 Planning Commission list labels one adjunct Community Resident, unlike City Resident elsewhere; code requires city residence.

Where: 2026 Planning Commission Membership - 02-26-2026 - External List, page 1 of 1. Still posted on the city website as of September 25, 2026.

Term Expiration: 12/31/2029
Email: asprague@libertylakewa.gov

Troy Mullenix (Community Resident) - Adjunct Position #2**
Term Expiration: 12/31/2027
Email: tmullenix@libertylakewa.gov

SAYS

"(Community Resident) - Adjunct Position #2**"

IN FORCE

LLMC 3-1-2(C)(2)

"The adjunct members must reside within the city and shall be appointed in the same manner as set above."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-810

POTENTIAL FIX

Confirm where the adjunct member lives. Publish a new edition of the membership list that labels the seat City Resident, or fill the adjunct seat with a city resident, and post a notice beside the current list saying LLMC 3-1-2(C)(2) governs adjunct residence.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

234 Price list says off-season rates start October 1; the golf page sets October 5 for 2026.

Where: 2026 Prices, page 1 of 1. Still posted on the city website as of September 25, 2026.

Notes
All prices include all state and admission taxes
**Off season rates are: From the Start of Season to April 1 and From October 1 to the Close of Season
Tournament rates are for groups of 24 players minimum - paying in one transaction – Shotguns minimums: 48/9 - 60/18
Refer to lesson and tournament flyers for more information and rates on all Adult and Junior lessons and tournaments

SAYS

"**Off season rates are: From the Start of Season to April 1 and From October 1 to the Close of Season"

IN FORCE

Trailhead Golf Course home page, libertylakewa.gov/golf (as fetched 2026-09-30)

"Off Season rates: October 5, 2026 - March 31, 2027"

www.libertylakewa.gov/golf

POTENTIAL FIX

Ask the City to say which off-season start date governs for 2026 and to post that notice beside the price list and on the golf page. Publish a revised price list whose off-season note points readers to the dates posted each season on the golf page.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

235 Senior card savings print as $22, $66, $110; the sheet's own fees give $26, $78, $130.

Where: 2026 Prices, page 1 of 1. Still posted on the city website as of September 25, 2026.

	30 Play*	$725.00	Save $145.00	2nd 9 Holes	$12.00
	Season*	$1218.00	Break Even = 42	(9 holes)	Non-transferrable
Senior/Services	10 Play*	$234.00	Save $22.00	2nd 9 Holes	$9.00
	20 Play*	$442.00	Save $66.00	2nd 9 Holes	$9.00
	30 Play*	$650.00	Save $110.00	2nd 9 Holes	$9.00
	Season*	$1092.00	Break Even = 42	(9 holes)	Non-transferrable
Junior	10 Play*	$90.00	Save $10.00	2nd 9 Holes	$5.00

SAYS

"Senior/Services 10 Play* $234.00 Save $22.00 2nd 9 Holes $9.00 20 Play* $442.00 Save $66.00 2nd 9 Holes $9.00 30 Play* $650.00 Save $110.00"

IN FORCE

2026 Prices, Green Fees table (same document)

"Senior (60 years or older) $26.00 Senior 2nd 9 Holes $11.00"
"Services (Active Military, Fire & Police) $26.00 Services 2nd 9 Holes $11.00"

www.libertylakewa.gov/DocumentCenter/View/2601

POTENTIAL FIX

Ask the City to say which figures it intends, the printed savings of $22, $66 and $110 or the $26, $78 and $130 that the Senior and Services fee gives, and to post that notice beside the price list. Publish a revised price list that shows the intended savings and card prices.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

236 Solid waste agreement Section 8.5(a) cites Section 19 for force majeure, which is Section 20.

Where: AMENDED AND RESTATED SOLID WASTE COLLECTION AGREEMENT, page 6 of 23. Still posted on the city website as of September 25, 2026.

> Therefore, in addition to the annual CPI adjustment provided by Section 8.1 above, WMW's Rate shall, upon written request of WMW, be further adjusted due to any one or more of the following causes:
>
> (a) material changes in WMW's costs resulting from a Force Majeure event; provided that pursuant to Section 19, WMW is excused from performance during the period of a Force Majeure and so shall notify the City prior to continuing to provide services during the occurrence of a Force Majeure if it believes or has reason to believe the provision of services may result in material changes in WMW's costs. The Parties shall jointly determine whether WMW shall provide the same services or alternative services to limit the impact

SAYS

"pursuant to Section 19, WMW is excused from performance during the period of a Force Majeure"

IN FORCE

Agreement Section 20 (Force Majeure); Section 19 is Cooperation in Execution of Documents

"20. Force Majeure. Except for the obligation to pay invoices when due"

www.libertylakewa.gov/DocumentCenter/View/8652

POTENTIAL FIX

Do not edit the signed agreement. Adopt a written amendment signed by both Parties under Section 27 changing "Section 19" in Section 8.5(a) to "Section 20". The agreement was signed November 7 to 19, 2024 (the last signature, by WMW, is dated 11/19/2024) and states one date for all of its sections, so time order does not decide; Section 20 is the force majeure clause, so it governs and the pointer is a slip.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

237 Solid waste agreement Section 8.7 still names Tariff 18, which Tariff 19 replaced October 1, 2026.

Where: AMENDED AND RESTATED SOLID WASTE COLLECTION AGREEMENT, page 6 of 23. Still posted on the city website as of September 25, 2026.

> upon Sections 8.1, 8.3, and 8.4 above and not on any revisions to the WUTC tariff rates for Certificate No. G-237, with the exception of the Recycling Commodity Credit which during the term of this Agreement shall track the amounts set forth in Certificate No. G- 237, Tariff 18, Item 100. Furthermore, nothing in this Agreement is intended to restrict or prohibit WMW from seeking approval from the WUTC for new and/or revised WUTC tariff rates applicable to solid waste collection within its Certificate No. G-237 territory located outside of the Service Area.

SAYS

"track the amounts set forth in Certificate No. G-237, Tariff 18, Item 100."

IN FORCE

WUTC Waste Management of Washington G-237 Spokane/Valley Tariff No. 19, title page (effective October 1, 2026)

"Tariff No. 19 Cancels Tariff No. 18"

www.utc.wa.gov/sites/default/files/2026-09/WM-Spok-Valley%20Garbage%20Svc%20Co%20Tariff%2019.pdf

POTENTIAL FIX

Ask the City and WMW to say in writing whether Section 8.7 and the Tariff No. 18 references in Section 14 follow Tariff No. 19, Item 100, and post that notice beside both the agreement and the tariff. If they agree, adopt an amendment under Section 27 that says so.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

238 Section 4.1(a) points to Section 1 for the agreement term; the term is in Section 2.

Where: Amended and Restated Solid Waste Collection Agreement, page 4 of 23. Still posted on the city website as of September 25, 2026.

> (a) Such Annexed Area shall be included within the Service Area and WMW shall service the Annexed Area under the terms and conditions set forth in this Agreement for a term of ten (10) years from the effective date of the annexation, notwithstanding the term set forth in Section 1 of this Agreement.
>
> (b) The City shall provide written notice WMW. In order to allow WMW sufficient time to transition its customers, in the area newly annexed by the City, from service under Chapter

SAYS

"notwithstanding the term set forth in Section 1 of this Agreement."

IN FORCE

Solid Waste Collection Agreement, Section 2

"2. Term of Agreement. The initial term of this Agreement shall commence on December 1, 2024, and shall expire on November 30, 2030."

www.libertylakewa.gov/DocumentCenter/View/8652

POTENTIAL FIX

At the next written amendment with WMW (Section 27), correct the reference in Section 4.1(a) from Section 1 to Section 2.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

239 Agreement refers to an Exhibit D, but it has only Exhibits A to C.

Where: Amended and Restated Solid Waste Collection Agreement, page 5 of 23. Still posted on the city website as of September 25, 2026.

> **8. Adjustments to Rates, Taxes, Fees, and Other Charges.** The Rates, taxes, fees, and other charges shall be adjusted as follows:
>
> 8.1. **Annual Rate Adjustment.** The service component of the Rates provided in Exhibits B and D shall be adjusted on January 1, 2026 and annually thereafter, by a percentage equal to the annual percent change in the Consumer Price Index for Urban Consumers: Water and Sewer and Trash Collection Services ("CPI") (Series CUUR0000SEHG), as published by the Bureau of Labor Statistics (http://www.bls.gov/cpi/home.htm).

SAYS

"The service component of the Rates provided in Exhibits B and D"

IN FORCE

Solid Waste Collection Agreement, exhibit list

"Exhibit A - Map of the City of Liberty Lake, WA Exhibit B - Rates Exhibit C - List of Recyclables"

www.libertylakewa.gov/DocumentCenter/View/8652

POTENTIAL FIX

At the next written amendment with WMW (Section 27), correct Section 8.1 to refer to Exhibit B only and Section 8.2 to refer to Exhibit B instead of Attachment B.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

240 Section 16 cites the exclusive franchise grant as Section 2; it is Section 3.

Where: Amended and Restated Solid Waste Collection Agreement, page 8 of 23. Still posted on the city website as of September 25, 2026.

the Parties. WMW may deliver C&D Wastes, Yard Debris, Recyclables, and any other materials agreed to by the Parties in writing to any permitted facility chosen by WMW.

16. Disposal Facilities for Exempt Wastes. Notwithstanding the Grant of Exclusive Franchise in Section 2 above, WMW shall use commercially reasonable efforts to provide a facility that can accept the following materials for disposal delivered by residents and businesses from the Service Area:

- Solid Wastes that are self-hauled by the generator in their own vehicles;

SAYS

"Notwithstanding the Grant of Exclusive Franchise in Section 2 above, WMW shall use commercially reasonable efforts to provide a facility"

IN FORCE

Solid Waste Collection Agreement, Section 3

"3. Grant of Exclusive Right. The City hereby extends and grants to WMW the exclusive right and obligation to collect those City Solid Wastes within the Service Area during the term of this Agreement"

www.libertylakewa.gov/DocumentCenter/View/8652

POTENTIAL FIX

At the next written amendment with WMW (Section 27), correct the reference in Section 16 from Section 2 to Section 3.

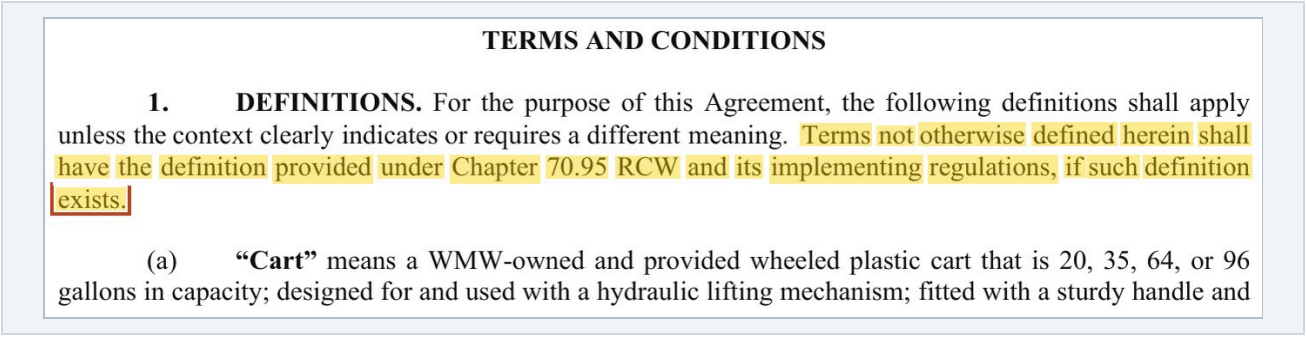
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

241 Agreement's fallback definitions chapter cites a Revised Code of Washington chapter recodified in 2020.

Where: Amended and Restated Solid Waste Collection Agreement (November 2024), page 1 of 23. Still posted on the city website as of September 25, 2026.



TERMS AND CONDITIONS

1. **DEFINITIONS.** For the purpose of this Agreement, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Terms not otherwise defined herein shall have the definition provided under Chapter 70.95 RCW and its implementing regulations, if such definition exists.

(a) **"Cart"** means a WMW-owned and provided wheeled plastic cart that is 20, 35, 64, or 96 gallons in capacity; designed for and used with a hydraulic lifting mechanism; fitted with a sturdy handle and

SAYS

"Terms not otherwise defined herein shall have the definition provided under Chapter 70.95 RCW and its implementing regulations, if such definition exists."

IN FORCE

Chapter 70A.205 RCW (formerly chapter 70.95 RCW)

"Formerly RCW 70.95.010"

app.leg.wa.gov/RCW/default.aspx?cite=70A.205

POTENTIAL FIX

At the next amendment of the agreement, change 'Chapter 70.95 RCW' in the fallback-definitions clause to 'Chapter 70A.205 RCW', matching the agreement's own RCW 70A.205.015 cite in its definition of 'Solid Waste'.

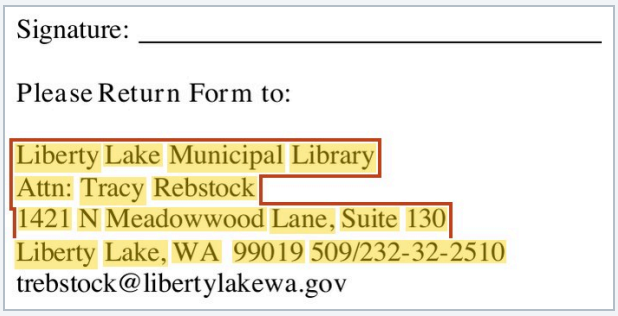
RISK

A reader could follow this citation and reach an old, missing or different rule.

RESIDENTS AND CITY SERVICES

242 Youth Commission application sends forms to an old library address with a malformed phone number.

Where: Application for Liberty Lake Youth Commission, page 2 of 2. Still posted on the city website as of September 25, 2026.


Signature: _____

Please Return Form to:

Liberty Lake Municipal Library
Attn: Tracy Rebstock
1421 N Meadowwood Lane, Suite 130
Liberty Lake, WA 99019 509/232-32-2510
trebstock@libertylakewa.gov

SAYS

"Liberty Lake Municipal Library Attn: Tracy Rebstock 1421 N Meadowwood Lane, Suite 130 Liberty Lake, WA 99019 509/232-32-2510"

IN FORCE

City Library page, libertylakewa.gov/721/Library

"Liberty Lake Municipal Library 23123 East Mission Avenue Liberty Lake, WA 99019"

www.libertylakewa.gov/721/Library

POTENTIAL FIX

Ask the city to say whether the library page or the Youth Commission application governs the return address, and post that notice beside both texts. Publish a corrected edition of the application with the library's current address at 23123 East Mission Avenue and phone 509-232-2510, or name the office that now takes applications.

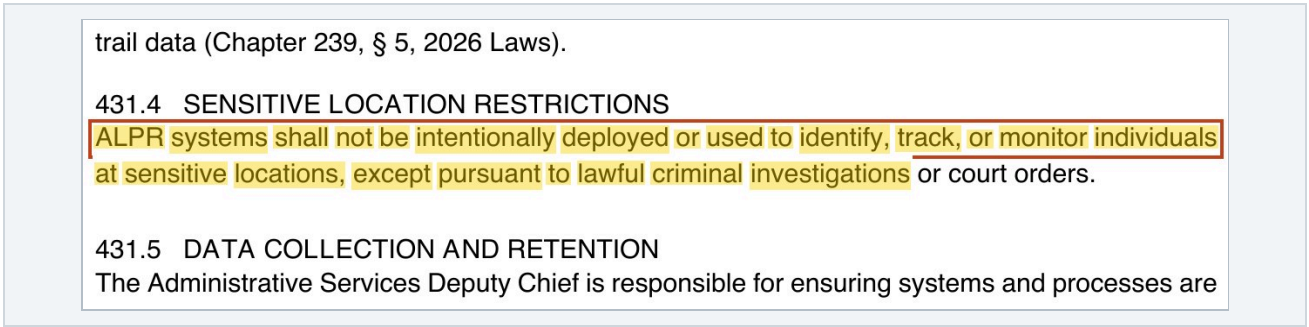
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

243 ALPR policy 431.4 allows criminal investigation exception at sensitive locations; state law and 431.3.2(d) allow none.

Where: Automated License Plate Readers (Policy 431), page 3 of 5. Still posted on the city website as of September 25, 2026.



trail data (Chapter 239, § 5, 2026 Laws).

431.4 SENSITIVE LOCATION RESTRICTIONS

ALPR systems shall not be intentionally deployed or used to identify, track, or monitor individuals at sensitive locations, except pursuant to lawful criminal investigations or court orders.

431.5 DATA COLLECTION AND RETENTION

The Administrative Services Deputy Chief is responsible for ensuring systems and processes are

SAYS

"ALPR systems shall not be intentionally deployed or used to identify, track, or monitor individuals at sensitive locations, except pursuant to lawful criminal investigations or court orders."

IN FORCE

RCW 10.130.030(4)(a)

"It is unlawful for any agency to collect automated license plate reader data on the premises or immediate surroundings or access to or from facilities that provide protected health care, as described in chapter 7.115 RCW, or at facilities conducting an immigration matter as defined in RCW 19.154.020, elementary and secondary schools, places of worship, courts, or food banks."

app.leg.wa.gov/RCW/default.aspx?cite=10.130.030

POTENTIAL FIX

Adopt a revised Policy 431.4 that drops the exception for lawful criminal investigations or court orders, or says the exception never applies to the facilities listed in 431.3.2(d) and RCW 10.130.030(4)(a), including their immediate surroundings and access routes, and post a notice beside the current policy saying that the statute governs.

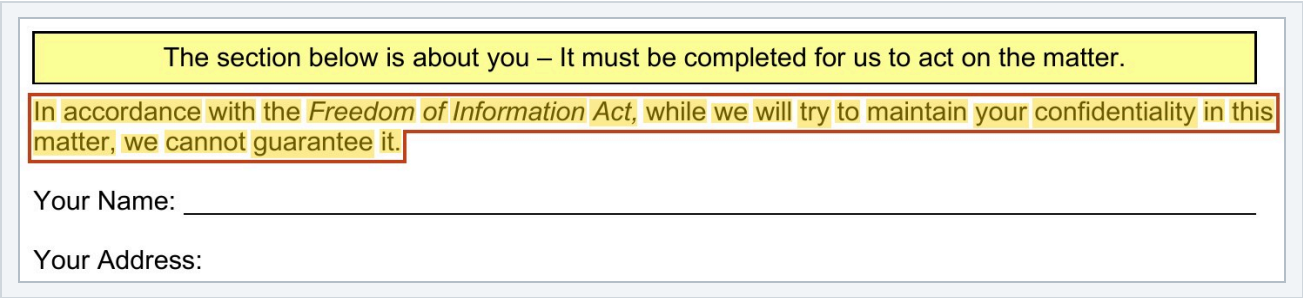
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

244 Complaint form cites the federal Freedom of Information Act, not the state Public Records Act.

Where: CODE VIOLATION INVESTIGATION REQUEST 2025, page 1 of 1. Still posted on the city website as of September 25, 2026.


The section below is about you – It must be completed for us to act on the matter.

In accordance with the *Freedom of Information Act,* while we will try to maintain your confidentiality in this matter, we cannot guarantee it.

Your Name: _____

Your Address:

SAYS

"In accordance with the Freedom of Information Act, while we will try to maintain your confidentiality in this matter, we cannot guarantee it."

IN FORCE

RCW 42.56.070(1)

"Each agency, in accordance with published rules, shall make available for public inspection and copying all public records, unless the record falls within the specific exemptions of subsection (8) of this section, this chapter, or other statute which exempts or prohibits disclosure of specific information or records."

app.leg.wa.gov/RCW/default.aspx?cite=42.56.070

POTENTIAL FIX

Publish a corrected edition of the form that cites the Public Records Act, chapter 42.56 RCW, in place of the Freedom of Information Act, and post a notice beside the current form saying so. Offer the complainant a way to state a wish for nondisclosure, which RCW 42.56.240(2) honors where it applies, without presenting it as required.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

245 Community Event application's two broad hold harmless clauses lack the sole negligence exception 10-4I-5(D)(2) requires.

Where: COMMUNITY EVENT APPLICATION, page 6 of 7. Still posted on the city website as of September 25, 2026.

Community Event Application Acknowledgements:

In consideration of the granting of permit(s) for a Community Event, it is agreed by the applicant that the City of Liberty Lake and any officer or employee thereof shall be saved harmless by the applicant from any liability of responsibility for any accident, loss, or damage to persons or property, happening or occurring as the proximate result of any of the activities undertaken under the terms of

SAYS

"In consideration of the granting of permit(s) for a Community Event, it is agreed by the applicant that the City of Liberty Lake and any officer or employee thereof shall be saved harmless by the applicant from any liability of responsibility for any accident, loss, or damage to persons or property, happening or occurring as the proximate result of any of the activities undertaken under the terms of this application and the permit or permits which may be granted in response thereto, and that any of said liabilities are hereby assumed by the applicant."

IN FORCE

Development Code 10-4I-5(D)(2)

"The applicant shall defend, indemnify, and hold harmless the City, its officers, officials, employees and volunteers from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arises out of the applicant's event, or from any activity, work or thing done, permitted, or suffered by applicant which arises from the applicant's event, except only such injury or damage as shall have been occasioned by the sole negligence of the City."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a new edition of the Community Event Application that carries the indemnity clause of 10-4I-5(D)(2), and post a notice beside the current application saying that 10-4I-5(D)(2) governs.

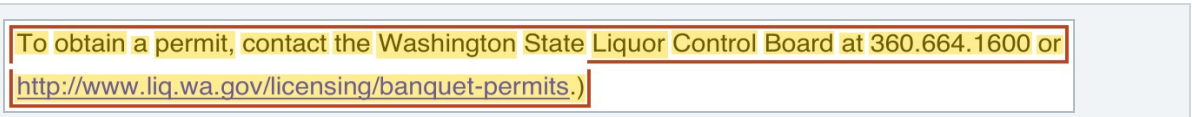
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

246 Event form names the Washington State Liquor Control Board and an old liq.wa.gov address.

Where: COMMUNITY EVENT APPLICATION 3, page 5 of 7. Still posted on the city website as of September 25, 2026.



SAYS

"To obtain a permit, contact the Washington State Liquor Control Board at 360.664.1600 or http://www.liq.wa.gov/licensing/banquet-permits.)"

IN FORCE

RCW 66.08.012

"There shall be a board, known as the 'Washington state liquor and cannabis board,'"

app.leg.wa.gov/RCW/default.aspx?cite=66.08.012

POTENTIAL FIX

Publish a corrected edition of the application that names the Washington State Liquor and Cannabis Board, as Development Code 10-4I-5(F)(6) does, and links the board's current banquet permit page, and post a notice beside the current form saying which text governs.

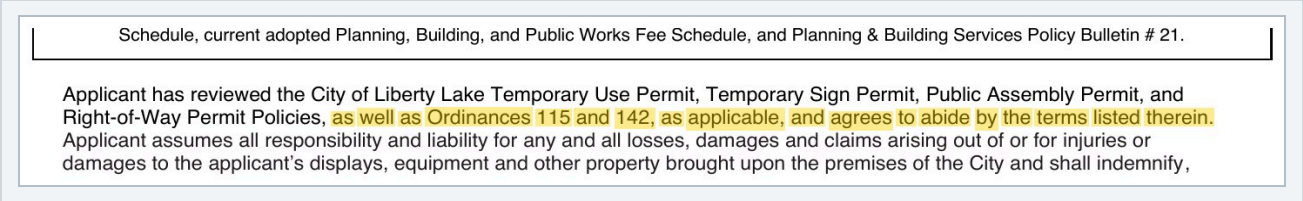
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

247 Event form still cites Ordinance 142, whose special event rules were repealed in April 2026.

Where: COMMUNITY EVENT APPLICATION 3, page 7 of 7. Still posted on the city website as of September 25, 2026.



Schedule, current adopted Planning, Building, and Public Works Fee Schedule, and Planning & Building Services Policy Bulletin # 21.

Applicant has reviewed the City of Liberty Lake Temporary Use Permit, Temporary Sign Permit, Public Assembly Permit, and Right-of-Way Permit Policies, as well as Ordinances 115 and 142, as applicable, and agrees to abide by the terms listed therein. Applicant assumes all responsibility and liability for any and all losses, damages and claims arising out of or for injuries or damages to the applicant's displays, equipment and other property brought upon the premises of the City and shall indemnify,

SAYS

"as well as Ordinances 115 and 142, as applicable, and agrees to abide by the terms listed therein."

IN FORCE

Ordinance 142A, Section 1

"City Municipal Code Title 4, Chapter 8, Special Events as established by City of Liberty Lake Ordinance No. 142 is hereby repealed in its entirety."

www.libertylakewa.gov/Archive.aspx?ADID=1177

POTENTIAL FIX

Publish a corrected edition of the application that cites Development Code 10-4I-5, Community Event Permits, in place of Ordinance 142 and keeps Ordinance 115 (or cites it as LLMC Title 8, Chapter 1A, park rules), and post a notice beside the current form saying Ordinance 142 is repealed.

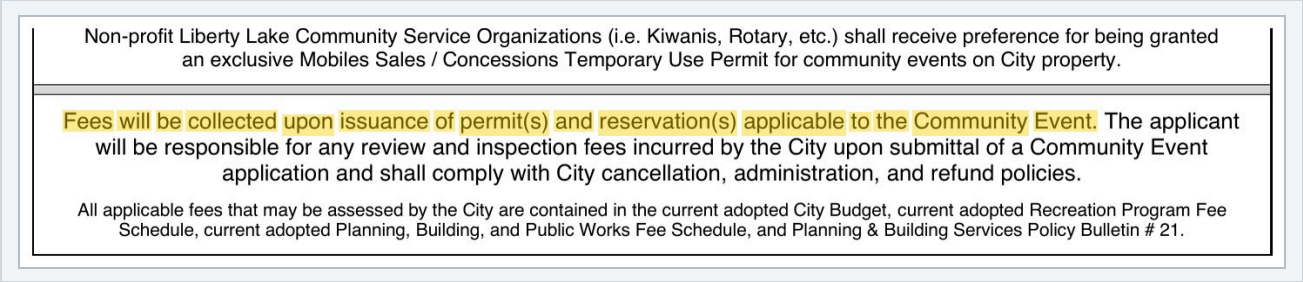
RISK

A reader could follow this citation and reach an old, missing or different rule.

RESIDENTS AND CITY SERVICES

248 Event form says fees are collected at permit issuance; code requires the fee with the application.

Where: COMMUNITY EVENT APPLICATION 3, page 7 of 7. Still posted on the city website as of September 25, 2026.



Non-profit Liberty Lake Community Service Organizations (i.e. Kiwanis, Rotary, etc.) shall receive preference for being granted an exclusive Mobiles Sales / Concessions Temporary Use Permit for community events on City property.

Fees will be collected upon issuance of permit(s) and reservation(s) applicable to the Community Event. The applicant will be responsible for any review and inspection fees incurred by the City upon submittal of a Community Event application and shall comply with City cancellation, administration, and refund policies.

All applicable fees that may be assessed by the City are contained in the current adopted City Budget, current adopted Recreation Program Fee Schedule, current adopted Planning, Building, and Public Works Fee Schedule, and Planning & Building Services Policy Bulletin # 21.

SAYS

"Fees will be collected upon issuance of permit(s) and reservation(s) applicable to the Community Event."

IN FORCE

Development Code 10-4I-5(M)(2)

"There shall be a nonrefundable fee paid by the sponsor(s) at the time of application for each community event"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the application that says the nonrefundable application fee is due with the application under 10-4I-5(M)(2), that no fee applies to constitutionally protected events under 10-4I-5(M)(1), and that City personnel and equipment costs are estimated before issuance and billed after the event under 10-4I-5(M)(3).

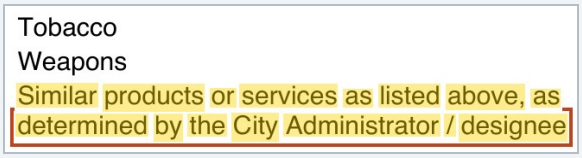
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

249 Event form has the City Administrator rule on vendor items; code names the Zoning Administrator.

Where: COMMUNITY EVENT APPLICATION 3, page 3 of 7. Still posted on the city website as of September 25, 2026.



SAYS

"Similar products or services as listed above, as determined by the City Administrator / designee"

IN FORCE

Development Code 10-4I-1(C)(2)(b)(ii)(gg)

"gg. Similar products and services as listed above, as determined by the Zoning Administrator / designee;"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Publish a corrected edition of the application that says Zoning Administrator / designee, citing Development Code 10-4I-1(C)(2)(b)(ii)(gg), and post a notice beside the current form saying which text governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

250 Draft housing element gives a 9.07% county growth rate that its own counts do not produce.

Where: Chapter 06 - Liberty Lake Housing Community Services Element - 04292026 LM, page 8 of 28. Still posted on the city website as of September 25, 2026.

reach this population in 2042 (see **Figure 2**).

To provide a regional context, Kootenai County, Idaho, located to the east of Liberty Lake, is also growing rapidly. From 2020 to 2025, Kootenai County's population grew 9.07%, from 170,628 to 188,450 people. Its population is projected to grow to nearly 320,000 in the next 20 years.

SAYS

"From 2020 to 2025, Kootenai County's population grew 9.07%, from 170,628 to 188,450 people."

IN FORCE

Housing & Community Services Element draft (04/29/2026), population figures

"170,628 to 188,450 people"

www.libertylakewa.gov/DocumentCenter/View/9852/Chapter-06---Liberty-Lake-Housing-Community-Services-Element

POTENTIAL FIX

Publish a revised draft of the Housing and Community Services Element that restates the Kootenai County percentage as 10.44% or corrects the counts after a check against the census source.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

251 Draft housing element gives the Commerce forecast period as 2020 through 2026, then 2020 through 2046.

Where: Chapter 06 - Liberty Lake Housing Community Services Element - 04292026 LM, page 9 of 28. Still posted on the city website as of September 25, 2026.

> For purposes of planning for future housing needs, Washington State Department of Commerce's forecast the future housing needs for each County in the State. That housing forecast included not only housing for the projected population growth from 2020 through 2026 (accounting for approximately 60% of the forecasted future housing need) but also includes housing production needed to eliminate renter cost burden (representing approximately 30% of future need projects), and housing needed for the homeless population

SAYS

"housing for the projected population growth from 2020 through 2026 (accounting for approximately 60% of the forecasted future housing need)"

IN FORCE

Housing & Community Services Element draft (04/29/2026), forecast period

"Spokane County would need a total of 75,184 new housing units to be constructed in the period of 2020 through 2046."

www.libertylakewa.gov/DocumentCenter/View/9852/Chapter-06---Liberty-Lake-Housing-Community-Services-Element

POTENTIAL FIX

Publish a revised draft of the Housing and Community Services Element that gives 2046 as the end of the forecast period in the sentence on the share of forecast housing need.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

252 Draft housing element counts 635 units of capacity; its Figure 6 row and total use 636.

Where: Chapter 06 - Liberty Lake Housing Community Services Element - 04292026 LM, page 12 of 28. Still posted on the city website as of September 25, 2026.

public and private rights-of-way, and platted HOA tracts dedicated to parks, open space, utility corridors and critical areas. A market factor of 30% was deducted from this analysis, consistent with County-wide planning policies. After the market factor adjustment, capacity for a total of 635 dwelling units was identified.

Step 4: Identify Housing Capacity of Underutilized Properties: In the City of Liberty Lake, the only larger-lot residential developments are located in topographically-challenged areas, so

SAYS

"After the market factor adjustment, capacity for a total of 635 dwelling units was identified."

IN FORCE

Housing & Community Services Element draft (04/29/2026), Figure 6

"636 21 361 254"

www.libertylakewa.gov/DocumentCenter/View/9852/Chapter-06---Liberty-Lake-Housing-Community-Services-Element

POTENTIAL FIX

Publish a revised draft of the Housing and Community Services Element that gives 636 dwelling units in Step 3, matching Figure 6.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

253 Draft housing element says 84% of households exceed 100% AMI; Figure 19's counts give 73%.

Where: Chapter 06 - Liberty Lake Housing Community Services Element - 04292026 LM, page 22 of 28. Still posted on the city website as of September 25, 2026.

Chapter 6 – Housing & Community Services Element

Figure 19 provides data on Liberty Lake households by income and race. Citywide, 84 percent of households make above 100 percent AMI – this includes 88 percent of Hispanic/Latino households, 83 percent of American Indian/Alaska Native households, 73 percent of white households, and 56 percent of Asian households. According to HUD data, all of the households

SAYS

"Citywide, 84 percent of households make above 100 percent AMI"

IN FORCE

Housing & Community Services Element draft (04/29/2026), Figure 19

"Above Median Income (>100%) 75 50 75 2,905 45 3,150"

www.libertylakewa.gov/DocumentCenter/View/9852/Chapter-06---Liberty-Lake-Housing-Community-Services-Element

POTENTIAL FIX

Publish a new version of the draft Housing element in which the sentence on households above 100 percent AMI says 73 percent, matching the 3,150 of 4,290 households in Figure 19, and post a notice beside the earlier draft saying the new version governs.

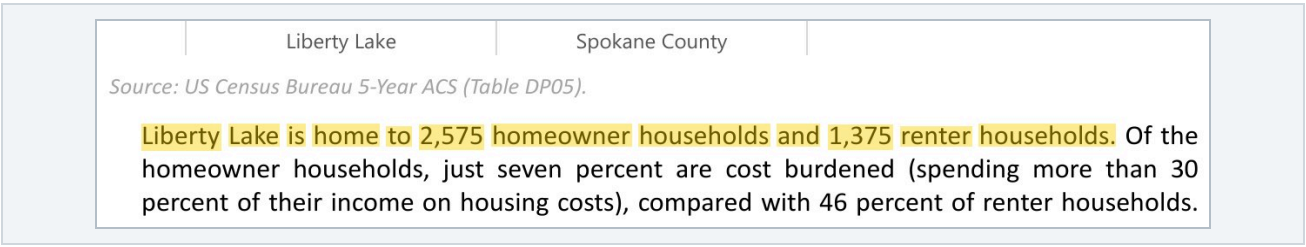
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

254 Draft housing element gives owner and renter counts for white households only, not all households.

Where: Chapter 06 - Liberty Lake Housing Community Services Element - 04292026 LM, page 17 of 28. Still posted on the city website as of September 25, 2026.



	Liberty Lake	Spokane County

Source: US Census Bureau 5-Year ACS (Table DP05).

Liberty Lake is home to 2,575 homeowner households and 1,375 renter households. Of the homeowner households, just seven percent are cost burdened (spending more than 30 percent of their income on housing costs), compared with 46 percent of renter households.

SAYS

"Liberty Lake is home to 2,575 homeowner households and 1,375 renter households."

IN FORCE

Housing & Community Services Element draft (04/29/2026), Figure 13

"Total 2,575 55 - 45 70 2,745"

www.libertylakewa.gov/DocumentCenter/View/9852/Chapter-06---Liberty-Lake-Housing-Community-Services-Element

POTENTIAL FIX

Publish a new version of the draft Housing element that says 2,745 homeowner households and 1,545 renter households, the all-household totals in Figure 13, and post a notice beside the earlier draft saying the new version governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

255 Housing element says racial deed covenants were enforceable until 1968; courts stopped enforcing them in 1948.

Where: Chapter 06 - Liberty Lake Housing Community Services Element - 04292026 LM, page 14 of 28. Still posted on the city website as of September 25, 2026.

> Throughout the United States, racial covenants were used to exclude certain races and religious groups from residing in specific neighborhoods, creating exclusive areas for white, Christian residents. These deed restrictions were legally enforceable from 1927 to 1968. Unlike neighboring Spokane Valley, the Washington State Racial Restrictive Covenants Project does not show any known racially restricted parcels or subdivisions in Liberty Lake as shown in

SAYS

"These deed restrictions were legally enforceable from 1927 to 1968."

IN FORCE

Shelley v. Kraemer, 334 U.S. 1 (1948)

"held that enforcement of such covenants violates the Equal Protection Clause of the Fourteenth Amendment."

www.law.cornell.edu/wex/shelley_v_kraemer_(1948)

POTENTIAL FIX

Publish a new version of the draft Housing element that says courts could not enforce racial deed covenants after Shelley v. Kraemer in 1948 and no longer gives 1968 as the end of enforceability, and post a notice beside the earlier draft saying the new version governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

256 Complaint form cites the wrong false-reporting statute and offense level.

Where: Citizen Complaint Form (2025 update), Liberty Lake Police Department, page 3 of 3. Still posted on the city website as of September 25, 2026.

RCW 9A.84.040 Making false reports to police officers: (1) A person commits the crime of making a false report if he/she willfully makes an untrue, misleading, or exaggerated statement in any report to the police or fire department, (2) Making a false report is a misdemeanor.

SIGNATURE: **DATE/TIME**:

SAYS

"RCW 9A.84.040 Making false reports to police officers: (1) A person commits the crime of making a false report if he/she willfully makes an untrue, misleading, or exaggerated statement in any report to the police or fire department, (2) Making a false report is a misdemeanor."

IN FORCE

RCW 9A.84.040

"A person commits false reporting if, with knowledge that the information reported, conveyed, or circulated is false, he or she initiates or circulates a false report or warning of an alleged occurrence or impending occurrence knowing that such false report is likely to cause: Evacuation of a building, place of assembly, or transportation facility; public inconvenience or alarm; or an emergency response."

app.leg.wa.gov/RCW/default.aspx?cite=9A.84.040

POTENTIAL FIX

Publish a corrected edition of the complaint form that quotes RCW 9A.84.040 as written (false reporting; third degree is a gross misdemeanor), or cites the statute the department confirms covers false statements in a complaint, and post a notice beside the current form saying the statute governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

257 Volunteer application promises all information stays confidential; the Public Records Act exempts only listed items.

Where: City Volunteer Application, page 1 of 3. Still posted on the city website as of September 25, 2026.

> The City of Liberty Lake appreciates your interest in its VOLUNTEER PROGRAM.
> Please complete all the questions below. All information will be kept confidential.

SAYS

"Please complete all the questions below. All information will be kept confidential."

IN FORCE

RCW 42.56.070(1)

"Each agency, in accordance with published rules, shall make available for public inspection and copying all public records, unless the record falls within the specific exemptions of subsection (8) of this section, this chapter, or other statute which exempts or prohibits disclosure of specific information or records."

app.leg.wa.gov/RCW/default.aspx?cite=42.56.070

POTENTIAL FIX

Publish a corrected edition of the application that says it is a public record and that information exempt under chapter 42.56 RCW or another statute, such as the contact details listed in RCW 42.56.250(1)(d), will be withheld. Post a notice beside the current form saying the Public Records Act governs.

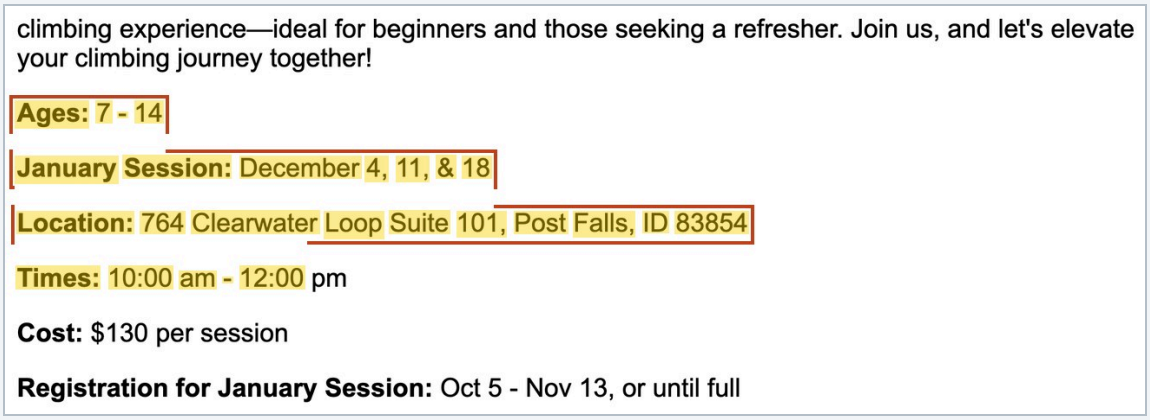
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

258 Climbing page labels the December class dates and registration as the January session.

Where: Climbing. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.


climbing experience—ideal for beginners and those seeking a refresher. Join us, and let's elevate your climbing journey together!

Ages: 7 - 14

January Session: December 4, 11, & 18

Location: 764 Clearwater Loop Suite 101, Post Falls, ID 83854

Times: 10:00 am - 12:00 pm

Cost: $130 per session

Registration for January Session: Oct 5 - Nov 13, or until full

SAYS

"Ages: 7 - 14 January Session: December 4, 11, & 18 Location: 764 Clearwater Loop Suite 101, Post Falls, ID 83854 Times: 10:00 am - 12:00 pm Cost: $130 per session Registration for January Session: Oct 5 - Nov 13, or until full"

IN FORCE

"January Session: January 8, 15, & 22 Location: 764 Clearwater Loop Suite 101, Post Falls, ID 83854 Times: 10:00 am - 12:00 pm Cost: $130 per session Registration for January Session: Nov 9 - Dec 18, or until full"

www.libertylakewa.gov/818/Climbing

POTENTIAL FIX

On the page, change "January Session" to "December Session" in both lines of the December listing.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

259 Code violation complaint form cites the federal FOIA instead of Washington's Public Records Act.

Where: Code Violation Investigation Request Form, page 1 of 2. Still posted on the city website as of September 25, 2026.



SAYS

"In accordance with the Freedom of Information Act, while we will try to maintain your confidentiality in this matter, we cannot guarantee it."

IN FORCE

RCW 42.56.010(1)

"'Local agency' includes every county, city, town, municipal corporation, quasi-municipal corporation, or special purpose district, or any office, department, division, bureau, board, commission, or agency thereof, or other local public agency."

app.leg.wa.gov/rcw/default.aspx?cite=42.56.010

POTENTIAL FIX

Publish a new edition of the form that cites the Washington Public Records Act, RCW 42.56, instead of the federal Freedom of Information Act, and mark the earlier edition superseded. Post a notice beside the posted form saying that RCW 42.56 governs the City's records.

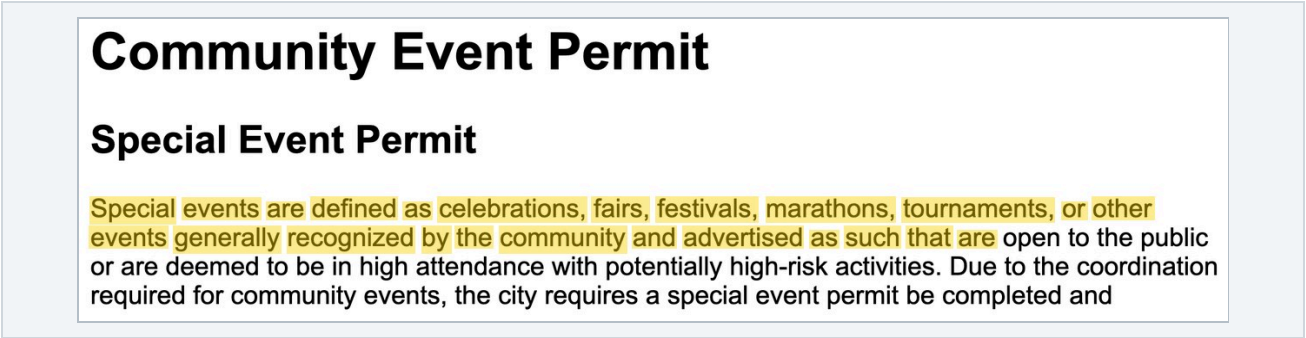
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

260 Permit page defines special events differently from the Development Code's community event definition.

Where: Community Event Permit. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.



Community Event Permit

Special Event Permit

Special events are defined as celebrations, fairs, festivals, marathons, tournaments, or other events generally recognized by the community and advertised as such that are open to the public or are deemed to be in high attendance with potentially high-risk activities. Due to the coordination required for community events, the city requires a special event permit be completed and

SAYS

"Special events are defined as celebrations, fairs, festivals, marathons, tournaments, or other events generally recognized by the community and advertised as such that are open to the public or are deemed to be in high attendance with potentially high-risk activities."

IN FORCE

Development Code 10-1C, Community event; 10-4I-5 (Development Code Title 10, March 12, 2026, pages 4-94 to 4-95)

"Community event - A celebration, fair, festival, special event, or other activity held on public or private property which may have a direct significant impact on city services"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Replace the page's special event definition with the 10-1C community event definition and the 10-4I-5 exemptions, and say community event permit throughout.

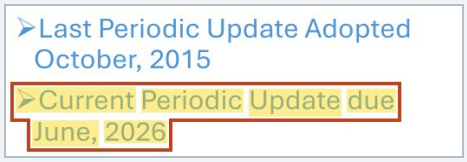
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

261 Kickoff slide still shows June 2026 update deadline; 2025 law moved it to December 31, 2026.

Where: Comp Plan Kick Off Meeting Presentation, page 2 of 43. Still posted on the city website as of September 25, 2026.



SAYS

"Current Periodic Update due June, 2026"

IN FORCE

RCW 36.70A.130(5)(c), as amended by 2025 c 148 s 1

"(c) On or before December 31, 2026, with the following review and, if needed, revision, on or before June 30, 2036, and every 10 years thereafter, for Benton, Chelan, Cowlitz, Douglas, Franklin, Kittitas, Skamania, Spokane, Walla Walla, and Yakima counties and the cities within those counties; and"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.130

POTENTIAL FIX

Add a note with the posted presentation (or on the comprehensive plan page) that 2025 c 148 moved the periodic update deadline to December 31, 2026 under RCW 36.70A.130(5)(c).

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

RESIDENTS AND CITY SERVICES

262 County emergency plan posted by the City cites a reserved CFR part for nondiscrimination.

Where: Comprehensive Emergency Management Plan (Spokane County, March 2021), page 20 of 198. Still posted on the city website as of September 25, 2026.

> origin, religion, age, gender identity, or disability. No special treatment will be extended to any person or group in an emergency or disaster over and above what would normally be expected as local government services. Local response activities will be carried out in accordance with Title 44 CFR, Section 205.16 Nondiscrimination. Federal disaster assistance is conditional on full compliance with this rule.

SAYS

"Local response activities will be carried out in accordance with Title 44 CFR, Section 205.16 Nondiscrimination. Federal disaster assistance is conditional on full compliance with this rule."

IN FORCE

44 CFR 206.11(a); 44 CFR Part 205 [Reserved]

"Part 205 [Reserved]"
"§ 206.11 Nondiscrimination in disaster assistance. (a) Federal financial assistance to the States or their political subdivisions is conditioned on full compliance with 44 CFR part 7, Nondiscrimination in Federally-Assisted Programs."

www.ecfr.gov/current/title-44/chapter-I/subchapter-D/part-206/subpart-A/section-206.11

POTENTIAL FIX

Ask Spokane County Emergency Management to publish a revised edition of the plan that cites 44 CFR 206.11. Post a notice beside the posted plan saying that 44 CFR 206.11 governs, and link the county's current plan if a newer one has been issued.

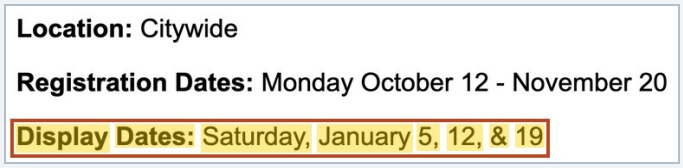
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

263 Deck the Homes lists January 5, 12, 19 display dates, Tuesdays after its January 2 end.

Where: Deck the Homes. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.



SAYS

"Display Dates: Saturday, January 5, 12, & 19"

IN FORCE

Deck the Homes page, Judging & Viewing item a and Decorating Timeline

"Participants will be asked to have their lights on December 5, 12, and 19 from 5:00 p.m. to 8:00 p.m."
"Decorating MUST be complete by December 5. All lights and displays must remain on display until January 2."

www.libertylakewa.gov/808/Deck-the-Homes

POTENTIAL FIX

Correct the Details block on the web page to read Display Dates: Saturday, December 5, 12, & 19.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

264 E-bike page gives the 2018 definition without the 2026 exclusions for faster or reconfigurable vehicles.

Where: E-bikes and motorized vehicle trail use, page 1 of 5. Still posted on the city website as of September 25, 2026.

> Electric-assisted bicycle—Class 1 electric-assisted bicycle—Class 2 electric-assisted bicycle—Class 3 electric-assisted bicycle.
>
> "Electric-assisted bicycle" means a bicycle with two or three wheels, a saddle, fully operative pedals for human propulsion, and an electric motor. The electric-assisted bicycle's electric motor must have a power output of no more than seven hundred fifty watts. The electric-assisted bicycle must meet the requirements of one of the following three classifications:

SAYS

"'Electric-assisted bicycle' means a bicycle with two or three wheels, a saddle, fully operative pedals for human propulsion, and an electric motor. The electric-assisted bicycle's electric motor must have a power output of no more than seven hundred fifty watts. The electric-assisted bicycle must meet the requirements of one of the following three classifications:"

IN FORCE

RCW 46.04.169(2)

"(2) 'Electric-assisted bicycle' does not include: (a) Any vehicle capable of exceeding 20 miles per hour on solely its electric motor; or (b) Any vehicle that is designed, manufactured, or intended by the manufacturer or seller to be easily configured in order not to meet the requirements of an electric-assisted bicycle, whether by a mechanical switch or button, by changing a setting in software controlling the drive system, by use of an online application, or through other means intended by the manufacturer or seller."

app.leg.wa.gov/RCW/default.aspx?cite=46.04.169

POTENTIAL FIX

Publish a corrected edition of the handout that gives the definition in current RCW 46.04.169, including subsection (2), and post a notice beside it saying that the statute governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

265 E-bike page's note 8 gives 36 inches for Puget Sound beaches; its width rule says 48.

Where: E-bikes and motorized vehicle trail use, page 4 of 5. Still posted on the city website as of September 25, 2026.

> 7. Slower speeds are needed to avoid disturbing threatened or endangered species, and to avoid crushing shellfish.
> 8. 36" maximum width is needed because Puget Sound and freshwater beaches are often crowded, and because they often have sensitive surface plants or animals that would be more easily crushed by a larger device.

SAYS

"8. 36" maximum width is needed because Puget Sound and freshwater beaches are often crowded,"

IN FORCE

Washington State Parks Commission Policy 65-13-1

"48" maximum width is needed because Puget Sound and freshwater beaches are often crowded,"

parks.wa.gov/sites/default/files/2024-12/Comm.%2065-13-1...(rev%2010.2.17).pdf

POTENTIAL FIX

Publish a corrected edition of the handout that gives the 48 inch maximum width in note 8, as State Parks Commission policy 65-13-1 does, and post a notice beside the current handout saying that the policy governs.

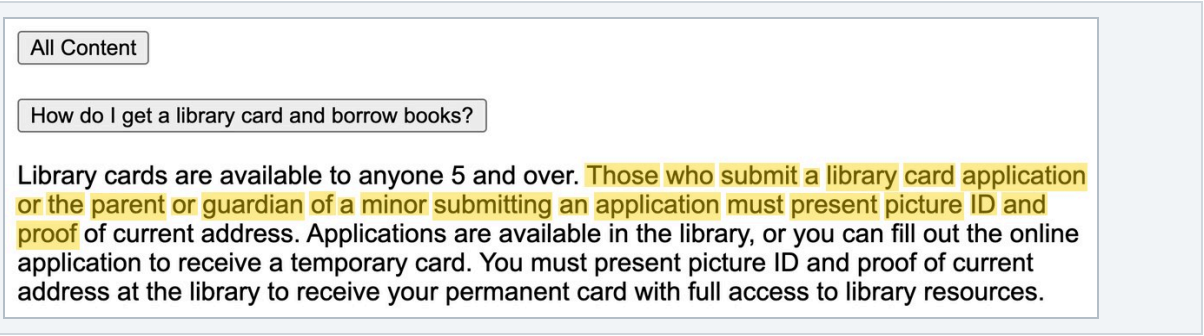
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

266 FAQ says applicants must show address proof; policy still issues limited cards to registrants without it.

Where: FAQs. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.



SAYS

"Those who submit a library card application or the parent or guardian of a minor submitting an application must present picture ID and proof of current address."

IN FORCE

Library Card Eligibility Policy (adopted September 2025) 3(a)(ii) and 3(b)(i)

"ii. Signature of a parent or legal guardian who meets eligibility requirements and assumes financial responsibility for items is required for minors' library cards. b. Limited access i. Registrants without proof of address will still be issued a library card."

libertylakewa.gov/DocumentCenter/View/43/Library-Card-Eligibility-Policy

POTENTIAL FIX

Add to the FAQ that registrants without proof of address can get a limited card (one month, up to 4 items) under policy 3(b), and keep the ID and proof-of-address requirement for full access.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

267 Parks plan gives Spokane County's under-18 share as 22.3% in one place and 21.8% in another.

Where: Final LL Parks Master Plan - Chapter 2 Community Context, page 8 of 23. Still posted on the city website as of September 25, 2026.

> This census age cohort data suggests several trends which will be taken into consideration with parks in mind. Notably, 30.7% of Liberty Lake's population is under 18 compared to 22.3% of Spokane County's population. Figure 2-3 indicates that the city's population "bulges" with the age cohorts of 5–9-year-olds and 35–39-year-olds representing larger shares of Liberty Lake's male and female population than the County. This suggests a higher presence of families with young children who require ample green space

SAYS

"Notably, 30.7% of Liberty Lake's population is under 18 compared to 22.3% of Spokane County's population."

IN FORCE

Parks & Recreation Master Plan, Chapter 2, Community Profile key takeaways

"30.7% of Liberty Lake's population is under 18 compared to 21.8% and 21.6% for Spokane County and Washington State, respectively."

www.libertylakewa.gov/DocumentCenter/View/9912

POTENTIAL FIX

Ask the city to say which Spokane County under-18 figure governs, 22.3% or 21.8%, and post that notice beside Chapter 2; publish a corrected edition of the chapter that uses one figure checked against ACS 2023 5-year table S0101.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

268 Parks plan gives 13.6% all-ages disability rate but its own Table 2-7 says 8.7%.

Where: Final LL Parks Master Plan - Chapter 2 Community Context, page 11 of 23. Still posted on the city website as of September 25, 2026.

accessibility needs of the population and incorporating amenities within the parks system for greater access. This information also helps to determine how many people are likely to travel to parks and open spaces. According to the U.S. Census, 9.5% of residents under 65 have a disability. When including all residents across every age group, that number jumps to 13.6% of the population (*2023: ACS 5-Year Estimates, S1810*).

Table 2-7: Liberty Lake Percentage of Liberty Lake's Population Living with a Disability

SAYS

"According to the U.S. Census, 9.5% of residents under 65 have a disability. When including all residents across every age group, that number jumps to 13.6% of the population (2023: ACS 5-Year Estimates, S1810)."

IN FORCE

Parks & Recreation Master Plan, Chapter 2, Table 2-7 and following text

"According to the U.S. Census, Table 2-7 indicates that 8.7% of all residents within Liberty Lake are living with a disability. This includes all age ranges."

www.libertylakewa.gov/DocumentCenter/View/9912

POTENTIAL FIX

Ask the city to say which all-ages disability rate governs, 13.6% or 8.7%, and post that notice beside Chapter 2; publish a corrected edition of the chapter in which the Disability paragraph and Table 2-7 agree, checked against ACS 2023 5-year table S1810.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

269 Parks plan says 31.4% of Spokane County units are affordable; its Table 2-12 adds to 34.1%.

Where: Final LL Parks Master Plan - Chapter 2 Community Context, page 15 of 23. Still posted on the city website as of September 25, 2026.

> Liberty Lake ($506,000) are comparatively higher than Spokane County ($370,500) but slightly lower than Washington State ($519,800). It is notable that only 9.4% of Liberty Lake's housing stock are affordable housing units valued at under $300,000, compared to a 31.4% share of affordable units located in Spokane County. Approximately 51% of Liberty Lake's owner-occupied housing stock is valued at above $500,000 dollars.
>
> **Table 2-12: Value of Owner-Occupied Units**

SAYS

"compared to a 31.4% share of affordable units located in Spokane County."

IN FORCE

Parks & Recreation Master Plan, Chapter 2, Table 2-12

"Less than $50,000 8 0.3% 2.9% 2.9% $50,000 to $99,999 49 1.5% 1.8% 1.9% $100,000 to $149,999 28 0.9% 2.9% 2.1% $150,000 to $199,999 22 0.7% 5.1% 2.6% $200,000 to $299,999 190 6.0% 21.4% 9.6%"

www.libertylakewa.gov/DocumentCenter/View/9912

POTENTIAL FIX

Publish a corrected edition of Chapter 2 of the Parks Master Plan that states the Spokane County share as 34.1% to match Table 2-12, and post a notice beside the chapter saying that Table 2-12 governs.

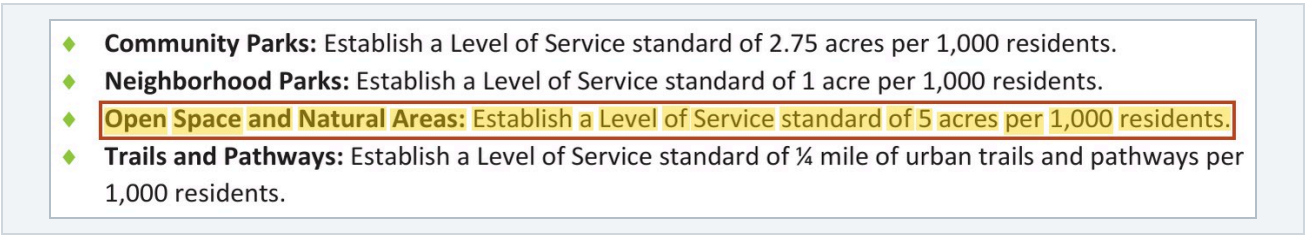
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

270 Parks plan sets open space at 5 acres per 1,000, then 7.5 for passive open space.

Where: Final LL Parks Master Plan - Chapter 5 Demand and Needs Analysis, page 19 of 47. Still posted on the city website as of September 25, 2026.



- **Community Parks:** Establish a Level of Service standard of 2.75 acres per 1,000 residents.
- **Neighborhood Parks:** Establish a Level of Service standard of 1 acre per 1,000 residents.
- **Open Space and Natural Areas:** Establish a Level of Service standard of 5 acres per 1,000 residents.
- **Trails and Pathways:** Establish a Level of Service standard of ¼ mile of urban trails and pathways per 1,000 residents.

SAYS

"Open Space and Natural Areas: Establish a Level of Service standard of 5 acres per 1,000 residents."

IN FORCE

Parks & Recreation Master Plan, Chapter 5, Recommendation 4(a)

"Establish a base target of 7.5 acres per 1,000 residents."

www.libertylakewa.gov/DocumentCenter/View/9915

POTENTIAL FIX

Ask the City to say which open space target governs, or whether Passive Open Space is a separate category, and post a notice of that decision beside Chapter 5 of the plan. Adopt an amendment to the plan if the City chooses to state a single target.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

271 Parks plan publishes Goal LS1 with its per-1,000 population figure blank; adopted standard is 30 acres.

Where: Final LL Parks Master Plan - Chapter 6 Goals and Objectives, page 4 of 6. Still posted on the city website as of September 25, 2026.

Type	#	Goal/Policy
Goal	LS1	Level of service for parks and open space is... per 1,000 population.
Goal	LS2	The level of service for parks and open spaces is a 10-minute walking distance.
Goal	LS3	Preserve open spaces and greenways to protect the environment, enhance community character, and connect parks and neighborhoods.

SAYS

"Goal LS1 Level of service for parks and open space is... per 1,000 population."

IN FORCE

Parks & Recreation Master Plan (March 2026), Level of Service Assessment, page 125

"Liberty Lake's current adopted Parks and Open Space LOS is 30 acres per 1,000 population."

www.libertylakewa.gov/DocumentCenter/View/9923

POTENTIAL FIX

Ask the city to say which level of service governs, the adopted 30 acres per 1,000 population or a new figure for Goal LS1, and to post that notice beside the goal and beside the Level of Service Assessment.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

272 Parks plan cites art policy by draft number, Policy 6; adopted plan numbers it Policy 10.

Where: Final LL Parks Master Plan - Chapter 6 Goals and Objectives, page 5 of 6. Still posted on the city website as of September 25, 2026.

Action	PA1.1.3	Partner with the community engagement commission to gather community input when selecting new public art installations.

**Reference Note: Comprehensive plan cultural & historical resources element policy 6 states: Encourage permanent displays of art in new public facilities.*

SAYS

"*Reference Note: Comprehensive plan cultural & historical resources element policy 6 states: Encourage permanent displays of"

IN FORCE

Comprehensive Plan 2015-2037, Cultural Resources Policies 6 and 10

"Cultural Resources Policy 6: Periodically review and update the incentives and strategies to encourage historic preservation."
"Cultural Resources Policy 10: Encourage permanent displays of art in construction of new"

www.libertylakewa.gov/DocumentCenter/View/5240

POTENTIAL FIX

Publish a corrected edition of Chapter 6 whose reference note cites Cultural Resources Policy 10 of the adopted 2015-2037 plan, or Policy 3.3 once the 2026-2046 plan is adopted, and post a notice beside the current print saying that Policy 6 came from the September 2025 draft element.

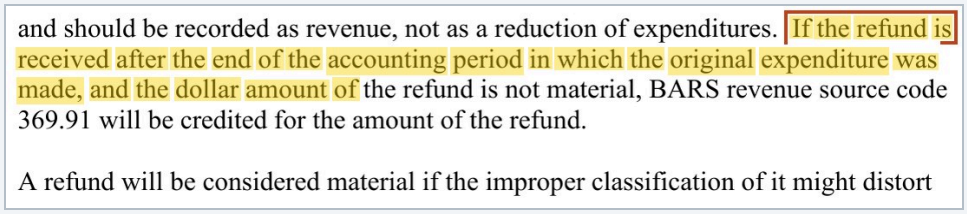
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

273 Policy gives two different BARS codes for the same immaterial vendor refund.

Where: Financial Policies 5.6.25 Update, page 12 of 70. Still posted on the city website as of September 25, 2026.



and should be recorded as revenue, not as a reduction of expenditures. If the refund is received after the end of the accounting period in which the original expenditure was made, and the dollar amount of the refund is not material, BARS revenue source code 369.91 will be credited for the amount of the refund.

A refund will be considered material if the improper classification of it might distort

SAYS

"If the refund is received after the end of the accounting period in which the original expenditure was made, and the dollar amount of the refund is not material, BARS revenue source code 369.91 will be credited for the amount of the refund."

IN FORCE

Financial Management Policies, vendor refunds section (page 57)

"If the refund is received after the end of the accounting period in which the original expenditure was made, and the dollar amount of the refund is not material, BARS revenue source code 369.90 will be credited for the amount of the refund."

www.libertylakewa.gov/DocumentCenter/View/9534

POTENTIAL FIX

Ask the city to say which BARS revenue source code governs for late vendor refunds, 369.91 or 369.90, and to post that notice beside both refund sections of the Financial Policies.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

274 Policy cites RCW 39.04.350(2) for supplementary bidder criteria; they are in subsection (4).

Where: Financial Policies 5.6.25 Update, page 46 of 70. Still posted on the city website as of September 25, 2026.

works contracts from contractors on the appropriate Small Works Roster to assure that a competitive price is established and to award contracts to a contractor who meets the mandatory bidder responsibility criteria in RCW 39.04.350(1) and may establish supplementary bidder criteria under RCW 39.04.350(2)

a) A contract awarded from a small works roster need not be advertised. Invitations for quotations shall include an estimate of the scope and nature of the work to be

SAYS

"may establish supplementary bidder criteria under RCW 39.04.350(2)"

IN FORCE

RCW 39.04.350(4)

"(4) In addition to the bidder responsibility criteria in subsection (1) of this section, the state or municipality may adopt relevant supplemental criteria for determining bidder responsibility applicable to a particular project which the bidder must meet."

app.leg.wa.gov/RCW/default.aspx?cite=39.04.350

POTENTIAL FIX

Publish a corrected edition of the Financial Policies that cites RCW 39.04.350(4) for supplemental bidder criteria and says that they must appear in the invitation to bid, and post a notice beside the posted print saying that RCW 39.04.350(4) governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

275 Policy defines responsible bidders by the 2007 session law, not the since amended RCW 39.04.350(1).

Where: Financial Policies 5.6.25 Update, page 48 of 70. Still posted on the city website as of September 25, 2026.

> obtainable, all bids may be rejected and the approval authority may call for new bids. A responsible bidder shall be a registered and/or licensed contractor who meets the mandatory bidder responsibility criteria established by Chapter 133, Laws of 2007 (SHB 2010) and who meets any supplementary bidder responsibly criteria established by the City.
>
> **Award.** All of the quotations shall be collected and presented at the same time to the

SAYS

"mandatory bidder responsibility criteria established by Chapter 133, Laws of 2007 (SHB 2010)"

IN FORCE

RCW 39.04.350(1)

"(1) Before award of a public works contract, a bidder must meet the following responsibility criteria to be considered a responsible bidder and qualified to be awarded a public works project."

app.leg.wa.gov/RCW/default.aspx?cite=39.04.350

POTENTIAL FIX

Publish a corrected edition of the Financial Policies that refers to the mandatory bidder responsibility criteria in RCW 39.04.350(1), as page 46 of the same policy already does, and post a notice beside the posted print saying that RCW 39.04.350(1) governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

276 Policy counts sales tax inside the $350,000 roster limit once and outside it elsewhere.

Where: Financial Policies 5.6.25 Update, page 46 of 70. Still posted on the city website as of September 25, 2026.

> **Cost.** The City need not comply with formal sealed bidding procedures for the construction, building, renovation, remodeling, alteration, repair, or improvement of real property where the estimated cost does not exceed Three Hundred and Fifty Thousand Dollars ($350,000.00), which includes the costs of labor, material, equipment and sales and/or use taxes as applicable. Instead, the City may use the Small Public Works Roster procedures for public works projects as set forth within the MRSC Small Public Works Roster contract. The breaking of any project into units or accomplishing any projects by

SAYS

"Dollars ($350,000.00), which includes the costs of labor, material, equipment and sales and/or use taxes as applicable."

IN FORCE

Financial Management Policies, Procedures When Using MRSC Small Works Roster (b); RCW 39.04.152(1)(a)

"$350,000, excluding sales tax, that are awarded using a small works roster process,"

www.libertylakewa.gov/DocumentCenter/View/9534

POTENTIAL FIX

Publish a corrected edition of the Financial Policies that uses one measure for the roster ceiling, including or excluding sales tax, and sets the figure to match LLMC 2-2-2 (currently $200,000), or amend LLMC 2-2-2 by ordinance first (see g055), and post a notice beside the posted print saying which text governs.

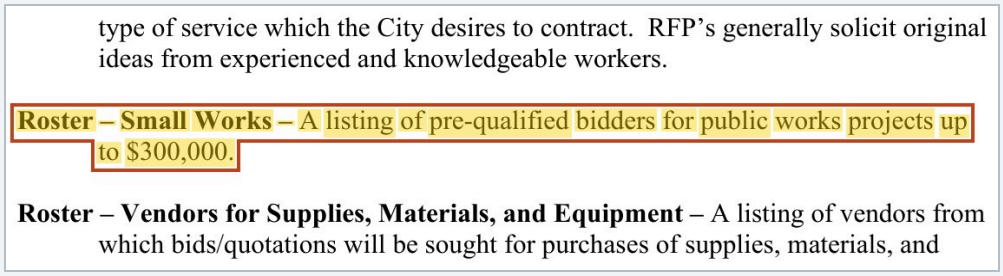
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

277 Policy defines the small works roster as up to $300,000 but uses $350,000 elsewhere.

Where: Financial Policies 5.6.25 Update, page 54 of 70. Still posted on the city website as of September 25, 2026.



type of service which the City desires to contract. RFP's generally solicit original ideas from experienced and knowledgeable workers.

Roster – Small Works – A listing of pre-qualified bidders for public works projects up to $300,000.

Roster – Vendors for Supplies, Materials, and Equipment – A listing of vendors from which bids/quotations will be sought for purchases of supplies, materials, and

SAYS

"Roster - Small Works - A listing of pre-qualified bidders for public works projects up to $300,000."

IN FORCE

Financial Management Policies, Public Works Process

"The competitive bid process must be used for projects over $350,000."

www.libertylakewa.gov/DocumentCenter/View/9534

POTENTIAL FIX

Publish a corrected edition of the Financial Policies that uses one roster ceiling in the definition and the procedures and matches LLMC 2-2-2 (currently $200,000), or amend LLMC 2-2-2 by ordinance first to the RCW 39.04.152(1)(a) limit, and post a notice beside the posted print saying which text governs.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

278 Policy defines the vendor roster as $5,000.01 to $15,000; its own table uses it to $50,000.

Where: Financial Policies 5.6.25 Update, page 54 of 70. Still posted on the city website as of September 25, 2026.

> **Roster – Vendors for Supplies, Materials, and Equipment** – A listing of vendors from which bids/quotations will be sought for purchases of supplies, materials, and equipment estimated to cost between $5,000.01 and $15,000.

SAYS

"equipment estimated to cost between $5,000.01 and $15,000."

IN FORCE

Financial Management Policies, Procurement of Supplies, Materials, and Equipment, Approval Authority table

"$40,000.01 - $50,000 City Council Inclusion in vendor roster or"

www.libertylakewa.gov/DocumentCenter/View/9534

POTENTIAL FIX

Ask the city to say which vendor roster range governs, the $5,000.01 to $15,000 definition or the purchasing range of $2,500.01 up to $50,000, and to post that notice beside both texts.

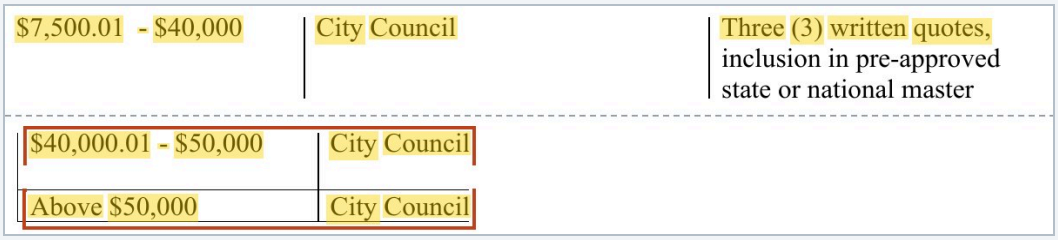
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

279 Policy cites RCW 35.23.352(7) for public works quotes; that subsection excludes public works.

Where: Financial Policies 5.6.25 Update, page 40 of 70. Still posted on the city website as of September 25, 2026.



$7,500.01 - $40,000	City Council	Three (3) written quotes, inclusion in pre-approved state or national master
$40,000.01 - $50,000	City Council	
Above $50,000	City Council	

SAYS

"$7,500.01 - $40,000 City Council Three (3) Written Quotes Per RCW 35.23.352(7)"

IN FORCE

RCW 35.23.352(7)

"(7) Any purchase of supplies, material, or equipment, except for public work or improvement, with an estimated cost in excess of $40,000, shall be by contract."

app.leg.wa.gov/RCW/default.aspx?cite=35.23.352

POTENTIAL FIX

Publish a corrected edition of the Financial Management Policies that cites RCW 35.23.352(1) for the three quote band as city practice, and post a notice beside the current edition saying the statute governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

280 Policy uses the small works roster up to $350,000; city code allows it only to $200,000.

Where: Financial Policies 5.6.25 Update, page 47 of 70. Still posted on the city website as of September 25, 2026.

> b) For all small works contracts with an estimated cost between $150,000 and $350,000, excluding sales tax, that are awarded using a small works roster process, the city must follow the competitive bidding process established by RCW 39.04.152(4)(a). This competitive bidding process may also (optionally) be used for

SAYS

"b) For all small works contracts with an estimated cost between $150,000 and $350,000, excluding sales tax, that are awarded using a small works roster process,"

IN FORCE

LLMC 2-2-2(D)(1)

"The city may utilize the small works roster when seeking to construct any public work or improvement with an estimated cost including material, supplies and equipment of two hundred thousand dollars ($200,000.00) or less."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-517

POTENTIAL FIX

Amend LLMC 2-2-2 to the RCW 39.04.152 ceiling, or hold the policy to $200,000 until the code is amended.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

281 Policy allows direct contracting under $150,000; city code requires bids from five or all roster firms.

Where: Financial Policies 5.6.25 Update, page 47 of 70. Still posted on the city website as of September 25, 2026.

> the city must follow the competitive bidding process established by RCW 39.04.152(4)(a). This competitive bidding process may also (optionally) be used for small works contracts with an estimated cost of less than $150,000, not including sales tax, or the City may use a direct contracting process instead (the competitive bidding process may still be used for contracts with an estimated cost of less than $150,000 if desired; the City is not required to use direct contracting).

SAYS

"small works contracts with an estimated cost of less than $150,000, not including sales tax, or the City may use a direct contracting process instead"

IN FORCE

LLMC 2-2-2(D)(2)

"To award a public works from the roster, the city shall either invite bids or proposals from at least five (5) qualified contractors on the small works roster or from all contractors on the small works roster."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-517

POTENTIAL FIX

Amend LLMC 2-2-2(D) by ordinance to adopt the RCW 39.04.152(4)(b) direct contract procedure, and post a notice beside the Financial Management Policies saying the code procedure governs until then.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

282 Policy codes material prior year refunds 388.80; BARS uses 388.30.00.

Where: Financial Policies 5.6.25 Update, page 58 of 70. Still posted on the city website as of September 25, 2026.

> If the refund is received after the end of the accounting period in which the original expenditure was made, and the dollar amount of the refund is material, BARS revenue source code 388.80 will be credited for the amount of the refund.
>
> City Treasurer Will Determine Materiality of Refunds.
> A refund received will be considered material if the improper classification of the refund might distort the results of the fund's financial operations or might

SAYS

"BARS revenue source code 388.80 will be credited for the amount of the refund."

IN FORCE

BARS Cash Manual 3.1.10.35 and 3.1.10.70 (prescribed under RCW 43.09.200)

"Governments required to correct an error should record the cumulative effect of the error in the fiscal year that the error is identified. BARS code 388.30.00 or 588.30.00 should be used to restate the beginning balance as of the beginning of the fiscal year."

sao.wa.gov/bars-annual-filing/bars-cash-manual/accounting/accounting-principles-and-internal-control/accounting-principles

POTENTIAL FIX

Publish a corrected edition of the Financial Management Policies that directs material prior year refunds to BARS code 388.30.00 and reconciles the 369.90 and 369.91 codes for immaterial refunds, and post a notice beside the current edition saying the BARS manual governs until then.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

283 Policy names the Finance Director as auditing officer; Ordinance 5A names another office.

Where: Financial Policies 5.6.25 Update, page 56 of 70. Still posted on the city website as of September 25, 2026.

> Expense claims for department heads will be approved by the Mayor or Mayor's designee.
>
> All claims vouchers will be audited by the City Clerk, in the absence of the Finance Director (see City Ordinance #5A) prior to payment and entry into the city's financial system.
>
> All claims against the city will be certified by the Executive Officer or delegate.

SAYS

"All claims vouchers will be audited by the City Clerk, in the absence of the Finance Director (see City Ordinance #5A) prior to payment"

IN FORCE

LLMC 1-6-5 (Ord. 05A)

"The city council hereby appoints the administrative services manager or, in the absence of the administrative services manager, the city clerk as the auditing officer."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-141

POTENTIAL FIX

Amend LLMC 1-6-5 by ordinance if the council wants the Finance Director named as auditing officer, and publish a corrected edition of the Financial Management Policies that names the office the ordinance appoints.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

284 Card policy misquotes RCW 42.24.115(3), dropping the bar on use while disallowed charges are outstanding.

Where: Financial Policies 5.6.25 Update, page 27 of 70. Still posted on the city website as of September 25, 2026.

> merchant card by the city shall not use the bank card or merchant card upon demand of the Director or City Treasurer or Finance Director in her/his absence.
>
> Additional consequences for misuse of the bank cards and merchant cards can include:
>
> - Permanent revocation of bank card and merchant card privileges;

SAYS

"merchant card by the city shall not use the bank card or merchant card upon demand of the Director or City Treasurer or Finance Director in her/his absence."

IN FORCE

RCW 42.24.115(3)

"Any official or employee who has been issued a charge card by a municipal corporation or political subdivision shall not use the card if any disallowed charges are outstanding and shall surrender the card upon demand of the auditing officer."

app.leg.wa.gov/RCW/default.aspx?cite=42.24.115

POTENTIAL FIX

Publish a corrected edition of the Financial Management Policies that says a cardholder may not use the card while any disallowed charges are outstanding and must surrender it on demand of the auditing officer, as RCW 42.24.115(3) requires, and post a notice beside the current edition saying the statute governs. The city may keep its added rule on demand of the Director.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

285 Audit note calls Liberty Lake a second-class city; it is a Title 35A code city.

Where: Financial Statements Audit Report, City of Liberty Lake, January 1, 2024 through December 31, 2024 (2024 Fin.Audit), page 19 of 41. Still posted on the city website as of September 25, 2026.

Note 1 - Summary of Significant Accounting Policies

The City of Liberty Lake was incorporated on August 31, 2001, and operates under the laws of the state of Washington applicable to a second-class city with a mayor-council form of government. The city is a general purpose local government and provides general government services including public safety, library, street maintenance and improvements, parks and recreation, planning, zoning, code enforcement,

SAYS

"operates under the laws of the state of Washington applicable to a second-class city with a mayor-council form of government."

IN FORCE

RCW 35.01.020

"A second-class city is a city with a population of fifteen hundred or more at the time of its organization or reorganization that does not have a charter adopted under Article XI, section 10, of the state Constitution, and does not operate under Title 35A RCW."

app.leg.wa.gov/RCW/default.aspx?cite=35.01.020

POTENTIAL FIX

Adopt wording for the city's next annual financial statements that describes the city as a noncharter code city operating under Title 35A RCW with the mayor-council plan of chapter 35A.12 RCW, and publish it to the auditor. Post a notice beside the 2024 report saying which description governs.

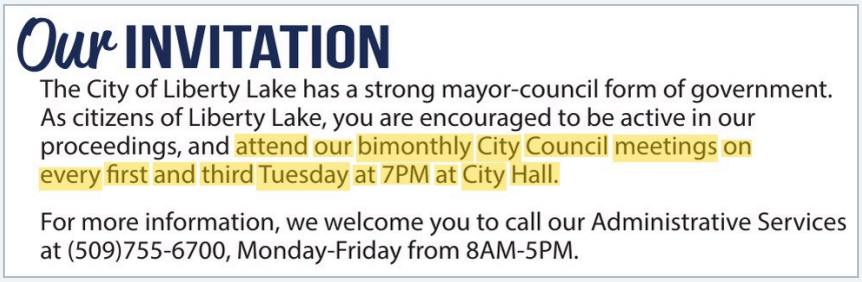
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

286 Plan says Council meets at 7PM; Council meetings start at 6:00 p.m.

Where: Full Plan -Final, page 1 of 6. Still posted on the city website as of September 25, 2026.



Our INVITATION

The City of Liberty Lake has a strong mayor-council form of government. As citizens of Liberty Lake, you are encouraged to be active in our proceedings, and attend our bimonthly City Council meetings on every first and third Tuesday at 7PM at City Hall.

For more information, we welcome you to call our Administrative Services at (509)755-6700, Monday-Friday from 8AM-5PM.

SAYS

"attend our bimonthly City Council meetings on every first and third Tuesday at 7PM at City Hall."

IN FORCE

City Council page, libertylakewa.gov/184, fetched September 30, 2026 (Governance Manual draft 3.28.25, reviewed by Council September 30, 2025, also says 6:00 PM)

"Start time for regular meetings is 6:00 p.m."

www.libertylakewa.gov/184/City-Council

POTENTIAL FIX

Ask the city to say which text governs the start time of regular Council meetings, and post that notice beside the Full Plan and the City Council page.

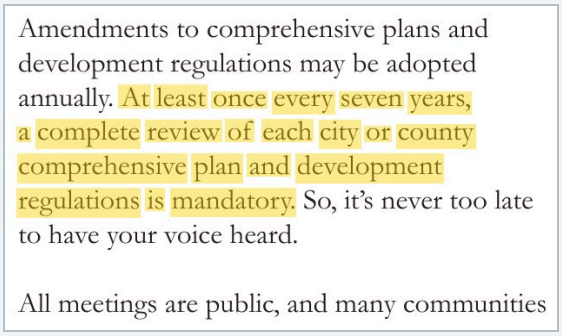
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

287 Posted 2013 APA brochure says GMA review is due every seven years; law now sets ten.

Where: Growth Management Act Brochure, page 1 of 2. Still posted on the city website as of September 25, 2026.



Amendments to comprehensive plans and development regulations may be adopted annually. At least once every seven years, a complete review of each city or county comprehensive plan and development regulations is mandatory. So, it's never too late to have your voice heard.

All meetings are public, and many communities

SAYS

"At least once every seven years, a complete review of each city or county comprehensive plan and development regulations is mandatory."

IN FORCE

RCW 36.70A.130(5)(c)

"On or before December 31, 2026, with the following review and, if needed, revision, on or before June 30, 2036, and every 10 years thereafter, for Benton, Chelan, Cowlitz, Douglas, Franklin, Kittitas, Skamania, Spokane, Walla Walla, and Yakima counties and the cities within those counties"

app.leg.wa.gov/rcw/default.aspx?cite=36.70A.130

POTENTIAL FIX

Remove the brochure, or post a note beside it: under RCW 36.70A.130(5)(c), Liberty Lake's periodic update is due December 31, 2026, then June 30, 2036 and every 10 years after.

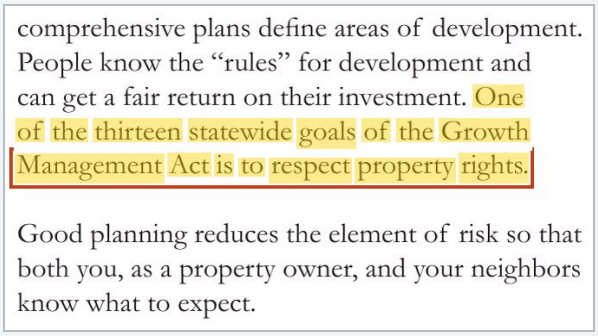
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

288 Brochure counts thirteen Growth Management Act goals; RCW 36.70A.020 now lists fifteen.

Where: Growth Management Act Brochure, page 1 of 2. Still posted on the city website as of September 25, 2026.



comprehensive plans define areas of development. People know the "rules" for development and can get a fair return on their investment. One of the thirteen statewide goals of the Growth Management Act is to respect property rights.

Good planning reduces the element of risk so that both you, as a property owner, and your neighbors know what to expect.

SAYS

"One of the thirteen statewide goals of the Growth Management Act is to respect property rights."

IN FORCE

RCW 36.70A.020(15)

"(15) Shorelines of the state. For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.020

POTENTIAL FIX

Remove the outdated APA brochure from the city site or replace it with a current source; if the city keeps it, add a note that the Growth Management Act now lists fifteen goals (RCW 36.70A.020).

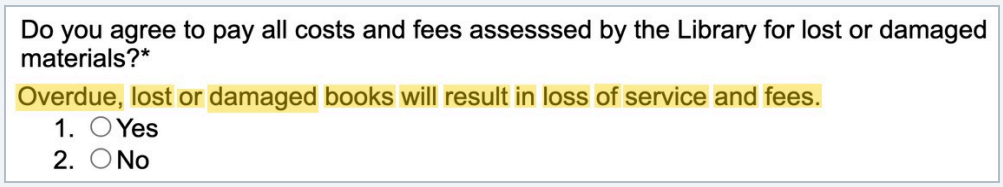
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

289 Homebound library form implies overdue books draw fees; the library charges no overdue fines.

Where: Homebound Registration (Library). Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.


Do you agree to pay all costs and fees assesssed by the Library for lost or damaged materials?*

Overdue, lost or damaged books will result in loss of service and fees.

1. ○ Yes
2. ○ No

SAYS

"Overdue, lost or damaged books will result in loss of service and fees."

IN FORCE

Circulation Policy 2025 (approved September 2025), Fines section and Library Fees table

"Liberty Lake Municipal Library does not charge overdue fines."
"Overdue Items Borrowed from LLML No fee"

www.libertylakewa.gov/DocumentCenter/View/4447/Circulation-Policy

POTENTIAL FIX

Publish a new edition of the Homebound Registration form that says overdue items block borrowing after 7 days and are treated as lost after 30 days, lost or damaged items are billed, and items from other libraries may carry that library's overdue fines. Post a notice beside the current form saying the Circulation Policy governs fees.

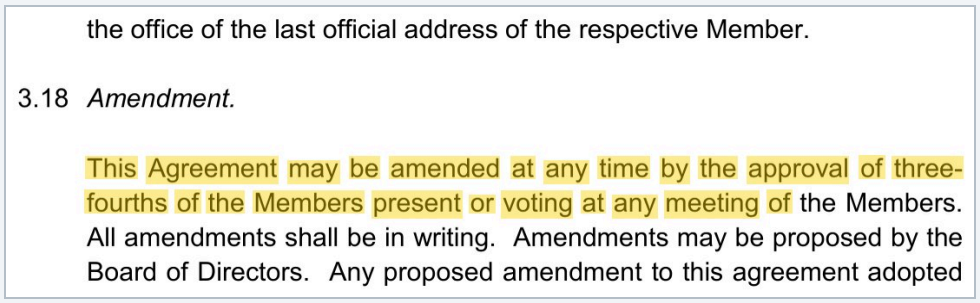
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

290 Agreement allows amendment by three-fourths vote; WAC requires each member to adopt and sign amendments.

Where: INTERLOCAL AGREEMENT OF CITIES INSURANCE ASSOCIATION OF WASHINGTON, page 16 of 24. Still posted on the city website as of September 25, 2026.



the office of the last official address of the respective Member.

3.18 *Amendment.*

This Agreement may be amended at any time by the approval of three-fourths of the Members present or voting at any meeting of the Members. All amendments shall be in writing. Amendments may be proposed by the Board of Directors. Any proposed amendment to this agreement adopted

SAYS

"This Agreement may be amended at any time by the approval of three- fourths of the Members present or voting at any meeting of the Members."

IN FORCE

WAC 200-100-02021(2)

"(2) Amendments to the interlocal agreement shall be adopted by ordinance or resolution of the governing board or council of each member and signed by an authorized representative of each member."

app.leg.wa.gov/WAC/default.aspx?cite=200-100&full=true

POTENTIAL FIX

Ask the Cities Insurance Association of Washington for its current interlocal agreement with all adopted amendments and post that, or link the copy WAC 200-100-02021(2) requires it to publish on its website. If section 3.18 still allows amendment by a three-fourths vote, ask it to require adoption by ordinance or resolution of each member at its next amendment.

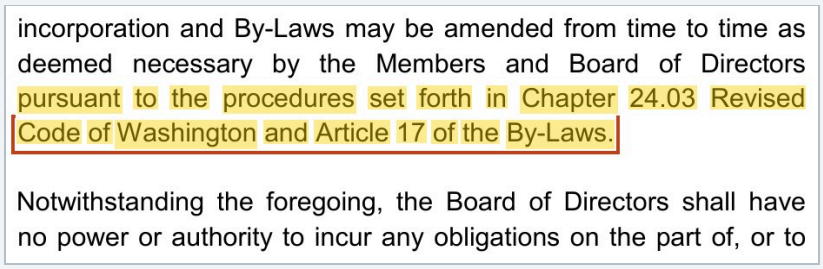
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

291 Posted CIAW agreement cites repealed chapter 24.03 RCW; City is absent from CIAW's 2024-2025 member list.

Where: INTERLOCAL AGREEMENT OF CITIES INSURANCE ASSOCIATION OF WASHINGTON, page 6 of 24. Still posted on the city website as of September 25, 2026.



incorporation and By-Laws may be amended from time to time as deemed necessary by the Members and Board of Directors pursuant to the procedures set forth in Chapter 24.03 Revised Code of Washington and Article 17 of the By-Laws.

Notwithstanding the foregoing, the Board of Directors shall have no power or authority to incur any obligations on the part of, or to

SAYS

"pursuant to the procedures set forth in Chapter 24.03 Revised Code of Washington and Article 17 of the By-Laws."

IN FORCE

Chapter 24.03 RCW (repealed by 2021 c 176 § 5301); successor chapter 24.03A RCW

"Repealed by 2021 c 176 § 5301, effective January 1, 2022."

app.leg.wa.gov/RCW/default.aspx?cite=24.03&full=true

POTENTIAL FIX

Confirm whether Liberty Lake is still a CIAW member. If not, mark the posted copy as a historical record of a past membership, or take it off current pages. If it is, replace the 2013-2014 copy with CIAW's current agreement (revised April 7, 2025) and ask CIAW to adopt an amendment that cites chapter 24.03A RCW. The agreement took effect September 1, 1988 (Section 3.3); chapter 24.03 RCW was repealed effective January 1, 2022 (2021 c 176 s 5301), so the later state enactment governs; the City cannot amend the pool's agreement itself.

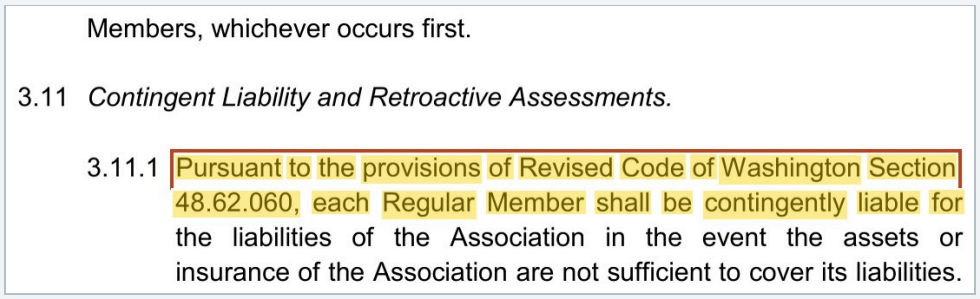
RISK

A reader could follow this citation and reach an old, missing or different rule.

RESIDENTS AND CITY SERVICES

292 Insurance agreement cites RCW 48.62.060, repealed in 1992; contingent liability is now RCW 48.62.141.

Where: INTERLOCAL AGREEMENT OF CITIES INSURANCE ASSOCIATION OF WASHINGTON, page 13 of 24. Still posted on the city website as of September 25, 2026.



Members, whichever occurs first.

3.11 *Contingent Liability and Retroactive Assessments.*

3.11.1 Pursuant to the provisions of Revised Code of Washington Section 48.62.060, each Regular Member shall be contingently liable for the liabilities of the Association in the event the assets or insurance of the Association are not sufficient to cover its liabilities.

SAYS

"Pursuant to the provisions of Revised Code of Washington Section 48.62.060, each Regular Member shall be contingently liable for"

IN FORCE

RCW 48.62.060 (repealed by 1991 sp.s. c 30 § 33); contingent liability now in RCW 48.62.141

"Repealed by 1991 sp.s. c 30 § 33, effective January 1, 1992."

app.leg.wa.gov/RCW/default.aspx?cite=48.62.060

POTENTIAL FIX

First get CIAW's current interlocal agreement and amendments (which WAC 200-100-02021(2) requires CIAW to publish). Replace the City's September 2014 posted copy with that text, or mark the posted copy as the 2014 version and link to the current one. Only if the current agreement still has this provision should the City ask CIAW and its members to adopt an amendment or a restated agreement. The amendment should cite RCW 48.62.141 in Section 3.11.1. The agreement took effect September 1, 1988 (Section 3.3) and the posted copy dates from September 2014. RCW 48.62.060 was repealed effective January 1, 1992 (1991 sp.s. c 30 § 33), so the repeal is the later enactment, and RCW 48.62.141 now states the rule.

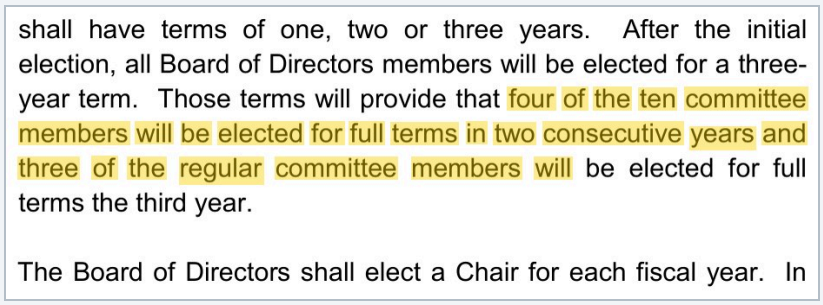
RISK

A reader could follow this citation and reach an old, missing or different rule.

RESIDENTS AND CITY SERVICES

293 Insurance agreement sets a ten-member board but its election schedule adds up to eleven.

Where: INTERLOCAL AGREEMENT OF CITIES INSURANCE ASSOCIATION OF WASHINGTON, page 10 of 24. Still posted on the city website as of September 25, 2026.



shall have terms of one, two or three years. After the initial election, all Board of Directors members will be elected for a three-year term. Those terms will provide that four of the ten committee members will be elected for full terms in two consecutive years and three of the regular committee members will be elected for full terms the third year.

The Board of Directors shall elect a Chair for each fiscal year. In

SAYS

"four of the ten committee members will be elected for full terms in two consecutive years and three of the regular committee members will be elected for full terms the third year."

IN FORCE

Interlocal agreement section 3.8.1 (same document)

"Board of Directors shall consist of ten members, to be selected from the Regular Membership."

www.libertylakewa.gov/DocumentCenter/View/1600/Cities-Insurance-Association-of-Washington-PDF

POTENTIAL FIX

Ask CIAW to say which board size governs, ten in Section 3.8.1 or the total of Section 3.8.2, and post that notice beside the posted agreement.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

294 911 tax attachment swaps the statutes: sales tax law cited for the excise tax.

Where: Interlocal Agreement for CAD and Records Management System (Spokane County), page 18 of 18. Still posted on the city website as of September 25, 2026.

> Enhanced 911 Excise Tax and SRECS Cost Sharing for CAD and CAD Mobile Component
>
> The Enhanced 911 Excise Tax may pay for CAD implementation and ongoing maintenance as these components are directly related to core 911 call taking functions as allowed by RCW 82.14.420. A maximum of 50% of the CAD implementation and 50% of CAD ongoing maintenance may be funded by the Enhanced 911 Excise Tax.

SAYS

"The Enhanced 911 Excise Tax may pay for CAD implementation and ongoing maintenance as these components are directly related to core 911 call taking functions as allowed by RCW 82.14.420."

IN FORCE

ILA Sections 2(p) and 2(q)

"consisting of revenues generated from the enhanced 911 excise on use of switched access lines and radio access lines as authorized under RCW 82.14B.030"

www.libertylakewa.gov/DocumentCenter/View/1823/ILA-with-Spokane-Co_CAD_RMS-PDF

POTENTIAL FIX

At the next amendment of the interlocal agreement with Spokane County, correct Attachment C to cite RCW 82.14B.030 for the enhanced 911 excise tax and RCW 82.14.420 for the emergency communication sales tax, as Sections 2(p) and 2(q) already do. The posted 2015 agreement cannot be edited unilaterally.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

295 CAD/RMS Attachment C ties 911 excise tax to 82.14.420, sales tax to 82.14B.020, reversing its definitions.

Where: Interlocal Agreement for Implementation and Annual Maintenance of CAD, RMS and Mobile Applications, page 18 of 18. Still posted on the city website as of September 25, 2026.

> Enhanced 911 Excise Tax and SRECS Cost Sharing for CAD and CAD Mobile Component
>
> The Enhanced 911 Excise Tax may pay for CAD implementation and ongoing maintenance as these components are directly related to core 911 call taking functions as allowed by RCW 82.14.420. A maximum of 50% of the CAD implementation and 50% of CAD ongoing maintenance may be funded by the Enhanced 911 Excise Tax.

SAYS

"The Enhanced 911 Excise Tax may pay for CAD implementation and ongoing maintenance as these components are directly related to core 911 call taking functions as allowed by RCW 82.14.420."

IN FORCE

RCW 82.14.420(1); RCW 82.14B.030; Agreement Section 2(p) and 2(q)

"(1) A county legislative authority may submit an authorizing proposition to the county voters, and if the proposition is approved by a majority of persons voting, fix and impose a sales and use tax in accordance with the terms of this chapter for the purposes designated in subsection (3) of this section."
"means that sales and use tax authorized under RCW 82.14.420 and approved by the"
"access lines as authorized under RCW 82.14B.030 and implemented by Spokane"

app.leg.wa.gov/RCW/default.aspx?cite=82.14.420

POTENTIAL FIX

If the 2015 agreement is still in force, correct the Attachment C citations at its next amendment or renewal with Spokane County. If it has been replaced, mark the posted copy superseded or take it off current pages.

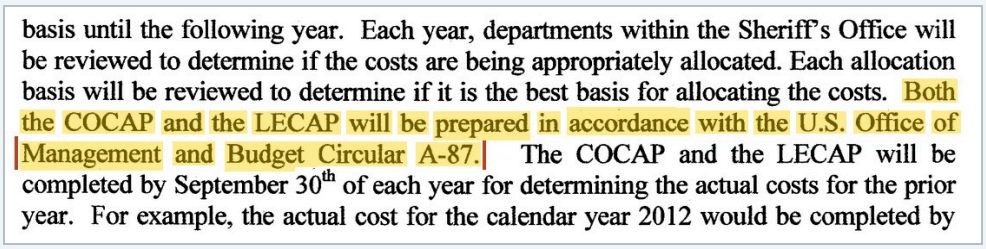
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

296 Dispatch agreement from 2012 still points cost plans to OMB Circular A-87, since superseded.

Where: Interlocal with Spokane Co. for Dispatch and Law Enforcement Services, page 5 of 28. Still posted on the city website as of September 25, 2026.



basis until the following year. Each year, departments within the Sheriff's Office will be reviewed to determine if the costs are being appropriately allocated. Each allocation basis will be reviewed to determine if it is the best basis for allocating the costs. Both the COCAP and the LECAP will be prepared in accordance with the U.S. Office of Management and Budget Circular A-87. The COCAP and the LECAP will be completed by September 30th of each year for determining the actual costs for the prior year. For example, the actual cost for the calendar year 2012 would be completed by

SAYS

"Both the COCAP and the LECAP will be prepared in accordance with the U.S. Office of Management and Budget Circular A-87."

IN FORCE

2 CFR 200.104

"This part superseded previous OMB guidance issued under Title 2, subtitle A, chapter II of the Code of Federal Regulations and certain OMB circulars related to uniform administrative requirements, cost principles, and audit requirements for Federal awards."

www.ecfr.gov/api/versioner/v1/full/2026-09-25/title-2.xml?part=200

POTENTIAL FIX

If the agreement is still in effect, amend Section 6.3 by mutual agreement to name the cost principles the parties now use, for example 2 CFR part 200, subpart E and Appendix V; if a newer agreement has replaced it, post that one or mark this file as superseded.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

297 Cruise rules say lights are legal during the permitted cruise; RCW 46.37.280 has no event exception.

Where: Jingle Bell Cruise Rules & Regulations, page 1 of 2. Still posted on the city website as of September 25, 2026.

7. Make sure you stay in your assigned location before the start of the cruise, and you must be ready to start the cruise at the start time without delay.
8. Do NOT turn on your decorations (lights, sounds, etc.) until staging has begun (most lights are not legal on vehicles, except during the permitted, police led cruise).
9. Judging will take place at the staging area. Please have most of your decorations completed before arriving. There will be some time to decorate before judging at staging.

SAYS

"most lights are not legal on vehicles, except during the permitted, police led cruise)."

IN FORCE

RCW 46.37.280(3)

"(3) Flashing lights are prohibited except as required in RCW 46.37.190, 46.37.200, 46.37.210, 46.37.215, and 46.37.300, warning lamps authorized by the state patrol, and light-emitting diode flashing taillights on bicycles."

app.leg.wa.gov/RCW/default.aspx?cite=46.37.280

POTENTIAL FIX

Publish a corrected edition of the Jingle Bell Cruise rules that says flashing lamps and red lamps visible from the front stay prohibited on public streets under RCW 46.37.280, even during the cruise, and post a notice beside the current rules saying that the statute governs.

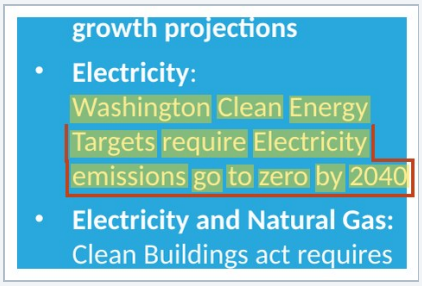
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

298 Slide says Washington's clean-electricity target is 2040; the law says 2045.

Where: Liberty Lake Planning Commission meeting slides, October 9, 2024, slide 20 of 24. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.



SAYS

"Washington Clean Energy Targets require Electricity emissions go to zero by 2040"

IN FORCE

RCW 19.405.010

"transition the state's electricity supply to one hundred percent carbon-neutral by 2030, and one hundred percent carbon-free by 2045"

app.leg.wa.gov/RCW/default.aspx?cite=19.405.010

POTENTIAL FIX

Post a notice beside the posted deck saying that RCW 19.405.010 governs: greenhouse-gas neutral by 2030 and carbon-free by 2045. Point readers to the draft 2046 comprehensive plan, which already states 2045.

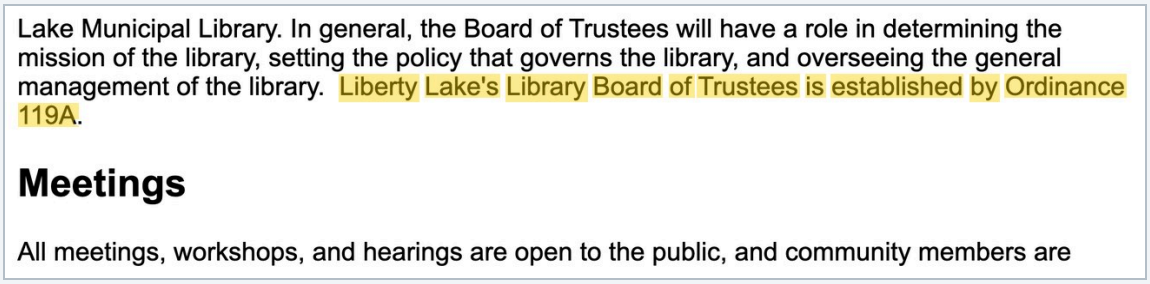
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

299 Library Board page cites only the 2012 ordinance; Ordinance 119-E (2024) now governs the board.

Where: Library Board of Trustees. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.


Lake Municipal Library. In general, the Board of Trustees will have a role in determining the mission of the library, setting the policy that governs the library, and overseeing the general management of the library. Liberty Lake's Library Board of Trustees is established by Ordinance 119A.

Meetings

All meetings, workshops, and hearings are open to the public, and community members are

SAYS

"Liberty Lake's Library Board of Trustees is established by Ordinance 119A ."

IN FORCE

Ordinance 119-E, Sections 6.A and 12 (codified text LLMC 8-5-4 lags it)

"A. Creation. The Liberty Lake Public Library Board of Trustees is hereby created."

www.libertylakewa.gov/Archive.aspx?ADID=1096

POTENTIAL FIX

Add Ordinance 119-E (May 7, 2024), which re-created the Board in its Section 6.A and repealed conflicting provisions of 119-A, 119-B and 119-D, as the ordinance now governing the Board; 119A can stay as the 2012 origin. Do not cite LLMC 8-5-4 alone until the code catches up: its history note ends at Ord. 119-D because 119-E is not yet codified.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

300 Lodging Tax Advisory Committee names a business rep chair, not the elected official.

Where: Lodging Tax Advisory Committee. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.


shall be an elected official of the city. Annually, the membership of the Committee shall be reviewed.

- David Himebaugh, HUB Sports Center (chair)
- Linda Ball, Liberty Lake City Council member
- Laura DeMott, Best Western
- Andy Cho, Garner Hotels

SAYS

"David Himebaugh, HUB Sports Center (chair)"
"Linda Ball, Liberty Lake City Council member"

IN FORCE

LLMC 4-4-5; RCW 67.28.1817(1)

"The city elected official appointed to the advisory committee shall serve as chair."

app.leg.wa.gov/RCW/default.aspx?cite=67.28.1817

POTENTIAL FIX

Show the City Council member (Linda Ball) as chair, as RCW 67.28.1817(1) and LLMC 4-4-5 require. If the committee has actually been chaired by a business representative, the city should reorganize the committee, not only correct the roster.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

301 Parks plan summary says it is part of the 2026-2046 Comprehensive Plan; ordinance says later.

Where: Master Plan Executive Summary, page 1 of 14. Still posted on the city website as of September 25, 2026.



Executive Summary

The 2026-2046 City of Liberty Lake's Parks and Recreation Master Plan ("Plan") has been incorporated by reference as the Parks, Recreation, and Open Space Element of the 2026-2046 Comprehensive Plan. This Plan creates a roadmap for ensuring quantity, proximity and connections to quality parks, green space, recreation facilities, programs, and events throughout the community now and

SAYS

"has been incorporated by reference as the Parks, Recreation, and Open Space Element of the 2026-2046 Comprehensive Plan."

IN FORCE

Ordinance 219A (2026-05-19), recital

"WHEREAS, the City will incorporate the 2026 Parks, Recreation, Open Space, & Trails Plan into the City Comprehensive Plan during the next update cycle."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1179

POTENTIAL FIX

Publish a corrected edition of the Executive Summary that says the plan will be incorporated into the 2026-2046 Comprehensive Plan when that plan is adopted, and post a notice beside the posted summary saying Ordinance 219A governs until then.

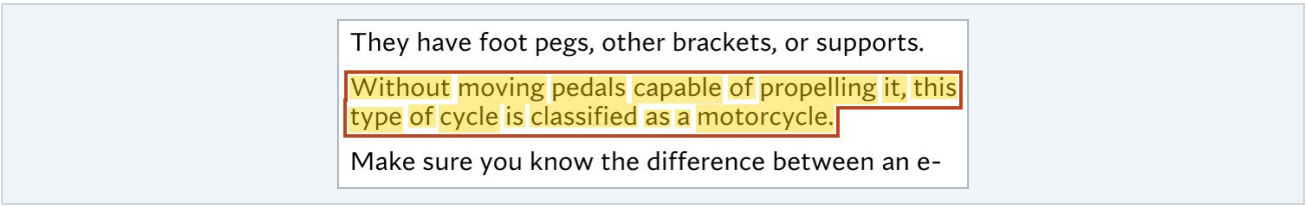
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

302 Slide calls any cycle without pedals a motorcycle, but state law makes some of them mopeds.

Where: Micromobility - PPT - PDF, page 15 of 32. Still posted on the city website as of September 25, 2026.



SAYS

"Without moving pedals capable of propelling it, this type of cycle is classified as a motorcycle."

IN FORCE

RCW 46.04.330; RCW 46.04.304

"'Motorcycle' excludes a farm tractor, a power wheelchair, an electric personal assistive mobility device, a motorized foot scooter, an electric-assisted bicycle, and a moped."
"'Moped' means a motorized device designed to travel with not more than three wheels in contact with the ground and having an electric or a liquid fuel motor with a cylinder displacement not exceeding fifty cubic centimeters which produces no more than two gross brake horsepower (developed by a prime mover, as measured by a brake applied to the driving shaft) that is capable of propelling the device at not more than thirty miles per hour on level ground."

app.leg.wa.gov/RCW/default.aspx?cite=46.04.330

POTENTIAL FIX

Publish a corrected edition of the Micromobility slides that says a cycle without working pedals is a moped when it meets RCW 46.04.304 (no more than 2 gross brake horsepower, 30 mph and three wheels), because RCW 46.04.330 excludes mopeds from motorcycles, and post a notice beside the current slides saying that state law governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

303 Slide repeats LLMC 7-4-1 citing RCW 46.09.310 for off-road vehicles, now defined in RCW 46.04.365.

Where: Micromobility - PPT - PDF, page 21 of 32. Still posted on the city website as of September 25, 2026.

> GOLF CART: A gas powered or electric powered four (4) wheeled vehicle originally designed and manufactured for operation on a golf course for sporting purposes and has a speed attainable in one mile of not more than twenty (20) miles per hour. A golf cart is not a nonhighway vehicle or off-road vehicle as defined in Revised Code Of Washington 46.09.310. A golf cart is not considered a motor vehicle, except for the purposes of chapter 46.61 Revised Code Of Washington.

SAYS

"A golf cart is not a nonhighway vehicle or off-road vehicle as defined in Revised Code Of Washington 46.09.310."

IN FORCE

RCW 46.04.1945

"A golf cart is not a nonhighway vehicle or off-road vehicle as defined in RCW 46.04.365."

app.leg.wa.gov/RCW/default.aspx?cite=46.04.1945

POTENTIAL FIX

Amend LLMC 7-4-1 by ordinance to read "nonhighway vehicle as defined in RCW 46.09.310 or off-road vehicle as defined in RCW 46.04.365" (or to track RCW 46.04.1945), publish a corrected edition of the slides that matches it, and post a notice beside the current slides saying that the state definition governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

304 Slide repeats LLMC 7-4-1's two year permit term; LLMC 7-4-3 keeps registration valid while owned.

Where: Micromobility - PPT - PDF, page 21 of 32. Still posted on the city website as of September 25, 2026.

> GOLF CART REGISTRATION PERMIT: A privilege granted, upon compliance with the terms of this chapter, to legally operate a golf cart upon a public street or roadway within the corporate boundaries of the city of Liberty Lake during the two (2) year period that the permit is valid.

SAYS

"during the two (2) year period that the permit is valid."

IN FORCE

LLMC 7-4-3(E)

"The registration sticker shall be valid for as long as the golf cart is owned by the applicant and operated in the city of Liberty Lake."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3590

POTENTIAL FIX

Amend LLMC 7-4-1 by ordinance so the permit term matches LLMC 7-4-3(E), publish a corrected edition of the slides that gives that term, and post a notice beside the current slides saying that 7-4-3(E) governs.

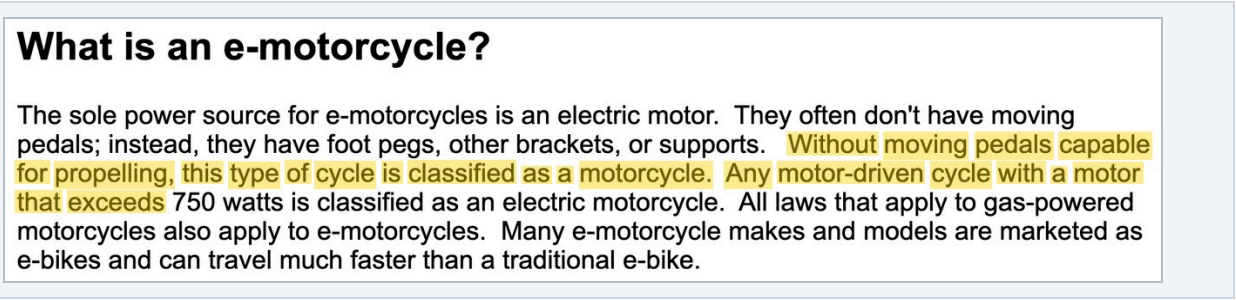
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

305 Page calls every pedal-less electric cycle a motorcycle; ones meeting RCW 46.04.304 are mopeds instead.

Where: Micromobility: Golf Carts, E-Bikes & E-Scooters. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.



What is an e-motorcycle?

The sole power source for e-motorcycles is an electric motor. They often don't have moving pedals; instead, they have foot pegs, other brackets, or supports. Without moving pedals capable for propelling, this type of cycle is classified as a motorcycle. Any motor-driven cycle with a motor that exceeds 750 watts is classified as an electric motorcycle. All laws that apply to gas-powered motorcycles also apply to e-motorcycles. Many e-motorcycle makes and models are marketed as e-bikes and can travel much faster than a traditional e-bike.

SAYS

"Without moving pedals capable for propelling, this type of cycle is classified as a motorcycle. Any motor-driven cycle with a motor that exceeds 750 watts is classified as an electric motorcycle."

IN FORCE

RCW 46.04.330

"'Motorcycle' excludes a farm tractor, a power wheelchair, an electric personal assistive mobility device, a motorized foot scooter, an electric-assisted bicycle, and a moped."

app.leg.wa.gov/RCW/default.aspx?cite=46.04.330

POTENTIAL FIX

Rewrite the e-motorcycle paragraph to follow RCW 46.04.330, which excludes mopeds and electric-assisted bicycles from 'motorcycle'. Say that under RCW 46.04.304 a device with no more than three wheels, a motor of no more than two gross brake horsepower and a top speed of no more than 30 miles per hour on level ground is a moped, with or without pedals.

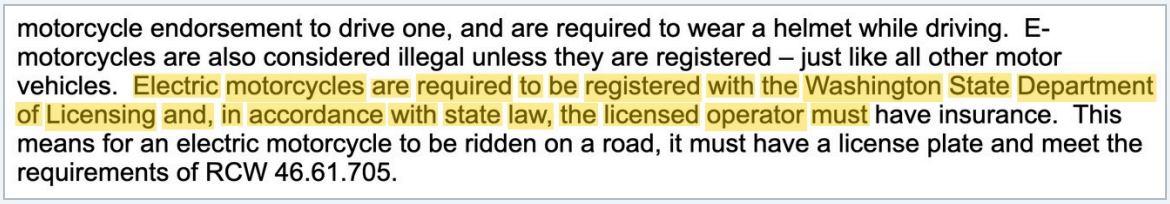
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

306 Page says every electric motorcycle operator needs insurance; RCW 46.30.020(3)(b) exempts motor-driven cycles.

Where: Micromobility: Golf Carts, E-Bikes & E-Scooters. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.


motorcycle endorsement to drive one, and are required to wear a helmet while driving. E-motorcycles are also considered illegal unless they are registered – just like all other motor vehicles. Electric motorcycles are required to be registered with the Washington State Department of Licensing and, in accordance with state law, the licensed operator must have insurance. This means for an electric motorcycle to be ridden on a road, it must have a license plate and meet the requirements of RCW 46.61.705.

SAYS

"Electric motorcycles are required to be registered with the Washington State Department of Licensing and, in accordance with state law, the licensed operator must have insurance."

IN FORCE

RCW 46.30.020(3)(b)

"(b) The operation of a motor-driven cycle as defined in RCW 46.04.332, a moped as defined in RCW 46.04.304, or a wheeled all-terrain vehicle as defined in RCW 46.09.310."

app.leg.wa.gov/RCW/default.aspx?cite=46.30.020

POTENTIAL FIX

Say that the state insurance requirement does not govern an electric motorcycle that is a motor-driven cycle, a motorcycle with a motor of no more than five brake horsepower (RCW 46.04.332, RCW 46.30.020(3)(b)), or remove the statement.

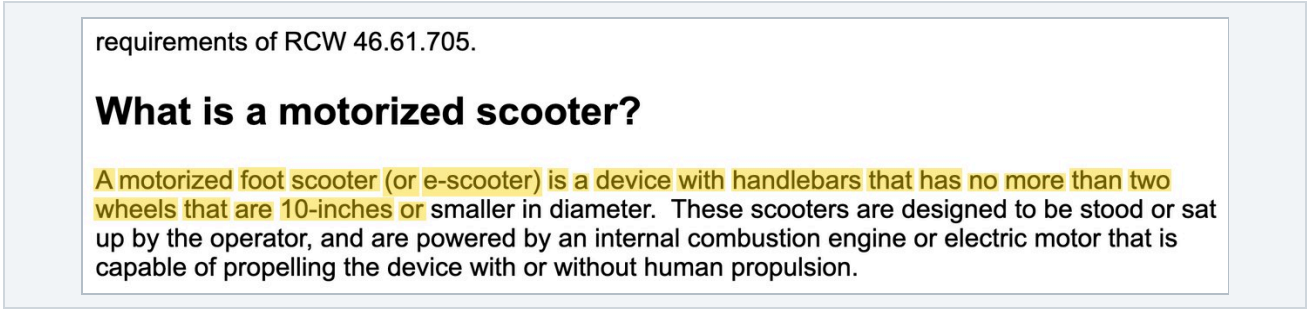
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

307 Page and LLMC 7-3-1 use the pre-2019 wheel size test for foot scooters; RCW 46.04.336 differs.

Where: Micromobility: Golf Carts, E-Bikes & E-Scooters. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.



requirements of RCW 46.61.705.

What is a motorized scooter?

A motorized foot scooter (or e-scooter) is a device with handlebars that has no more than two wheels that are 10-inches or smaller in diameter. These scooters are designed to be stood or sat up by the operator, and are powered by an internal combustion engine or electric motor that is capable of propelling the device with or without human propulsion.

SAYS

"A motorized foot scooter (or e-scooter) is a device with handlebars that has no more than two wheels that are 10-inches or smaller in diameter. These scooters are designed to be stood or sat up by the operator, and are powered by an internal combustion engine or electric motor that is capable of propelling the device with or without human propulsion."

IN FORCE

RCW 46.04.336

"'Motorized foot scooter' means a device with two or three wheels that has handlebars, a floorboard that can be stood upon while riding, and is powered by an internal combustion engine or electric motor that has a maximum speed of no greater than twenty miles per hour on level ground."

app.leg.wa.gov/RCW/default.aspx?cite=46.04.336

POTENTIAL FIX

Update the page to give the state definition in RCW 46.04.336 (two or three wheels, a floorboard, a top speed of no more than 20 mph) and to say that the 10-inch definition is the one LLMC 7-3-1 uses for chapter 7-3. Have the city attorney review whether to amend LLMC 7-3-1 to match the state definition.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

308 Golf cart sheet defines STREET with wording the code replaced in 2016.

Where: OPERATION OF GOLF CARTS, page 1 of 1. Still posted on the city website as of September 25, 2026.

GOLF CART ZONE: Any public roadway within the city of Liberty Lake having a speed limit of twenty five (25) miles per hour or less.

STREET: The entire right of way width including the sidewalk (if present) and between the curb and boundary lines and shoulder or swale of public property when any part thereof is open to the use of the public for purposes of pedestrian, bicycle or vehicular travel including parking. (Ord. 186, 10-5-2010, eff. 10-19-2010)

SAYS

"STREET: The entire right of way width including the sidewalk (if present) and between the curb and boundary lines and shoulder or swale of public property when any part thereof is open to the use of the public for purposes of pedestrian, bicycle or vehicular travel including parking. (Ord. 186, 10-5-2010, eff. 10-19-2010)"

IN FORCE

LLMC 7-4-1 (STREET)

"STREET: The entire right of way width and between the curb and boundary lines and shoulder or swale of public property when any part thereof is open to the use of the public for purposes of pedestrian, bicycle, or vehicular travel including parking. (Ord. 227, 4-19-2016)"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3565

POTENTIAL FIX

Remove the 2010 golf cart sheet (Ordinance 186) from the current pages and publish the current golf cart rules in LLMC 7-4-1 through 7-4-4 (Ordinance 227, 2016) in its place. Post a notice beside any copy of the sheet saying that chapter 7-4 governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

309 Golf cart sheet and LLMC 7-4-1 cite RCW 46.09.310 for off-road vehicle; RCW 46.04.365 defines it.

Where: OPERATION OF GOLF CARTS, page 1 of 1. Still posted on the city website as of September 25, 2026.

> GOLF CART: A gas powered or electric powered four (4) wheeled vehicle originally designed and manufactured for operation on a golf course for sporting purposes and has a speed attainable in one mile of not more than twenty (20) miles per hour. A golf cart is not a nonhighway vehicle or off road vehicle as defined in Revised Code Of Washington 46.09.310. A golf cart is not considered a motor vehicle, except for the purposes of chapter 46.61 Revised Code Of Washington.
>
> GOLF CART ZONE: Any public roadway within the city of Liberty Lake having a speed

SAYS

"A golf cart is not a nonhighway vehicle or off road vehicle as defined in Revised Code Of Washington 46.09.310."

IN FORCE

RCW 46.04.1945

"A golf cart is not a nonhighway vehicle or off-road vehicle as defined in RCW 46.04.365."

app.leg.wa.gov/RCW/default.aspx?cite=46.04.1945

POTENTIAL FIX

Amend LLMC 7-4-1 by ordinance to cite RCW 46.04.365 for off road vehicle and RCW 46.09.310 for nonhighway vehicle, as RCW 46.04.1945 does, and remove the 2010 sheet from the current pages. Post a notice beside any copy of the sheet saying that RCW 46.04.1945 governs.

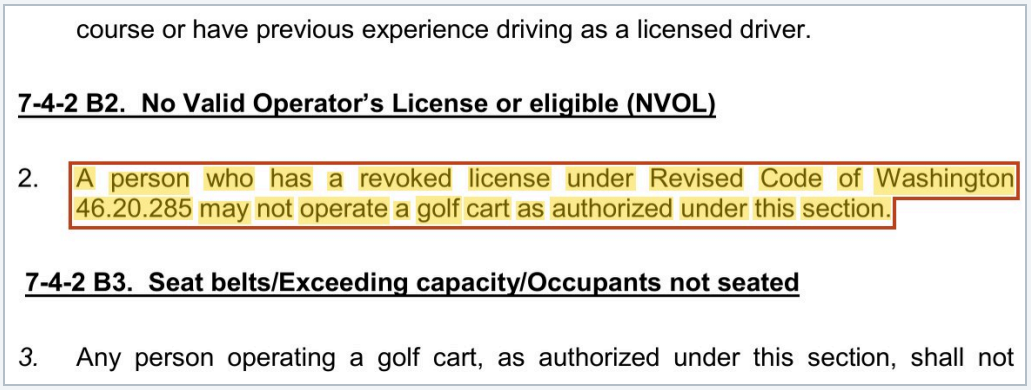
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

310 Golf cart sheet bars only revoked licenses; current code bars revoked or suspended licenses.

Where: OPERATION OF GOLF CARTS, page 1 of 1. Still posted on the city website as of September 25, 2026.



course or have previous experience driving as a licensed driver.

7-4-2 B2. No Valid Operator's License or eligible (NVOL)

2. A person who has a revoked license under Revised Code of Washington 46.20.285 may not operate a golf cart as authorized under this section.

7-4-2 B3. Seat belts/Exceeding capacity/Occupants not seated

3. Any person operating a golf cart, as authorized under this section, shall not

SAYS

"A person who has a revoked license under Revised Code of Washington 46.20.285 may not operate a golf cart as authorized under this section."

IN FORCE

LLMC 7-4-2(B)(2)

"A person who has a revoked or suspended driver's license under Revised Code Of Washington 46.20.285 may not operate a golf cart as authorized under this section."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3573

POTENTIAL FIX

Remove the 2010 golf cart sheet (Ordinance 186) from the current pages and publish the current golf cart rules in LLMC 7-4-1 through 7-4-4 (Ordinance 227, 2016) in its place. Post a notice beside any copy of the sheet saying that 7-4-2(B)(2) covers a revoked or suspended driver license.

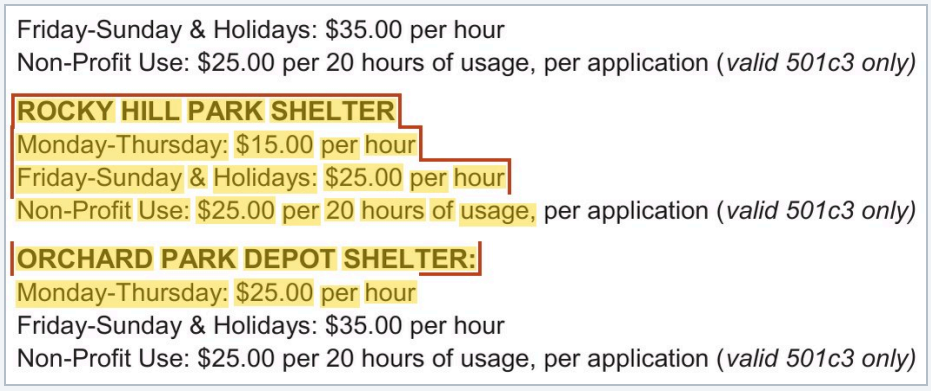
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

311 Two older rental applications price shelters by the hour; 2026 fee schedule charges per 4-hour block.

Where: PARK SHELTER RESERVATION FORM, page 1 of 3. Still posted on the city website as of September 25, 2026.


Friday-Sunday & Holidays: $35.00 per hour
Non-Profit Use: $25.00 per 20 hours of usage, per application (*valid 501c3 only)*

ROCKY HILL PARK SHELTER
Monday-Thursday: $15.00 per hour
Friday-Sunday & Holidays: $25.00 per hour
Non-Profit Use: $25.00 per 20 hours of usage, per application (*valid 501c3 only)*

ORCHARD PARK DEPOT SHELTER:
Monday-Thursday: $25.00 per hour
Friday-Sunday & Holidays: $35.00 per hour
Non-Profit Use: $25.00 per 20 hours of usage, per application (*valid 501c3 only)*

SAYS

"ROCKY HILL PARK SHELTER Monday-Thursday: $15.00 per hour Friday-Sunday & Holidays: $25.00 per hour Non-Profit Use: $25.00 per 20 hours of usage, per application (valid 501c3 only)"
"ORCHARD PARK DEPOT SHELTER: Monday-Thursday: $25.00 per hour"

IN FORCE

2026 Park Shelter Reservation Fee Schedule, libertylakewa.gov/738

"Rocky Hill Park Shelter Regular Use $125; per 4-hour block"
"Rocky Hill Park Shelter Non - Profit Use $100; per 4-hour block"
"Orchard Park Shelter(s) Regular Use $125; per 4-hour block"

www.libertylakewa.gov/738/Park-Shelter-Reservations

POTENTIAL FIX

Remove View/7087 and View/8582 or mark them superseded, and delete the empty View/8582 link on the Park Shelter Reservations page, so that View/9540 is the only application offered.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

312 Shelter rental form refunds cancellations made 14 days ahead; shelter page refunds only weather or emergency.

Where: PARKS SHELTER RESERVATION FORM FILLABLE, page 3 of 3. Still posted on the city website as of September 25, 2026.

Cancellations & Re-Scheduled Usages

Please Read Before Continuing

Cancellations must be made at least fourteen (14) days prior to the reservation to receive a refund. Cancellations occurring within the fourteen (14) day period will not be refunded. Cancellations due to inclement weather and unavoidable emergency can be issued a refund upon written request.

SAYS

"Cancellations must be made at least fourteen (14) days prior to the reservation to receive a refund."

IN FORCE

City Park Shelter Reservations page, refund note

"** Refunds are only issued in the event of inclement weather or unavoidable emergency."

www.libertylakewa.gov/738/Park-Shelter-Reservations

POTENTIAL FIX

Ask the city to say which refund rule governs, the rental form or the Park Shelter Reservations page, and post that notice beside both texts; then publish a corrected edition of the rental form that matches it.

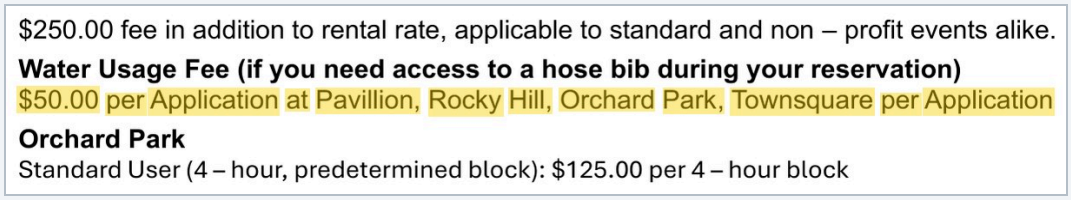
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

313 Rental form offers water at four parks; shelter page says only Pavillion and Orchard Park North.

Where: PARKS SHELTER RESERVATION FORM FILLABLE, page 1 of 3. Still posted on the city website as of September 25, 2026.


$250.00 fee in addition to rental rate, applicable to standard and non – profit events alike.

Water Usage Fee (if you need access to a hose bib during your reservation)
$50.00 per Application at Pavillion, Rocky Hill, Orchard Park, Townsquare per Application

Orchard Park
Standard User (4 – hour, predetermined block): $125.00 per 4 – hour block

SAYS

"$50.00 per Application at Pavillion, Rocky Hill, Orchard Park, Townsquare per Application"

IN FORCE

City Park Shelter Reservations page, water usage note

"* Water access is only available at the Pavillion or Orchard Park North Shelter."

www.libertylakewa.gov/738/Park-Shelter-Reservations

POTENTIAL FIX

Ask the city to say which water fee row governs, the rental form or the Park Shelter Reservations page, and post that notice beside both texts; then publish a corrected edition of the rental form that matches it.

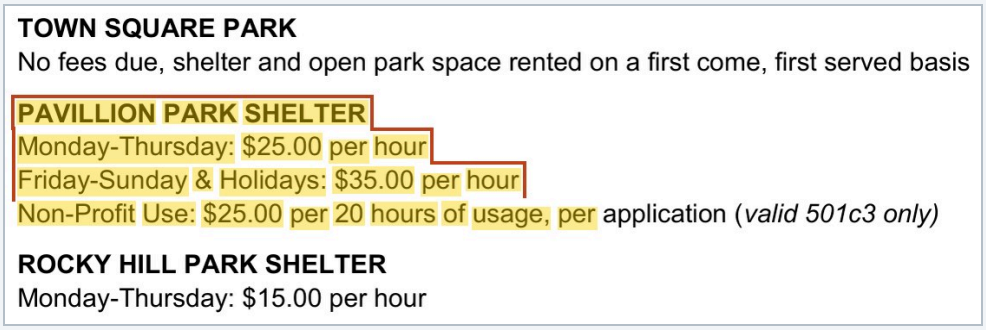
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

314 Superseded park rental form with old hourly fees stays posted, reachable through an unlabeled link.

Where: Park Facility Rental Application (fillable form), page 1 of 3. Still posted on the city website as of September 25, 2026.



TOWN SQUARE PARK
No fees due, shelter and open park space rented on a first come, first served basis

PAVILLION PARK SHELTER
Monday-Thursday: $25.00 per hour
Friday-Sunday & Holidays: $35.00 per hour
Non-Profit Use: $25.00 per 20 hours of usage, per application (*valid 501c3 only)*

ROCKY HILL PARK SHELTER
Monday-Thursday: $15.00 per hour

SAYS

"PAVILLION PARK SHELTER Monday-Thursday: $25.00 per hour Friday-Sunday & Holidays: $35.00 per hour Non-Profit Use: $25.00 per 20 hours of usage, per application (valid 501c3 only)"

IN FORCE

City of Liberty Lake, 2026 Park Shelter Reservation Fee Schedule

"Pavillion Park Shelter Regular Use $125; per 4-hour block Pavillion Park Shelter Non-Profit Use $100; per 4-hour block"

www.libertylakewa.gov/738/Park-Shelter-Reservations

POTENTIAL FIX

Unpublish DocumentCenter/View/8582 or mark it superseded, and delete the empty link to it on the Park Shelter Reservations page, which the City also serves at /260/Park-Facilities. The form that page visibly links (View/9540) already carries the 2026 fees.

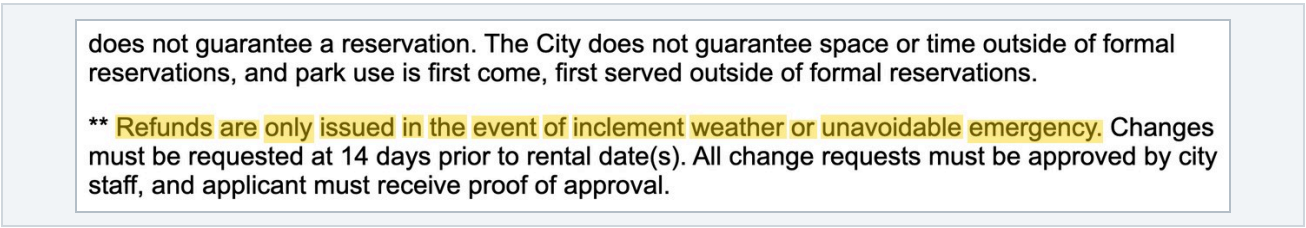
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

315 Park page limits refunds to weather or emergency; form refunds cancellations made 14 days ahead.

Where: Park Shelter Reservations. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.


does not guarantee a reservation. The City does not guarantee space or time outside of formal reservations, and park use is first come, first served outside of formal reservations.

** Refunds are only issued in the event of inclement weather or unavoidable emergency. Changes must be requested at 14 days prior to rental date(s). All change requests must be approved by city staff, and applicant must receive proof of approval.

SAYS

"** Refunds are only issued in the event of inclement weather or unavoidable emergency."

IN FORCE

City of Liberty Lake Park Shelter Reservation Form, Cancellations & Re-Scheduled Usages

"Cancellations must be made at least fourteen (14) days prior to the reservation to receive a refund."

www.libertylakewa.gov/DocumentCenter/View/9540

POTENTIAL FIX

Ask the city to say whether the page or the reservation form governs refunds, and post that notice beside both. A page edit that matches the governing text is then fine.

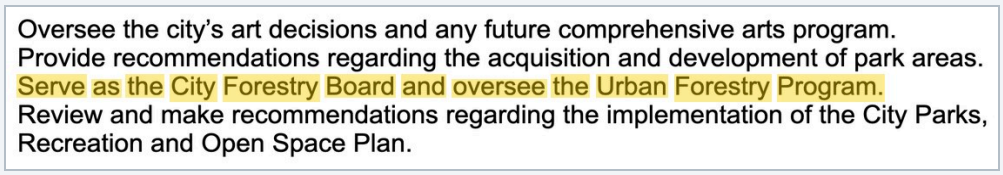
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

316 Commission page says it serves as City Forestry Board; code creates a separate tree board.

Where: Parks and Arts Commission. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.


Oversee the city's art decisions and any future comprehensive arts program.
Provide recommendations regarding the acquisition and development of park areas.
Serve as the City Forestry Board and oversee the Urban Forestry Program.
Review and make recommendations regarding the implementation of the City Parks, Recreation and Open Space Plan.

SAYS

"Serve as the City Forestry Board and oversee the Urban Forestry Program."

IN FORCE

LLMC 3-4-1, 3-4-2

"The city tree board shall consist of five (5) members, citizens and residents of the city, who shall be appointed by the mayor with the approval of the city council."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-864

POTENTIAL FIX

Replace "Serve as the City Forestry Board and oversee the Urban Forestry Program" with the role LLMC 3-5-1 gives the commission, advisory board for Tree City USA, or amend or repeal chapter 3-4 so the code names the commission as the city tree board.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

317 Library patron policy cites the wrong RCW section for its service animal rule.

Where: Patron Behavior Policy, page 2 of 3. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.

14. Eating any food (unless provided at a library event) or drinking beverages in uncovered containers.
15. Bringing animals into the library other than trained service animals (only dogs and miniature horses per RCW 49.60.214) and those allowed during special library programs.
16. Using another person's library account without their permission.
17. Dressing inappropriately (i.e. not wearing shoes or a shirt).

SAYS

"other than trained service animals (only dogs and miniature horses per RCW 49.60.214)"

IN FORCE

RCW 49.60.040(25)

"'Service animal' means any dog or miniature horse that is individually trained to do work or perform tasks for the benefit of an individual with a disability"

app.leg.wa.gov/RCW/default.aspx?cite=49.60.040

POTENTIAL FIX

Publish a corrected edition of the Patron Behavior policy that cites RCW 49.60.040(25) for the service animal definition, and post a notice beside the current policy saying RCW 49.60.040 governs.

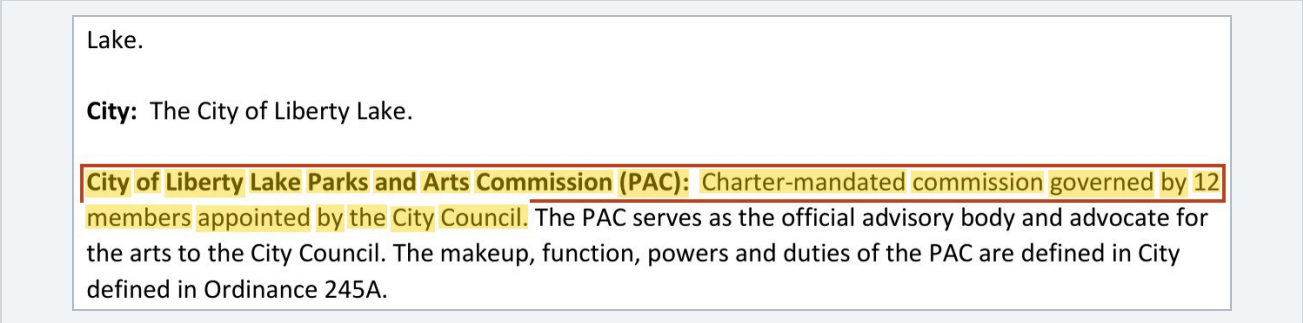
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

318 Policy says the Parks and Arts Commission has 12 members; the code says seven.

Where: Public Art Policy & Procedures (Parks and Arts Commission, last revised February 20, 2019), page 10 of 13. Still posted on the city website as of September 25, 2026.



Lake.

City: The City of Liberty Lake.

City of Liberty Lake Parks and Arts Commission (PAC): Charter-mandated commission governed by 12 members appointed by the City Council. The PAC serves as the official advisory body and advocate for the arts to the City Council. The makeup, function, powers and duties of the PAC are defined in City defined in Ordinance 245A.

SAYS

"City of Liberty Lake Parks and Arts Commission (PAC): Charter-mandated commission governed by 12 members appointed by the City Council."

IN FORCE

LLMC 3-5-2.B.1 (Ord. 245A, 4-3-2018)

"The Parks and Arts Commission shall consist of seven (7) members with at least one Commissioner being a senior citizen (55+)."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-885

POTENTIAL FIX

Adopt and publish a new edition of the Public Art Policy & Procedures that says the Parks and Arts Commission has seven members, matching LLMC 3-5-2.B.1. Post a notice beside the 2019 print saying the code governs the Commission's size.

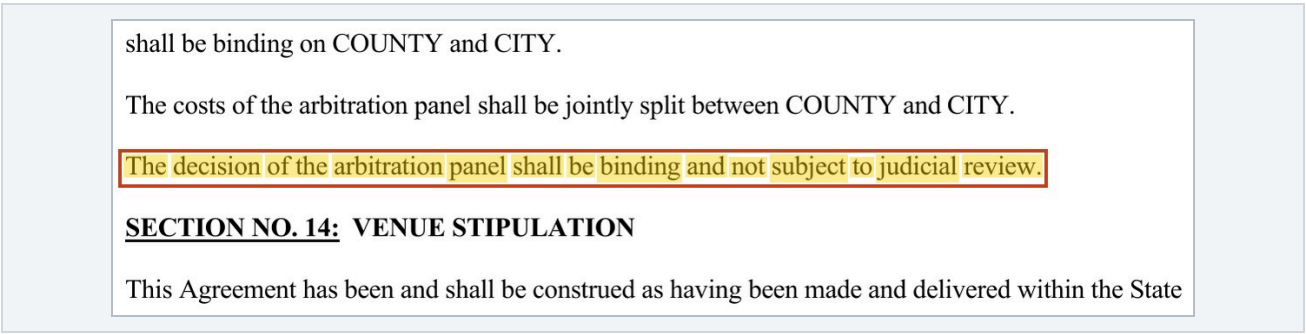
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

319 SCRAPS agreement says arbitration awards are not subject to judicial review; state law bars that waiver.

Where: SCRAPS ILA with Spokane County, page 6 of 14. Still posted on the city website as of September 25, 2026.



shall be binding on COUNTY and CITY.

The costs of the arbitration panel shall be jointly split between COUNTY and CITY.

The decision of the arbitration panel shall be binding and not subject to judicial review.

SECTION NO. 14: VENUE STIPULATION

This Agreement has been and shall be construed as having been made and delivered within the State

SAYS

"The decision of the arbitration panel shall be binding and not subject to judicial review."

IN FORCE

RCW 7.04A.040(3)

"The parties to an agreement to arbitrate may not waive or vary the requirements of this section or RCW 7.04A.030 (1)(a) or (2), 7.04A.070, 7.04A.140, 7.04A.180, 7.04A.200 (3) or (4), 7.04A.220, 7.04A.230, 7.04A.240, 7.04A.250 (1) or (2),"

app.leg.wa.gov/RCW/default.aspx?cite=7.04A.040

POTENTIAL FIX

Adopt an amendment to the interlocal agreement stating that the award is final and binding, subject only to confirmation, vacatur or correction under chapter 7.04A RCW, and post a notice beside the agreement saying that section 15 and RCW 7.04A.040(3) govern until then.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

320 Sports field forms allow changes up to 24 hours before rental; Reservations page says 14 days.

Where: SPORTS FIELD RESERVATION FORM, page 2 of 2. Still posted on the city website as of September 25, 2026.

PLEASE READ BEFORE CONTINUING:
Refunds are *only* issued in the event of inclement weather or unavoidable emergency.

Changes must be requested at least 24 hours prior to rental date(s). All change requests must be approved by City staff, and applicant must receive proof of approval.

Applicants may request re-scheduled dates for cancellations due to inclement weather. **Re-scheduled dates may not interfere with already**

SAYS

"Changes must be requested at least 24 hours prior to rental date(s)."

IN FORCE

City Reservations page, libertylakewa.gov/814 (a conflicting city statement, not an adopted rule)

"Changes must be requested at 14 days prior to rental date(s)."

www.libertylakewa.gov/814/Reservations

POTENTIAL FIX

Ask the city to say which change deadline governs, 24 hours on the sports field forms or 14 days on the Reservations page, to file that rule with the City Clerk as LLMC 8-1A-5 requires, and to post a notice beside both texts saying which governs.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

321 Stormwater plan cites 40 CFR 122.31(a)(1) for census coverage; the rule is 122.32(a)(1).

Where: SWMP Final 20240821, page 21 of 103. Still posted on the city website as of September 25, 2026.

> combined with the State of Washington Waste Discharge General Permit, which regulates discharges to waters of the state, including discharges to municipal sewerage system.
>
> In 2021, Ecology informed the City that the U.S census had identified the City as subject to evaluation for coverage under the Clean Water Act's NPDES Municipal Stormwater Permit program, as outlined in 40 CFR 122.31(a)(1). The Environmental Protection Agency (EPA) has delegated its authority on the matter to Ecology to administer this program in Washington state. However, after

SAYS

"In 2021, Ecology informed the City that the U.S census had identified the City as subject to evaluation for coverage under the Clean Water Act's NPDES Municipal Stormwater Permit program, as outlined in 40 CFR 122.31(a)(1)."

IN FORCE

40 CFR 122.32(a)(1)

"(1) Your small MS4 is located in an urban area with a population of 50,000 or more people as determined by the latest Decennial Census by the Bureau of the Census."

www.ecfr.gov/api/versioner/v1/full/2026-09-25/title-40.xml?part=122&section=122.32

POTENTIAL FIX

Publish an errata sheet for the plan that cites 40 CFR 122.32(a)(1) in place of 122.31(a)(1), and post a notice beside the plan saying that 122.32 governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

322 August 2024 stormwater plan calls the 2019 manual current; Ecology published the 2024 edition in July.

Where: SWMP Final 20240821, page 23 of 103. Still posted on the city website as of September 25, 2026.



4.2 SW Manual Compliance

4.2.1 Stormwater Management Manual for Eastern Washington

The current SWMMEW was published in 2019, and the next version of the 2024 SWMMEW is anticipated to be published in July 2024. The manual provides guidance for stormwater permit implementation and management (Ecology 2019). The SWMMEW was used to support elements of the data gaps analysis and to support the review of the existing UIC Program.

SAYS

"The current SWMMEW was published in 2019, and the next version of the 2024 SWMMEW is anticipated to be published in July 2024."

IN FORCE

WAC 173-218-090(1)(c)(i)(B)

"operated in conformance with stormwater best management practices including the proper selection, implementation, and maintenance of all on-site pollution control using the current stormwater manual published by the department for your region or an equivalent department approved local manual."

app.leg.wa.gov/WAC/default.aspx?cite=173-218-090

POTENTIAL FIX

Refer to the 2024 Stormwater Management Manual for Eastern Washington (Ecology publication 24-10-014) as the current edition, and check the plan's references to 2019 manual sections (5.6, 5.6.5, 5.6.12, Appendix 6-A Table 6.19) against the 2024 edition.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

323 Stormwater rate study assumes aquifer protection fees end after 2025; voters renewed them in August 2025.

Where: SWMP Final 20240821, page 88 of 103. Still posted on the city website as of September 25, 2026.

Stormwater Fee Rate Plan

The financial model allows the user to view stormwater fee rates with and without support from APA fee revenue. The most likely scenario for the city will be that regional voters decline to reauthorize the APA, resulting in the full burden of the stormwater program falling to the stormwater fee. This scenario, and recommended rates, are described in Figure 3 and Figure 4, below

SAYS

"The most likely scenario for the city will be that regional voters decline to reauthorize the APA, resulting in the full burden of the stormwater program falling to the stormwater fee."

IN FORCE

Spokane County Resolution No. 25-0222

"BE IT FURTHER RESOLVED by the Board, that the fees set forth herein, if approved by the voters, shall be imposed as of the 1st day of January, 2026."

mrsc.org/getmedia/79a6a7d9-cf4b-4b25-923a-e71d0ff9b125/s71r25-0222.pdf

POTENTIAL FIX

Post a notice beside the plan saying that the aquifer protection area was renewed in August 2025. Publish a new edition of the plan with rate scenarios that use the city's share under its renewed interlocal agreement with Spokane County.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

324 Stormwater plan cites RCW 57.08.014 for a rate-shift notice; that statute covers water-sewer districts.

Where: SWMP Final 20240821, page 85 of 103. Still posted on the city website as of September 25, 2026.

> have rate-funded customer assistance programs, as this program is structured. In the State of Washington, the City can make up for the potential lost revenue from the issued exemptions by shifting the costs to other ratepayers, but must provide notice of this shift to the ratepayers, as outlined in RCW 57.08.014. However, despite the program availability within the City code, City staff are unaware of ratepayers taking advantage of the program, and estimate the impact on revenues to be minimal.

SAYS

"must provide notice of this shift to the ratepayers, as outlined in RCW 57.08.014"

IN FORCE

RCW 57.08.014

"a district may adjust or delay those rates and charges for low-income persons or classes of low-income persons"

app.leg.wa.gov/RCW/default.aspx?cite=57.08.014

POTENTIAL FIX

Publish an errata sheet for the plan that cites RCW 74.38.070 and RCW 35.67.020(5) in place of RCW 57.08.014 and says that notice of the shift to ratepayers is city policy, not a state requirement. Post a notice beside the plan saying so.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

RESIDENTS AND CITY SERVICES

325 Stormwater plan says the UIC rule has six classes of wells; chapter 173-218 WAC has five.

Where: SWMP Final 20240821, page 26 of 103. Still posted on the city website as of September 25, 2026.

> The UIC rule encompasses six classes of UIC wells. Among these, Class V UIC wells receive stormwater discharges and must adhere to the specifications outlined in Section 5.6 of the SWMMEW regarding their siting, design, construction, management, operation, and maintenance

SAYS

"The UIC rule encompasses six classes of UIC wells."

IN FORCE

WAC 173-218-040(5)

"(5) 'Class V injection well' means all injection wells not included in Classes I, II, III, or IV."

app.leg.wa.gov/WAC/default.aspx?cite=173-218-040

POTENTIAL FIX

Publish an errata sheet for the plan that says the federal UIC program has six well classes and that chapter 173-218 WAC defines Classes I through V. Post a notice beside the plan saying that chapter 173-218 WAC governs.

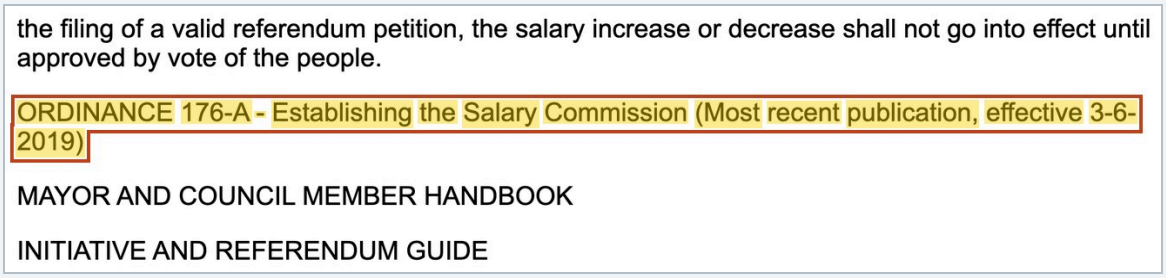
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

326 Salary Commission page links the 2019 ordinance, not the 2021 one that governs.

Where: Salary Commission. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.


the filing of a valid referendum petition, the salary increase or decrease shall not go into effect until approved by vote of the people.

ORDINANCE 176-A - Establishing the Salary Commission (Most recent publication, effective 3-6-2019)

MAYOR AND COUNCIL MEMBER HANDBOOK

INITIATIVE AND REFERENDUM GUIDE

SAYS

"ORDINANCE 176-A - Establishing the Salary Commission (Most recent publication, effective 3-6-2019)"

IN FORCE

LLMC 3-7-1

"An independent salary commission is hereby created for the purpose of setting the salaries of the Mayor and City Council Members of the City of Liberty Lake. The official name of the Commission shall be the Liberty Lake Salary Commission. (Ord. 176-B, 5-18-2021)"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-969

POTENTIAL FIX

Post Ordinance 176-B (May 18, 2021), which repealed 176 and 176-A in their entirety, as the governing ordinance, or link LLMC chapter 3-7. Note that the eligibility rules for the open seat changed in 176-B (LLMC 3-7-2).

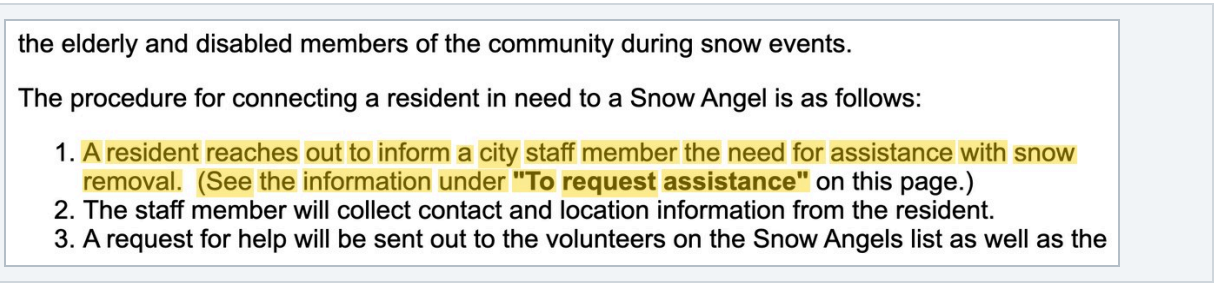
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

327 Snow help page points residents to a "To request assistance" section that does not exist.

Where: Seasonal Help By Volunteers. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.



the elderly and disabled members of the community during snow events.

The procedure for connecting a resident in need to a Snow Angel is as follows:

1. A resident reaches out to inform a city staff member the need for assistance with snow removal. (See the information under **"To request assistance"** on this page.)
2. The staff member will collect contact and location information from the resident.
3. A request for help will be sent out to the volunteers on the Snow Angels list as well as the

SAYS

"A resident reaches out to inform a city staff member the need for assistance with snow removal. (See the information under 'To request assistance' on this page.)"

IN FORCE

"Want to BE a member of the Snow Angels group of volunteers? Just contact Mickael Stevens at 509-995-3588 or by e-mail or contact David Goehner by e-mail ."

www.libertylakewa.gov/556/Seasonal-Help-By-Volunteers

POTENTIAL FIX

On the page, add the "To request assistance" section with the staff phone number or form residents should use, or remove the reference and name the contact in the first step.

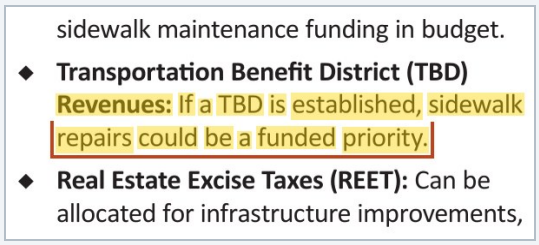
RISK

A reader could follow this citation and reach an old, missing or different rule.

RESIDENTS AND CITY SERVICES

328 Sidewalk sheet treats a transportation benefit district as a future option; one already exists.

Where: Sidewalks Master Plan Engagement Boards (SidewalksMP Engagement Boards 2026-0218 5), page 1 of 1. Still posted on the city website as of September 25, 2026.



sidewalk maintenance funding in budget.

- **Transportation Benefit District (TBD) Revenues:** If a TBD is established, sidewalk repairs could be a funded priority.
- **Real Estate Excise Taxes (REET):** Can be allocated for infrastructure improvements,

SAYS

"Revenues: If a TBD is established, sidewalk repairs could be a funded priority."

IN FORCE

LLMC 8-2-3

"hereby establishes and creates a TBD to be known and referred to as the City of Liberty Lake Transportation Benefit District"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3853

POTENTIAL FIX

Publish a new edition of the sidewalk sheet that says the city already has a Transportation Benefit District under LLMC 8-2-3 and says whether sidewalk repair is an eligible use of its revenue under that section, and post a notice beside the sheet saying the code governs.

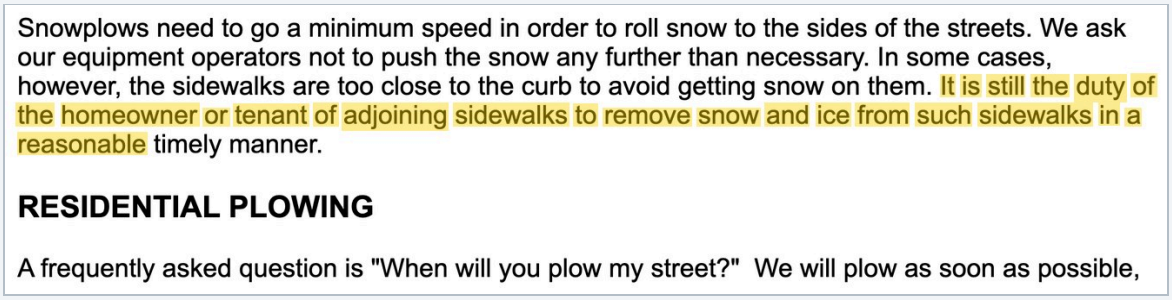
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

329 Snow removal page gives shoveling duty to 'homeowner or tenant'; code puts it on the owner.

Where: Snow Removal. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.



Snowplows need to go a minimum speed in order to roll snow to the sides of the streets. We ask our equipment operators not to push the snow any further than necessary. In some cases, however, the sidewalks are too close to the curb to avoid getting snow on them. It is still the duty of the homeowner or tenant of adjoining sidewalks to remove snow and ice from such sidewalks in a reasonable timely manner.

RESIDENTIAL PLOWING

A frequently asked question is "When will you plow my street?" We will plow as soon as possible,

SAYS

"It is still the duty of the homeowner or tenant of adjoining sidewalks to remove snow and ice from such sidewalks in a reasonable timely manner."

IN FORCE

LLMC 8-3-6.C

"the duty to clean and maintain the same shall be upon the abutting property owner. It shall be the responsibility of the owner of property abutting upon a public sidewalk to maintain the sidewalk at all times in a safe condition, by removing snow and ice"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3899

POTENTIAL FIX

Change 'the homeowner or tenant of adjoining sidewalks' to 'the abutting property owner'. Tenants may do the work by agreement, but the owner stays responsible under LLMC 8-3-6.

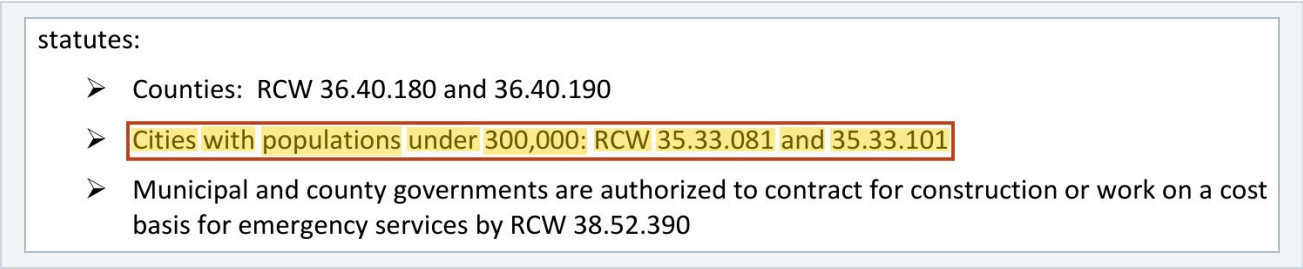
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

330 County emergency plan the city posts lists only RCW 35.33 budget sections, which exclude code cities.

Where: Spokane County CEMP March 2021, page 46 of 198. Still posted on the city website as of September 25, 2026.


statutes:

- Counties: RCW 36.40.180 and 36.40.190
- Cities with populations under 300,000: RCW 35.33.081 and 35.33.101
- Municipal and county governments are authorized to contract for construction or work on a cost basis for emergency services by RCW 38.52.390

SAYS

"Cities with populations under 300,000: RCW 35.33.081 and 35.33.101"

IN FORCE

RCW 35.33.020; RCW 35A.33.080

"The provisions of this chapter apply to all cities of the first class that have a population of less than three hundred thousand, to all cities of the second class, and to all towns, except those cities and towns that have adopted an ordinance under RCW"

app.leg.wa.gov/RCW/default.aspx?cite=35.33&full=true

POTENTIAL FIX

Ask Spokane County Emergency Management to publish a revised edition of the plan that lists RCW 35A.33.080 and 35A.33.090 for code cities beside RCW 35.33.081 and 35.33.101. Post a notice beside the posted plan saying that the code city sections govern Liberty Lake, noting that WAC 118-30-060(5) calls for a plan update at least every five years.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

331 Emergency plan glossary uses a pre-1988 form of the federal emergency definition, rewritten in 1988.

Where: Spokane County CEMP March 2021, page 9 of 198. Still posted on the city website as of September 25, 2026.

Damage Assessment – The estimation of damages made after a disaster has occurred which serves as the basis of the County's request to the Governor for a Declaration of Emergency or Major Disaster.

Emergency - "Any tornado, storm, flood, high water, wind-driven water, tidal wave, tsunami, earthquake, volcanic eruption, landslide, mudslide, snowstorm, drought, fire, explosion, or other catastrophe which requires emergency assistance to save lives and protect public health and safety or to avert or lessen the threat of a major disaster." (Public Law 93-288)

SAYS

"Emergency - "Any tornado, storm, flood, high water, wind-driven water, tidal wave, tsunami, earthquake, volcanic eruption, landslide, mudslide, snowstorm, drought, fire, explosion, or other catastrophe which requires emergency assistance to save lives and protect public health and safety or to avert or lessen the threat of a major disaster." (Public Law 93-288)"

IN FORCE

42 U.S.C. 5122(1)

"'Emergency' means any occasion or instance for which, in the determination of the President, Federal assistance is needed to supplement State and local efforts and capabilities to save lives and to protect property and public health and safety, or to lessen or avert the threat of a catastrophe in any part of the United States."

uscode.house.gov/view.xhtml?req=granuleid:USC-prelim-title42-section5122&num=0&edition=prelim

POTENTIAL FIX

Ask Spokane County Emergency Management to publish a revised edition of the plan that quotes 42 U.S.C. 5122(1) as amended or defines emergency by RCW 38.52.010. Post a notice beside the posted plan saying that the current federal definition governs, noting that WAC 118-30-060(5) calls for a plan update at least every five years.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

332 County emergency plan describes Executive Order 13166 as in effect; Executive Order 14224 revoked it.

Where: Spokane County CEMP March 2021, page 182 of 198. Still posted on the city website as of September 25, 2026.

> "Improving Access to Services for Persons with Limited English Proficiency.'' Different treatment based upon a person's inability to speak, read, write, or understand English may be a type of national origin discrimination. Executive Order 13166 directs each Federal agency that is subject to the requirements of Title VI of the Civil Rights Act of 1964 to publish guidance for its respective recipients and sub-recipients clarifying that obligation.
>
> **EPCRA**

SAYS

"Executive Order 13166 directs each Federal agency that is subject to the requirements of Title VI of the Civil Rights Act of 1964 to publish guidance for its respective recipients and sub-recipients clarifying that obligation."

IN FORCE

Executive Order 14224, sec. 3(b) (March 1, 2025)

"Executive Order 13166 of August 11, 2000 (Improving Access to Services for Persons with Limited English Proficiency), is hereby revoked"

www.whitehouse.gov/presidential-actions/2025/03/designating-english-as-the-official-language-of-the-united-states/

POTENTIAL FIX

Ask the city to say whether Spokane County CEMP March 2021 or Executive Order 14224, sec. 3(b) (March 1, 2025) governs, and post that notice beside both texts; if Executive Order 14224, sec. 3(b) (March 1, 2025) governs, ask Spokane County Emergency Management to publish a revised edition of the plan that notes the revocation of Executive Order 13166 by Executive Order 14224 and rests the language access duty on Title VI and RCW 38.52.070(3). Post a notice beside the posted plan saying that the revocation governs, noting that WAC 118-30-060(5) calls for a plan update at least every five years.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

333 Emergency plan cites 44 CFR 205.16, a reserved part; nondiscrimination is now 44 CFR 206.11.

Where: Spokane County Emergency Management Comprehensive Emergency Management Plan, page 20 of 198. Still posted on the city website as of September 25, 2026.

Source image on the next page.

SAYS

"No special treatment will be extended to any person or group in an emergency or disaster over and above what would normally be expected as local government services. Local response activities will be carried out in accordance with Title 44 CFR, Section 205.16 Nondiscrimination."
"It is the policy of Spokane County that no services will be denied on the basis of race, color, national origin, religion, age, gender identity, or disability."

IN FORCE

44 CFR 206.11(a) and (b); 44 CFR Part 205 is reserved

"(a) Federal financial assistance to the States or their political subdivisions is conditioned on full compliance with 44 CFR part 7, Nondiscrimination in Federally-Assisted Programs."
"(b) All personnel carrying out Federal major disaster or emergency assistance functions, including the distribution of supplies, the processing of the applications, and other relief and assistance activities, shall perform their work in an equitable and impartial manner, without discrimination on the grounds of race, color, religion, nationality, sex, age, or economic status."

www.ecfr.gov/api/versioner/v1/full/2026-09-29/title-44.xml?part=206&section=206.11

POTENTIAL FIX

Post a notice beside the posted plan that its reference to 44 CFR 205.16 means 44 CFR 206.11 (Nondiscrimination in disaster assistance), and ask Spokane County Emergency Management to cite 44 CFR 206.11 when it publishes a new edition of the plan. The plan is dated March 2021. 44 CFR 206.11 dates from 55 FR 2288 (January 23, 1990) and eCFR shows it current as of 2026-09-29, with Part 205 reserved. The federal regulation is both the later text and the higher authority, so it governs the county plan.

RISK

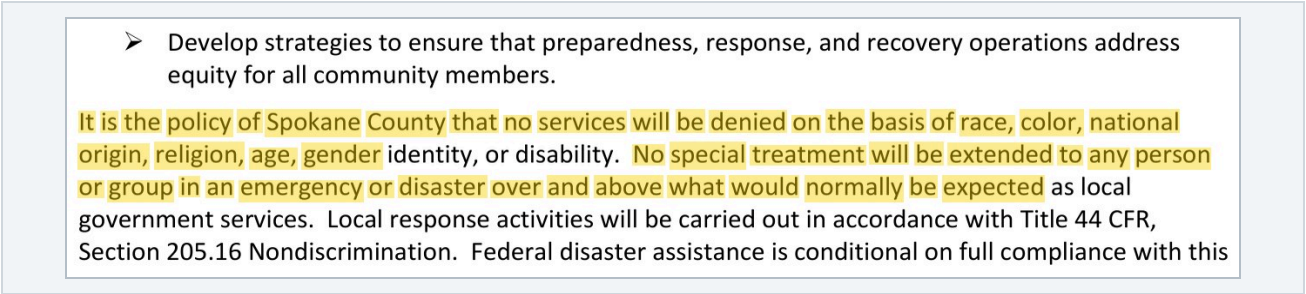
Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

CONTINUED

333 Emergency plan cites 44 CFR 205.16, a reserved part; nondiscrimination is now 44 CFR 206.11.

Source image for finding 333, continued from the previous page.



- Develop strategies to ensure that preparedness, response, and recovery operations address equity for all community members.

It is the policy of Spokane County that no services will be denied on the basis of race, color, national origin, religion, age, gender identity, or disability. No special treatment will be extended to any person or group in an emergency or disaster over and above what would normally be expected as local government services. Local response activities will be carried out in accordance with Title 44 CFR, Section 205.16 Nondiscrimination. Federal disaster assistance is conditional on full compliance with this

RESIDENTS AND CITY SERVICES

334 Emergency plan cites Title VI of the Americans with Disabilities Act, which has no Title VI.

Where: Spokane County Emergency Management Comprehensive Emergency Management Plan, page 99 of 198. Still posted on the city website as of September 25, 2026.

> others with access and functional needs, including those with limited-English proficiency. Pursuant to Title VI of the Americans with Disabilities Act, the Civil Rights Act, the Fair Housing Act, and Senate Bill 5046, all agencies and organizations providing mass care, housing, or human services will comply with state and federal laws.
>
> Mass care will be provided to all in need without regard to race, creed, color, national origin, gender

SAYS

"Pursuant to Title VI of the Americans with Disabilities Act, the Civil Rights Act, the Fair Housing Act, and Senate Bill 5046, all agencies and organizations providing mass care, housing, or human services will comply with state and federal laws."

IN FORCE

Americans with Disabilities Act of 1990, as amended, 42 U.S.C. chapter 126 (Titles I, II, III and V; no Title VI), as published at ada.gov

"Subchapter I - Employment [Title I]"
"Subchapter II - Public Services [Title II]"
"Subchapter III - Public Accommodations and Services by Private Entities [Title III]"
"Subchapter IV - Miscellaneous Provisions [Title V]"

www.ada.gov/law-and-regs/ada/

POTENTIAL FIX

Post a notice beside the posted plan that 'Title VI of the Americans with Disabilities Act' in ESF #6 means the ADA (Titles II and III) and Title VI of the Civil Rights Act of 1964, and ask Spokane County Emergency Management to cite the two laws separately when it publishes a new edition of the plan. The plan is dated March 2021; the ADA dates from 1990, as amended in 2008, and has no Title VI. The federal statute governs the county plan by higher authority.

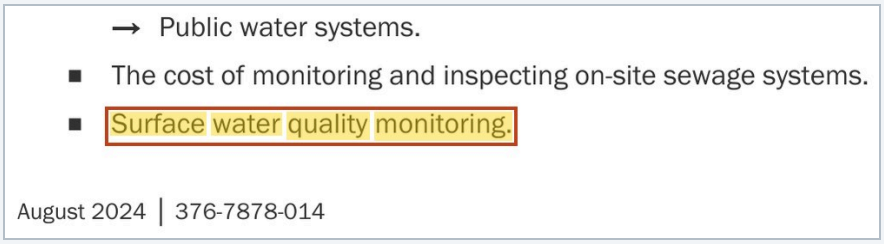
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

335 Stormwater plan lists surface water monitoring among aquifer fee uses; RCW 36.36.040 names subterranean water monitoring.

Where: Stormwater Management Plan (SWMP) (Final), page 24 of 103. Still posted on the city website as of September 25, 2026.



SAYS

"Surface water quality monitoring."

IN FORCE

RCW 36.36.040(5)(a)

"(5) The costs of: (a) Monitoring the quality and quantity of subterranean water and analyzing data that is collected;"

app.leg.wa.gov/RCW/default.aspx?cite=36.36.040

POTENTIAL FIX

Do not edit the adopted plan. At the next plan update, or in a notice beside it, state the monitoring use as RCW 36.36.040(5)(a) does (monitoring the quality and quantity of subterranean water), unless the city confirms that surface water monitoring is part of the aquifer comprehensive plan funded under RCW 36.36.040(5)(b). The plan is dated August 2024; RCW 36.36.040 was last amended in 1991 (1991 c 151 s 2). The statute governs as higher authority over a city plan describing a county fee. The APA fee was renewed in August 2025, so the list still describes a live fund.

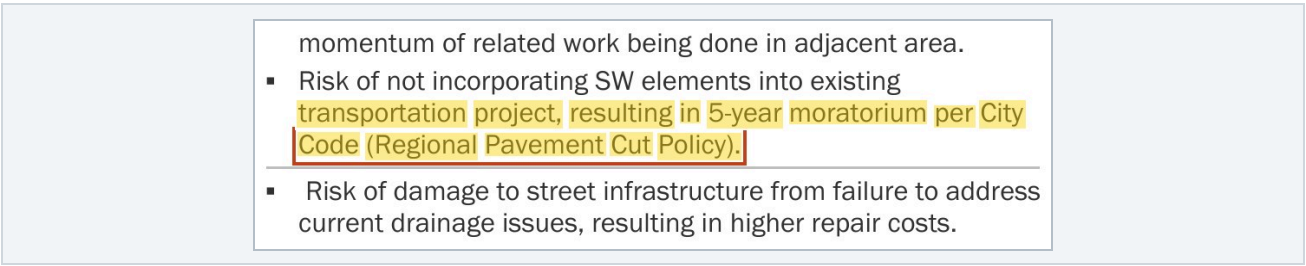
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

336 Stormwater plan cites a 5-year pavement cut moratorium; regional policy has set three years since 2023.

Where: Stormwater Management Plan (SWMP) (Final), page 36 of 103. Still posted on the city website as of September 25, 2026.


momentum of related work being done in adjacent area.
- Risk of not incorporating SW elements into existing transportation project, resulting in 5-year moratorium per City Code (Regional Pavement Cut Policy).
- Risk of damage to street infrastructure from failure to address current drainage issues, resulting in higher repair costs.

SAYS

"transportation project, resulting in 5-year moratorium per City Code (Regional Pavement Cut Policy)."

IN FORCE

Inland Northwest Regional Pavement Cut Policy, item 1 (effective January 1, 2025)

"A pavement cut moratorium will be in effect for a period of three years for all new and reconstructed Tier 1 roadways."

www.libertylakewa.gov/DocumentCenter/View/4188

POTENTIAL FIX

Post a notice beside the plan saying the Inland Northwest Regional Pavement Cut Policy sets a three-year moratorium for new and reconstructed Tier 1 roadways. Adopt an amendment to the plan at its next update that carries the three-year period in Table 10.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

337 Plan cites the enforcement section, not the refund section, for utility refunds.

Where: Stormwater Management Plan (SWMP), Final, August 2024 (adopted by Ord. 304), page 89 of 103. Still posted on the city website as of September 25, 2026.

Ongoing Administration

Data Maintenance and Customer Service

Liberty Lake collects the fees from stormwater customers by including the charge on property tax bills. The City has administrative policies in place that allow the mayor or designee to authorize a refund, or adjustment for any charge when it is determined that an error has occurred as described in Section 8-4-7.E of the City's municipal code.

Collection and Enforcement Policies

SAYS

"The City has administrative policies in place that allow the mayor or designee to authorize a refund, or adjustment for any charge when it is determined that an error has occurred as described in Section 8-4-7.E of the City's municipal code."

IN FORCE

LLMC 8-4-7 is Enforcement, with no subsection E; the refund authority is LLMC 8-4-5.E

"Whenever necessary to make an inspection to enforce any of the provisions of this chapter, the city's designee may enter upon premises at reasonable times to inspect the same"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3970

POTENTIAL FIX

Publish an errata sheet for the plan that cites LLMC 8-4-5.E for refunds and adjustments in place of 8-4-7.E. Post a notice beside the plan saying that 8-4-5.E governs.

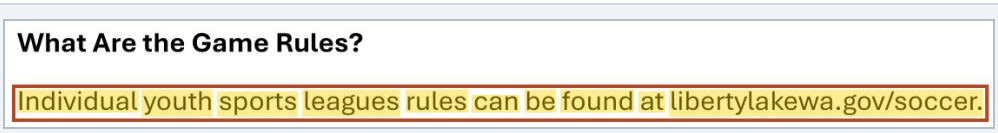
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

RESIDENTS AND CITY SERVICES

338 Soccer handout sends parents to libertylakewa.gov/soccer, which returns a page not found.

Where: U4 Soccer Parent Handout, page 1 of 8. Still posted on the city website as of September 25, 2026.



SAYS

"Individual youth sports leagues rules can be found at libertylakewa.gov/soccer."

IN FORCE

libertylakewa.gov/soccer (city page cited by the handout)

"We're sorry, but there is not a web page matching your entry."

www.libertylakewa.gov/soccer

POTENTIAL FIX

Ask the city to say which page now holds the youth league rules, and post a notice beside the handout giving that address or restoring the /soccer address. Publish a new edition of the handout that points readers to it.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

RESIDENTS AND CITY SERVICES

339 Witness statement form attributes to RCW 9A.84.040 wording that is not in that statute.

Where: Witness Statement Form, page 1 of 1. Still posted on the city website as of September 25, 2026.

RCW 9A.84.040 Making false reports to police officers: (1) A person commits the crime of making a false report if he/she willfully makes an untrue, misleading, or exaggerated statement in any report to the police or fire department, (2) Making a false report is a misdemeanor.

SIGNATURE: _____ DATE/TIME: _____

SAYS

"RCW 9A.84.040 Making false reports to police officers: (1) A person commits the crime of making a false report if he/she willfully makes an untrue, misleading, or exaggerated statement in any report to the police or fire department, (2) Making a false report is a misdemeanor."

IN FORCE

RCW 9A.84.040

"False reporting. (1) A person commits false reporting if, with knowledge that the information reported, conveyed, or circulated is false, he or she initiates or circulates a false report or warning of an alleged occurrence or impending occurrence knowing that such false report is likely to cause: Evacuation of a building, place of assembly, or transportation facility; public inconvenience or alarm; or an emergency response."

app.leg.wa.gov/RCW/default.aspx?cite=9A.84.040

POTENTIAL FIX

Publish a new edition of the Witness Statement Form with a warning that cites RCW 9A.76.175 and states both elements, that the statement is made knowingly and that it is material. Withdraw the current form from the pages and do not carry over the RCW 9A.84.040 text, which covers false reports that cause evacuation, public alarm or an emergency response.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

RESIDENTS AND CITY SERVICES

340 Witness statement form attributes wording and a penalty to RCW 9A.84.040 that it lacks.

Where: Witness Statement Form 2026, page 1 of 1. Still posted on the city website as of September 25, 2026.

RCW 9A.84.040 Making false reports to police officers: (1) A person commits the crime of making a false report if he/she willfully makes an untrue, misleading, or exaggerated statement in any report to the police or fire department, (2) Making a false report is a misdemeanor.

SIGNATURE: **DATE/TIME**:

SAYS

"RCW 9A.84.040 Making false reports to police officers: (1) A person commits the crime of making a false report if he/she willfully makes an untrue, misleading, or exaggerated statement in any report to the police or fire department, (2) Making a false report is a misdemeanor."

IN FORCE

RCW 9A.84.040

"False reporting. (1) A person commits false reporting if, with knowledge that the information reported, conveyed, or circulated is false, he or she initiates or circulates a false report or warning of an alleged occurrence or impending occurrence knowing that such false report is likely to cause: Evacuation of a building, place of assembly, or transportation facility; public inconvenience or alarm; or an emergency response."

"(c) A person is guilty of false reporting in the third degree if he or she commits false reporting under circumstances not constituting false reporting in the first or second degree. False reporting in the third degree is a gross misdemeanor."

app.leg.wa.gov/RCW/default.aspx?cite=9A.84.040

POTENTIAL FIX

Publish a corrected edition of the witness statement form that quotes RCW 9A.84.040 as written (false reporting, with the third degree a gross misdemeanor), or cites the statute the department confirms covers false statements to police with its correct penalty, and post a notice beside the current form saying that the statute governs.

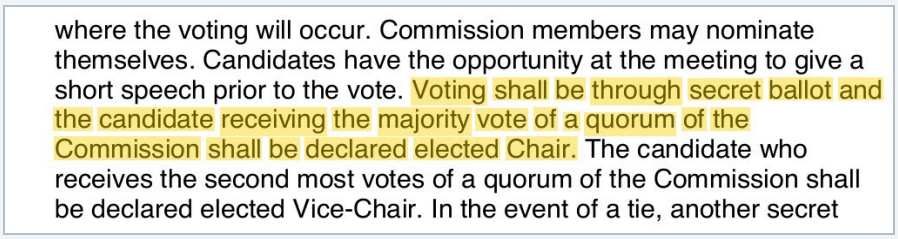
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

341 Planning Commission bylaws elect the Chair by secret ballot; state law bars secret ballots.

Where: Planning Commission Bylaws Ordinance No. 175C, page 9 of 23. Still posted on the city website as of September 25, 2026.



where the voting will occur. Commission members may nominate themselves. Candidates have the opportunity at the meeting to give a short speech prior to the vote. Voting shall be through secret ballot and the candidate receiving the majority vote of a quorum of the Commission shall be declared elected Chair. The candidate who receives the second most votes of a quorum of the Commission shall be declared elected Vice-Chair. In the event of a tie, another secret

SAYS

"Voting shall be through secret ballot and the candidate receiving the majority vote of a quorum of the Commission shall be declared elected Chair."

IN FORCE

RCW 42.30.060(2)

"No governing body of a public agency at any meeting required to be open to the public shall vote by secret ballot. Any vote taken in violation of this subsection shall be null and void, and shall be considered an 'action' under this chapter."

app.leg.wa.gov/RCW/default.aspx?cite=42.30.060

POTENTIAL FIX

Amend bylaws D.1.a to elect the Chair and Vice-Chair by open roll call or voice vote, including any tie-break vote.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

PLANS AND CODE POSTED ON THE SITE

342 Zoning matrix bars supportive housing over 8 beds in R-1 and R-2; state law requires it.

Where: Zoning Matrix (dated March 25, 2026), page 4 of 7. Still posted on the city website as of September 25, 2026.

Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Restaurant, café, deli, or ice cream parlor (with drive-thru)	N	N	N	P	L	P	P	P	N	N	N
Sports Bar	N	N	N	N	L	L	P	P	N	N	N
Manufactured home park	N	L	L	N	N	N	N	N	N	N	N
Transitional & Supportive Housing, 8 beds or less	L	L	L	L	L	L	L	L	N	N	N
Transitional & Supportive Housing, more than 8 beds	N	N	L	L	L	L	L	L	N	N	N
Zero lot line (single family courtyard home)	N	L	L	L	L	N	N	N	N	N	N
Manufacturing, equipment, and industrial production											
Concrete product manufacturing / ready mix concrete (excluding extraction / mining)	N	N	N	N	N	N	N	N	N	N	N

SAYS

"Facilities and Uses R-1 R-2 R-3 M-1 M-2 M-3 C-1 C-2 I P O"
"Transitional & Supportive Housing, more than 8 beds"
"N N L L L L L L N N N"

IN FORCE

RCW 35A.21.430(1)(a)(i) and (2)

"(i) Transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed"
"that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Adopt an amendment to the Zoning Districts Matrix (10-2A-4) that allows transitional and supportive housing of more than 8 beds in R-1 and R-2, or sets an objective density or dimensional standard that applies equally to other residential development there, and post a notice beside the March 25, 2026 matrix saying RCW 35A.21.430 governs until then.

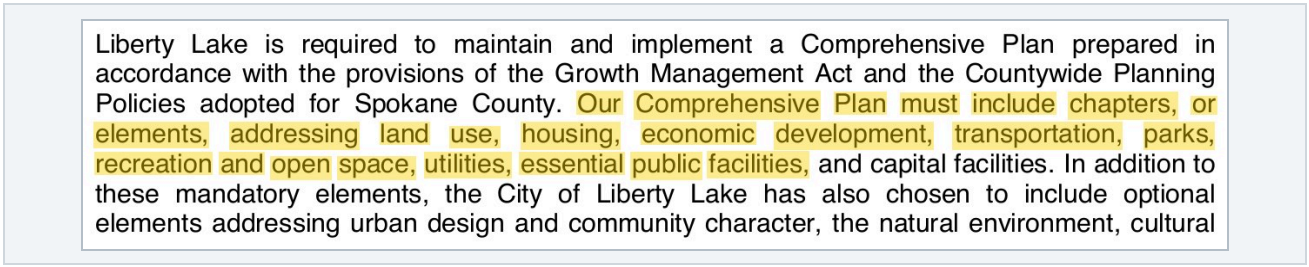
RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

PLANS AND CODE POSTED ON THE SITE

343 Plan's required elements list omits climate change and resiliency, now being drafted for the 2026 update.

Where: Comprehensive Plan amended 12-2022, page 7 of 109. Still posted on the city website as of September 25, 2026.



Liberty Lake is required to maintain and implement a Comprehensive Plan prepared in accordance with the provisions of the Growth Management Act and the Countywide Planning Policies adopted for Spokane County. Our Comprehensive Plan must include chapters, or elements, addressing land use, housing, economic development, transportation, parks, recreation and open space, utilities, essential public facilities, and capital facilities. In addition to these mandatory elements, the City of Liberty Lake has also chosen to include optional elements addressing urban design and community character, the natural environment, cultural

SAYS

"Our Comprehensive Plan must include chapters, or elements, addressing land use, housing, economic development, transportation, parks, recreation and open space, utilities, essential public facilities, and capital facilities."

IN FORCE

RCW 36.70A.070(9)(a)

"A climate change and resiliency element that is designed to result in reductions in overall greenhouse gas emissions and that must enhance resiliency to and avoid the adverse impacts of climate change"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.070

POTENTIAL FIX

When the 2026-2046 plan is adopted, make sure its list of required elements includes the climate change and resiliency element (RCW 36.70A.070(9)); until then, a note on the current plan's page that the element is being added in the periodic update due December 31, 2026 would keep the list from misleading.

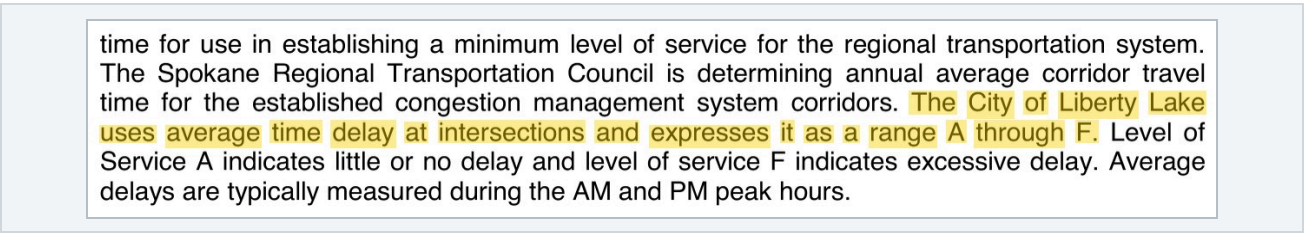
RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

PLANS AND CODE POSTED ON THE SITE

344 Plan's level of service standards are vehicle based; state law requires multimodal ones by December 2026.

Where: Comprehensive Plan amended 12-2022, page 78 of 109. Still posted on the city website as of September 25, 2026.


time for use in establishing a minimum level of service for the regional transportation system. The Spokane Regional Transportation Council is determining annual average corridor travel time for the established congestion management system corridors. The City of Liberty Lake uses average time delay at intersections and expresses it as a range A through F. Level of Service A indicates little or no delay and level of service F indicates excessive delay. Average delays are typically measured during the AM and PM peak hours.

SAYS

"The City of Liberty Lake uses average time delay at intersections and expresses it as a range A through F."

IN FORCE

RCW 36.70A.070(6)(a)(iii)(B)

"Multimodal level of service standards for all locally owned arterials, locally and regionally operated transit routes that serve urban growth areas, state-owned or operated transit routes that serve urban areas if the department of transportation has prepared such standards, and active transportation facilities"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.070

POTENTIAL FIX

Adopt multimodal level of service standards for arterials, transit routes and active transportation facilities in the periodic update due December 31, 2026, and restate the Act's requirement to match.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

PLANS AND CODE POSTED ON THE SITE

345 Comprehensive Plan says county policies require regional minimum level of service; 2025 policies do not.

Where: City of Liberty Lake Comprehensive Plan 2015-2037, page 78 of 109. Still posted on the city website as of September 25, 2026.

Source image on the next page.

SAYS

"The Countywide Planning Policies require that level of service standards be adopted that are in accordance with the regional minimum level of service standards set by the Growth Management Steering Committee of Elected Officials."

IN FORCE

Countywide Planning Policies for Spokane County, Transportation Policies 11 and 12 (amended April 22, 2025)

"11. Each jurisdiction shall establish roadway standards, level of service standards and methodologies and functional road classification schemes to ensure consistency throughout the region and to support the use of alternative transportation modes."

"12. Each jurisdiction shall use its adopted level of service standards to evaluate concurrence for long-range transportation planning, development review and programming of transportation investments."

www.spokanecounty.gov/DocumentCenter/View/63042

POTENTIAL FIX

Ask the city to say whether City of Liberty Lake Comprehensive Plan 2015-2037 or Countywide Planning Policies for Spokane County, Transportation Policies 11 and 12 (amended April 22, 2025) governs, and post that notice beside both texts; if Countywide Planning Policies for Spokane County, Transportation Policies 11 and 12 (amended April 22, 2025) governs: At the next plan amendment, restate the passage to say the 2025 Countywide Planning Policies require each jurisdiction to establish and use its own adopted level of service standards. Until then, post a notice of the current policies beside the plan.

RISK

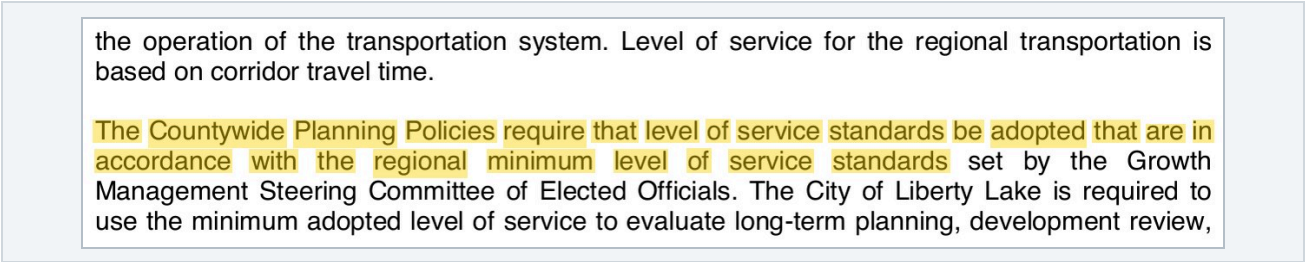
Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

PLANS AND CODE POSTED ON THE SITE

CONTINUED

345 Comprehensive Plan says county policies require regional minimum level of service; 2025 policies do not.

Source image for finding 345, continued from the previous page.



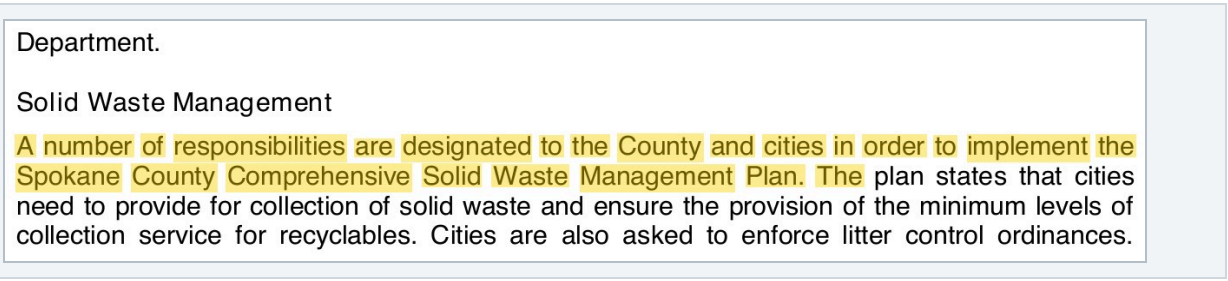
the operation of the transportation system. Level of service for the regional transportation is based on corridor travel time.

The Countywide Planning Policies require that level of service standards be adopted that are in accordance with the regional minimum level of service standards set by the Growth Management Steering Committee of Elected Officials. The City of Liberty Lake is required to use the minimum adopted level of service to evaluate long-term planning, development review,

PLANS AND CODE POSTED ON THE SITE

346 Comprehensive Plan applies the county solid waste plan to Liberty Lake, which the plan excludes.

Where: City of Liberty Lake Comprehensive Plan 2015-2037, page 89 of 109. Still posted on the city website as of September 25, 2026.



Department.

Solid Waste Management

A number of responsibilities are designated to the County and cities in order to implement the Spokane County Comprehensive Solid Waste Management Plan. The plan states that cities need to provide for collection of solid waste and ensure the provision of the minimum levels of collection service for recyclables. Cities are also asked to enforce litter control ordinances.

SAYS

"A number of responsibilities are designated to the County and cities in order to implement the Spokane County Comprehensive Solid Waste Management Plan. The plan states that cities need to provide for collection of solid waste and ensure the provision of the minimum levels of collection service for recyclables. Cities are also asked to enforce litter control ordinances. Cities are authorized under the plan to regulate and plan for the collection of recyclables and to adopt and implement the solid waste plan."

IN FORCE

Spokane County Comprehensive Solid Waste and MRW Management Plan 2022-2027 (portions amended 2025), Chapter 1 (Section 1.0, Executive Summary)

"In Spokane County, the cities choosing to participate in the County plan are: Airway Heights, Cheney, Deer Park, Fairfield, Latah, Medical Lake, Millwood, Rockford, Spangle, Spokane, and Waverly."

www.spokanecounty.gov/DocumentCenter/View/64574

POTENTIAL FIX

At the next plan amendment, replace the passage with a description of the solid waste plan that does cover Liberty Lake, noting that the county plan lists Liberty Lake as a non-participating city except for moderate risk waste. Until then, post a notice beside the plan.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

347 Development Code cites WAC 365-195-620 for 60-day state review; that rule was repealed in 2010.

Where: City of Liberty Lake Development Code - Title 10, page 414 of 580. Still posted on the city website as of September 25, 2026.

> in the official City newspaper. Additionally, the proposed amendments may be required to have a SEPA review, pursuant to Development Code Article 10-6A the City's Environmental Ordinance, and all Type IV projects must go through a 60-day state review process as required under WAC 365-195-620. This 60-day review process generally occurs after the Planning Commission's recommendation.
>
> b. Notice.

SAYS

"all Type IV projects must go through a 60-day state review process as required under WAC 365-195-620."

IN FORCE

WAC 365-195-620 (repealed effective 2/19/10); RCW 36.70A.106(1)

"Repealed by WSR 10-03-085, filed 1/19/10, effective 2/19/10."

app.leg.wa.gov/WAC/default.aspx?cite=365-195-620

POTENTIAL FIX

By ordinance, amend Development Code 10-4B-5 to replace the WAC 365-195-620 citation with RCW 36.70A.106(1) and (3)(a) and WAC 365-196-630, which now set the 60-day notice to Commerce.

RISK

A reader could follow this citation and reach an old, missing or different rule.

PLANS AND CODE POSTED ON THE SITE

348 Comprehensive Plan cites a stale review cycle and a repealed WAC section; 2026 draft fixes both.

Where: Comprehensive Plan (as amended by Ord. 262, 11/2019), page 10 of 109. Still posted on the city website as of September 25, 2026.

> In addition to the annual process of soliciting proposals for potential revisions to this Comprehensive Plan, the City is required to conduct an extensive review of the Plan and the corresponding Development Regulations every eight years. As a result, the City initiated a review of the Comprehensive Plan in 2015 and will initiate a review of the Development

SAYS

"the City is required to conduct an extensive review of the Plan and the corresponding Development Regulations every eight years"
"As indicated and defined by WAC 365-195-340, essential public facilities can be difficult to site, and their location in a community may be locally unpopular."

IN FORCE

RCW 36.70A.130(5)(c); WAC 365-195-340 (repealed effective 2/19/10)

"(c) On or before December 31, 2026, with the following review and, if needed, revision, on or before June 30, 2036, and every 10 years thereafter, for Benton, Chelan, Cowlitz, Douglas, Franklin, Kittitas, Skamania, Spokane, Walla Walla, and Yakima counties and the cities within those counties"
"365-195-340 Siting essential public facilities. [Statutory Authority: RCW 36.70A.190 (4)(b). WSR 92-23-065, § 365-195-340, filed 11/17/92, effective 12/18/92.] Repealed by WSR 10-03-085, filed 1/19/10, effective 2/19/10. Statutory Authority: RCW 36.70A.050 and 36.70A.190."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.130

POTENTIAL FIX

No new wording needed for either citation. The May 26, 2026 draft 2046 Comprehensive Plan already says 'every ten years' (Ch. 1) and Governance Policy 1.6 says 'at least every 10 years', and the same draft drops the WAC 365-195-340 citation and cites WAC 365-196-550 for siting essential public facilities. Once the update is adopted, post it in place of this plan or mark this plan superseded.

RISK

A reader could follow this citation and reach an old, missing or different rule.

PLANS AND CODE POSTED ON THE SITE

349 Plan says the Growth Management Act has fourteen goals; RCW 36.70A.020 now lists fifteen.

Where: Comprehensive Plan amended 12-2022, page 7 of 109. Still posted on the city website as of September 25, 2026.

> and historical resources, and community and human services. By law, the plan elements must be consistent with one another.
>
> The Growth Management Act includes fourteen goals to guide the preparation of local comprehensive plans and the local development regulations to implement the plan. The following goals are not listed in priority order and all must be taken into consideration:
>
> 1. Urban growth - Encourage development in urban areas where adequate public facilities

SAYS

"The Growth Management Act includes fourteen goals to guide the preparation of local comprehensive plans and the local development regulations to implement the plan."

IN FORCE

RCW 36.70A.020(14) and (15)

"(14) Climate change and resiliency."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.020

POTENTIAL FIX

Adopt the 2026-2046 plan, or an amendment to the current plan, that lists the fifteen goals in RCW 36.70A.020 including goal 14 Climate change and resiliency, and post a notice beside the current plan saying that the state list governs until then.

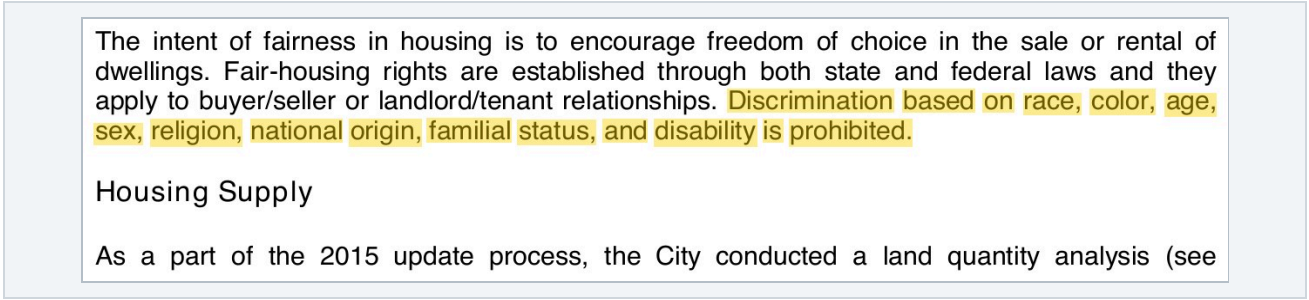
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

350 Plan lists age as a protected class in housing and omits several classes state law protects.

Where: Comprehensive Plan amended 12-2022, page 82 of 109. Still posted on the city website as of September 25, 2026.



The intent of fairness in housing is to encourage freedom of choice in the sale or rental of dwellings. Fair-housing rights are established through both state and federal laws and they apply to buyer/seller or landlord/tenant relationships. Discrimination based on race, color, age, sex, religion, national origin, familial status, and disability is prohibited.

Housing Supply

As a part of the 2015 update process, the City conducted a land quantity analysis (see

SAYS

"Discrimination based on race, color, age, sex, religion, national origin, familial status, and disability is prohibited."

IN FORCE

RCW 49.60.222(1)

"because of sex, marital status, sexual orientation, race, creed, color, national origin, citizenship or immigration status, families with children status, honorably discharged veteran or military status, the presence of any sensory, mental, or physical disability, or the use of a trained dog guide or service animal by a person with a disability"

app.leg.wa.gov/RCW/default.aspx?cite=49.60.222

POTENTIAL FIX

Adopt the 2026-2046 plan, or an amendment to the current plan, that names the protected classes in RCW 49.60.222(1) and 42 U.S.C. 3604, and post a notice beside the current plan saying that the state classes govern until then.

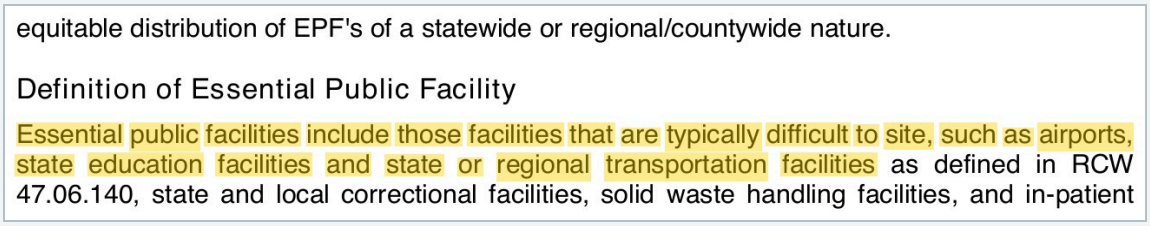
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

351 Plan quotes an old essential public facilities list that lacks several in current RCW 36.70A.200.

Where: Comprehensive Plan amended 12-2022, page 91 of 109. Still posted on the city website as of September 25, 2026.



equitable distribution of EPF's of a statewide or regional/countywide nature.

Definition of Essential Public Facility

Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient

SAYS

"Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient"

IN FORCE

RCW 36.70A.200(1)(a)

"regional transit authority facilities as defined in RCW 81.112.020, improvements to high capacity transportation systems as defined in RCW 81.104.015, bus rapid transit routes and stops or improvements to such routes and stops, state and local correctional facilities, solid waste handling facilities, opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.200

POTENTIAL FIX

Adopt the 2026-2046 plan, or an amendment to the current plan, that points readers to the essential public facilities listed in RCW 36.70A.200(1)(a), and post a notice beside the current plan saying that the state list governs until then.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

352 Plan cites WAC 365-190-080 for priority habitat lists; current rule puts them in 365-190-130.

Where: Comprehensive Plan amended 12-2022, page 69 of 109. Still posted on the city website as of September 25, 2026.

> and secondarily: monitor and priority species (game and non-game), as identified by the Department of Wildlife in the Priority Habitats and species lists, hereinafter referred to as priority species, compiled in compliance with WAC-365-190-080.
> - Habitats and species of local importance.
> - Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide

SAYS

"compiled in compliance with WAC-365-190-080."

IN FORCE

WAC 365-190-130(4)(b)

"Counties and cities must consult current information on priority habitats and species identified by the Washington state department of fish and wildlife."

app.leg.wa.gov/WAC/default.aspx?cite=365-190-130

POTENTIAL FIX

Adopt the 2026-2046 plan, or an amendment to the current plan, that cites WAC 365-190-130(4)(b) and names the Washington Department of Fish and Wildlife as the source of priority habitats and species lists, and post a notice beside the current plan saying that the state rule governs until then.

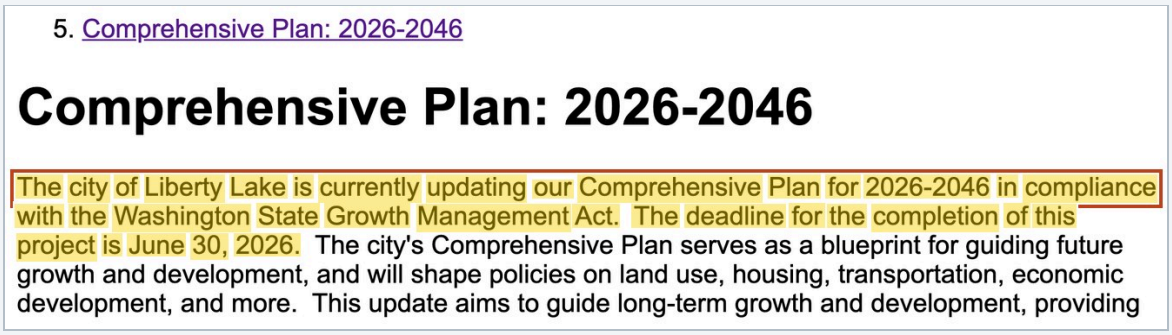
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

353 Comprehensive Plan page gives the pre-2025 GMA deadline; the Legislature moved it to December 31, 2026.

Where: Comprehensive Plan: 2026-2046. Still posted on the city website as of September 25, 2026. Image drawn from the saved copy.


5. Comprehensive Plan: 2026-2046

Comprehensive Plan: 2026-2046

The city of Liberty Lake is currently updating our Comprehensive Plan for 2026-2046 in compliance with the Washington State Growth Management Act. The deadline for the completion of this project is June 30, 2026. The city's Comprehensive Plan serves as a blueprint for guiding future growth and development, and will shape policies on land use, housing, transportation, economic development, and more. This update aims to guide long-term growth and development, providing

SAYS

"The city of Liberty Lake is currently updating our Comprehensive Plan for 2026-2046 in compliance with the Washington State Growth Management Act."
"The deadline for the completion of this project is June 30, 2026."

IN FORCE

RCW 36.70A.130(5)(c)

"On or before December 31, 2026, with the following review and, if needed, revision, on or before June 30, 2036, and every 10 years thereafter, for Benton, Chelan, Cowlitz, Douglas, Franklin, Kittitas, Skamania, Spokane, Walla Walla, and Yakima counties and the cities within those counties"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.130

POTENTIAL FIX

Change 'June 30, 2026' to 'December 31, 2026', the GMA periodic-review deadline that applies to Spokane County and the cities within it, including Liberty Lake.

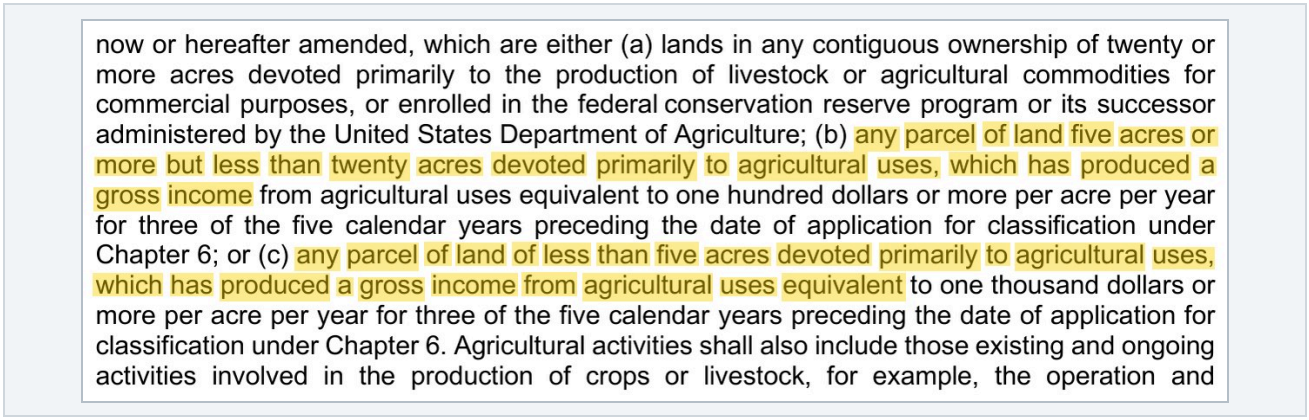
RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

PLANS AND CODE POSTED ON THE SITE

354 Development Code's agricultural-activities definition restates the pre-1993 farm-income thresholds.

Where: Development Code Title 10, Chapter 1 - Definitions (Updated), page 8 of 61. Still posted on the city website as of September 25, 2026.



now or hereafter amended, which are either (a) lands in any contiguous ownership of twenty or more acres devoted primarily to the production of livestock or agricultural commodities for commercial purposes, or enrolled in the federal conservation reserve program or its successor administered by the United States Department of Agriculture; (b) any parcel of land five acres or more but less than twenty acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to one hundred dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under Chapter 6; or (c) any parcel of land of less than five acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to one thousand dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under Chapter 6. Agricultural activities shall also include those existing and ongoing activities involved in the production of crops or livestock, for example, the operation and

SAYS

"any parcel of land five acres or more but less than twenty acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to one hundred dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under Chapter 6"

"any parcel of land of less than five acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to one thousand dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under Chapter 6"

IN FORCE

RCW 84.34.020(2)(b)(i)(B), (2)(c)(ii)

"On or after January 1, 1993, $200 or more per acre per year for three of the five calendar years preceding the date of application for classification under this chapter"

"On or after January 1, 1993, $1,500 or more per year for three of the five calendar years preceding the date of application for classification under this chapter"

app.leg.wa.gov/rcw/default.aspx?cite=84.34.020

POTENTIAL FIX

Amend the Agricultural activities definition in Title 10, Chapter 1 by ordinance to drop the restated income tests and refer to RCW 84.34.020(2) as amended, and post a notice beside the chapter saying the state figures of $200 per acre and $1,500 per year govern.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

355 Environment chapter cites a retired water-typing scheme and two retired rule numbers.

Where: Development Code Title 10, Chapter 6 - Environment, page 47 of 78. Still posted on the city website as of September 25, 2026.

Water Type, General Description (see WAC-222-16-030)	Riparian Buffer
Type 1, Shorelines of Statewide Significance	250 feet

SAYS

"Type 1, Shorelines of Statewide Significance 250 feet"
"All development proposals shall follow the bald eagle protection rules (RCW 77.12.655 and WAC 232.12.292), as now or hereafter amended, when the proposal is likely to have a direct impact on the habitat of the bald eagle."
"Water crossings must be approved by the Washington State Department of Fish and Wildlife according to WAC 75.20.100."

IN FORCE

WAC 222-16-030 (water typing; interim WAC 222-16-031 repealed effective 3/1/2026); WAC 232-12-292 recodified as WAC 220-610-100 (WSR 17-05-112); RCW 77.55.021 (hydraulic project permits)

"'Type S Water' means all waters, within their bankfull width, as inventoried as 'shorelines of the state' under chapter 90.58 RCW"
"No active sections in this title - please see "Show Dispositions" link above"
"The Citation you requested cannot be found. Please verify that you have a valid WAC citation and try again or look in the WAC Dispositions for WAC sections that have been repealed, expired, decodified, or recodified."

app.leg.wa.gov/wac/default.aspx?cite=222-16-030

POTENTIAL FIX

Amend Title 10, Chapter 6 by ordinance to relabel the riparian buffer table to the current WAC 222-16-030 water types (Type S for Type 1, Type F for Types 2 and 3, Type Np for Type 4, Type Ns for Type 5) and to describe each type by the WAC definition, keeping the buffer widths the city chose. Amend the same chapter by ordinance to cite WAC 220-610-100 for the bald eagle rules and to point to RCW 77.55.021 and chapter 220-660 WAC for hydraulic project approval, and post a notice beside the chapter saying that the state rules govern until then.

RISK

A reader could follow this citation and reach an old, missing or different rule.

PLANS AND CODE POSTED ON THE SITE

356 Development code cites a state review rule repealed sixteen years ago.

Where: Development Code, Chapter 4 - Application and Review, page 24 of 103. Still posted on the city website as of September 25, 2026.

> in the official City newspaper. Additionally, the proposed amendments may be required to have a SEPA review, pursuant to Development Code Article 10-6A the City's Environmental Ordinance, and all Type IV projects must go through a 60-day state review process as required under WAC 365-195-620. This 60-day review process generally occurs after the Planning Commission's recommendation.
>
> b. Notice.

SAYS

"all Type IV projects must go through a 60-day state review process as required under WAC 365-195-620."

IN FORCE

WAC 365-195-620 (repealed); current requirement at WAC 365-196-630

"365-195-620 Submissions to state."
"Repealed by WSR 10-03-085, filed 1/19/10, effective 2/19/10. Statutory Authority: RCW 36.70A.050 and 36.70A.190 ."

app.leg.wa.gov/WAC/default.aspx?cite=365-196-630

POTENTIAL FIX

Amend the Development Code by ordinance so the Type IV review language cites the current state review rule in place of the repealed WAC 365-195-620 (the entry names WAC 365-196-630, which the city should confirm), and post a notice beside the chapter saying the current state rule governs until the ordinance takes effect.

RISK

A reader could follow this citation and reach an old, missing or different rule.

PLANS AND CODE POSTED ON THE SITE

357 Development code sends appeals to a board abolished in 2010.

Where: Development Code, Chapter 4 - Application and Review, page 22 of 103. Still posted on the city website as of September 25, 2026.

> days from the date of the action the applicant or person having standing, as defined in RCW 36.70C, makes application to a court of competent jurisdiction for a writ of certiorari.
>
> b. Additionally, appeals of matters subject to board review, as outlined in RCW 36.70A.280 shall be made by a petition to the Eastern Washington Growth Management Hearings Board as outlined in RCW 36.70A.290 or review may be directed to Superior Court as outlined in RCW 36.70A.295.

SAYS

"appeals of matters subject to board review, as outlined in RCW 36.70A.280 shall be made by a petition to the Eastern Washington Growth Management Hearings Board as outlined in RCW 36.70A.290 or review may be directed to Superior Court as outlined in RCW 36.70A.295."

IN FORCE

RCW 36.70A.250

"There is hereby created within the environmental and land use hearings office established by RCW 43.21B.005 a growth management hearings board for the state of Washington."

"The three growth management hearings boards are abolished and their powers, duties, and functions are transferred to the growth management hearings board."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.250

POTENTIAL FIX

Amend the Development Code by ordinance so appeals go to the growth management hearings board created by RCW 36.70A.250 in place of the Eastern Washington board, and post a notice beside the chapter saying the single statewide board governs until the ordinance takes effect.

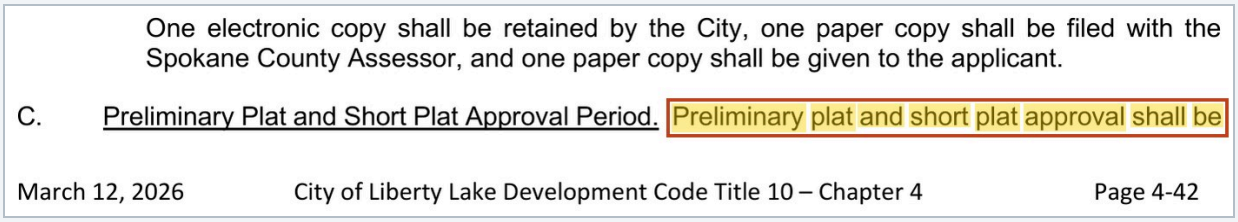
RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

PLANS AND CODE POSTED ON THE SITE

358 Development code cites the wrong RCW section for plat approval periods.

Where: Development Code, Chapter 4 - Application and Review, page 42 of 103. Still posted on the city website as of September 25, 2026.


One electronic copy shall be retained by the City, one paper copy shall be filed with the Spokane County Assessor, and one paper copy shall be given to the applicant.

C. Preliminary Plat and Short Plat Approval Period. Preliminary plat and short plat approval shall be

March 12, 2026 City of Liberty Lake Development Code Title 10 – Chapter 4 Page 4-42

SAYS

"Preliminary plat and short plat approval shall be"
"effective for a period of 5 years from the date of approval, or for the amount of time specified in RCW 58.17.170, on the date of approval, whichever is greater."

IN FORCE

RCW 58.17.140(3)(a)

"a final plat meeting all requirements of this chapter shall be submitted to the legislative body of the city, town, or county for approval within seven years of the date of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015."

app.leg.wa.gov/RCW/default.aspx?cite=58.17.140

POTENTIAL FIX

Amend the Development Code by ordinance so the preliminary plat approval period cites RCW 58.17.140 in place of RCW 58.17.170 and says that the 5 years for short plats is the city's own rule, and post a notice beside the chapter saying RCW 58.17.140 governs until the ordinance takes effect.

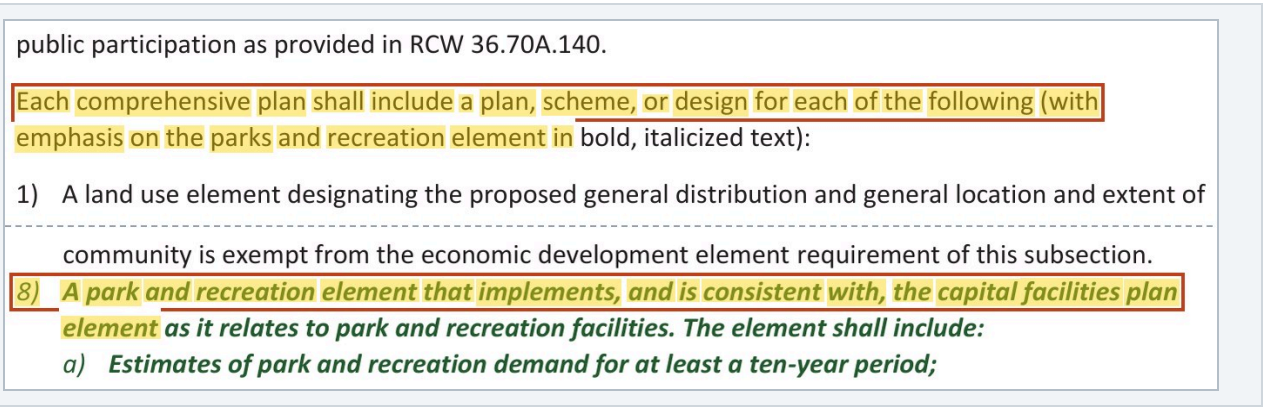
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

359 Parks plan's list of mandatory comprehensive-plan elements omits the climate change and resiliency element.

Where: Final LL Parks Master Plan - Chapter 1 Plan Overview, page 4 of 7. Still posted on the city website as of September 25, 2026.


public participation as provided in RCW 36.70A.140.

Each comprehensive plan shall include a plan, scheme, or design for each of the following (with emphasis on the parks and recreation element in bold, italicized text):

1) A land use element designating the proposed general distribution and general location and extent of

community is exempt from the economic development element requirement of this subsection.

8) A park and recreation element that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities. The element shall include:

a) Estimates of park and recreation demand for at least a ten-year period;

SAYS

"Each comprehensive plan shall include a plan, scheme, or design for each of the following (with emphasis on the parks and recreation element in bold, italicized text):"
"8) A park and recreation element that implements, and is consistent with, the capital facilities plan element"

IN FORCE

RCW 36.70A.070(9)

"(9)(a) A climate change and resiliency element that is designed to result in reductions in overall greenhouse gas emissions and that must enhance resiliency to and avoid the adverse impacts of climate change"
"(b) The climate change and resiliency element shall include the following subelements: (i) A greenhouse gas emissions reduction subelement; (ii) A resiliency subelement."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.070

POTENTIAL FIX

Adopt an amendment to the Parks and Recreation Master Plan, or publish a new edition of its Plan Overview chapter, that lists the climate change and resiliency element under RCW 36.70A.070(9) with its greenhouse gas emissions reduction and resiliency subelements, and post a notice beside the posted chapter saying the statute governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

360 Parks plan's GMA element summary predates 2023 amendments, omitting the park element's tree canopy evaluation.

Where: Final LL Parks Master Plan - Chapter 1 Plan Overview, page 4 of 7. Still posted on the city website as of September 25, 2026.

community is exempt from the economic development element requirement of this subsection.

8) ***A park and recreation element that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities. The element shall include:***

   a) ***Estimates of park and recreation demand for at least a ten-year period;***

   b) ***an evaluation of facilities and service needs; and***

   c) ***an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.***

SAYS

"The element shall include: a) Estimates of park and recreation demand for at least a ten-year period; b) an evaluation of facilities and service needs; and c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand."

IN FORCE

RCW 36.70A.070(8)

"The element shall include: (a) Estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; (c) an evaluation of tree canopy coverage within the urban growth area; and (d) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.070

POTENTIAL FIX

Publish a new edition of the Plan Overview chapter, or adopt an amendment to the plan, that summarizes RCW 36.70A.070 as it now reads: the park and recreation element includes an evaluation of tree canopy coverage within the urban growth area, the land use element covers open spaces, green spaces and urban and community forests, and the rural element applies only to counties. Post a notice beside the posted chapter saying which text governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

361 Financial policy manual cites the wrong RCW chapter for spending authority.

Where: Financial Policies 5.6.25 Update, page 8 of 70. Still posted on the city website as of September 25, 2026.

1. Budget Adjustments Requiring City Council Approval by Ordinance Amending the Original Budget.
   A. An increase in expenditures through the realization of additional revenues or use of fund balance (RCW 35.33.121).
   B. To adjust budgets involving the increase/decrease of employee positions, salaries, or benefits.

SAYS

"An increase in expenditures through the realization of additional revenues or use of fund balance (RCW 35.33.121)."
"The schedule for adoption of the annual budget will be as specified in RCW 35A.33."

IN FORCE

RCW 35.33.020 (chapter 35.33 scope); the parallel provision for a Title 35A code city is RCW 35A.33.120

"The provisions of this chapter apply to all cities of the first class that have a population of less than three hundred thousand, to all cities of the second class, and to all towns, except those cities and towns that have adopted an ordinance under RCW 35.34.040 providing for a biennial budget."

app.leg.wa.gov/RCW/default.aspx?cite=35.33.020

POTENTIAL FIX

Publish a corrected edition of the Financial Policies that cites RCW 35A.33.120, the provision for a Title 35A code city, in place of RCW 35.33.121, and post a notice beside the posted print saying that chapter 35A.33 RCW governs.

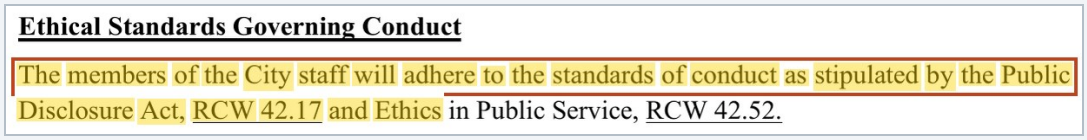
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

362 Financial policy manual cites a Public Disclosure Act chapter emptied since 2012.

Where: Financial Policies 5.6.25 Update, page 37 of 70. Still posted on the city website as of September 25, 2026.



Ethical Standards Governing Conduct

The members of the City staff will adhere to the standards of conduct as stipulated by the Public Disclosure Act, RCW 42.17 and Ethics in Public Service, RCW 42.52.

SAYS

"The members of the City staff will adhere to the standards of conduct as stipulated by the Public Disclosure Act, RCW 42.17 and Ethics in Public Service, RCW 42.52."

IN FORCE

RCW 42.17 (dispositions table); recodified into RCW 42.17A and RCW 42.56

"Chapter 42.17 RCW dispositions DISCLOSURE - CAMPAIGN FINANCES - LOBBYING - RECORDS"
"Recodified as RCW 42.17A.001 pursuant to 2010 c 204 § 1102, effective January 1, 2012."
"Recodified as RCW 42.56.040 pursuant to 2005 c 274 § 103, effective July 1, 2006."

app.leg.wa.gov/RCW/default.aspx?cite=42.17

POTENTIAL FIX

Publish a corrected edition of the Financial Policies that cites RCW 42.17A for campaign finance and lobbying disclosure and RCW 42.56 for public records, and post a notice beside the posted print saying that those chapters govern.

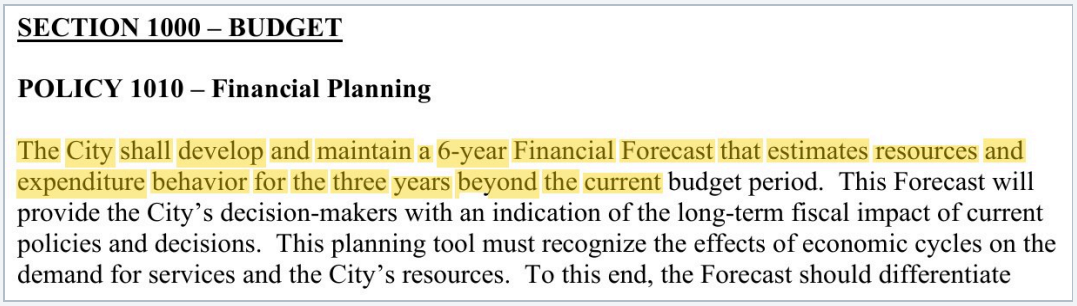
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

363 Policy 1010 sets a 6-year financial forecast while Policy 1015 refers to a 4-year forecast.

Where: Financial Policies 5.6.25 Update, page 5 of 70. Still posted on the city website as of September 25, 2026.



SECTION 1000 – BUDGET

POLICY 1010 – Financial Planning

The City shall develop and maintain a 6-year Financial Forecast that estimates resources and expenditure behavior for the three years beyond the current budget period. This Forecast will provide the City's decision-makers with an indication of the long-term fiscal impact of current policies and decisions. This planning tool must recognize the effects of economic cycles on the demand for services and the City's resources. To this end, the Forecast should differentiate

SAYS

"The City shall develop and maintain a 6-year Financial Forecast that estimates resources and expenditure behavior for the three years beyond the current budget period."

IN FORCE

Financial Management Policies, Policy 1015

"the current and future fiscal impact (as reflected in the 4-year financial forecast) shall be determined and reported to the City Council to aid in their deliberations."

www.libertylakewa.gov/DocumentCenter/View/9534

POTENTIAL FIX

Ask the city to say whether the financial forecast covers 4 or 6 years and to post that notice beside Policies 1010 and 1015. Then adopt an amendment by resolution that uses one horizon in both.

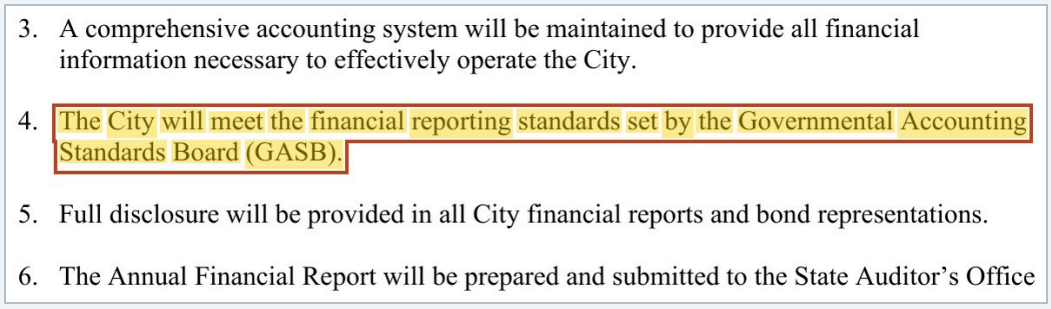
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

PLANS AND CODE POSTED ON THE SITE

364 Policy 1110 says the City reports on a cash basis, then promises GASB standards.

Where: Financial Policies 5.6.25 Update, page 9 of 70. Still posted on the city website as of September 25, 2026.



3. A comprehensive accounting system will be maintained to provide all financial information necessary to effectively operate the City.

4. The City will meet the financial reporting standards set by the Governmental Accounting Standards Board (GASB).

5. Full disclosure will be provided in all City financial reports and bond representations.

6. The Annual Financial Report will be prepared and submitted to the State Auditor's Office

SAYS

"The City will meet the financial reporting standards set by the Governmental Accounting Standards Board (GASB)."

IN FORCE

Financial Management Policies, Policy 1110 item 1

"The City uses the cash basis of accounting which is a departure from Generally Accepted Accounting Principles (GAAP)."

www.libertylakewa.gov/DocumentCenter/View/9534

POTENTIAL FIX

Ask the city to say which reporting standard governs Policy 1110 and to post that notice beside both items. Then adopt an amendment by resolution that states one standard.

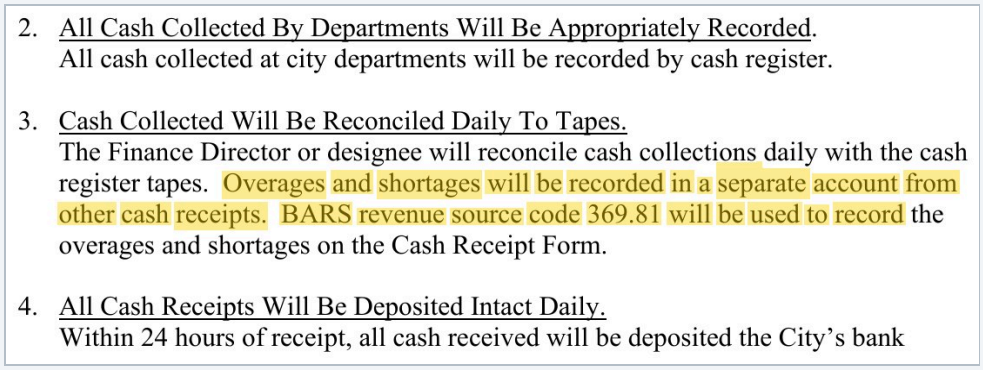
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

PLANS AND CODE POSTED ON THE SITE

365 Policy 1215 uses BARS code 369.81 for cash overages, but the State Auditor's chart uses 369.80.00.

Where: Financial Policies 5.6.25 Update, page 11 of 70. Still posted on the city website as of September 25, 2026.



2. All Cash Collected By Departments Will Be Appropriately Recorded.
All cash collected at city departments will be recorded by cash register.

3. Cash Collected Will Be Reconciled Daily To Tapes.
The Finance Director or designee will reconcile cash collections daily with the cash register tapes. Overages and shortages will be recorded in a separate account from other cash receipts. BARS revenue source code 369.81 will be used to record the overages and shortages on the Cash Receipt Form.

4. All Cash Receipts Will Be Deposited Intact Daily.
Within 24 hours of receipt, all cash received will be deposited the City's bank

SAYS

"Overages and shortages will be recorded in a separate account from other cash receipts. BARS revenue source code 369.81 will be used to record the overages and shortages on the Cash Receipt Form."

IN FORCE

SAO BARS City/Town Cash Basis chart, 369.80.00 Cash Adjustments

"369.80.00 Cash Adjustments Include cashier's overages or shortages"

portal.sao.wa.gov/OnlineFilingReportingService/public/BARSExport?GovTypeName=City%2FTown&GovTypeCode=07&ManualType=1&ExportType=PDF&ReportingLevel=2

POTENTIAL FIX

Amend Policy 1215 items 3 and 5B by resolution to use BARS code 369.80.00. The policy was amended May 6, 2025 and the State Auditor's chart, fetched October 1, 2026, shows no effective date for its 369.80.00 line, so the chart governs as the higher authority under RCW 43.09.200.

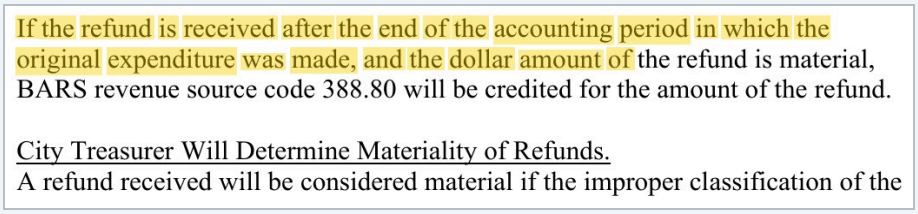
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

366 Policy 1820 uses BARS code 388.80 for prior-year refunds, but the chart uses 388.30.00.

Where: Financial Policies 5.6.25 Update, page 58 of 70. Still posted on the city website as of September 25, 2026.



If the refund is received after the end of the accounting period in which the original expenditure was made, and the dollar amount of the refund is material, BARS revenue source code 388.80 will be credited for the amount of the refund.

City Treasurer Will Determine Materiality of Refunds.
A refund received will be considered material if the improper classification of the

SAYS

"If the refund is received after the end of the accounting period in which the original expenditure was made, and the dollar amount of the refund is material, BARS revenue source code 388.80 will be credited for the amount of the refund."

IN FORCE

SAO BARS City/Town Cash Basis chart, 388.30.00 Error Correction

"Cash basis governments should use this code when material amounts are refunded to the government (or fund) that are from prior year financial activity."

portal.sao.wa.gov/OnlineFilingReportingService/public/BARSExport?GovTypeName=City%2FTown&GovTypeCode=07&ManualType=1&ExportType=PDF&ReportingLevel=2

POTENTIAL FIX

Amend Policy 1820 by resolution to use 388.30.00 for material prior-year refunds and 369.91.00 for immaterial ones, matching Policy 1215 item 6. The policy was amended May 6, 2025 and the chart, fetched October 1, 2026, shows no effective date for 388.30.00, so the chart governs as the higher authority.

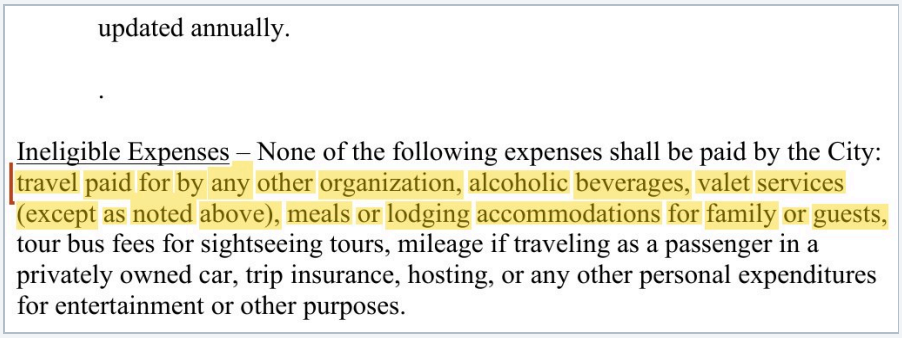
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

PLANS AND CODE POSTED ON THE SITE

367 Policy 1315 section 2.3 excepts valet 'as noted above', but section 2.2.2 lists only parking fees.

Where: Financial Policies 5.6.25 Update, page 22 of 70. Still posted on the city website as of September 25, 2026.



updated annually.

.

Ineligible Expenses – None of the following expenses shall be paid by the City: travel paid for by any other organization, alcoholic beverages, valet services (except as noted above), meals or lodging accommodations for family or guests, tour bus fees for sightseeing tours, mileage if traveling as a passenger in a privately owned car, trip insurance, hosting, or any other personal expenditures for entertainment or other purposes.

SAYS

"travel paid for by any other organization, alcoholic beverages, valet services (except as noted above), meals or lodging accommodations for family or guests"

IN FORCE

Financial Management Policies, Policy 1315 section 2.2.2

"Actual costs for bus travel, train travel, taxi, tolls, car rentals, parking fees and air travel are eligible"

www.libertylakewa.gov/DocumentCenter/View/9534

POTENTIAL FIX

Ask the city to say whether valet parking is an eligible parking fee and to post that notice beside sections 2.2.2 and 2.3. Then adopt an amendment by resolution that makes the two sections agree.

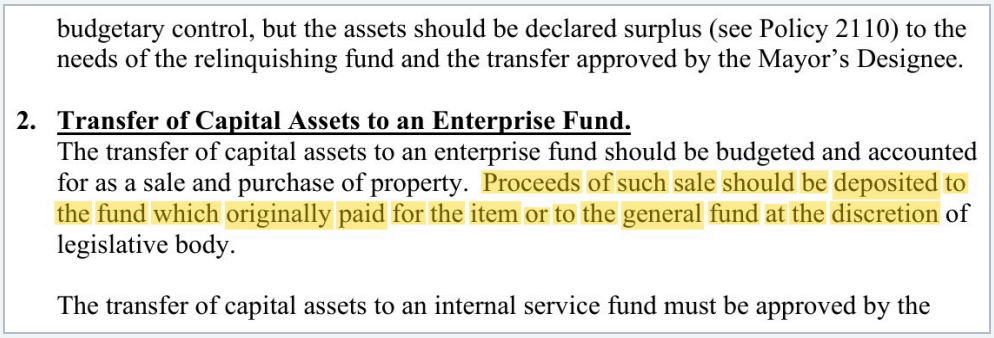
RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

PLANS AND CODE POSTED ON THE SITE

368 Policy 1415 lets sale proceeds go to the general fund though another fund paid.

Where: Financial Policies 5.6.25 Update, page 33 of 70. Still posted on the city website as of September 25, 2026.



budgetary control, but the assets should be declared surplus (see Policy 2110) to the needs of the relinquishing fund and the transfer approved by the Mayor's Designee.

2. **Transfer of Capital Assets to an Enterprise Fund.**
The transfer of capital assets to an enterprise fund should be budgeted and accounted for as a sale and purchase of property. Proceeds of such sale should be deposited to the fund which originally paid for the item or to the general fund at the discretion of legislative body.

The transfer of capital assets to an internal service fund must be approved by the

SAYS

"Proceeds of such sale should be deposited to the fund which originally paid for the item or to the general fund at the discretion of legislative body."

IN FORCE

RCW 43.09.210(3)

"no department, public improvement, undertaking, institution, or public service industry shall benefit in any financial manner whatever by an appropriation or fund made for the support of another."

app.leg.wa.gov/RCW/default.aspx?cite=43.09.210

POTENTIAL FIX

Amend Policy 1415 item 2 by resolution to deposit sale proceeds to the fund that paid for the asset, and to the general fund only when it paid. The policy (amended May 6, 2025) is a resolution and RCW 43.09.210(3) (2018 c 217 text, current September 26, 2026) governs as the higher authority.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

369 Policy 1610 lets the Mayor approve A&E contracts up to $7,500; LLMC 1-6-6 requires Council review.

Where: Financial Policies 5.6.25 Update, page 50 of 70. Still posted on the city website as of September 25, 2026.

AMOUNT	APPROVAL AUTHORITY	PROCEDURE
Up to $7,500	Mayor or Designee	Contract/Invoices
Over $7,500	City Council	Contract/Invoices

SAYS

"Up to $7,500 Mayor or Designee Contract/Invoices"

IN FORCE

LLMC 1-6-6(A)(4)

"When the parties have reached a fair and reasonable price with the city, the city council shall review the contract for approval."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-142

POTENTIAL FIX

Amend Policy 1610 section III.A by a new resolution to send every architectural and engineering contract to the City Council, or amend LLMC 1-6-6 by ordinance to allow administrative approval below a set amount. LLMC 1-6-6 dates from Ordinance 74 (November 2, 2001) and the policy from Resolution 02-048G (May 6, 2025); the ordinance governs the resolution as the higher authority.

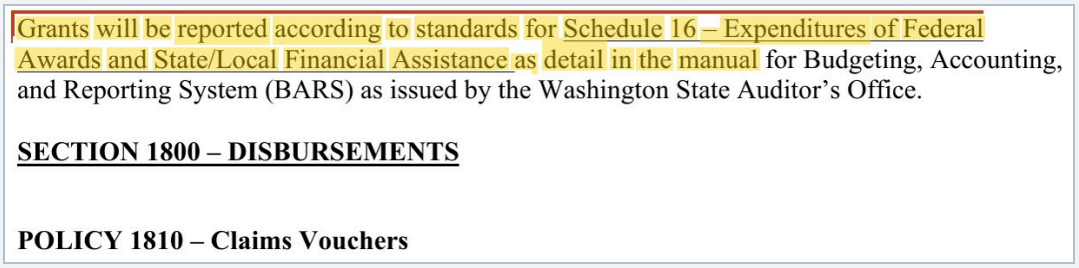
RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

PLANS AND CODE POSTED ON THE SITE

370 Policy 1715 reports state grants on Schedule 16, but state aid goes on Schedule 15.

Where: Financial Policies 5.6.25 Update, page 56 of 70. Still posted on the city website as of September 25, 2026.



Grants will be reported according to standards for Schedule 16 – Expenditures of Federal Awards and State/Local Financial Assistance as detail in the manual for Budgeting, Accounting, and Reporting System (BARS) as issued by the Washington State Auditor's Office.

SECTION 1800 – DISBURSEMENTS

POLICY 1810 – Claims Vouchers

SAYS

"Grants will be reported according to standards for Schedule 16 - Expenditures of Federal Awards and State/Local Financial Assistance as detail in the manual for Budgeting, Accounting, and Reporting System (BARS) as issued by the Washington State Auditor's Office."

IN FORCE

BARS Cash Manual 4.8.16.10, Schedule 15

"List on this schedule expenditures from grants received directly or indirectly from state agencies (334 and the applicable 374)."

sao.wa.gov/bars-annual-filing/bars-cash-manual/reporting/sao-annual-report-schedules/expenditures-state-financial-assistance-schedule-15

POTENTIAL FIX

Amend Policy 1715 by resolution to report federal awards on Schedule 16 and state financial assistance on Schedule 15. The policy was amended May 6, 2025 and the State Auditor's Schedule 15 page, fetched October 1, 2026, shows no effective date, so the BARS manual governs as the higher authority.

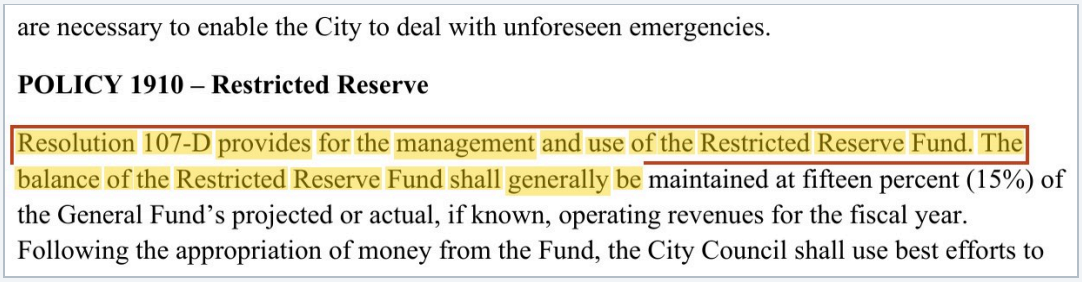
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

371 Policy 1910 names Resolution 107-D as the reserve fund source, but the instrument is Ordinance 107-D.

Where: Financial Policies 5.6.25 Update, page 62 of 70. Still posted on the city website as of September 25, 2026.



are necessary to enable the City to deal with unforeseen emergencies.

POLICY 1910 – Restricted Reserve

Resolution 107-D provides for the management and use of the Restricted Reserve Fund. The balance of the Restricted Reserve Fund shall generally be maintained at fifteen percent (15%) of the General Fund's projected or actual, if known, operating revenues for the fiscal year. Following the appropriation of money from the Fund, the City Council shall use best efforts to

SAYS

"Resolution 107-D provides for the management and use of the Restricted Reserve Fund. The balance of the Restricted Reserve Fund shall generally be maintained at fifteen percent (15%) of the General Fund's projected or actual, if known, operating revenues for the fiscal year."

IN FORCE

Ordinance No. 107-D, Section 1

"Section 1. Restricted Reserve Fund. The Restricted Reserve Fund (120) is affirmed and ratified as presently established, provided hereafter the balance in the Restricted Reserve Fund shall generally be maintained at fifteen percent (15%) of the General Fund's projected or actual, if known, operating revenues for the fiscal year."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/370

POTENTIAL FIX

Amend Policy 1910 by resolution to change both references from Resolution 107-D to Ordinance No. 107-D. Ordinance 107-D passed January 16, 2007 and the policy was amended May 6, 2025; the 15 percent target matches, so the later policy only needs the citation corrected.

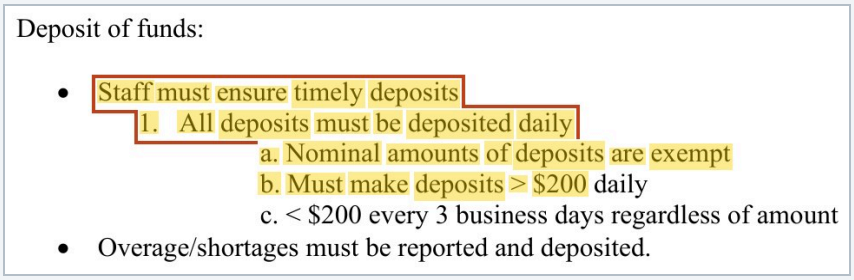
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

372 Attachment A exempts 'nominal' deposits from any schedule; RCW 43.09.240 caps treasurer exceptions at weekly deposits.

Where: Financial Policies 5.6.25 Update, page 70 of 70. Still posted on the city website as of September 25, 2026.



Deposit of funds:

- Staff must ensure timely deposits
  1. All deposits must be deposited daily
     a. Nominal amounts of deposits are exempt
     b. Must make deposits > $200 daily
     c. < $200 every 3 business days regardless of amount
- Overage/shortages must be reported and deposited.

SAYS

"Staff must ensure timely deposits 1. All deposits must be deposited daily a. Nominal amounts of deposits are exempt b. Must make deposits > $200 daily c. < $200 every 3 business days regardless of amount"

IN FORCE

RCW 43.09.240

"Exceptions granted by the treasurer shall state the frequency with which deposits are required as long as no exception exceeds a time period greater than one deposit per week."

app.leg.wa.gov/RCW/default.aspx?cite=43.09.240

POTENTIAL FIX

By a new resolution, amend Attachment A (and Policy 1215 item 4, which has the same open exception) to delete the nominal amount exemption, and to state that any interval longer than 24 hours, such as the 3 business day schedule for receipts under $200, applies only as a written City Treasurer exception under RCW 43.09.240, no longer than weekly. The policy dates from Resolution 02-048G (May 6, 2025); RCW 43.09.240 (2002 c 168 text, current as fetched September 29, 2026) governs as the higher authority.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

373 Policy 1510 duty 13 cites 'SEC Rule 15c2-' with no rule number.

Where: Financial Policies 5.6.25 Update, page 36 of 70. Still posted on the city website as of September 25, 2026.

> 11. Submit to the City Council all recommendations to issue debt;
>
> 12. Provide for the distribution of pertinent information to rating agencies;
>
> 13. Comply with undertakings for ongoing disclosure pursuant to SEC Rule 15c2-
>
> 14. Apply and promote prudent fiscal practices.

SAYS

"13. Comply with undertakings for ongoing disclosure pursuant to SEC Rule 15c2-"

IN FORCE

17 CFR 240.15c2-12

"§ 240.15c2-12 Municipal securities disclosure."

www.ecfr.gov/api/versioner/v1/full/2026-09-29/title-17.xml?part=240&section=240.15c2-12

POTENTIAL FIX

Amend Policy 1510 by resolution to complete the citation as SEC Rule 15c2-12 (17 CFR 240.15c2-12). The policy was amended May 6, 2025; the rule is current in the eCFR as of September 29, 2026, so the text only needs the number added.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

374 Design standards cite RCW subsections for critical areas and wetlands that no longer apply.

Where: Liberty Lake Engineering Design Standards - FINAL (June 2017), page 8 of 46. Still posted on the city website as of September 25, 2026.

areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. (Defined in 36.70A.030(5) as now or hereafter amended.)
Cross Slope A slope that is perpendicular to the direction of travel.
Crown (Street Crown) The term used to define the highest point of the traveled

SAYS

"(Defined in 36.70A.030(5) as now or hereafter amended.)"
"(Defined in RCW 36.70A.030(20) as now or hereafter amended.)"

IN FORCE

RCW 36.70A.030(12) and (53)

"(12) 'Critical areas' include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas."
"(53) 'Wetland' or 'wetlands' means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

POTENTIAL FIX

Publish a new edition of the Design Standards that refers to RCW 36.70A.030 by section and says the definitions are those in the statute as amended, and post a notice beside the June 2017 and April 2019 prints saying that the current RCW definitions govern.

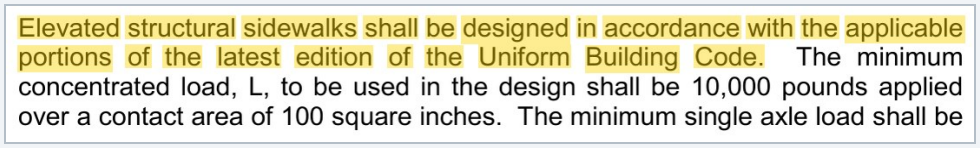
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

375 Design standards send sidewalk design to the Uniform Building Code; Washington adopts the International Building Code.

Where: Liberty Lake Engineering Design Standards - FINAL (June 2017), page 39 of 46. Still posted on the city website as of September 25, 2026.


Elevated structural sidewalks shall be designed in accordance with the applicable portions of the latest edition of the Uniform Building Code. The minimum concentrated load, L, to be used in the design shall be 10,000 pounds applied over a contact area of 100 square inches. The minimum single axle load shall be

SAYS

"Elevated structural sidewalks shall be designed in accordance with the applicable portions of the latest edition of the Uniform Building Code."

IN FORCE

WAC 51-50-003; LLMC 9-1-1.A (amended by Ord. 272A, 10-21-2025, text not located)

"International Building Code (IBC) And International Existing Building Code (IEBC), And Standards (Chapter 51 -50 WAC): The current edition of the international building code, and the international existing building code as published by the International Code Council, and adopted by the state of Washington in WAC 51-50, are hereby adopted with all Washington state amendments and standards including the additions, deletions, and exceptions in WAC 51-50, except that the following appendix is the only appendix adopted:"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4312

POTENTIAL FIX

Adopt an amendment to the Design Standards, or publish a new edition, that sends elevated structural sidewalk design to the International Building Code as adopted in chapter 51-50 WAC and LLMC Title 9, and post a notice beside the June 2017 print saying that the adopted building code governs.

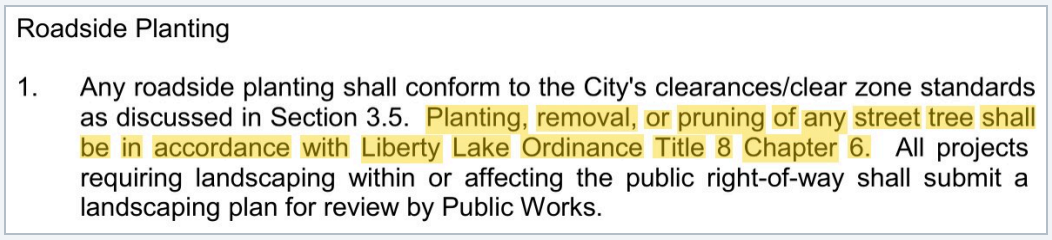
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

376 Applications & Instructions page links 2017 design standards that cite a repealed tree chapter.

Where: Liberty Lake Engineering Design Standards - FINAL (June 2017), page 41 of 46. Still posted on the city website as of September 25, 2026.



Roadside Planting

1. Any roadside planting shall conform to the City's clearances/clear zone standards as discussed in Section 3.5. Planting, removal, or pruning of any street tree shall be in accordance with Liberty Lake Ordinance Title 8 Chapter 6. All projects requiring landscaping within or affecting the public right-of-way shall submit a landscaping plan for review by Public Works.

SAYS

"Planting, removal, or pruning of any street tree shall be in accordance with Liberty Lake Ordinance Title 8 Chapter 6."

IN FORCE

Ordinance 257 (April 2, 2019), Exhibit A

"City Code Article 8, ChaDter 6: Trees is hereby repealed, and replaced with the regulations detailed in City Code Article 10-3 Design and Maintenance Standards, §1O-3C-4 (Street Trees), and §10-31-3 (General Outdoor Maintenance Requirements)."

www.libertylakewa.gov/Archive.aspx?ADID=841

POTENTIAL FIX

Remove the June 2017 'Liberty Lake Engineering Design Standards - FINAL.pdf' (View/4147) from the Applications & Instructions page or mark it superseded, and link instead the April 2019 edition amended by Ordinance 257 (View/4531), which already sends street-tree work to Development Code Article 10-3.

RISK

A reader could follow this citation and reach an old, missing or different rule.

PLANS AND CODE POSTED ON THE SITE

377 Amended design standards cite RCW subsections for critical areas and wetlands that no longer apply.

Where: Liberty Lake Engineering Design Standards, as Amended April 2019, page 6 of 84. Still posted on the city website as of September 25, 2026.

areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. (Defined in 36.70A.030(5) as now or hereafter amended.)
Cross Slope A slope that is perpendicular to the direction of travel.
Crown (Street Crown) The term used to define the highest point of the traveled

SAYS

"(Defined in 36.70A.030(5) as now or hereafter amended.)"
"(Defined in RCW 36.70A.030(20) as now or hereafter amended.)"

IN FORCE

RCW 36.70A.030(12) and (53)

"(12) 'Critical areas' include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas."
"(53) 'Wetland' or 'wetlands' means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

POTENTIAL FIX

Adopt an amendment to the Engineering Design Standards citing RCW 36.70A.030(12) for critical areas and RCW 36.70A.030(53) for wetland, and post a notice beside the Standards saying that the current RCW definitions govern.

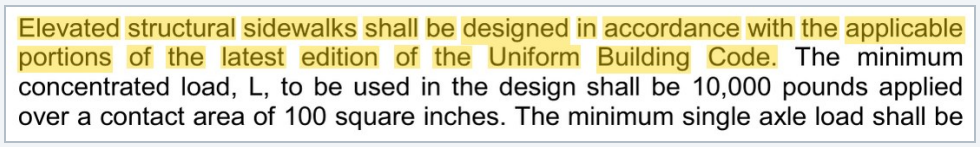
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

378 Amended design standards send sidewalk design to a building code that no longer exists.

Where: Liberty Lake Engineering Design Standards, as Amended April 2019, page 37 of 84. Still posted on the city website as of September 25, 2026.


Elevated structural sidewalks shall be designed in accordance with the applicable portions of the latest edition of the Uniform Building Code. The minimum concentrated load, L, to be used in the design shall be 10,000 pounds applied over a contact area of 100 square inches. The minimum single axle load shall be

SAYS

"Elevated structural sidewalks shall be designed in accordance with the applicable portions of the latest edition of the Uniform Building Code."

IN FORCE

LLMC 9-1-1.A

"International Building Code (IBC) And International Existing Building Code (IEBC), And Standards (Chapter 51 -50 WAC): The current edition of the international building code, and the international existing building code as published by the International Code Council, and adopted by the state of Washington in WAC 51-50, are hereby adopted with all Washington state amendments and standards including the additions, deletions, and exceptions in WAC 51-50, except that the following appendix is the only appendix adopted:"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4312

POTENTIAL FIX

Adopt an amendment to the Engineering Design Standards pointing elevated structural sidewalks to the current edition of the International Building Code as adopted by LLMC 9-1-1.A and WAC 51-50, and post a notice beside the Standards saying that LLMC 9-1-1.A governs until then.

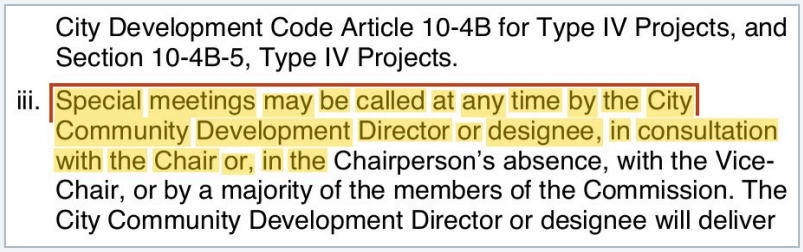
RISK

A reader could follow this citation and reach an old, missing or different rule.

PLANS AND CODE POSTED ON THE SITE

379 Planning Commission bylaws let the Community Development Director call special meetings; state law does not.

Where: Planning Commission Bylaws Ordinance No. 175C, page 10 of 23. Still posted on the city website as of September 25, 2026.



City Development Code Article 10-4B for Type IV Projects, and Section 10-4B-5, Type IV Projects.

iii. Special meetings may be called at any time by the City Community Development Director or designee, in consultation with the Chair or, in the Chairperson's absence, with the Vice-Chair, or by a majority of the members of the Commission. The City Community Development Director or designee will deliver

SAYS

"Special meetings may be called at any time by the City Community Development Director or designee, in consultation with the Chair or, in the Chairperson's absence, with the Vice- Chair, or by a majority of the members of the Commission."

IN FORCE

RCW 42.30.080(1)

"A special meeting may be called at any time by the presiding officer of the governing body of a public agency or by a majority of the members of the governing body"

app.leg.wa.gov/RCW/default.aspx?cite=42.30.080

POTENTIAL FIX

Adopt an amendment to the Planning Commission bylaws by ordinance so the Chair, or the Vice-Chair presiding in the Chair's absence, or a majority of members calls a special meeting and the Director only issues the notice, and post a notice beside the bylaws saying RCW 42.30.080 governs until then.

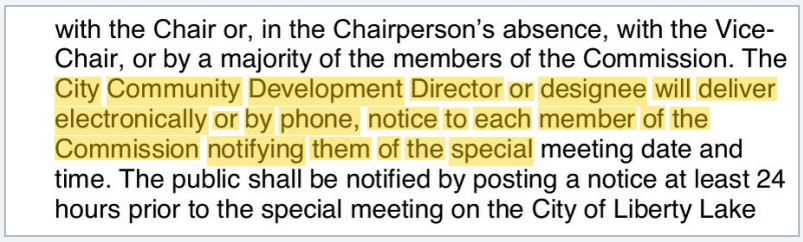
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

380 Planning Commission bylaws allow special meeting notice by phone; state law requires written notice.

Where: Planning Commission Bylaws Ordinance No. 175C, page 10 of 23. Still posted on the city website as of September 25, 2026.


with the Chair or, in the Chairperson's absence, with the Vice-Chair, or by a majority of the members of the Commission. The City Community Development Director or designee will deliver electronically or by phone, notice to each member of the Commission notifying them of the special meeting date and time. The public shall be notified by posting a notice at least 24 hours prior to the special meeting on the City of Liberty Lake

SAYS

"City Community Development Director or designee will deliver electronically or by phone, notice to each member of the Commission notifying them of the special meeting date and time."

IN FORCE

RCW 42.30.080(1)

"by delivering written notice personally, by mail, by fax, or by email to each member of the governing body."

app.leg.wa.gov/RCW/default.aspx?cite=42.30.080

POTENTIAL FIX

Adopt an amendment to the Planning Commission bylaws by ordinance so special meeting notice goes in writing, personally, by mail, by fax or by email, and post a notice beside the bylaws saying RCW 42.30.080 governs until then.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

PLANS AND CODE POSTED ON THE SITE

381 Bylaws say continued hearings need no further notice; RCW 42.30.090 and 42.30.100 require a door posting.

Where: Planning Commission Bylaws Ordinance No. 175C, page 16 of 23. Still posted on the city website as of September 25, 2026.

> iii. If a hearing is continued to a specified date, time, and place, no further notice of the continued hearing is required. If continued indefinitely and without a specified date, notice of the continued hearing date, when set, shall be sent to the parties of record at

SAYS

"If a hearing is continued to a specified date, time, and place, no further notice of the continued hearing is required."

IN FORCE

RCW 42.30.090 (applied to hearings by RCW 42.30.100)

"whenever any meeting is adjourned a copy of the order or notice of adjournment shall be conspicuously posted immediately after the time of the adjournment on or near the door of the place where the regular, adjourned regular, special, or adjourned special meeting was held."

app.leg.wa.gov/RCW/default.aspx?cite=42.30.090

POTENTIAL FIX

Adopt an amendment to the Planning Commission bylaws by ordinance saying that no new mailed or published notice is required for a continued hearing but that the order of continuance is posted as RCW 42.30.090 requires, and post a notice beside the bylaws saying the state posting rule governs until then.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

PLANS AND CODE POSTED ON THE SITE

382 Engagement plan cites nonexistent RCW 36.70A.135 and a June 30 deadline; law sets December 31, 2026.

Where: Public Engagement Plan for the 2026 Comprehensive Plan (version 09/12/2024), page 4 of 13. Still posted on the city website as of September 25, 2026.

> The Growth Management Act (GMA) was passed by the Washington State Legislature in 1990 and established that certain counties and cities need to have comprehensive plans. These plans are required to be updated on a periodic basis. Per RCW 36.70A.135(5)(c), the City of Liberty Lake is required to complete a periodic update to the City's comprehensive by June 30, 2026. The last update to the comprehensive plan was completed in 2015.
>
> Additionally, RCW 36.70A.140 includes a statement that cities shall establish and broadly

SAYS

"Per RCW 36.70A.135(5)(c), the City of Liberty Lake is required to complete a periodic update to the City's comprehensive by June 30, 2026."

IN FORCE

RCW 36.70A.135 does not exist; the periodic-review deadline is at RCW 36.70A.130(5)(c)

"The Citation you requested cannot be found."
"(c) On or before December 31, 2026, with the following review and, if needed, revision, on or before June 30, 2036, and every 10 years thereafter, for Benton, Chelan, Cowlitz, Douglas, Franklin, Kittitas, Skamania, Spokane, Walla Walla, and Yakima counties and the cities within those counties"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.135

POTENTIAL FIX

Post a notice beside the plan saying that the periodic update deadline is set by RCW 36.70A.130(5)(c) and is December 31, 2026 for Spokane County cities. Publish a new edition of the plan that cites RCW 36.70A.130(5)(c) and that date.

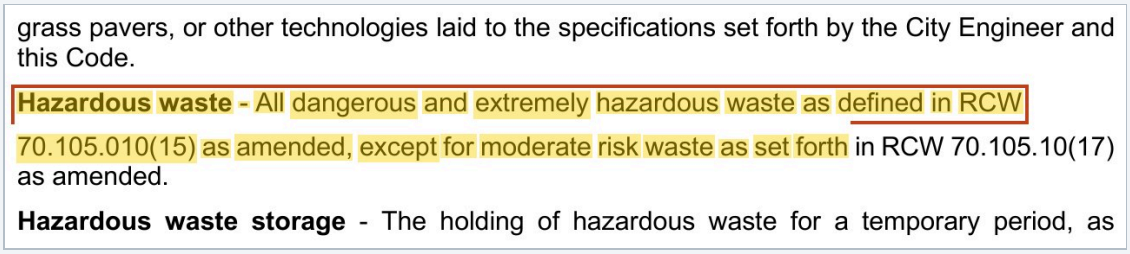
RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

PLANS AND CODE POSTED ON THE SITE

383 Hazardous waste definition cites RCW 70.105.010, recodified in 2020 as RCW 70A.300.010.

Where: River District Development Regulations (full), February 2026, page 25 of 178. Still posted on the city website as of September 25, 2026.



grass pavers, or other technologies laid to the specifications set forth by the City Engineer and this Code.

Hazardous waste - All dangerous and extremely hazardous waste as defined in RCW 70.105.010(15) as amended, except for moderate risk waste as set forth in RCW 70.105.10(17) as amended.

Hazardous waste storage - The holding of hazardous waste for a temporary period, as

SAYS

"Hazardous waste - All dangerous and extremely hazardous waste as defined in RCW 70.105.010(15) as amended, except for moderate risk waste as set forth in RCW 70.105.10(17) as amended."

IN FORCE

RCW 70A.300.010(11); formerly RCW 70.105.010

"Formerly RCW 70.105.010"
"(11) 'Hazardous waste' means and includes all dangerous and extremely hazardous waste, including substances composed of both radioactive and hazardous components."

app.leg.wa.gov/RCW/default.aspx?cite=70A.300.010

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations that cites RCW 70A.300.010, with subsections (11) and (13), in place of RCW 70.105.010, and post a notice beside the posted edition saying that the current state rule governs until then.

RISK

A reader could follow this citation and reach an old, missing or different rule.

PLANS AND CODE POSTED ON THE SITE

384 Seven state-law pinpoint citations in the definitions have since been renumbered.

Where: River District Development Regulations (full), February 2026, page 8 of 178. Still posted on the city website as of September 25, 2026.

> viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by state law, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production. (Defined in 36.70A.030(2) as now or hereafter amended.)
>
> "Long-term commercial significance" means: the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

SAYS

"(Defined in 36.70A.030(2) as now or hereafter amended.)"
"as defined in RCW 36.70A.030(18)"

IN FORCE

RCW 36.70A.030(6), (12), (20), (22), (49), (53); RCW 76.09.020(17)

"(6) 'Agricultural land' means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable,"
"(49) 'Urban growth' refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations that points the definitions to the current subsections of RCW 36.70A.030 (6, 12, 20, 22, 49, 53) and RCW 76.09.020(17), and post a notice beside the posted edition saying that the current state rule governs until then.

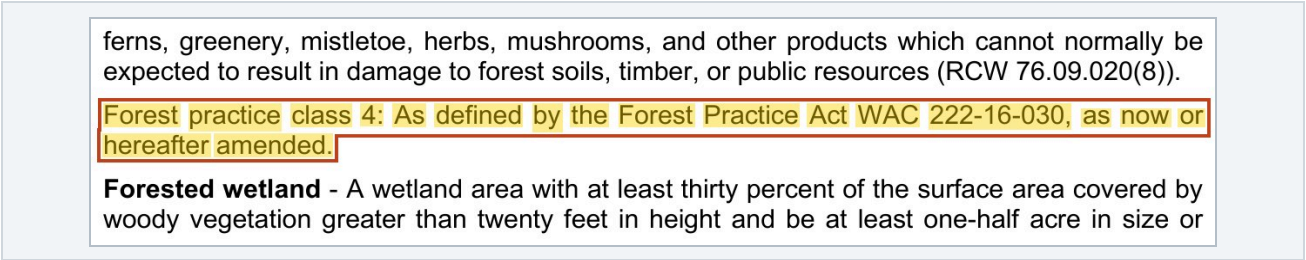
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

385 "Forest practice class 4" cites a WAC section about water typing.

Where: River District Development Regulations (full), February 2026, page 23 of 178. Still posted on the city website as of September 25, 2026.



ferns, greenery, mistletoe, herbs, mushrooms, and other products which cannot normally be expected to result in damage to forest soils, timber, or public resources (RCW 76.09.020(8)).

Forest practice class 4: As defined by the Forest Practice Act WAC 222-16-030, as now or hereafter amended.

Forested wetland - A wetland area with at least thirty percent of the surface area covered by woody vegetation greater than twenty feet in height and be at least one-half acre in size or

SAYS

"Forest practice class 4: As defined by the Forest Practice Act WAC 222-16-030, as now or hereafter amended."

IN FORCE

WAC 222-16-030 (water typing); Class IV forest practices are at WAC 222-16-050

"Water typing system."

app.leg.wa.gov/wac/default.aspx?cite=222-16-050

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations that cites WAC 222-16-050 for forest practice class 4 in place of WAC 222-16-030, and post a notice beside the posted edition saying that the current state rule governs until then.

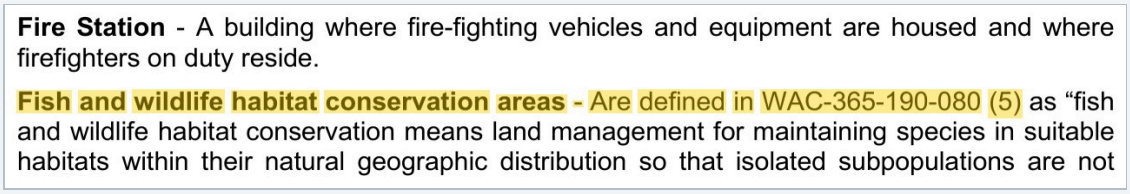
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

386 Habitat definition cites a WAC subsection that does not exist.

Where: River District Development Regulations (full), February 2026, page 21 of 178. Still posted on the city website as of September 25, 2026.



Fire Station - A building where fire-fighting vehicles and equipment are housed and where firefighters on duty reside.

Fish and wildlife habitat conservation areas - Are defined in WAC-365-190-080 (5) as "fish and wildlife habitat conservation means land management for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not

SAYS

"Fish and wildlife habitat conservation areas - Are defined in WAC-365-190-080 (5)"

IN FORCE

WAC 365-190-080 now has subsections (1)-(4) only; the area definition is at WAC 365-190-030(6)(a), and the land-management passage the city quotes now sits, reworded, at WAC 365-190-130(1)

"(1) Counties and cities must protect critical areas."

app.leg.wa.gov/WAC/default.aspx?cite=365-190-080

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations that cites WAC 365-190-030(6)(a) for fish and wildlife habitat conservation areas and WAC 365-190-130(1) for the land-management passage, and post a notice beside the posted edition saying that the current state rule governs until then.

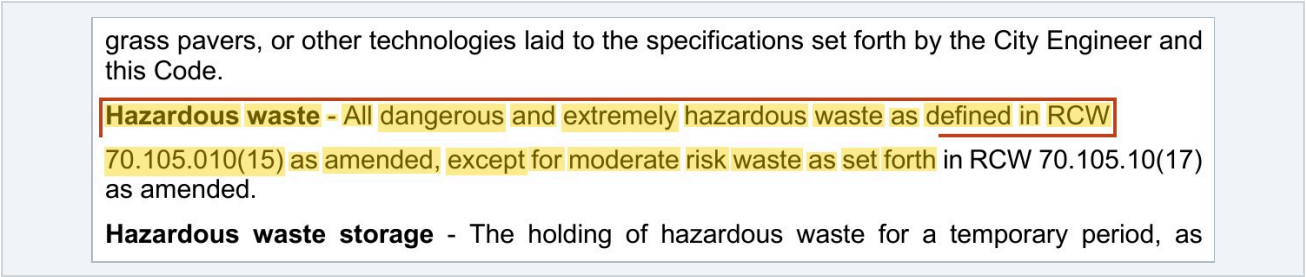
RISK

A reader could follow this citation and reach an old, missing or different rule.

PLANS AND CODE POSTED ON THE SITE

387 Hazardous waste definition cites RCW 70.105.010, recodified in 2020 as RCW 70A.300.010.

Where: River District SAP 08-0001 Development Regulations - Chapter 1 (Definitions), February 23, 2026, page 25 of 58. Still posted on the city website as of September 25, 2026.



grass pavers, or other technologies laid to the specifications set forth by the City Engineer and this Code.

Hazardous waste - All dangerous and extremely hazardous waste as defined in RCW 70.105.010(15) as amended, except for moderate risk waste as set forth in RCW 70.105.10(17) as amended.

Hazardous waste storage - The holding of hazardous waste for a temporary period, as

SAYS

"Hazardous waste - All dangerous and extremely hazardous waste as defined in RCW 70.105.010(15) as amended, except for moderate risk waste as set forth in RCW 70.105.10(17) as amended."

IN FORCE

RCW 70A.300.010(11); formerly RCW 70.105.010

"Formerly RCW 70.105.010"
"(11) 'Hazardous waste' means and includes all dangerous and extremely hazardous waste, including substances composed of both radioactive and hazardous components."

app.leg.wa.gov/RCW/default.aspx?cite=70A.300.010

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations, Chapter 1 (Definitions), and publish a corrected edition of Chapter 1. The amendment would cite RCW 70A.300.010 with pinpoints (11) for hazardous waste and (13) for moderate-risk waste. Post a notice beside Chapter 1 saying that RCW 70A.300.010 governs until then.

RISK

A reader could follow this citation and reach an old, missing or different rule.

PLANS AND CODE POSTED ON THE SITE

388 Seven state-law pinpoint citations in the definitions have since been renumbered.

Where: River District SAP 08-0001 Development Regulations - Chapter 1 (Definitions), February 23, 2026, page 8 of 58. Still posted on the city website as of September 25, 2026.

> viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by state law, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production. (Defined in 36.70A.030(2) as now or hereafter amended.)
>
> "Long-term commercial significance" means: the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

SAYS

"(Defined in 36.70A.030(2) as now or hereafter amended.)"
"as defined in RCW 36.70A.030(18)"

IN FORCE

RCW 36.70A.030(6), (12), (20), (22), (50), (53); RCW 76.09.020(17)

"(6) 'Agricultural land' means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable,"
"(50) 'Urban growth areas' means those areas designated by a county pursuant to RCW 36.70A.110."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations, Chapter 1 (Definitions), and publish a corrected edition of Chapter 1. The amendment would cite RCW 36.70A.030(6) for agricultural land, (12) for critical areas, (20) for forest land, (22) for geologically hazardous areas, (50) for urban growth area and (53) for wetlands, and RCW 76.09.020(17) for forest practice, and would include the irrigation exclusion that RCW 36.70A.030(12) states. Post a notice beside Chapter 1 saying that the current RCW numbering governs until then.

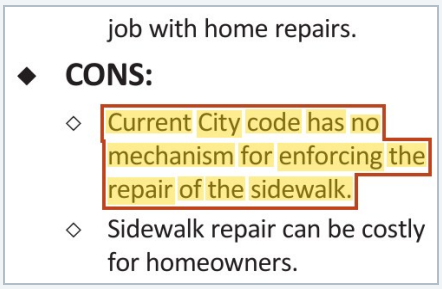
RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

389 Sidewalk plan claims no code mechanism exists to enforce sidewalk repair.

Where: Sidewalks Master Plan Engagement Boards (Feb. 2026 open house), page 1 of 1. Still posted on the city website as of September 25, 2026.



SAYS

"Current City code has no mechanism for enforcing the repair of the sidewalk."

IN FORCE

LLMC 8-3-6.E

"In addition to any other legal remedy, the city may issue a class I civil infraction pursuant to the provisions of section 1-4-1 of this code to a property owner for failure to comply with the provisions of this section."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3899

POTENTIAL FIX

Publish a new edition of the engagement boards that points readers to LLMC 8-3-6.E, which lets the city issue a class I civil infraction under LLMC 1-4-1 to a property owner who fails to repair a sidewalk, and post a notice beside the boards saying the code governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

PLANS AND CODE POSTED ON THE SITE

390 Three code documents cite a WAC subsection that does not exist.

Where: Title 10, City of Liberty Lake Development Code (Full Collated), page 525 of 580. Still posted on the city website as of September 25, 2026.

Addendum to an EIS	No	No	(may be required)
Agencies may extend any comment period for their own proposals, WAC 197-11-050(7).			

SAYS

"Agencies may extend any comment period for their own proposals, WAC 197-11-050(7)."

IN FORCE

WAC 197-11-050

"(1) A lead agency shall be designated when an agency is developing or is presented with a proposal, following the rules beginning at WAC 197-11-922. (2) The lead agency shall be the agency with main responsibility for complying with SEPA's procedural requirements and shall be the only agency responsible for: (a) The threshold determination; and (b) Preparation and content of environmental impact statements."

app.leg.wa.gov/WAC/default.aspx?cite=197-11-050

POTENTIAL FIX

Adopt an amendment to Title 10 by ordinance that withdraws the sentence "Agencies may extend any comment period for their own proposals, WAC 197-11-050(7)." or narrows it to a DEIS comment period extension of up to 15 days on request, citing WAC 197-11-455(7). Publish a corrected edition of the code table and post a notice beside it saying that chapter 197-11 WAC governs until then.

RISK

A reader could follow this citation and reach an old, missing or different rule.

STATE-LAW COMPARISONS

391 Parking stall widths exceed the state cap for residential development.

Where: DC 10-3D-3.F table, p.331; RD 10-3D-3.G, p.141. City text reviewed in September and October 2026.

CODE SAYS

DC 10-3D-3.F table, p.331; RD 10-3D-3.G, p.141

"All parking stalls shall be improved to conform to City standards for surfacing, stormwater management, and striping, and provide dimensions in accordance with the following table."

GOVERNING TEXT

RCW 36.70A.622(1)(e)

"Parking spaces may not be required to exceed eight feet by 20 feet, except for required parking for people with disabilities"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.622

POTENTIAL FIX

Amend the DC 10-3D-3.F table and the RD 10-3D-3.G standard so that residential development is not required to provide stalls larger than 8 by 20 feet, except required parking for people with disabilities, as RCW 36.70A.622(1)(e) has provided since June 6, 2024. Larger stalls may remain optional, and the 9-foot standard may stay for commercial parking.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

392 Appeal deadline runs from the wrong triggering date under state law.

Where: Development Code 10-1D-8.B (p.63); River District 10-1D-8.B (p.58). City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1D-8.B (p.63); River District 10-1D-8.B (p.58)

"Appeals from the final decision of the City Council shall be made to the Spokane County Superior Court and must be filed as a land use petition at the superior court within twenty- one (21) calendar days of the date the written appeal decision is signed."

GOVERNING TEXT

RCW 36.70C.040(3), (4)(a)

"The petition is timely if it is filed and served on all parties listed in subsection (2) of this section within 21 days of the issuance of the land use decision."
"Three days after a written decision is mailed by the local jurisdiction or, if not mailed, the date on which the local jurisdiction provides notice that a written decision is publicly available"

app.leg.wa.gov/RCW/default.aspx?cite=36.70C.040

POTENTIAL FIX

Amend both 10-1D-8.B provisions, 10-4B-4.F.5.a, 10-4B-4.H.2 and 10-4G-2.H.4.a by ordinance so the 21 day period runs from issuance as RCW 36.70C.040(4) defines it, and post a notice beside each text saying the statute governs.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

393 Development Code bars transitional and supportive housing over 8 beds in R-1 and R-2.

Where: Development Code 10-2A-4 Zoning Districts Matrix (Title 10, Chapter 2, page 2-7, March 25, 2026). City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2A-4 Zoning Districts Matrix (Title 10, Chapter 2, page 2-7, March 25, 2026)

Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Transitional & Supportive Housing, more than 8 beds	N	N	L	L	L	L	L	L	N	N	N

GOVERNING TEXT

RCW 35A.21.430(1)(a)(i) and (2)

"(1)(a) A code city must allow: (i) Transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed; and (ii) Indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed. Nothing in this subsection allows a county or city to limit indoor emergency shelters and indoor emergency housing in a manner where the capacity of indoor emergency shelters and indoor emergency housing is insufficient to meet the projected needs identified under RCW 36.70A.070(2)(a)(ii). A county or city must allow indoor emergency shelters and indoor emergency housing in additional types of zones when necessary to meet projected needs identified in RCW 36.70A.070(2)(a)(ii). (b) A code city may not require (continued on the next page)

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Adopt an ordinance that allows transitional and supportive housing with more than eight beds in R-1 and R-2. Apply standards no stricter than those for other housing in those zones. Review the resident cap, spacing and transit limits. Until the ordinance is adopted, post a notice beside the Development Code explaining which state requirements apply. The cited state changes took effect June 11, 2026. The recorded amendment deadline is June 11, 2028, or the next comprehensive plan update, whichever comes first.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

CONTINUED

393 Development Code bars transitional and supportive housing over 8 beds in R-1 and R-2.

Finding 393, continued from the previous page.

GOVERNING TEXT, CONTINUED

transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters to be located in a zone within an area zoned for industrial use. (2) Except as provided in subsections (5) through (7) of this section, a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

STATE-LAW COMPARISONS

394 Zoning matrix bars family child day-care where state law requires it allowed.

Where: Development Code 10-2A-4 matrix (Family child day-care home, 5 or fewer and 6 to 12 children: C-1 N, C-2 N). City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2A-4 matrix (Family child day-care home, 5 or fewer and 6 to 12 children: C-1 N, C-2 N)

Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Family child day-care home (5 or fewer children)	P	P	P	P	P	P	N	N	N	N	N

GOVERNING TEXT

RCW 35A.63.215(1)

"no city may enact, enforce, or maintain an ordinance, development regulation, zoning regulation, or official control, policy, or administrative practice that prohibits the use of a residential dwelling, located in an area zoned for residential or commercial use, as a family day-care provider's home facility."

app.leg.wa.gov/RCW/default.aspx?cite=35A.63.215

POTENTIAL FIX

Adopt an amendment to the Development Code by ordinance that allows both family child day-care home uses (5 or fewer children, and 6 to 12 children) in C-1 and C-2, subject only to the conditions RCW 35A.63.215(2) through (4) allow a city to impose. Post a notice beside the posted zoning matrix saying that RCW 35A.63.215 governs until the amendment takes effect.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

395 Transitional housing rules violate a state mandate that took effect in June.

Where: Development Code 10-2A-4 matrix (Transitional & Supportive Housing, more than 8 beds: R-1 N, R-2 N); 10-2B-3.C.11.a. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2A-4 matrix (Transitional & Supportive Housing, more than 8 beds: R-1 N, R-2 N); 10-2B-3.C.11.a

"The facility shall be limited to 8 or fewer residents, not including caregivers and staff."

GOVERNING TEXT

RCW 35A.21.430(1)(a)(i), (2)

"Transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed"
"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Amend the R-1 and R-2 zoning matrix to allow transitional and supportive housing with more than 8 beds on the same terms as other residential development, and drop the 8-resident cap in 10-2B-3.C.11.a.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

396 Section 10-2A-4 bars transitional and supportive housing over 8 beds in R-1, R-2 against state law.

Where: Development Code 10-2A-4, as amended by Ord. 311, Exhibit A (Nov. 3, 2025). City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2A-4, as amended by Ord. 311, Exhibit A (Nov. 3, 2025)

Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Transitional & Supportive Housing, more than 8 beds	N	N	L	L	L	L	L	L	N	N	N

GOVERNING TEXT

RCW 35A.21.430(1)(a)(i) and (2), as amended by 2026 c 232 (effective June 11, 2026); 2026 c 232 s 7

"A code city must allow: (i) Transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed;"

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

"The requirements of this act supersede, preempt, and invalidate any conflicting local regulations and apply regardless of whether a county or city has incorporated the requirements of this act into the county's or city's development regulations, zoning regulations, and other official controls."

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.845

POTENTIAL FIX

Adopt an amendment to Development Code 10-2A-4 by ordinance that allows transitional and supportive housing of more than 8 beds in R-1 and R-2, applying only the objective development regulations RCW 35A.21.430(2) allows, and post a notice beside the Ordinance 311 amendment saying state law governs until then.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

397 In R-1 and R-2, transitional and supportive housing is capped at 8 residents; houses are not.

Where: Development Code 10-2B-3 item 11, page 77, and 10-2C-3 item 12, page 97. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3 item 11, page 77, and 10-2C-3 item 12, page 97

"11. Transitional & Supportive Housing, 8 beds or less a. The facility shall be limited to 8 or fewer residents, not including caregivers and staff."

GOVERNING TEXT

RCW 35A.21.430(2), as amended by 2026 c 232 s 4

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Amend 10-2B-3 item 11 and 10-2C-3 item 12 by ordinance to drop the 8 resident cap or to allow larger facilities under the density and dimensional limits for other residential development, and post a notice beside both texts saying RCW 35A.21.430 governs.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

398 R-1 requires manufactured homes to have 1,000 square feet; site-built houses have no such floor.

Where: Development Code 10-2B-3(C)(10)(a), page 77. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3(C)(10)(a), page 77

"The manufactured home shall be multi-sectional floor plan and have an enclosed floor area of not less than 1,000 sq. ft."

GOVERNING TEXT

RCW 35A.21.312(1)

"Homes built to 42 U.S.C. Sec. 5401-5403 standards (as amended in 2000) must be regulated for the purposes of siting in the same manner as site built homes, factory built homes, or homes built to any other state construction or local design standard."

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.312

POTENTIAL FIX

Amend 10-2B-3(C)(10)(a) and the matching item in other zone articles by ordinance to end the 1,000 square foot minimum, leaving only the conditions RCW 35A.21.312(1)(a) to (e) permit.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

399 Transitional housing must look like a residence, a subjective test no dwelling in the zone faces.

Where: Development Code 10-2B-3(C)(11)(b), 10-2C-3(C)(12)(b), 10-2D-3(C)(12)(b) and (13)(c), 10-2E-3(C)(20)(b), 10-2F-3(C)(25)(b) and 10-2G-3(C)(25)(b) (Transitional & Supportive Housing), current Title 10. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3(C)(11)(b), 10-2C-3(C)(12)(b), 10-2D-3(C)(12)(b) and (13)(c), 10-2E-3(C)(20)(b), 10-2F-3(C)(25)(b) and 10-2G-3(C)(25)(b) (Transitional & Supportive Housing), current Title 10

"b. The facility must maintain the outward appearance of a residence and conform to the residential character of the area."

GOVERNING TEXT

RCW 35A.21.430(2) and (4)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"
"only administrative design review may be required. For the purposes of this subsection, 'administrative design review' means a development permit process whereby an application is reviewed, approved, or denied by the planning director or the planning director's designee based solely on objective design and development standards"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Amend the outward appearance conditions in 10-2B-3, 10-2C-3, 10-2D-3, 10-2E-3, 10-2F-3 and 10-2G-3 by ordinance to drop them or to use the objective standards that apply to other residential development, and post a notice beside the code saying RCW 35A.21.430 governs.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

400 City floor area rule for manufactured homes exceeds what state law allows.

Where: Development Code 10-2B-3.C.10.a; 10-2C-3.C.10.a. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3.C.10.a; 10-2C-3.C.10.a

"The manufactured home shall be multi-sectional floor plan and have an enclosed floor area of not less than 1,000 sq. ft."

GOVERNING TEXT

RCW 35A.21.312(1); RCW 35.63.160(1)(a)

"A code city may not adopt an ordinance that has the effect, directly or indirectly, of discriminating against consumers' choices in the placement or use of a home in such a manner that is not equally applicable to all homes."
"Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.312

app.leg.wa.gov/RCW/default.aspx?cite=35.63.160

POTENTIAL FIX

Amend 10-2B-3.C.10.a and 10-2C-3.C.10.a by ordinance to end the 1,000 square foot floor area minimum for manufactured homes, or to apply the same minimum to site-built homes, and test the other manufactured-home conditions against everything RCW 35A.21.312(1)(a) through (e) allows.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

401 Transitional and supportive housing over 8 beds is capped at 40 residents in R-3.

Where: Development Code 10-2D-3 item 13(a) and (b), page 120; 10-2E-3 item 21(a), page 143, and the same item in 10-2F-3, 10-2G-3, 10-2H-3, 10-2I-3 and River District 10-2E-3. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2D-3 item 13(a) and (b), page 120; 10-2E-3 item 21(a), page 143, and the same item in 10-2F-3, 10-2G-3, 10-2H-3, 10-2I-3 and River District 10-2E-3

"13. Transitional & Supportive Housing, more than 8 beds a. The facility shall be limited to 40 or fewer residents, not including caregivers and staff. b. The facility should be limited to 20 or fewer housing units within a single facility or complex."
"21. Transitional & Supportive Housing, More than 8 Beds a. The facility should be limited to 50 or fewer housing units within a single facility or complex."

GOVERNING TEXT

RCW 35A.21.430(2), as amended by 2026 c 232 s 4

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Amend 10-2D-3 item 13(a) and (b) and the 50 unit item in the other zones by ordinance to drop the caps, and post a notice beside the texts saying RCW 35A.21.430 governs and that staff will not apply them as a standard.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

402 R-3 caps transitional and supportive housing at 40 residents, a limit other housing lacks.

Where: Development Code 10-2D-3(C)(13)(a), page 120. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2D-3(C)(13)(a), page 120

"The facility shall be limited to 40 or fewer residents, not including caregivers and staff."

GOVERNING TEXT

RCW 36.70A.845(2)

"(2) Except as provided in subsections (5) through (7) of this section, a county or city may not require through development regulations, ordinances, or legal agreements any standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone, but may apply any objective development regulations"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.845

POTENTIAL FIX

Amend 10-2D-3(C)(13)(a) and River District 10-2C-3(C)(17)(a) by ordinance to end the 40-resident cap, keeping only objective standards that apply to other residential development in the zone.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

403 R-3 requires transitional housing to look residential, a subjective test other housing does not face.

Where: Development Code 10-2D-3(C)(13)(c), page 120. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2D-3(C)(13)(c), page 120

"The facility must maintain an outwardly residential appearance and conform to the residential character of the area."

GOVERNING TEXT

RCW 36.70A.845(2)

"(2) Except as provided in subsections (5) through (7) of this section, a county or city may not require through development regulations, ordinances, or legal agreements any standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone, but may apply any objective development regulations"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.845

POTENTIAL FIX

Amend 10-2D-3(C)(13) and River District 10-2C-3(C)(17) by ordinance to apply the objective design standards that apply to other residential development in the zone, in place of the appearance condition.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

404 R-3 requires three-quarter mile spacing between transitional housing sites; other housing has no such condition.

Where: Development Code 10-2D-3(C)(13)(d), page 120. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2D-3(C)(13)(d), page 120

"In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties."

GOVERNING TEXT

RCW 36.70A.845(2)

"(2) Except as provided in subsections (5) through (7) of this section, a county or city may not require through development regulations, ordinances, or legal agreements any standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone, but may apply any objective development regulations"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.845

POTENTIAL FIX

Amend 10-2D-3(C)(13)(d) and River District 10-2C-3(C)(17)(d) by ordinance to end the 3/4-mile spacing requirement.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

405 Spacing rule for supportive housing conflicts with a 2026 state law.

Where: Development Code 10-2D-3.C.13.d (R-3); 10-2E-3.C.21.b (M-1); 10-2F-3.C.26.b (M-2). City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2D-3.C.13.d (R-3); 10-2E-3.C.21.b (M-1); 10-2F-3.C.26.b (M-2)

"In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing"

GOVERNING TEXT

RCW 35A.21.430(2)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Amend 10-2D-3.C.13.d, 10-2E-3.C.21.b and 10-2F-3.C.26.b by ordinance to repeal the 3/4-mile spacing rule, the 1/4-mile transit requirement and the R-3 40-resident limit for transitional and supportive housing, and to drop the advisory unit limits worded 'should', since RCW 35A.21.430(2) bars standards more restrictive than those for other residential or lodging uses in the same zone.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

406 Transitional and supportive housing faces appearance, size, spacing and transit rules other housing does not.

Where: Development Code 10-2E-3(20) and (21), page 143. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2E-3(20) and (21), page 143

"20. Transitional & Supportive Housing, 8 Beds or Less a. The facility shall be limited to 8 or fewer residents, not including caregivers and staff. b. The facility must maintain the outward appearance of a residence and conform to the residential character of the area."
"a. The facility should be limited to 50 or fewer housing units within a single facility or complex. b. In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties. c. The facility must be located within ¼ mile of a fixed transit route."

GOVERNING TEXT

RCW 36.70A.845(2)

"a county or city may not require through development regulations, ordinances, or legal agreements any standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.845

RCW 35A.21.430(2)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Amend 10-2E-3 by ordinance to repeal items 20(b) and 21(a) to (c), and amend each other zone article by ordinance the same way, so that transitional and permanent supportive housing of any size is allowed in every zone where dwellings or hotels are allowed, on the same terms as other residential uses.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

407 Emergency housing in M-1 must run 24 hours and bar drop-in services, unlike hotels.

Where: Development Code 10-2E-3(C)(19), page 143. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2E-3(C)(19), page 143

"a. The facility must be open 24 hours per day, 7 days per week."
"c. Beds or rooms shall be assigned to specific residents."
"d. On-site services such as laundry, hygiene, and meals are limited to the residents of the facility and shall not be available for drop-in use by non-residents."

GOVERNING TEXT

RCW 35A.21.430(2)

"(2) Except as provided in subsections (5) through (7) of this section, a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Amend 10-2E-3(C)(19), the matching items in other Title 10 zone articles, and River District 10-2E-3(C)(14)(a), (c) and (d) by ordinance to keep only conditions that also apply to hotels or that RCW 35A.21.430(5) to (7) allow.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

408 Emergency shelter operating rules exceed what 2026 state law allows.

Where: Development Code 10-2E-3.C.19 (M-1); 10-2F-3.C.24 (M-2). City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2E-3.C.19 (M-1); 10-2F-3.C.24 (M-2)

"The facility must be open 24 hours per day, 7 days per week."

GOVERNING TEXT

RCW 35A.21.430(2)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Amend 10-2E-3.C.19 and 10-2F-3.C.24 by ordinance to repeal the 24/7 operation, assigned-bed and non-resident-service mandates, because RCW 35A.21.430(2) bars operating standards on emergency housing and shelters that hotels in M-1 and M-2 do not carry.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

409 Emergency housing rules in M-3, C-1 and C-2 exceed state limits.

Where: Development Code 10-2G-3.C.24 (M-3); 10-2H-3.C.16 (C-1); 10-2I-3.C.14 (C-2). City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2G-3.C.24 (M-3); 10-2H-3.C.16 (C-1); 10-2I-3.C.14 (C-2)

"On-site services such as laundry, hygiene, and meals are limited to the residents of the facility and shall not be available for drop-in use by non-residents."

GOVERNING TEXT

RCW 35A.21.430(2)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Amend Development Code 10-2G-3.C.24, 10-2H-3.C.16 and 10-2I-3.C.14 by ordinance to remove the 24/7, assigned-bed and residents-only-services conditions, since hotels in M-3, C-1 and C-2 carry none and RCW 35A.21.430(2) bars more restrictive operating standards.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

410 M-3, C-1 and C-2 impose spacing state law bars for transitional housing.

Where: Development Code 10-2G-3.C.26.b (M-3); 10-2H-3.C.18.b (C-1); 10-2I-3.C.16.b (C-2). City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2G-3.C.26.b (M-3); 10-2H-3.C.18.b (C-1); 10-2I-3.C.16.b (C-2)

"In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties."

GOVERNING TEXT

RCW 35A.21.430(1)(a)(i), (2)

"Transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed"
"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Amend Development Code 10-2G-3.C.26.b, 10-2H-3.C.18.b and 10-2I-3.C.16.b by ordinance to remove the 3/4-mile spacing and 1/4-mile transit conditions on transitional and supportive housing, since hotels in the same zones carry none and RCW 35A.21.430(2) forbids the difference.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

411 Code lets the City require land dedication for the plan; state law requires a direct link.

Where: Development Code 10-3C-2(D)(3), page 317. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3C-2(D)(3), page 317

"When necessary to implement the Comprehensive Plan, the City may require dedication of land or recordation of a conservation easement to protect specific areas, including groves of significant trees or Heritage Trees."

GOVERNING TEXT

RCW 82.02.020

"However, this section does not preclude dedications of land or easements within the proposed development or plat which the county, city, town, or other municipal corporation can demonstrate are reasonably necessary as a direct result of the proposed development or plat to which the dedication of land or easement is to apply."

app.leg.wa.gov/RCW/default.aspx?cite=82.02.020

POTENTIAL FIX

Amend 10-3C-2(D)(3) by ordinance so a dedication or conservation easement may be required only when the City shows it is reasonably necessary as a direct result of the proposed development, as RCW 82.02.020 says.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

412 Driveway spaces count only if not in tandem; state law counts tandem spaces for residential development.

Where: Development Code 10-3D-3(A), page 328. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3D-3(A), page 328

"Off-street parking spaces may include spaces in garages, carports, parking lots, and/or driveways if vehicles are not parked in tandem"

GOVERNING TEXT

RCW 36.70A.622(1)(c)

"Parking spaces in tandem must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.622

POTENTIAL FIX

Amend 10-3D-3(A) so tandem spaces count toward residential minimum parking at one space per 20 linear feet, with provisions for turning radius.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

413 Code requires 9 foot standard stalls; state law caps required residential stalls at 8 by 20.

Where: Development Code 10-3D-3(F), page 331. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3D-3(F), page 331

"Curb 1 Way Aisle 2 Way Aisle Stall Compact Stall Angle (A) Width (B) Length (C) Width (D) Width (D) Depth (E) Dimensions (B x E)"
"90 Degree 9 ft. 9 ft. 24 ft. 24 ft. 18 ft. 8 x 16 ft."

GOVERNING TEXT

RCW 36.70A.622(1)(e)

"(e) Parking spaces may not be required to exceed eight feet by 20 feet, except for required parking for people with disabilities;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.622

POTENTIAL FIX

Amend 10-3D-3(F) and River District 10-3D-3(G) by ordinance so residential stalls need not exceed 8 by 20 feet other than accessible stalls, keeping the 9 foot table and compact cap for non-residential parking.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

414 Completeness clock of 28 days stops while the city awaits the applicant; state has none.

Where: Development Code 10-4B-4(C), page 400. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-4(C), page 400

"Within twenty-eight (28) calendar days after receiving a project permit application, unless the City is waiting for the applicant to provide additional documents or information, the Zoning Administrator shall mail or provide in person a written determination to the applicant"

GOVERNING TEXT

RCW 36.70B.070(1)(a), (4)(a)

"An application shall be deemed procedurally complete on the 29th day after receiving a project permit application under this section if the local government does not provide a written determination to the applicant that the application is procedurally incomplete"

app.leg.wa.gov/RCW/default.aspx?cite=36.70B.070

POTENTIAL FIX

Amend 10-4B-4(C) by ordinance to remove the clause beginning "unless the City is waiting" and to state that an application is deemed complete on the 29th day if no written incompleteness determination is issued.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

415 City code starts the 14 day appeal clock on the decision date. State law starts it at notice.

Where: Development Code 10-4B-4(H)(1), page 411. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-4(H)(1), page 411

"The decision may be appealed within fourteen (14) calendar days from the date the decision is rendered by delivering a notice of appeal to the Zoning Administrator by mail or personal delivery."

GOVERNING TEXT

RCW 36.70B.110(9)

"shall be filed within fourteen days after the notice of the decision or after other notice that the decision has been made and is appealable."

app.leg.wa.gov/RCW/default.aspx?cite=36.70B.110

POTENTIAL FIX

Amend 10-4B-4(H)(1) and 10-4G-2(H) by ordinance to run the 14 day appeal period from notice of the decision, with the seven day extension that RCW 36.70B.110(9) requires when public comment is allowed on a DNS issued with the appealable decision.

RISK

If the city mails notice days after a decision, state law still gives a neighbor 14 days from that notice. Code counts from the decision date, so the neighbor gets fewer days.

STATE-LAW COMPARISONS

416 28-day completeness deadline pauses for the applicant; RCW 36.70B.070 deems applications complete once it passes.

Where: Development Code 10-4B-4.C; 10-4G-2.E. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-4.C; 10-4G-2.E

"Within twenty-eight (28) calendar days after receiving a project permit application, unless the City is waiting for the applicant to provide additional documents or information, the Zoning Administrator shall mail or provide in person a written determination to the applicant"
"the permit applicant must agree to waive the required project permit 120-day time frame"

GOVERNING TEXT

RCW 36.70B.070(1)(a), (4)(a); RCW 36.70B.080(5)

"Within 28 days after receiving a project permit application, a local government planning pursuant to RCW 36.70A.040 shall provide a written determination to the applicant."
"An application shall be deemed procedurally complete on the 29th day after receiving a project permit application under this section if the local government does not provide a written determination to the applicant that the application is procedurally incomplete"
"Nothing in this section prohibits a county or city from extending a deadline for issuing a decision for a specific project permit application for any reasonable and certain period of time specified and mutually agreed upon in writing by the applicant and the local government."

app.leg.wa.gov/RCW/default.aspx?cite=36.70B.070

POTENTIAL FIX

Amend 10-4B-4.C to delete 'unless the City is waiting for the applicant to provide additional documents or information' and to state the RCW 36.70B.070(4)(a) rule that an application is deemed procedurally complete on the 29th day unless the City has issued a written incompleteness determination. In 10-4G-2.E, replace the required waiver of 'the required project permit 120-day time frame' with an extension for a specified period that the applicant and the City agree to in writing, as RCW 36.70B.080(5) permits.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

417 Code requires every owner to sign a replat application, but state law requires only a majority.

Where: Development Code 10-4D-11(A), page 447. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4D-11(A), page 447

"Any plat or short plat or portion thereof may be replatted or vacated upon receiving an application signed by all of the owners as appearing on the deed."

GOVERNING TEXT

RCW 58.17.215

"The application shall contain the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered."

app.leg.wa.gov/RCW/default.aspx?cite=58.17.215

POTENTIAL FIX

Amend 10-4D-11(A) by ordinance to require signatures of a majority of owners for a replat or alteration under RCW 58.17.215, and keep the all-owners rule only for vacations under RCW 58.17.212.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

418 Code runs the 21-day appeal period from signing, not from issuance as state law does.

Where: Development Code 10-4G-2(H)(4)(a), page 467; also 10-1D-8(B), page 63, and 10-4B-4(H)(2), page 412. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4G-2(H)(4)(a), page 467; also 10-1D-8(B), page 63, and 10-4B-4(H)(2), page 412

"Appeals from the final decision of the Hearing Examiner shall be made to the Spokane County Superior Court and must be filed as a land use petition in the Superior Court within twenty-one (21) days of the date the written appeal decision is signed."

GOVERNING TEXT

RCW 36.70C.040(3), (4)(a)

"The petition is timely if it is filed and served on all parties listed in subsection (2) of this section within 21 days of the issuance of the land use decision."

app.leg.wa.gov/RCW/default.aspx?cite=36.70C.040

POTENTIAL FIX

Amend 10-1D-8(B), 10-4B-4(H)(2) and 10-4G-2(H)(4)(a) by ordinance to run the 21 days from issuance of the decision as defined in RCW 36.70C.040(4), and to say the petition must be filed and served within that period.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

419 Booth rules for events on public property ban "Weapons", reaching firearm sales state law preempts.

Where: Development Code 10-4I-1(C)(2)(b)(ii)(ff), page 475. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4I-1(C)(2)(b)(ii)(ff), page 475

"The following products and services shall be prohibited, and on-site enforcement of the prohibition shall be conducted by the Liberty Lake Police Department:"

GOVERNING TEXT

RCW 9.41.290; RCW 9.41.300(4)(a)

"The state of Washington hereby fully occupies and preempts the entire field of firearms regulation within the boundaries of the state, including the registration, licensing, possession, purchase, sale, acquisition, transfer, discharge, and transportation of firearms"

app.leg.wa.gov/RCW/default.aspx?cite=9.41.290

POTENTIAL FIX

Amend item ff of 10-4I-1(C)(2)(b)(ii) by ordinance to limit it to weapons other than firearms and ammunition, or repeal that item, so the booth rules do not regulate firearm sales.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

420 Small wireless batching rule refuses batches that federal law requires the city to accept.

Where: Development Code 10-4I-4(C)(5), page 481. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4I-4(C)(5), page 481

"The applicant may specify multiple sites in one small wireless permit application for processing, if all proposed small wireless facilities in a batch are subject to the same process type, utilize the same concealment technique, and are located on the same type of facility (such as the same light standard), and within either the public right-of-way or upon private property."

GOVERNING TEXT

47 CFR 1.6003(c)(2)(iii)

"(iii) Siting authorities may not refuse to accept applications under paragraphs (c)(2)(i) and (ii) of this section."

www.ecfr.gov/api/versioner/v1/full/2026-09-25/title-47.xml?part=1&section=1.6003

POTENTIAL FIX

Amend 10-4I-4(C)(5) to accept any single application covering multiple small wireless facility deployments described in 47 CFR 1.6003(c)(2)(i) or (ii), with the 60 day clock for all-collocation batches and 90 days for batches that include new structures. Drop the same-process, same-concealment, same-facility-type and same-location conditions as grounds for refusing a batch.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

421 Small wireless modification rule has no eligible facilities path; federal law requires approval of qualifying modifications.

Where: Development Code 10-4I-4(O), page 484. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4I-4(O), page 484

"A small wireless permit is required prior to making material changes to permitted small wireless facilities."

GOVERNING TEXT

47 CFR 1.6100(c)

"A State or local government may not deny and shall approve any eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure."
"Within 60 days of the date on which an applicant submits a request seeking approval under this section, the State or local government shall approve the application unless it determines that the application is not covered by this section."

www.ecfr.gov/api/versioner/v1/full/2026-09-25/title-47.xml?part=1&section=1.6100

POTENTIAL FIX

Amend 10-4I-4(O) by ordinance to add an eligible facilities request path: a request that does not substantially change the structure under 47 CFR 1.6100(b)(7) is approved within 60 days, submittals are limited to what 1.6100(c)(1) allows, tolling follows 1.6100(c)(3), and the request is deemed granted under 1.6100(c)(4).

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

422 Code hears SEPA appeals of ministerial permits apart from the permit appeal, which state law bars.

Where: Development Code 10-6A-7(C)(7)(d), page 517. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6A-7(C)(7)(d), page 517

"d. An appeal where the underlying action is a ministerial permit decision that does not require a public hearing."

GOVERNING TEXT

WAC 197-11-680(3)(a)(v)

"If an agency does not provide for a hearing or appeal on the underlying governmental action (either a hearing on the agency's recommendation or an agency appeal hearing after the decision is made), the agency may not hold a SEPA administrative appeal, except as allowed under (a)(vi) of this subsection."

app.leg.wa.gov/WAC/default.aspx?cite=197-11-680

RCW 43.21C.075(3)(b)

"(b) Shall consolidate an appeal of procedural issues and of substantive determinations made under this chapter (such as a decision to require particular mitigation measures or to deny a proposal) with a hearing or appeal on the underlying governmental action by providing for a single simultaneous hearing before one hearing officer or body to consider the agency decision or recommendation on a proposal and any environmental determinations made under this chapter, with the exception of:"

app.leg.wa.gov/RCW/default.aspx?cite=43.21C.075

POTENTIAL FIX

Amend Development Code 10-6A-7(C)(7) by ordinance to repeal item (d), so the list holds only the exceptions that WAC 197-11-680(3)(a)(vi) and RCW 43.21C.075(3)(b) allow. Where a ministerial permit has no appeal, 10-6A-7(C)(6) already bars a separate SEPA appeal.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

423 City code lets the council remove an elected member by majority vote. State law does not allow it.

Where: LLMC 1-10-6.B. City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-10-6.B

"d) removal from office for repeated violations as determined and approved by a majority vote of the other City Council members."

GOVERNING TEXT

RCW 42.12.010; RCW 35A.12.060

"Every elective office shall become vacant on the happening of any of the following events:"
"In addition a council position shall become vacant if the councilmember fails to attend three consecutive regular meetings of the council without being excused by the council."

app.leg.wa.gov/RCW/default.aspx?cite=42.12.010

POTENTIAL FIX

Amend 1-10-6.B to strike items c) suspension and d) removal from office by majority vote of the other councilmembers, and keep the written reprimand and censure in items a) and b). Leave vacancy and removal of an elected councilmember to state law, including the vacancy events in RCW 42.12.010 and 35A.12.060 and recall.

RISK

A council that removes a member by majority vote under this code acts without state authority. That member can challenge the removal in court.

STATE-LAW COMPARISONS

424 Ethics code makes complaint records confidential by ordinance; state law allows withholding only under a statute.

Where: LLMC 1-10-8.A and 1-10-8.C. City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-10-8.A and 1-10-8.C

"The fact that a report has been received, the contents of the report, and the identity of the person making the report shall remain confidential until such time as the Hearing Examiner has made an initial threshold determination"
"The Hearing Examiner's determination of lack of probable cause shall remain confidential"

GOVERNING TEXT

RCW 42.56.070(1)

"shall make available for public inspection and copying all public records, unless the record falls within the specific exemptions of subsection (8) of this section, this chapter, or other statute which exempts or prohibits disclosure of specific information or records."

app.leg.wa.gov/RCW/default.aspx?cite=42.56.070

POTENTIAL FIX

Amend LLMC 1-10-8.A and 1-10-8.C to withhold only the categories of information an actual Public Records Act exemption covers, since a city ordinance is not the 'other statute' the Act requires and cannot create a blanket confidentiality rule on its own.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

425 Code exempts all job applications, but state law excludes vacancies in elective office.

Where: LLMC 1-8-6(A)(12). City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-8-6(A)(12)

"All applications for public employment, including the names of applicants, resumes and other related materials submitted with respect to an applicant."

GOVERNING TEXT

RCW 42.56.250(1)(b)

"All applications for public employment other than for vacancies in elective office, including the names of applicants, resumes, and other related materials submitted with respect to an applicant;"

app.leg.wa.gov/RCW/default.aspx?cite=42.56.250

POTENTIAL FIX

Amend LLMC 1-8-6(A)(12) by ordinance to say "other than for vacancies in elective office" after "public employment", matching RCW 42.56.250(1)(b).

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

426 Section 1-8-8 ties the five-day response to a city form; state law requires none.

Where: LLMC 1-8-8(C). City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-8-8(C)

"Upon receiving a completed written request for records form, the city clerk shall determine whether the requested record is exempt by law from inspection and copying in whole or in part. Within five (5) business days of the date of receipt by the city of the written request for a record, the city clerk shall:"

GOVERNING TEXT

RCW 42.56.080(2)

"Agencies shall honor requests received in person during an agency's normal office hours, or by mail or email, for identifiable public records unless exempted by provisions of this chapter. No official format is required for making a records request; however, agencies may recommend that requestors submit requests using an agency provided form or web page."

app.leg.wa.gov/RCW/default.aspx?cite=42.56.080

POTENTIAL FIX

Amend 1-8-8 to treat the city form as recommended only, and to start the exemption review and the five business day response period on receipt of any request made in person, by mail or by email.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

427 City code requires the records request form when a record may be exempt. State law makes the form optional.

Where: LLMC 1-8-8.A. City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-8-8.A

"the city clerk or department head shall require that the requestor complete a written request for public records form."

GOVERNING TEXT

RCW 42.56.080(2)

"No official format is required for making a records request; however, agencies may recommend that requestors submit requests using an agency provided form or web page."

app.leg.wa.gov/RCW/default.aspx?cite=42.56.080

POTENTIAL FIX

Amend 1-8-8.A so the city may recommend, not require, its public records request form, matching RCW 42.56.080(2).

RISK

Staff could hold an emailed records request until the city's form arrives. State law already treats that email as a request, and its five business day clock is running.

STATE-LAW COMPARISONS

428 City code starts the records deadline only on a written request. State law also counts spoken requests to records staff.

Where: LLMC 1-8-8.C. City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-8-8.C

"Within five (5) business days of the date of receipt by the city of the written request for a record, the city clerk shall:"

GOVERNING TEXT

RCW 42.56.520(1)

"Within five business days of receiving a public record request, an agency, the office of the secretary of the senate, or the office of the chief clerk of the house of representatives must respond in one of the ways provided in this subsection (1):"

app.leg.wa.gov/RCW/default.aspx?cite=42.56.520

POTENTIAL FIX

Amend LLMC 1-8-8.C by ordinance to start the five business day clock from the city's receipt of any request, however made, as RCW 42.56.520(1) requires, not from receipt of a written request or completed form.

RISK

A resident asks the clerk in person for a record that may be exempt. Code makes the resident fill out a form first, but the state's five business day clock has already started.

STATE-LAW COMPARISONS

429 City code sends shoreline permit appeals to superior court. State law sends them to the Shorelines Hearings Board first.

Where: LLMC 1-9-6.A.4. City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-9-6.A.4

"The decision of the examiner on the following matters will be final, unless such decision is appealed to superior court in writing by an aggrieved party:"
"Shoreline permits."

GOVERNING TEXT

RCW 90.58.180(1)(a)

"Any person aggrieved by the granting, denying, or rescinding of a permit on shorelines of the state pursuant to RCW 90.58.140 may seek review from the shorelines hearings board by filing a petition for review within 21 days"

app.leg.wa.gov/RCW/default.aspx?cite=90.58.180

POTENTIAL FIX

Amend 1-9-6.A to remove shoreline permits from the examiner decisions appealable to superior court, and state that shoreline permit decisions are reviewed by the Shorelines Hearings Board under RCW 90.58.180.

RISK

A neighbor who follows the code could file a shoreline appeal in superior court. Meanwhile the state's 21 day deadline to reach the hearings board keeps running.

STATE-LAW COMPARISONS

430 Code lets the city seek quotes from fewer roster contractors; state law requires inviting all interested.

Where: LLMC 2-2-2(D)(2), (D)(5), (D)(7). City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-2-2(D)(2), (D)(5), (D)(7)

"If the cost of the public work is estimated to be less than thirty five thousand dollars ($35,000.00), the city may elect to solicit three (3) written quotations from the roster. In the event the city elects to receive quotations from less than all contractors on the roster, the city shall attempt to equitably distribute the opportunity to bid on the public works in such a manner so as to avoid favoritism to any individual contractor."

GOVERNING TEXT

RCW 39.04.152(4)(a)(ii)

"(ii) A state agency or authorized local government contracting through a small works roster shall invite bids notifying all contractors on the applicable roster that have indicated interest in performing work in the applicable geographical area."

app.leg.wa.gov/RCW/default.aspx?cite=39.04.152&full=true

POTENTIAL FIX

Amend LLMC 2-2-2(D) by ordinance so that bids are invited from all interested contractors on the small works roster, adopt the direct-contract option in RCW 39.04.152(4)(b) if wanted, and publish the annual award list that RCW 39.04.152(7) requires.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

431 City code lets staff invite five contractors to bid on small works. State law now requires inviting all interested contractors.

Where: LLMC 2-2-2.D.2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-2-2.D.2

"the city shall either invite bids or proposals from at least five (5) qualified contractors on the small works roster or from all contractors on the small works roster."

GOVERNING TEXT

RCW 39.04.152(4)(a)(ii)

"A state agency or authorized local government contracting through a small works roster shall invite bids notifying all contractors on the applicable roster that have indicated interest in performing work in the applicable geographical area."

app.leg.wa.gov/RCW/default.aspx?cite=39.04.152

POTENTIAL FIX

Amend 2-2-2.D.2 to invite bids from all interested small works roster contractors in the applicable geographic area, as RCW 39.04.152(4)(a)(ii) has required since July 1, 2024, and drop the five-contractor and three-quote options. For projects under $150,000 the City may instead adopt the small-business direct-contract route in RCW 39.04.152(4)(b).

RISK

Staff who invite five contractors leave out others state law has required the city to invite since July 2024. A contractor left off the list can protest the award.

STATE-LAW COMPARISONS

432 Peddling civil penalty doubles the cap chapter 7.80 allows for it.

Where: LLMC 4-2-10.B. City text reviewed in September and October 2026.

CODE SAYS

LLMC 4-2-10.B

"Any person who fails to comply with the provision of this article is, in addition to any criminal penalties, subject to a maximum civil penalty of five hundred dollars ($500.00) for each day or portion of the day that the violation continues pursuant to RCW 7.80."

GOVERNING TEXT

RCW 7.80.120(1)(a)

"The maximum penalty and the default amount for a class 1 civil infraction shall be $250, not including statutory assessments, except for an infraction of state law involving"

app.leg.wa.gov/RCW/default.aspx?cite=7.80.120

POTENTIAL FIX

Amend 4-2-10.B to set the civil penalty at $250 per day under chapter 7.80 RCW, or move the peddling violation outside chapter 7.80 under the city's own civil-penalty authority in RCW 35A.11.020 if $500 is intended.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

433 Peddler exemption excludes edibles a seller gathered or made, which RCW 36.71.090 bars cities from licensing.

Where: LLMC 4-2-9(C). City text reviewed in September and October 2026.

CODE SAYS

LLMC 4-2-9(C)

"C. Farmers, gardeners, or other persons who deliver or peddle any agricultural, horticultural, or farm products which they have actually grown, harvested, or produced, provided that this exemption does not apply to the sale of firewood."

GOVERNING TEXT

RCW 36.71.090

"It shall be lawful for any farmer, gardener, or other person, without license, to sell, deliver, or peddle any fruits, vegetables, berries, eggs, or any farm produce or edibles raised, gathered, produced, or manufactured by such person and no city or town shall pass or enforce any ordinance prohibiting the sale by or requiring license from the producers and manufacturers of farm produce and edibles as defined in this section."

app.leg.wa.gov/RCW/default.aspx?cite=36.71.090

POTENTIAL FIX

Amend 4-2-9(C) to exempt any person selling fruits, vegetables, berries, eggs, farm produce or edibles raised, gathered, produced or manufactured by that person, as RCW 36.71.090 provides. The firewood exclusion may stay, and the city may keep licensing dairy products, meat, poultry, eel, fish, mollusks and shellfish.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

434 Lodging tax section still lets the council override the advisory committee's list.

Where: LLMC 4-4-5. City text reviewed in September and October 2026.

CODE SAYS

LLMC 4-4-5

"The city council may act on the recommendations as submitted by the advisory committee, or amend it pursuant to its sole discretion."

GOVERNING TEXT

RCW 67.28.1816(2)(b)(ii)

"The municipality may choose only recipients from the list of candidates and recommended amounts provided by the local lodging tax advisory committee."

app.leg.wa.gov/RCW/default.aspx?cite=67.28.1816

POTENTIAL FIX

Amend 4-4-5 so that, in awarding lodging tax revenue to applicants, the council may choose only among the advisory committee's listed candidates and recommended amounts, including declining to fund a listed candidate, while keeping its final determination; RCW 67.28.1816(2)(b), in force since July 1, 2013, requires this in a city of 5,000 or more.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

435 Gross misdemeanor term exceeds state law for offenses that are also state crimes.

Where: LLMC 6-1-5.A; 6-1-5.F. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-5.A; 6-1-5.F

"every person convicted of a gross misdemeanor, or a crime not otherwise classified, shall be punished by imprisonment in jail for a maximum term of not more than one year"
"the penalty provisions of this chapter shall apply unless preempted by Washington state law."

GOVERNING TEXT

RCW 9A.20.021(2); RCW 35A.11.020; RCW 35.21.163

"Every person convicted of a gross misdemeanor defined in Title 9A RCW shall be punished by imprisonment in the county jail for a maximum term fixed by the court of up to three hundred sixty-four days"
"However, the punishment for any criminal ordinance shall be the same as the punishment provided in state law for the same crime."

app.leg.wa.gov/RCW/default.aspx?cite=9A.20.021

POTENTIAL FIX

Amend 6-1-5.A to cap a gross misdemeanor at three hundred sixty-four days for offenses adopted from state law, keeping one year only for purely local gross misdemeanors, which RCW 35A.11.020 permits. For adopted state crimes, RCW 35.21.163 and RCW 35A.11.020 require the state penalty, so the preemption clause in 6-1-5.F leaves a one-year term in the text that the City cannot impose.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

436 Code makes minor possession of cannabis a civil infraction, but state law makes it a crime.

Where: LLMC 6-1-61(A)(1). City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-61(A)(1)

"No person under the age of twenty one (21) ('minor') shall possess, consume, or otherwise acquire marijuana or marijuana infused products."

GOVERNING TEXT

RCW 35A.11.020; RCW 69.50.4014(1)

"Such a body alternatively may provide that violation of such ordinances constitutes a civil violation subject to monetary penalty, but no act which is a state crime may be made a civil violation."
"(1) Except as provided in RCW 69.50.401(2)(c) or as otherwise authorized by this chapter, any person found guilty of knowing possession of 40 grams or less of cannabis is guilty of a misdemeanor."

app.leg.wa.gov/RCW/default.aspx?cite=35A.11.020

POTENTIAL FIX

Amend LLMC 6-1-61(A)(1) and the matching civil infraction in (B)(2) by ordinance so they no longer reach possession or other acquisition of cannabis by a minor. If the city wants to charge minor possession in municipal court, first adopt RCW 69.50.4014 by reference under RCW 35A.12.140 (it is not among the RCW 69.50 sections adopted in 6-1-22 and 6-1-23).

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

437 City turns a minor's cannabis possession into a $50 civil ticket.

Where: LLMC 6-1-61.B.2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-61.B.2

"Violation of any provision of this section by a minor is a class 3 civil infraction and subject to a monetary penalty of fifty dollars ($50.00)."

GOVERNING TEXT

RCW 69.50.4014(1); RCW 35A.11.020

"any person found guilty of knowing possession of 40 grams or less of cannabis is guilty of a misdemeanor."

"no act which is a state crime may be made a civil violation."

app.leg.wa.gov/RCW/default.aspx?cite=69.50.4014

POTENTIAL FIX

Amend LLMC 6-1-61 by ordinance so the class 3 civil infraction no longer reaches knowing possession of cannabis by a person under 21 that state law does not authorize, which RCW 69.50.4014(1) makes a misdemeanor at 40 grams or less, and leave that conduct to state law or charge it as a crime carrying the state penalty. Leave 6-1-61.A.2, being in a public place while exhibiting the effects, as written.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

438 Section 6-5-3(C) makes an adult's vapor sale to a minor a civil infraction despite state crime.

Where: LLMC 6-5-3(C). City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-5-3(C)

"Violation of any provision of this chapter by a person or business other than a minor is a class 1 civil infraction and subject to a monetary penalty of two hundred fifty dollars ($250.00)."

GOVERNING TEXT

RCW 35A.11.020; RCW 26.28.080(1)

"Such a body alternatively may provide that violation of such ordinances constitutes a civil violation subject to monetary penalty, but no act which is a state crime may be made a civil violation."

"A person who sells or gives, or permits to be sold or given, to any person under the age of 21 years any cigar, cigarette, cigarette paper or wrapper, tobacco in any form, alternative nicotine product, or a vapor product is guilty of a gross misdemeanor."

app.leg.wa.gov/RCW/default.aspx?cite=35A.11.020

POTENTIAL FIX

Amend LLMC 6-5-3(C) by ordinance so the class 1 civil infraction no longer reaches sales or gifts to a minor by an adult, leaving those acts to the gross misdemeanor in RCW 26.28.080, and keep a civil penalty only for conduct that is not a state crime.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

439 Vapor products chapter is still printed as law after its own sunset.

Where: LLMC 6-5-4. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-5-4

"This chapter shall be null and void on the day that state or federal legislation goes into effect incorporating either the same or substantially similar provisions as are contained in this chapter"

GOVERNING TEXT

RCW 70.345.140; RCW 70.345.210(1)

"A person under the age of eighteen who purchases or attempts to purchase, possesses, or obtains or attempts to obtain vapor products commits a class 3 civil infraction under chapter 7.80 RCW"

"This chapter preempts political subdivisions from adopting or enforcing requirements for the licensure and regulation of vapor product promotions and sales at retail."

app.leg.wa.gov/RCW/default.aspx?cite=70.345.210

POTENTIAL FIX

Repeal LLMC chapter 6-5. RCW 70.345.140 (2016 sp.s. c 38 s 14) enacted the same under-18 purchase and possession infraction as 6-5-2.A, triggering 6-5-4's null-and-void clause in 2016, and RCW 70.345.210(1) separately preempts 6-5-2.B's regulation of retail sales.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

440 Section 7-2-5(A)(12) allows impound from a restricted zone without the signage state law requires.

Where: LLMC 7-2-5(A)(12). City text reviewed in September and October 2026.

CODE SAYS

LLMC 7-2-5(A)(12)

"When the vehicle is illegally occupying a restricted tow away zone such as a truck, commercial load, bus, loading or other similar zone where, by order of the police chief parking is limited to designated classes of vehicles or is prohibited during certain hours, or designated days, or at all times, and where such vehicle is interfering with the proper and intended use of such zones."

GOVERNING TEXT

RCW 46.55.113(2)(i); RCW 46.55.240(1)

"if the zone has been established with signage for at least 24 hours and where the vehicle is interfering with the proper and intended use of the zone. Signage must give notice to the public that a vehicle will be removed if illegally parked in the zone;"

"A city, town, or county that adopts an ordinance or resolution concerning unauthorized, abandoned, or impounded vehicles shall include the applicable provisions of this chapter."

app.leg.wa.gov/RCW/default.aspx?cite=46.55.113

app.leg.wa.gov/RCW/default.aspx?cite=46.55.240

POTENTIAL FIX

Amend 7-2-5(A)(12) to require that the zone has been established with signage for at least 24 hours and that the signs warn that a vehicle will be removed if illegally parked.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

441 Park dog ban exempts only guide dogs, but federal law requires admitting service animals.

Where: LLMC 8-1A-5(A)(7)(a). City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-1A-5(A)(7)(a)

"This subsection shall not apply to animal guide dogs."

GOVERNING TEXT

28 CFR 35.136(a); RCW 49.60.215(1)(c) and (2)

"Generally, a public entity shall modify its policies, practices, or procedures to permit the use of a service animal by an individual with a disability."
"the use of a trained dog guide or service animal by a person with a disability"

www.ecfr.gov/api/renderer/v1/content/enhanced/current/title-28?part=35&section=35.136

POTENTIAL FIX

Amend LLMC 8-1A-5.A.7.a by ordinance to exempt dog guides and service animals used by a person with a disability, as defined in 28 CFR 35.104 and RCW 49.60.040, and service animal trainees under a trainer's control, and to allow individually trained miniature horses as 28 CFR 35.136(i) and RCW 49.60.215(3) require.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

442 Relocation rule leaves pole-owning telecom and cable providers paying undergrounding costs RCW 35.99.060(3)(b) assigns the city.

Where: LLMC 8-8-22. City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-8-22

"Whenever the city causes the construction of any publicly funded project, in whole or in part, within the franchise area or on public grounds and such construction necessitates the relocation of grantee's facilities from their existing location within the franchise area or on such public grounds and places, such relocation will be at no cost to the city."
"The city shall not be responsible for any cost or expense associated with the relocation of grantee's facilities."

GOVERNING TEXT

RCW 35.99.060(3)(b)-(c)

"(b) Where aerial to underground relocation of authorized facilities is required by the city or town under subsection (1) of this section, for service providers with an ownership share of the aerial supporting structures, the additional incremental cost of underground compared to aerial relocation, or as provided for in the approved tariff if less, will be paid by the city or town requiring relocation; and (c) Where the city or town requests relocation under subsection (1) of this section solely for aesthetic purposes, unless otherwise agreed to by the parties."

app.leg.wa.gov/RCW/default.aspx?cite=35.99.060

POTENTIAL FIX

Amend 8-8-22(A) so that, for service providers as defined in RCW 35.99.010 relocating facilities in the right-of-way under RCW 35.99.060(1), relocation costs are allocated as RCW 35.99.060(3) and (4) provide, including the incremental aerial to underground cost in (3)(b) for providers with an ownership share of the aerial supporting structures and aesthetic-only relocations in (3)(c) unless the franchise provides otherwise; limit the last sentence of 8-8-22(C) to relocations required by third parties.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

443 Code makes owner contact optional and runs 60 days from removal; RCW 63.32.010 requires written notice.

Where: LLMC 8-9-6(C)(3) and (C)(5). City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-9-6(C)(3) and (C)(5)

"Any personal property, camp facilities, and/or camp paraphernalia removed by the city, not described by Section A (above) shall be stored for sixty (60) days."
"If the owner(s) of removed personal property is known or discovered, the city should make a good faith attempt to make contact and provide removal and property storage details."

GOVERNING TEXT

RCW 63.32.010

"for a period of sixty days from date of written notice to the owner thereof, if known, which notice shall inform the owner of the disposition which may be made of the property under this section and the time that the owner has to claim the property"

app.leg.wa.gov/RCW/default.aspx?cite=63.32.010

POTENTIAL FIX

Require written notice to a known owner stating how the property may be disposed of and the time to claim it, and run the 60-day period from that notice.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

444 River District emergency shelter rules impose conditions state law does not allow.

Where: RD 10-2E-3.C.14 (RD-M), p.85; RD 10-2I-3.C.12 (RD-C), p.105. City text reviewed in September and October 2026.

CODE SAYS

RD 10-2E-3.C.14 (RD-M), p.85; RD 10-2I-3.C.12 (RD-C), p.105

"The facility must be open 24 hours per day, 7 days per week."

GOVERNING TEXT

RCW 35A.21.430(2)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations that ends the 24-hours-a-day operation, assigned-bed and residents-only-services conditions in 10-2E-3.C.14 and 10-2I-3.C.12, since no hotel in these zones carries them. Post a notice beside the posted PDF saying that RCW 35A.21.430(2) governs until the amendment takes effect.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

445 River District imposes spacing and transit rules on supportive housing that state law now forbids.

Where: RD 10-2E-3.C.16 (RD-M), p.85; RD 10-2I-3.C.14 (RD-C), p.105. City text reviewed in September and October 2026.

CODE SAYS

RD 10-2E-3.C.16 (RD-M), p.85; RD 10-2I-3.C.14 (RD-C), p.105

"the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing"

GOVERNING TEXT

RCW 35A.21.430(2)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations that ends the 3/4-mile spacing rule, the 1/4-mile transit rule and the 50-unit guidance in 10-2E-3.C.16 and 10-2I-3.C.14 for transitional and supportive housing, since hotels are permitted outright in RD-M and RD-C. Post a notice beside the posted PDF saying that RCW 35A.21.430(2) governs until the amendment takes effect.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

446 Zoning bars family day care where state law requires it be allowed.

Where: RD Zoning Matrix, p.60 (Family child day-care home, RD-C column); p.62 (Dwelling, multi-family). City text reviewed in September and October 2026.

CODE SAYS

RD Zoning Matrix, p.60 (Family child day-care home, RD-C column); p.62 (Dwelling, multi-family)

"Family child day-care home (6 to 12 children) P P N"
"Dwelling, multi-family P L P"

GOVERNING TEXT

RCW 35A.63.215(1)

"no city may enact, enforce, or maintain an ordinance, development regulation, zoning regulation, or official control, policy, or administrative practice that prohibits the use of a residential dwelling, located in an area zoned for residential or commercial use, as a family day-care provider's home facility"

app.leg.wa.gov/RCW/default.aspx?cite=35A.63.215

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations that allows family child day-care homes in the RD-C zone as a permitted use, subject only to the conditions RCW 35A.63.215 allows. Post a notice beside the posted PDF saying that RCW 35A.63.215 governs until the amendment takes effect.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

447 Residential zone requires small transitional housing to look like a residence and fit the area.

Where: River District 10-2C-3(16)(b), page 67. City text reviewed in September and October 2026.

CODE SAYS

River District 10-2C-3(16)(b), page 67

"The facility must maintain the outward appearance of a residence and conform to the residential character of the area."

GOVERNING TEXT

RCW 35A.21.430(2) and (4)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Amend 10-2C-3(16)(b) by ordinance to remove the outward appearance and residential character condition for transitional and supportive housing, so that only the objective standards that apply to other residences in RD-R remain.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

448 RD-R zone restricts transitional housing beyond what state law permits.

Where: River District 10-2C-3.C.17.a,d,e (RD-R). City text reviewed in September and October 2026.

CODE SAYS

River District 10-2C-3.C.17.a,d,e (RD-R)

"a. The facility shall be limited to 40 or fewer residents, not including caregivers and staff."
"d. In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties."
"e. The facility must be located within ¼ mile of a fixed transit route."

GOVERNING TEXT

RCW 35A.21.430(2)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations that ends the 40-resident limit, the 3/4-mile spacing rule, the 1/4-mile transit rule and the advisory 20-unit guidance in 10-2C-3.C.17 for transitional and supportive housing in RD-R, so these uses carry only the standards that apply to multi-family dwellings in the zone. Post a notice beside the posted PDF saying that RCW 35A.21.430(2) governs until the amendment takes effect.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

449 River District requires 9-foot-wide stalls, but state law caps required residential stalls at 8 by 20.

Where: River District 10-3D-3(G), page 141, and 10-3C-3(E)(2)(b), page 128. City text reviewed in September and October 2026.

CODE SAYS

River District 10-3D-3(G), page 141, and 10-3C-3(E)(2)(b), page 128

"Compact stalls are 1' narrower and 2' shorter than standard stalls (i.e. a 9' x 18' standard stall would be an 8' x 16' compact stall)."
"90-degree stalls are required to be a minimum of 9' x 18'"

GOVERNING TEXT

RCW 36.70A.622(1)(e)

"(e) Parking spaces may not be required to exceed eight feet by 20 feet, except for required parking for people with disabilities;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.622

POTENTIAL FIX

State in 10-3D-3(G) and its table, and in 10-3C-3(E)(2)(b), that required stalls for residential development need not exceed 8 feet by 20 feet, except accessible parking, and that existing spaces need not be resized as RCW 36.70A.622(2) provides.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

450 River District standards add spacing, transit and appearance rules for transitional and supportive housing.

Where: River District Development Regulations 10-2C-3(C)(16)-(17), page 67. City text reviewed in September and October 2026.

CODE SAYS

River District Development Regulations 10-2C-3(C)(16)-(17), page 67

"c. The facility must maintain an outwardly residential appearance and conform to the residential character of the area. d. In order to prevent the concentration of facilities in one area of the City, the proposed facility must be distanced at least 3/4 mile from any other stand-alone emergency shelter or transitional and supportive housing, as measured from the nearest points of such properties. e. The facility must be located within ¼ mile of a fixed transit route."

GOVERNING TEXT

RCW 35A.21.430(2)

"a code city may not require through development regulations, ordinances, or legal agreements any development or operating standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.430

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations that ends the spacing, transit, resident cap and appearance conditions in 10-2C-3(C)(16)-(17) and the matching RD-M and RD-C standards, keeping only objective standards that apply to other residential uses in the zone. Post a notice beside the posted PDF saying that RCW 35A.21.430(2) governs until the amendment takes effect.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

451 River District matrix bans manufactured homes on individual lots, which state law does not allow.

Where: River District Zoning Matrix, Housing, PDF page 62. City text reviewed in September and October 2026.

CODE SAYS

River District Zoning Matrix, Housing, PDF page 62

"Facilities and Uses RD-R RD-M RD-C"
"Manufactured homes (on individual lots) N N N"

GOVERNING TEXT

RCW 35A.21.312(1)

"Homes built to 42 U.S.C. Sec. 5401-5403 standards (as amended in 2000) must be regulated for the purposes of siting in the same manner as site built homes, factory built homes, or homes built to any other state construction or local design standard."

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.312

POTENTIAL FIX

Adopt an ordinance amending the River District Zoning Matrix so manufactured homes on individual lots are treated like single family dwellings in RD-R and RD-M, keeping only the conditions RCW 35A.21.312(1)(a) to (e) allows.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

452 River District zoning matrix bars family child day-care homes in the RD-C commercial zone.

Where: River District Zoning Matrix, page 60. City text reviewed in September and October 2026.

CODE SAYS

River District Zoning Matrix, page 60

"Facilities and Uses RD-R RD-M RD-C"
"Family child day-care home (5 or fewer children) P P N"

GOVERNING TEXT

RCW 36.70A.450(1)

"no county or city may enact, enforce, or maintain an ordinance, development regulation, zoning regulation, or official control, policy, or administrative practice that prohibits the use of a residential dwelling, located in an area zoned for residential or commercial use, as a family day-care provider's home facility."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.450

POTENTIAL FIX

Adopt an amendment to the River District Zoning Matrix by ordinance that allows both family child day-care home rows in the RD-C column as P, or as L with conditions no stricter than for other dwellings in the zone as RCW 36.70A.450(2) and (4) allow. Post a notice beside the posted matrix saying that RCW 36.70A.450 governs until then.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

453 Zoning matrix bars family child day-care homes in the commercial zone, which state law forbids.

Where: River District Zoning Matrix, page 60. City text reviewed in September and October 2026.

CODE SAYS

River District Zoning Matrix, page 60

"Facilities and Uses RD-R RD-M RD-C"
"Family child day-care home (6 to 12 children) P P N"

GOVERNING TEXT

RCW 36.70A.450(1)

"no county or city may enact, enforce, or maintain an ordinance, development regulation, zoning regulation, or official control, policy, or administrative practice that prohibits the use of a residential dwelling, located in an area zoned for residential or commercial use, as a family day-care provider's home facility."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.450

POTENTIAL FIX

Adopt an amendment to the River District Zoning Matrix by ordinance that lists family child day-care homes (both size rows) as permitted in RD-C, subject only to the conditions RCW 36.70A.450(2) to (4) allows, and post a notice beside the matrix saying state law governs until then.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

454 River District matrix bars manufactured homes on individual lots where it permits site-built single-family homes.

Where: River District Zoning Matrix, page 62. City text reviewed in September and October 2026.

CODE SAYS

River District Zoning Matrix, page 62

"Facilities and Uses RD-R RD-M RD-C"
"Manufactured homes (on individual lots) N N N"

GOVERNING TEXT

RCW 35A.21.312(1)

"Homes built to 42 U.S.C. Sec. 5401-5403 standards (as amended in 2000) must be regulated for the purposes of siting in the same manner as site built homes"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.312

POTENTIAL FIX

Adopt an amendment to the River District Zoning Matrix by ordinance that makes manufactured homes on individual lots P in RD-R and RD-M, matching single-family dwellings, subject only to the conditions RCW 35A.21.312(1)(a) to (e) allow. Post a notice beside the posted matrix saying that RCW 35A.21.312 governs until then.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

STATE-LAW COMPARISONS

455 City ADU definition ties ADUs to single-family homes; state law adds duplex, triplex and townhome lots.

Where: Development Code 10-1C-1, page 8. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 8

"Accessory dwelling unit (ADU) - Separate dwelling unit with separate cooking facilities that are substantially contained within the structure of a single-family residence (attached) or an outbuilding which is an accessory structure to such residence (detached)."

GOVERNING TEXT

RCW 36.70A.696(1)

"'Accessory dwelling unit' means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.696

POTENTIAL FIX

Adopt an amendment by ordinance to the ADU definition in 10-1C-1 so it follows RCW 36.70A.696(1), as the Planning Commission's August 12, 2026 draft proposes, and allow ADUs on lots with any principal housing unit in urban growth area zones that allow single-family homes, subject to RCW 36.70A.680(4) and (5), with the periodic update due by December 31, 2026.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

456 R-1 "aesthetically pleasing" sentence, if applied in design review, breaches RCW 36.70A.630 from December 31, 2026.

Where: Development Code 10-2B-10(D) (R-1 materials), PDF page 89; same sentences in the materials subsection of each zone. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-10(D) (R-1 materials), PDF page 89; same sentences in the materials subsection of each zone

"D. Materials. All proposed building materials should be durable and of good quality and appropriate to the surroundings."
"Therefore, they should be aesthetically pleasing and compatible with materials and colors of adjoining buildings and other buildings within the City."

GOVERNING TEXT

RCW 36.70A.630(2) and (5)

"may apply in any design review process only clear and objective development regulations governing the exterior design of new development."
"(a) Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.630

POTENTIAL FIX

Before December 31, 2026, adopt an ordinance in each zone's materials subsection that either states the "should" sentences are purpose only and not review criteria, or deletes them, and replaces "Other materials determined acceptable by the Zoning Administrator" with measurable criteria.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

457 Detached ADUs must have a six-foot screening fence that houses do not need.

Where: Development Code 10-2B-3(C)(8)(i), page 76. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3(C)(8)(i), page 76

"A minimum 6-foot sight-obscuring fence shall be required to buffer a detached ADU from adjacent lots, unless waived in acknowledged writing by abutting property owners."

GOVERNING TEXT

RCW 36.70A.681(1)(h)

"(h) A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Adopt an amendment by ordinance to 10-2B-3(C)(8)(i) and the matching ADU provisions in the other zone articles so that no 6-foot sight-obscuring fence is required, or so that only fencing rules that also apply to principal units remain, before December 31, 2026.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

458 R-1 townhome garages must sit four feet back; detached house garages may project forward.

Where: Development Code 10-2B-3(C)(9)(c), page 77. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3(C)(9)(c), page 77

"c. When garages face the street, they shall be recessed behind the front elevation (i.e., living area or covered front porch) by a minimum of 4 feet."

GOVERNING TEXT

RCW 36.70A.635(6)(b)

"(b) Except as provided in (a) of this subsection, shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences, but may apply any objective development regulations that are required for detached single-family residences, including"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.635

POTENTIAL FIX

In the periodic update due December 31, 2026, give townhomes in 10-2B-3(C)(9)(c) the garage placement options that 10-2B-6(A) gives detached houses.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

459 R-1 townhomes must share driveways that detached houses are exempt from sharing.

Where: Development Code 10-2B-3(C)(9)(e), page 77. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3(C)(9)(e), page 77

"Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than 20 feet (i.e., the width of one on- street parking space)."

GOVERNING TEXT

RCW 36.70A.635(6)(b)

"(b) Except as provided in (a) of this subsection, shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences, but may apply any objective development regulations that are required for detached single-family residences, including"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.635

POTENTIAL FIX

In the periodic update due December 31, 2026, limit townhome driveway rules in 10-2B-3(C)(9)(e) to those that apply to detached single-family houses.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

460 ADU cap of 900 square feet falls below the 1,000 square foot state floor.

Where: Development Code 10-2B-3, page 76. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3, page 76

"The ADU shall not be more than 35% of the principal unit's total livable floor area, above grade, nor more than 900 square feet, whichever is less."

GOVERNING TEXT

RCW 36.70A.681(1)(f)

"(f) The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Before the periodic update due December 31, 2026, amend Development Code 10-2B-3 by ordinance to set any ADU floor area cap at 1,000 square feet or more and to drop the percentage cap where it would fall below that.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

461 One ADU per lot conflicts with the two required by state law by December 2026.

Where: Development Code 10-2B-3, page 76. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3, page 76

"A maximum of one ADU is allowed per lot. An attached ADU shall not be allowed on lots containing a detached ADU, duplex, or multi-family dwelling."

GOVERNING TEXT

RCW 36.70A.681(1)(c)

"(c) The city or county must allow at least two accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes in the following configurations: (i) One attached accessory dwelling unit and one detached accessory dwelling unit;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Before the periodic update due December 31, 2026, amend Development Code 10-2B-3 by ordinance to allow at least two ADUs on lots in zones that allow single-family homes, in the configurations RCW 36.70A.681(1)(c) lists; RCW 36.70A.681(4) lets the city exclude lots with critical areas or their buffers.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

462 ADU minimum house size of 1,200 square feet conflicts with state law by December 2026.

Where: Development Code 10-2B-3, page 76. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3, page 76

"An ADU shall not be permitted if the principal unit is less than 1,200 square feet."

GOVERNING TEXT

RCW 36.70A.681(1)(e)

"(e) The city or county must allow an accessory dwelling unit on any lot that meets the minimum lot size required for the principal unit;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Before the periodic update due December 31, 2026, amend the ADU standards in 10-2B-3 by ordinance so that no minimum principal unit size applies as a condition for an ADU.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

463 ADU-only appearance and entrance rules become barred by state law by December 2026.

Where: Development Code 10-2B-3, page 76. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3, page 76

"The ADU shall be designed in a manner so that the appearance of the principal unit remains that of a single-family residence. The ADU and its entrance shall be located in such a manner as to be unobtrusive in appearance when viewed from the front of the lot."

GOVERNING TEXT

RCW 36.70A.681(1)(h)

"(h) A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Before the periodic update due December 31, 2026, amend the ADU standards by ordinance to drop the ADU-only appearance and entrance location rules, or to apply to ADUs only the design rules that apply to principal units.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

464 ADU owner occupancy requirement becomes barred by state law by December 2026.

Where: Development Code 10-2B-3, page 76. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3, page 76

"The principal unit or ADU shall be owner-occupied."

GOVERNING TEXT

RCW 36.70A.681(1)(b)

"(b) The city or county may not require the owner of a lot on which there is an accessory dwelling unit to reside in or occupy the accessory dwelling unit or another housing unit on the same lot;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Before the periodic update due December 31, 2026, amend the attached and detached ADU standards in 10-2B-3 by ordinance to end the owner occupancy requirement.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

465 ADU roof pitch minimum is stricter than for houses, which state law bars by December 2026.

Where: Development Code 10-2B-3, page 76. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3, page 76

"The ADU shall have a pitched roof with a minimum slope of 4 and 12."

GOVERNING TEXT

RCW 36.70A.681(1)(h)

"(h) A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Before the periodic update due December 31, 2026, amend the ADU standards in 10-2B-3 by ordinance so that the roof pitch minimum is dropped or limited to what applies to principal units.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

466 ADU roof limit tied to house height can fall below the 24 foot state minimum.

Where: Development Code 10-2B-3, page 76. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3, page 76

"When measured from ground level, the ridge of the ADU's pitched roof shall not exceed 24 feet or the height of the principal unit, whichever is less."

GOVERNING TEXT

RCW 36.70A.681(1)(g)

"(g) The city or county may not establish roof height limits on an accessory dwelling unit of less than 24 feet, unless the height limitation that applies to the principal unit is less than 24 feet"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Before the periodic update due December 31, 2026, set the detached ADU roof limit at no less than 24 feet, tied to the zone height limit rather than the existing house.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

467 An 8,000 square foot lot minimum for detached ADUs conflicts with state law by December 2026.

Where: Development Code 10-2B-3, page 76. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3, page 76

"Detached ADU's shall not be allowed on lots that are less than 8,000 square feet in size."

GOVERNING TEXT

RCW 36.70A.681(1)(e)

"(e) The city or county must allow an accessory dwelling unit on any lot that meets the minimum lot size required for the principal unit;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Before the periodic update due December 31, 2026, amend the detached ADU standards in 10-2B-3 by ordinance to end the 8,000 square foot minimum lot size.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

468 R-2 requires 20 percent common open space for four- to six-unit buildings; detached houses carry none.

Where: Development Code 10-2C-3(C)(8)(c), page 95. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2C-3(C)(8)(c), page 95

"c. Common open space. Inclusive of required setback yards, a minimum of 20 percent of the site area shall be designated and permanently reserved as usable common open space in multi-family dwellings with 4 or more units."

GOVERNING TEXT

RCW 36.70A.635(6)(b)

"(b) Except as provided in (a) of this subsection, shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences, but may apply any objective development regulations that are required for detached single-family residences, including"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.635

POTENTIAL FIX

In the periodic update due December 31, 2026, adopt an amendment by ordinance so that middle housing in R-2 faces only the objective standards required for detached houses, or state in the ordinance why 10-2C-3(C)(8)(c) to (f) still apply to types beyond the two units per lot the city must allow.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

469 Townhome lots need 20 feet of frontage while detached lots have no minimum.

Where: Development Code 10-2C-7 (R-2), page 107. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2C-7 (R-2), page 107

"Minimum Width: 20 feet at front property line"

GOVERNING TEXT

RCW 36.70A.635(6)(b)

"shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.635

POTENTIAL FIX

Before the periodic update due December 31, 2026, amend the R-1 and R-2 lot tables by ordinance to remove the 20-foot townhome lot width, or to apply the same width rule to detached single family lots.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

470 R-3 roof screen alternatives must be aesthetically pleasing to the Zoning Administrator, not an objective standard.

Where: Development Code 10-2D-8(A), page 128. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2D-8(A), page 128

"The screen shall consist of a parapet wall or similar aesthetically pleasing architectural feature, as determined by the Zoning Administrator or designee."

GOVERNING TEXT

RCW 36.70A.630(2)

"may apply in any design review process only clear and objective development regulations governing the exterior design of new development."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.630

POTENTIAL FIX

In the periodic update due December 31, 2026, amend 10-2D-8(A) and the matching zone articles by ordinance to keep the parapet wall option and offer objective alternatives, such as a solid screen of the same height as the equipment in a listed material, in place of the Zoning Administrator's appearance judgment.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

471 M-1 design review asks for 'clearly delineated' entrances, with no measurable test.

Where: Development Code 10-2E-10(C)(1)(a) and (b), page 155. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2E-10(C)(1)(a) and (b), page 155

"The main entrance(s) to buildings shall be clearly delineated through architectural design and provide protection for pedestrians. b. Regularly spaced and similar-shaped windows with window hoods or trim (all building stories). Buildings that are unable to provide regularly spaced and similar-shaped windows due to the internal function of the building space (e.g., mechanical equipment, manufacturing areas, movie theater viewing areas, light sensitive laboratories, etc.) or for structural reasons, may not be required to meet this standard; however, alternatives to break up blank walls shall be provided."

GOVERNING TEXT

RCW 36.70A.630(2)(a)

"may apply in any design review process only clear and objective development regulations governing the exterior design of new development. For purposes of this section, a clear and objective development regulation: (a) Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.630

POTENTIAL FIX

Adopt an amendment to 10-2E-10(C)(1) and to the matching C-1 provision 10-2H-10(C)(1)(b) by ordinance, setting measurable standards such as a minimum entrance canopy depth and a set list of blank wall treatments, before December 31, 2026.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

472 M-1 color rules use terms like 'subtle' and 'high intensity' with no measurable test.

Where: Development Code 10-2E-10(D)(6), page 160. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2E-10(D)(6), page 160

"Building elevation / siding and roof colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black, or fluorescent colors is prohibited; b. Building trim and accent areas can feature brighter colors, including primary colors, if approved through the design review process. Neon tubing shall not be an acceptable feature for building trim or accent areas; and c. Corporate / trademark colors shall not be used on the building elevation / siding, roof, trim, or accent areas unless they comply with these color standards."

GOVERNING TEXT

RCW 36.70A.630(2)(a)

"may apply in any design review process only clear and objective development regulations governing the exterior design of new development. For purposes of this section, a clear and objective development regulation: (a) Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.630

POTENTIAL FIX

Adopt an amendment to 10-2E-10(D)(6), and to every zone article that carries this text, by ordinance, setting measurable color limits such as light reflectance value and chroma ranges and stating when brighter trim colors are allowed, by the periodic update due December 31, 2026.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

473 M-1 bars an ADU when the main building is under 1,200 square feet.

Where: Development Code 10-2E-3(C)(14)(f), page 140. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2E-3(C)(14)(f), page 140

"f. An ADU shall not be permitted if the principal unit or mixed-use building is less than 1,200 square feet."

GOVERNING TEXT

RCW 36.70A.681(1)(e)

"(e) The city or county must allow an accessory dwelling unit on any lot that meets the minimum lot size required for the principal unit;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Amend 10-2E-3(C)(14)(f) by ordinance to remove the 1,200 square foot principal unit minimum, and amend the matching ADU items in the other zone articles the same way, in the periodic update due December 31, 2026.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

474 M-2 light manufacturing rule requires design techniques that an applicant cannot measure.

Where: Development Code 10-2F-3(28), page 174. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2F-3(28), page 174

"On parcels abutting an arterial or collector street, the facility shall only be permitted if design techniques are used to minimize perceived building mass and achieve architectural and"

GOVERNING TEXT

RCW 36.70A.630(2)(a)

"Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.630

POTENTIAL FIX

Before the periodic update due December 31, 2026, amend 10-2F-3(28) by ordinance to replace the massing language with measurable standards such as a maximum facade length without modulation and a minimum modulation depth.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

475 Parking table asks 1.75 spaces per middle housing unit, over the one-space cap on small lots.

Where: Development Code 10-3D-3, page 329. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3D-3, page 329

"Two- and three-family housing 1.75 spaces per dwelling unit Multi-family and single family attached housing 1.75 spaces per dwelling unit"

GOVERNING TEXT

RCW 36.70A.635(6)(e)

"(e) Shall not require more than one off-street parking space per unit as a condition of permitting development of middle housing on lots no greater than 6,000 square feet before any zero lot line subdivisions or lot splits;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.635

POTENTIAL FIX

Before the periodic update due December 31, 2026, amend 10-3D-3 by ordinance to add a note that middle housing on lots of 6,000 square feet or less needs no more than one space per unit, and that middle housing within one-half mile walking distance of a major transit stop needs none, as RCW 36.70A.635(6)(d) and (e) require.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

476 Design review criterion 2 is not clear and objective, as state law will require.

Where: Development Code 10-4C-2(C), page 419. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4C-2(C), page 419

"The proposed development is generally consistent with adopted Comprehensive plan goals and policies and complies with applicable design provisions of the underlying zoning district, which are intended to protect the City's scenic views"

GOVERNING TEXT

RCW 36.70A.630(2), (5)

"may apply in any design review process only clear and objective development regulations governing the exterior design of new development."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.630

POTENTIAL FIX

Adopt an amendment to 10-4C-2(C) by ordinance that sets clear and objective design standards in place of criterion 2, before the city's periodic update deadline of December 31, 2026.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

477 Site plan review of three-plus attached units conflicts with RCW 36.70A.635(6)(c) from December 31, 2026.

Where: Development Code 10-4C-3(A)(3), PDF page 420. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4C-3(A)(3), PDF page 420

"3. Attached dwellings (single & multi-family) that: a. Exceed 100' in length along the primary street frontage, or; b. encompass three or more attached units;"

GOVERNING TEXT

RCW 36.70A.635(6)(c)

"(c) Shall apply to middle housing the same development permit and environmental review processes that apply to detached single-family residences"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.635

POTENTIAL FIX

Before December 31, 2026, adopt an ordinance amending 10-4C-3(A)(3) so middle housing (as defined in RCW 36.70A.030) follows the same permit process as detached single-family residences, keeping site plan review for larger multifamily buildings.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

478 River District allows one ADU per lot, where the state requires two from December 31, 2026.

Where: River District 10-2C-3, ADU items 13(e) and 14(e), pages 66 and 67; also 10-2E-3, pages 83 and 84. City text reviewed in September and October 2026.

CODE SAYS

River District 10-2C-3, ADU items 13(e) and 14(e), pages 66 and 67; also 10-2E-3, pages 83 and 84

"A maximum of one ADU is allowed per lot."

GOVERNING TEXT

RCW 36.70A.681(1)(c)

"The city or county must allow at least two accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Allow two ADUs per lot in the attached and detached combinations RCW 36.70A.681(1)(c) lists, in 10-2C-3 and 10-2E-3, before December 31, 2026.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

479 River District requires owner occupancy for ADUs, which the state forbids from December 31, 2026.

Where: River District 10-2C-3, ADU items 13(h) and 14(j), pages 66 and 67; also 10-2E-3, page 84. City text reviewed in September and October 2026.

CODE SAYS

River District 10-2C-3, ADU items 13(h) and 14(j), pages 66 and 67; also 10-2E-3, page 84

"The principal unit or ADU shall be owner-occupied."

GOVERNING TEXT

RCW 36.70A.681(1)(b)

"(b) The city or county may not require the owner of a lot on which there is an accessory dwelling unit to reside in or occupy the accessory dwelling unit or another housing unit on the same lot;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations by ordinance that removes the owner-occupancy requirement from the ADU standards in 10-2C-3 and 10-2E-3, in force before December 31, 2026. Post a notice beside the posted PDF saying that RCW 36.70A.681(1)(b) governs from that date.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

480 Attached ADU cap of 900 square feet is below the state floor from December 31, 2026.

Where: River District 10-2C-3, attached ADU item 13(c), page 66; also 10-2E-3, attached ADU item 10(c), page 83. City text reviewed in September and October 2026.

CODE SAYS

River District 10-2C-3, attached ADU item 13(c), page 66; also 10-2E-3, attached ADU item 10(c), page 83

"In no case shall it be more than 50% of the principal unit's total livable floor area, above grade, nor more than 900 square feet, whichever is less."

GOVERNING TEXT

RCW 36.70A.681(1)(f)

"(f) The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Raise the attached ADU size cap in 10-2C-3 item 13(c) and 10-2E-3 item 10(c) to at least 1,000 square feet and drop the percentage cap where it yields less, before the periodic update due December 31, 2026.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

481 ADU bar on homes under 1,200 square feet conflicts with state law after December 31, 2026.

Where: River District 10-2C-3, attached ADU item 13(f), page 66; also 10-2E-3, attached ADU item 10(f), page 84. City text reviewed in September and October 2026.

CODE SAYS

River District 10-2C-3, attached ADU item 13(f), page 66; also 10-2E-3, attached ADU item 10(f), page 84

"An ADU shall not be permitted if the principal unit is less than 1,200 square feet."

GOVERNING TEXT

RCW 36.70A.681(1)(e)

"(e) The city or county must allow an accessory dwelling unit on any lot that meets the minimum lot size required for the principal unit;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations by ordinance that removes the 1,200 square foot principal unit minimum from 10-2C-3 item 13(f) and 10-2E-3 item 10(f), in force before December 31, 2026. Post a notice beside the posted PDF saying that RCW 36.70A.681(1)(e) governs from that date.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

482 Detached ADU cap of 900 square feet falls below the state floor after December 31, 2026.

Where: River District 10-2C-3, detached ADU item 14(c), page 66; also 10-2E-3, detached ADU item 11(c), page 84 (35% of the principal unit or 900 square feet). City text reviewed in September and October 2026.

CODE SAYS

River District 10-2C-3, detached ADU item 14(c), page 66; also 10-2E-3, detached ADU item 11(c), page 84 (35% of the principal unit or 900 square feet)

"The ADU shall not be more than 50% of the principal unit's total livable floor area, above grade, nor more than 900 square feet, whichever is less."

GOVERNING TEXT

RCW 36.70A.681(1)(f); RCW 36.70A.680(1)

"The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Raise the detached ADU size cap in 10-2C-3 item 14(c) and 10-2E-3 item 11(c) to at least 1,000 square feet and drop the percentage caps where they yield less, with the periodic update due December 31, 2026.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

483 Roof pitch minimum for detached ADUs only conflicts with state law after December 31, 2026.

Where: River District 10-2C-3, detached ADU item 14(f), page 67. City text reviewed in September and October 2026.

CODE SAYS

River District 10-2C-3, detached ADU item 14(f), page 67

"The ADU shall have a pitched roof with a minimum slope of 4 and 12."

GOVERNING TEXT

RCW 36.70A.681(1)(h); RCW 36.70A.680(1)

"A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations by ordinance that removes the ADU roof pitch minimum, or applies the same roof standard used for principal units, in force before December 31, 2026. Post a notice beside the posted PDF saying that RCW 36.70A.681(1)(h) governs from that date.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

484 ADU ridge cap at house height can fall below the 24 foot state floor after 2026.

Where: River District 10-2C-3, detached ADU item 14(g), page 67; also 10-2E-3, page 84. City text reviewed in September and October 2026.

CODE SAYS

River District 10-2C-3, detached ADU item 14(g), page 67; also 10-2E-3, page 84

"When measured from ground level, the ridge of the ADU's pitched roof shall not exceed 32 feet or the height of the principal unit, whichever is less."

GOVERNING TEXT

RCW 36.70A.681(1)(g); RCW 36.70A.680(1)

"The city or county may not establish roof height limits on an accessory dwelling unit of less than 24 feet, unless the height limitation that applies to the principal unit is less than 24 feet"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Set the detached ADU height limit at no less than 24 feet, tied to the zone height limit rather than the height of the existing house, before December 31, 2026.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

485 5,000 square foot lot minimum for detached ADUs conflicts with state law after December 31, 2026.

Where: River District 10-2C-3, detached ADU item 14(h), page 67; also 10-2E-3, page 84. City text reviewed in September and October 2026.

CODE SAYS

River District 10-2C-3, detached ADU item 14(h), page 67; also 10-2E-3, page 84

"Detached ADU's shall not be allowed on lots that are less than 5,000 square feet in size."

GOVERNING TEXT

RCW 36.70A.681(1)(e); RCW 36.70A.680(1)

"The city or county must allow an accessory dwelling unit on any lot that meets the minimum lot size required for the principal unit;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Remove the 5,000 square foot lot minimum for detached ADUs before December 31, 2026.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

486 Unobtrusive-appearance rule for detached ADUs conflicts with state law after December 31, 2026.

Where: River District 10-2C-3, detached ADU item 14(i), page 67; also 10-2E-3, page 84. City text reviewed in September and October 2026.

CODE SAYS

River District 10-2C-3, detached ADU item 14(i), page 67; also 10-2E-3, page 84

"The detached ADU shall be unobtrusive in appearance when viewed from the front of the lot."

GOVERNING TEXT

RCW 36.70A.681(1)(h); RCW 36.70A.680(1)

"A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations by ordinance that removes the appearance requirement for detached ADUs, or limits it to standards that also apply to principal units, in force before December 31, 2026. Post a notice beside the posted PDF saying that RCW 36.70A.681(1)(h) governs from that date.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

487 RD-M and RD-R bar accessory dwelling units when the principal unit is under 1,200 square feet.

Where: River District 10-2E-3(C)(10)(f), page 84; same rule in RD-R at 10-2C-3(C)(13)(f), page 66. City text reviewed in September and October 2026.

CODE SAYS

River District 10-2E-3(C)(10)(f), page 84; same rule in RD-R at 10-2C-3(C)(13)(f), page 66

"An ADU shall not be permitted if the principal unit or mixed-use building is less than 1,200 square feet."

GOVERNING TEXT

RCW 36.70A.681(1)(e)

"The city or county must allow an accessory dwelling unit on any lot that meets the minimum lot size required for the principal unit;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Amend 10-2E-3(C)(10)(f) and 10-2C-3(C)(13)(f) by ordinance to end the 1,200 square foot principal unit minimum for accessory dwelling units, by the December 31, 2026 periodic update.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

488 Parking table's 1.5 spaces per two-family or townhome unit exceeds the one-space cap on small lots.

Where: River District 10-3D-3(A), page 137. City text reviewed in September and October 2026.

CODE SAYS

River District 10-3D-3(A), page 137

"Two-family and townhome housing 1.5 spaces per dwelling unit"

GOVERNING TEXT

RCW 36.70A.635(6)(e) and (11)(a); RCW 36.70A.130(5)(c)

"(e) Shall not require more than one off-street parking space per unit as a condition of permitting development of middle housing on lots no greater than 6,000 square feet before any zero lot line subdivisions or lot splits;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.635

POTENTIAL FIX

Amend the 10-3D-3(A) table by December 31, 2026 to require no more than one space per unit for middle housing on lots of 6,000 square feet or less, no more than two on larger lots, and none within half a mile walking distance of a major transit stop.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

489 River District caps accessory dwellings at 900 square feet, under the state 1,000 floor.

Where: River District Development Regulations, accessory dwelling standard, page 66. City text reviewed in September and October 2026.

CODE SAYS

River District Development Regulations, accessory dwelling standard, page 66

"In no case shall it be more than 50% of the principal unit's total livable floor area, above grade, nor more than 900 square feet, whichever is less"

GOVERNING TEXT

RCW 36.70A.681(1)(f)

"(f) The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.681

POTENTIAL FIX

Raise the ADU size limit to at least 1,000 square feet and drop the 50 percent test where it yields less, effective with the periodic update due December 31, 2026.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

490 River District requires 1.5 spaces per townhome; state caps 6,000-square-foot or smaller lots at one.

Where: River District Development Regulations, parking table, page 137. City text reviewed in September and October 2026.

CODE SAYS

River District Development Regulations, parking table, page 137

"Two-family and townhome housing 1.5 spaces per dwelling unit"

GOVERNING TEXT

RCW 36.70A.635(6)(e); RCW 36.70A.635(1)(c); RCW 36.70A.635(11)(a)

"(e) Shall not require more than one off-street parking space per unit as a condition of permitting development of middle housing on lots no greater than 6,000 square feet before any zero lot line subdivisions or lot splits;"
"(c) For cities with a population of less than 25,000, that are within a contiguous urban growth area with the largest city in a county with a population of more than 275,000, based on office of financial management population estimates the development of at least two units per lot on all lots zoned predominantly for residential use, unless zoning permitting higher densities or intensities applies."
"(a) Its next periodic comprehensive plan update required under RCW 36.70A.130 if the city meets the population threshold based on the 2020 office of financial management population data; or"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.635

POTENTIAL FIX

Cap required parking at one space per unit for middle housing on lots of 6,000 square feet or less, and none within one-half mile walking distance of a major transit stop, unless an exception in RCW 36.70A.635(7) applies, effective with the periodic update due December 31, 2026.

RISK

A reader could keep using this wording after the cited change takes effect. Staff should confirm when new guidance is needed.

STATE-LAW COMPARISONS

491 Agricultural activities definition prints outdated income tests, not the $200 per acre and $1,500 per year.

Where: Development Code 10-1C-1, Agricultural activities, page 10. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, Agricultural activities, page 10

"Those activities conducted on lands defined in RCW 84.34.020(2), as now or hereafter amended"
"which has produced a gross income from agricultural uses equivalent to one hundred dollars or more per acre per year for three of the five calendar years"
"which has produced a gross income from agricultural uses equivalent to one thousand dollars or more per acre per year"

GOVERNING TEXT

RCW 84.34.020(2)(b)(i)(B) and (2)(c)(ii)

"(B) On or after January 1, 1993, $200 or more per acre per year for three of the five calendar years preceding the date of application for classification under this chapter;"
"(ii) On or after January 1, 1993, $1,500 or more per year for three of the five calendar years preceding the date of application for classification under this chapter."

app.leg.wa.gov/RCW/default.aspx?cite=84.34.020

POTENTIAL FIX

Amend the Agricultural activities definition in 10-1C-1 by ordinance to refer to RCW 84.34.020(2) or to state the current $200 per acre and $1,500 per year tests, and post a notice beside the definition saying the statute governs.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

492 Marijuana definitions name the liquor control board and marijuana licenses that state law now words differently.

Where: Development Code 10-1C-1, page 37. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 37

"Marijuana producer - A person licensed by the state liquor control board to produce and sell marijuana at wholesale, to marijuana processors and other marijuana producers."
"Marijuana retailer - A person licensed by the state liquor control board to sell usable marijuana and marijuana-infused products in a retail outlet."

GOVERNING TEXT

RCW 69.50.101(3), (7)

"(3) 'Board' means the Washington state liquor and cannabis board."
"(7) 'Cannabis producer' means a person licensed by the board to produce and sell cannabis at wholesale to cannabis processors and other cannabis producers."

app.leg.wa.gov/RCW/default.aspx?cite=69.50.101

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to use the terms cannabis producer, processor and retailer, follow the wording of RCW 69.50.101, and name the Washington state liquor and cannabis board.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

493 Ordinary high-water mark definition differs from the Shoreline Management Act, dropping the June 1, 1971 baseline.

Where: Development Code 10-1C-1, page 41. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 41

"Ordinary high-water mark - That mark on streams, lakes or water bodies that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in normal years, as to mark on the soil a character distinct from that of the abutting upland in respect to vegetation."

GOVERNING TEXT

RCW 90.58.030 (opening clause), (2)(c)

"As used in this chapter, unless the context otherwise requires, the following definitions and concepts apply:"
"in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department:"

app.leg.wa.gov/RCW/default.aspx?cite=90.58.030

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to define ordinary high-water mark by reference to RCW 90.58.030(2)(c) so critical area buffers and the Shoreline Master Program measure from the same line.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

494 Plat definition says plats are recorded with the County Assessor, not the county auditor.

Where: Development Code 10-1C-1, page 43. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 43

"Plat - A map of a subdivision, prepared as specified in this Code and in accordance with RCW 58.17, and recorded with the Spokane County Assessor's Office."

GOVERNING TEXT

RCW 58.17.170(1)

"The original of said final plat shall be filed for record with the county auditor."

app.leg.wa.gov/RCW/default.aspx?cite=58.17.170

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to name the Spokane County Auditor instead of the Spokane County Assessor's Office in the Plat definition.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

495 Substantial improvement definition omits the federal rule for structures that incurred substantial damage.

Where: Development Code 10-1C-1, page 53. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 53

"Substantial improvement - means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either: 1. Before the improvement or repair is started; or 2. If the structure has been damaged and is being restored, before the damage occurred."

GOVERNING TEXT

44 CFR 59.1 (Substantial improvement)

"This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed."
"Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement."

www.ecfr.gov/api/versioner/v1/full/2026-09-25/title-44.xml?part=59&section=59.1

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to use the current 44 CFR 59.1 wording of the Substantial improvement definition, including the sentence on structures that have incurred substantial damage.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

496 Historic structure exemption lacks the federal condition that designation must not be lost.

Where: Development Code 10-1C-1, page 53. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 53

"2. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places."

GOVERNING TEXT

44 CFR 59.1 (Substantial improvement, exclusion 2)

"(2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure"."

www.ecfr.gov/api/versioner/v1/full/2026-09-25/title-44.xml?part=59&section=59.1

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to state the federal proviso that the alteration will not preclude the structure's continued designation as a historic structure, and to use the defined term Historic structure.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

497 Wetlands Delineation Manual definition still offers the superseded 1994 regional guidance as an approved method.

Where: Development Code 10-1C-1, page 56. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 56

"Wetlands Delineation Manual - The 1987 U.S. Army Corps of Engineers Wetland Delineation Manual used in conjunction with the "Washington Regional Guidance on the 1987 Wetland Delineation Manual" dated May 23, 1994, as amended or any other wetlands delineation adopted or recommended for use by the Washington State Department of Ecology."

GOVERNING TEXT

RCW 36.70A.175, applying WAC 173-22-035

"Wetlands regulated under development regulations adopted pursuant to this chapter shall be delineated in accordance with the manual adopted by the department pursuant to RCW 90.58.380."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.175

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to define the wetlands delineation manual as the approved federal manual and applicable regional supplements, as WAC 173-22-035 provides, and to drop the reference to the May 23, 1994 regional guidance.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

498 Agricultural activities definition prints only the pre-1993 income thresholds of RCW 84.34.020(2).

Where: Development Code 10-1C-1.B (Agricultural activities). City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1.B (Agricultural activities)

"Those activities conducted on lands defined in RCW 84.34.020(2), as now or hereafter amended"
"produced a gross income from agricultural uses equivalent to one hundred dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under Chapter 6"
"produced a gross income from agricultural uses equivalent to one thousand dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under Chapter 6"

GOVERNING TEXT

RCW 84.34.020(2)(b)(i)(A)-(B), (c)(i)-(ii)

"$100 or more per acre per year for three of the five calendar years preceding the date of application for classification under this chapter"
"On or after January 1, 1993, $200 or more per acre per year for three of the five calendar years preceding the date of application for classification under this chapter"
"On or after January 1, 1993, $1,500 or more per year for three of the five calendar years preceding the date of application for classification under this chapter"

app.leg.wa.gov/RCW/default.aspx?cite=84.34.020

POTENTIAL FIX

Adopt an amendment to the Agricultural activities definition in Development Code 10-1C-1.B by ordinance so that it rests on RCW 84.34.020(2), which it already incorporates as now or hereafter amended, and drops the restated criteria (a) through (c).

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

499 Judicial appeal deadline runs from signing of the decision, not issuance under RCW 36.70C.040(4).

Where: Development Code 10-1D-8(B), (B)(1), page 63. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1D-8(B), (B)(1), page 63

"Appeals from the final decision of the City Council shall be made to the Spokane County Superior Court and must be filed as a land use petition at the superior court within twentyone (21) calendar days of the date the written appeal decision is signed."
"1. Notice of the appeal and any other pleadings required to be filed with the court shall be served on the City Clerk and all persons identified in RCW 36.70C.040, within the applicable time period."

GOVERNING TEXT

RCW 36.70C.040(3), (4)

"(3) The petition is timely if it is filed and served on all parties listed in subsection (2) of this section within 21 days of the issuance of the land use decision. (4) For the purposes of this section, the date on which a land use decision is issued is: (a) Three days after a written decision is mailed by the local jurisdiction or, if not mailed, the date on which the local jurisdiction provides notice that a written decision is publicly available;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70C.040

POTENTIAL FIX

Amend Development Code 10-1D-8(B) by ordinance to state that the land use petition must be filed and served within 21 days of issuance of the decision as defined in RCW 36.70C.040(4).

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

500 R-1 foundation rule caps manufactured homes at 8 inches above grade, beyond what state law allows.

Where: Development Code 10-2B-3(C)(10)(e), page 77. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3(C)(10)(e), page 77

"The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 8 inches above grade."

GOVERNING TEXT

RCW 35A.21.312(1)(b)

"(b) The manufactured home be set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative;"

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.312

POTENTIAL FIX

Amend 10-2B-3(C)(10)(e) by ordinance to call for a permanent foundation as the manufacturer specifies, with the space below enclosed by concrete or an approved concrete product.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

501 Co-living definition of major transit stop is narrower than the one in RCW 36.70A.535(11)(b).

Where: Development Code 10-2C-3(C)(7), 10-2D-3(C)(8), 10-2E-3(C)(16), 10-2F-3(C)(22), 10-2G-3(C)(21) and River District 10-2C-3(C)(15), 10-2E-3(C)(12), 10-2I-3(C)(10), as amended by Ord. 311, Exhibit A (Nov. 3, 2025). City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2C-3(C)(7), 10-2D-3(C)(8), 10-2E-3(C)(16), 10-2F-3(C)(22), 10-2G-3(C)(21) and River District 10-2C-3(C)(15), 10-2E-3(C)(12), 10-2I-3(C)(10), as amended by Ord. 311, Exhibit A (Nov. 3, 2025)

"For this purpose, "major transit stop" shall be defined as a transit stop providing fixed route service at intervals of at least 15 minutes for at least five hours during the peak hours of operation on weekdays or a transit stop on a bus rapid transit route."

GOVERNING TEXT

RCW 36.70A.535(11)(b)

"(b) 'Major transit stop' means: (i) A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW; (ii) Commuter rail stops; (iii) Stops on rail or fixed guideway systems, including transitways; (iv) Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.535

POTENTIAL FIX

Adopt an amendment by ordinance to Development Code 10-2C-3(C)(7), 10-2D-3(C)(8), 10-2E-3(C)(16), 10-2F-3(C)(22) and 10-2G-3(C)(21), and River District 10-2C-3(C)(15), 10-2E-3(C)(12) and 10-2I-3(C)(10), that points to RCW 36.70A.535(11)(b) for the meaning of major transit stop in place of the local definition.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

502 Code attributes to state law a night staffing ratio that RCW 71.09.300 does not contain.

Where: Development Code 10-2C-4 (secure community transition facility), page 100. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2C-4 (secure community transition facility), page 100

"The law requires the Secure Community Transition Facility to provide intensive staffing ratios. In facilities with six or fewer residents, the facility must provide a ratio of one staff on duty for each three residents during the night hours (6:00 p.m. to 6:00 a.m.)."

GOVERNING TEXT

RCW 71.09.300(1)

"(1) At any time the census of a facility is six or fewer residents, all staff shall be classified as residential rehabilitation counselor II or have a classification that indicates an equivalent or higher level of skill, experience, and training."

app.leg.wa.gov/RCW/default.aspx?cite=71.09.300

POTENTIAL FIX

Amend 10-2C-4 and the matching R-3 item at page 122 by ordinance to point to the staffing requirements of RCW 71.09.300 as currently in force, in place of the staffing ratio sentence.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

503 R-3: transitional and supportive housing should be limited to 20 units, a limit other housing lacks.

Where: Development Code 10-2D-3(C)(13)(b), page 120. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2D-3(C)(13)(b), page 120

"The facility should be limited to 20 or fewer housing units within a single facility or complex."

GOVERNING TEXT

RCW 36.70A.845(2)

"(2) Except as provided in subsections (5) through (7) of this section, a county or city may not require through development regulations, ordinances, or legal agreements any standards, conditions, or requirements for transitional housing, permanent supportive housing, indoor emergency housing, and indoor emergency shelters that are more restrictive than those required for other types of lodging or residential development within the same zone, but may apply any objective development regulations"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.845

POTENTIAL FIX

Strike the 20-unit limit in 10-2D-3(C)(13)(b) and in River District 10-2C-3(C)(17)(b).

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

504 Code lets charging signage follow a 2010 guide; RCW 46.08.185 requires MUTCD signage at public stations.

Where: Development Code 10-3D-7(B)(1)(d), page 337. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3D-7(B)(1)(d), page 337

"Signage shall be consistent with the following guidance documents: "Electric Vehicle Infrastructure: A guide for Local Government in Washington State" (July 2010) or the Manual on Uniform Traffic Control Devices (MUTCD)."

GOVERNING TEXT

RCW 46.08.185(1)

"The signage must be consistent with the manual on uniform traffic control devices, as adopted by the department of transportation under RCW 47.36.030, and contain the information required in RCW 19.94.560."

app.leg.wa.gov/RCW/default.aspx?cite=46.08.185

POTENTIAL FIX

Amend 10-3D-7(B)(1)(d) and its River District copy by ordinance so publicly available charging stations need vertical signage consistent with the MUTCD as adopted under RCW 47.36.030 and carrying RCW 19.94.560 information, with the 2010 guide as supplementary guidance only.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

505 Code requires 10 percent accessible EV infrastructure; state code requires stations plus 10 percent EV Ready.

Where: Development Code 10-3D-7(C)(3), page 338. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3D-7(C)(3), page 338

"When electric vehicle charging infrastructure is required, ten percent of accessible parking space, rounded to the next whole number, shall be provided with electric vehicle charging infrastructure."

GOVERNING TEXT

WAC 51-50-0429, section 429.4

"Ten percent of the accessible parking spaces, rounded to the next whole number, shall be EV Charging Stations. Additional 10 percent of the accessible parking spaces, rounded to the next whole number, shall be EV Ready. Not fewer than one for each type of EV charging system shall be accessible."

app.leg.wa.gov/WAC/default.aspx?cite=51-50-0429

POTENTIAL FIX

Amend 10-3D-7(C)(3) by ordinance to match section 429.4 of WAC 51-50-0429, or replace the paragraph with a reference to that section by ordinance.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

506 Railroad crossing approval goes to WSDOT, but state law requires UTC authority for at-grade crossings.

Where: Development Code 10-3G-2(O), page 378. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3G-2(O), page 378

"New railroad crossings and modifications to existing crossings are subject to review and approval by the Washington State Department of Transportation."

GOVERNING TEXT

RCW 81.53.020

"All highways and extensions of highways hereafter laid out and constructed shall cross existing railroads by passing either over or under the same, when practicable, and shall in no instance cross any railroad at grade without authority first being obtained from the commission to do so"

app.leg.wa.gov/RCW/default.aspx?cite=81.53.020

POTENTIAL FIX

In 10-3G-2(O), state that a highway crossing of a railroad at grade needs authority from the Washington Utilities and Transportation Commission under RCW 81.53.020, and keep the Washington State Department of Transportation role where RCW 81.53.240 requires its consent for a crossing of a state highway.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

507 Concurrency review applies to permits over four units, including units added inside existing buildings.

Where: Development Code 10-4A-2(B)(1)(f), page 393. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4A-2(B)(1)(f), page 393

"Residential building permits over 4 units"

GOVERNING TEXT

RCW 35A.21.440(1)(b), (2)(i)

"Require a transportation concurrency study under RCW 36.70A.070 or an environmental study under chapter 43.21C RCW based on the addition of residential units within an existing building."

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.440

POTENTIAL FIX

Amend 10-4A-2(B)(2) by ordinance to exempt residential units added within an existing building, as defined in RCW 35A.21.440(4), from any transportation concurrency study or applicant traffic analysis.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

508 Projects failing concurrency must be denied, but state law bars denial where funded strategies mitigate.

Where: Development Code 10-4A-2(C)(2)(f) and (E)(5)(b), pages 394 and 396. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4A-2(C)(2)(f) and (E)(5)(b), pages 394 and 396

"If the proposed project fails the Concurrency Test and the project permit cannot be conditioned to accomplish concurrency, the project permit(s) shall be denied."

GOVERNING TEXT

RCW 36.70A.070(6)(b)

"A development proposal may not be denied for causing the level of service on a locally owned or locally or regionally operated transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan where such impacts could be adequately mitigated through active transportation facility improvements, increased or enhanced public transportation service, ride-sharing programs, demand management, or other transportation systems management strategies funded by the development."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.070

POTENTIAL FIX

Amend 10-4A-2(C)(2)(f) and (E)(5)(b) so a project passes when its impacts are mitigated by funded active transportation, transit, ride-sharing, demand management or other system strategies.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

509 Development Code keeps one 120-day permit timeline where state law sets 65, 100 and 170 days.

Where: Development Code 10-4B-1; 10-4B-3.E; 10-4G-2.E. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-1; 10-4B-3.E; 10-4G-2.E

"Most project permits can be processed between a 60- and 120-day timeframe."
"The project permit 120-day process timeline shall not apply to Type IV projects"
"the permit applicant must agree to waive the required project permit 120-day time frame"

GOVERNING TEXT

RCW 36.70B.080(1)(a), (c), (d)(i)-(iii), (e), (f)

"the time periods for local government actions for each type of complete project permit application or project type may not exceed those specified in this section"
"For project permits which do not require public notice under RCW 36.70B.110, a local government must issue a final decision within 65 days of the determination of completeness under RCW 36.70B.070"
"For project permits which require public notice under RCW 36.70B.110 and a public hearing, a local government must issue a final decision within 170 days of the determination of completeness under RCW 36.70B.070"

app.leg.wa.gov/RCW/default.aspx?cite=36.70B.080

POTENTIAL FIX

Amend 10-4B-1, 10-4B-3.E, 10-4B-4.C.5.d.i and 10-4G-2.E to replace the single 120-day time frame with the decision periods RCW 36.70B.080(1)(d) sets for each project permit type, 65 days for permits that need no public notice, 100 days for permits that need notice but no hearing, and 170 days for permits that need a hearing, or with a schedule and exclusions the City adopts under RCW 36.70B.080(1)(c) and (e). Until the City adopts one, RCW 36.70B.080(1)(f) applies the 65, 100 and 170 day periods.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

510 Code cites a 120-day permit timeline; state law now sets 65, 100 and 170 days.

Where: Development Code 10-4B-4(C)(5)(d)(i), page 402. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-4(C)(5)(d)(i), page 402

"Before the existing application can be suspended, the applicant must consent in writing to waive the 120-day timeline on the existing application."

GOVERNING TEXT

RCW 36.70B.080(1)(d)

"(ii) For project permits which require public notice under RCW 36.70B.110, a local government must issue a final decision within 100 days of the determination of completeness under RCW 36.70B.070"

app.leg.wa.gov/RCW/default.aspx?cite=36.70B.080

POTENTIAL FIX

Amend 10-4B-3(E), 10-4B-4(C)(5)(d)(i), 10-4G-2(E), 10-4B-1 and 10-4B-4(B) by ordinance to use the periods in RCW 36.70B.080(1)(d), or periods the city adopts under RCW 36.70B.080(1)(e).

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

511 Fifteen-day threshold decision rule reaches only Type III and IV projects with public notice.

Where: Development Code 10-4B-4(D), page 402. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-4(D), page 402

"For Type III and Type IV projects, if the SEPA threshold determination requires public notice, the City shall issue the threshold decision at least fifteen (15) calendar days prior to the open record pre-decision hearing before the Hearing Examiner or Planning Commission, as applicable."

GOVERNING TEXT

RCW 36.70B.110(6)(b)

"If an open record predecision hearing is required, the local government shall issue its threshold determination at least fifteen days prior to the open record predecision hearing."

app.leg.wa.gov/RCW/default.aspx?cite=36.70B.110

POTENTIAL FIX

Amend 10-4B-4(D) by ordinance so the 15 day rule covers every project permit that has both a SEPA threshold determination and an open record predecision hearing, including Type II, without the public notice condition.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

512 Code starts the 21-day LUPA appeal clock at signing; state law starts it at issuance.

Where: Development Code 10-4B-4(F)(5)(a) and (H)(2), 10-1D-8(B), and the hearing examiner judicial appeal in 10-4G, page 409. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-4(F)(5)(a) and (H)(2), 10-1D-8(B), and the hearing examiner judicial appeal in 10-4G, page 409

"Examiner's Decision must be filed as a land use petition with the Superior Court within twenty-one (21) calendar days of the date the written decision is signed."

GOVERNING TEXT

RCW 36.70C.040(3), (4)(a)

"(3) The petition is timely if it is filed and served on all parties listed in subsection (2) of this section within 21 days of the issuance of the land use decision. (4) For the purposes of this section, the date on which a land use decision is issued is: (a) Three days after a written decision is mailed by the local jurisdiction or, if not mailed, the date on which the local jurisdiction provides notice that a written decision is publicly available;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70C.040

POTENTIAL FIX

Amend Development Code 10-4B-4(F)(5)(a) and (H)(2), 10-1D-8(B) and the hearing examiner appeal provision in 10-4G by ordinance to start the 21-day land use petition period at issuance of the decision as provided in RCW 36.70C.040(4), matching 10-4B-4(G)(4)(d).

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

513 Code runs the 21-day land use petition period from signing; state law runs it from issuance.

Where: Development Code 10-4B-4(H)(2), page 412. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-4(H)(2), page 412

"Appeals from the final decision of the City Council shall be made to the Spokane County Superior Court and must be filed as a land use petition at the superior court within twenty-one (21) calendar days of the date the written appeal decision is signed."

GOVERNING TEXT

RCW 36.70C.040(3), (4)(a)

"Three days after a written decision is mailed by the local jurisdiction or, if not mailed, the date on which the local jurisdiction provides notice that a written decision is publicly available;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70C.040

POTENTIAL FIX

In 10-1D-8(B), 10-4B-4(F)(5)(a), 10-4B-4(H)(2) and 10-4G-2(H)(4)(a), state that a land use petition must be filed and served within 21 days of issuance of the decision as defined in RCW 36.70C.040(4).

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

514 Code offers a 30-day writ for legislative zoning amendments; GMA sets a 60-day Hearings Board deadline.

Where: Development Code 10-4B-4(H)(3)(a), page 412. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-4(H)(3)(a), page 412

"The action of the City Council on a zoning text or map amendment shall be final and conclusive, unless within thirty (30) calendar days from the date of the action the applicant or person having standing, as defined in RCW 36.70C, makes application to a court of competent jurisdiction for a writ of certiorari."

GOVERNING TEXT

RCW 36.70A.290(2)

"All petitions relating to whether or not an adopted comprehensive plan, development regulation, or permanent amendment thereto, is in compliance with the goals and requirements of this chapter or chapter 90.58 or 43.21C RCW must be filed within sixty days after publication"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.290

POTENTIAL FIX

Repeal 10-4B-4(H)(3)(a) by ordinance and rely on (H)(3)(b), stating the 60 day period of RCW 36.70A.290(2).

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

515 Code names an Eastern Washington Growth Management Hearings Board, which state law no longer provides.

Where: Development Code 10-4B-4(H)(3)(b), page 412. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-4(H)(3)(b), page 412

"shall be made by a petition to the Eastern Washington Growth Management Hearings Board as outlined in RCW 36.70A.290"

GOVERNING TEXT

RCW 36.70A.250(1)(a)

"There is hereby created within the environmental and land use hearings office established by RCW 43.21B.005 a growth management hearings board for the state of Washington."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.250

POTENTIAL FIX

Amend 10-4B-4(H)(3)(b) by ordinance so that it names the Growth Management Hearings Board, since RCW 36.70A.250 creates one statewide board.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

516 15-day pre-hearing SEPA deadline covers Type III and IV but not Type II Hearing Examiner hearings.

Where: Development Code 10-4B-4.D. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-4.D

"For Type III and Type IV projects, if the SEPA threshold determination requires public notice, the City shall issue the threshold decision at least fifteen (15) calendar days prior to the open record pre-decision hearing before the Hearing Examiner or Planning Commission, as applicable."

GOVERNING TEXT

RCW 36.70B.110(6)(b)

"If an open record predecision hearing is required, the local government shall issue its threshold determination at least fifteen days prior to the open record predecision hearing."

app.leg.wa.gov/RCW/default.aspx?cite=36.70B.110

POTENTIAL FIX

Amend 10-4B-4.D so that, for any project permit that needs both a SEPA threshold determination and an open record predecision hearing, including Type II hearings before the Hearing Examiner, the City issues the threshold determination at least 15 days before that hearing, and delete the condition 'if the SEPA threshold determination requires public notice', which RCW 36.70B.110(6)(b) does not contain.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

517 Code runs short plat vacations and alterations with public dedications through Type I, without a hearing.

Where: Development Code 10-4D-11(B), page 447. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4D-11(B), page 447

"All applications for a replat or vacation shall be processed in accordance with the procedures and standards for a subdivision or short subdivision (i.e., the same process used to create the plat shall be used to replat or vacate the plat)."

GOVERNING TEXT

RCW 58.17.060(1)

"When an alteration or vacation involves a public dedication, the alteration or vacation shall be processed as provided in RCW 58.17.212 or 58.17.215."

app.leg.wa.gov/RCW/default.aspx?cite=58.17.060

POTENTIAL FIX

Amend 10-4D-11(B) by ordinance to say that an alteration or vacation of a short plat involving a public dedication is processed under RCW 58.17.212 or 58.17.215, with the notice and hearing those sections require, as RCW 58.17.060(1) directs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

518 Code says a vacation ends all public rights; state law deeds dedicated land to the city.

Where: Development Code 10-4D-11(D)(2), page 447. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4D-11(D)(2), page 447

"2. Vacations shall also divest all public rights in the streets, alleys, and public grounds, and all dedications laid out or described on the plat."

GOVERNING TEXT

RCW 58.17.212

"If any portion of the land contained in the subdivision was dedicated to the public for public use or benefit, such land, if not deeded to the city, town, or county, shall be deeded to the city, town, or county unless the legislative authority shall set forth findings that the public use would not be served in retaining title to those lands."

app.leg.wa.gov/RCW/default.aspx?cite=58.17.212

POTENTIAL FIX

Amend 10-4D-11(D)(2) to follow RCW 58.17.212: dedicated land is deeded to the city unless the Council makes the findings the statute requires, and title to vacated streets vests as that section provides.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

519 Code sends combined plat and street vacations to the wrong procedure and cites a lapsed prohibition.

Where: Development Code 10-4D-11(F), page 447. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4D-11(F), page 447

"When the application is for the vacation of the plat, BSP, or short plat together with the roads and/or streets, the procedure for vacation in RCW 36.87 and/or RCW 35.79 shall be used, but vacations of streets may not be made that are prohibited under RCW 35.79.030 and/or RCW 35.79.035, and vacations of roads may not be made that are prohibited under RCW 36.87.130."

GOVERNING TEXT

RCW 58.17.212

"When the application is for the vacation of the plat together with the roads and/or streets, the procedure for vacation in this section shall be used, but vacations of streets may not be made that are prohibited under *RCW 35.79.030"

app.leg.wa.gov/RCW/default.aspx?cite=58.17.212

POTENTIAL FIX

Amend 10-4D-11(F) by ordinance to say that a plat vacation together with streets follows RCW 58.17.212, subject to the limits in RCW 35.79.035, and to drop the references to RCW 35.79.030 and 36.87.130.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

520 Plat exemption for leased land predates the 2019 amendment that added tiny houses to RCW 58.17.040(5).

Where: Development Code 10-4D-2(K)(3), page 431. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4D-2(K)(3), page 431

"A division for the purpose of lease when no residential structure other than manufactured / mobile homes or travel trailers are permitted to be placed upon the land when the City has approved a binding site plan for the use of the land;"

GOVERNING TEXT

RCW 58.17.040(5)

"(5) A division for the purpose of lease when no residential structure other than mobile homes, tiny houses or tiny houses with wheels as defined in RCW 35.21.686, or travel trailers are permitted to be placed upon the land when the city, town, or county has approved a binding site plan for the use of the land in accordance with local regulations;"

app.leg.wa.gov/RCW/default.aspx?cite=58.17.040

POTENTIAL FIX

Amend 10-4D-2(K)(3) by ordinance to add tiny houses and tiny houses with wheels, as defined in RCW 35.21.686, if the city wants to allow tiny house lease sites by binding site plan.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

521 Code requires simultaneous plat processing and omits the applicant's statutory right to ask otherwise.

Where: Development Code 10-4D-3(A), page 431. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4D-3(A), page 431

“application for a preliminary plat shall be processed simultaneously with applications for rezones, variances, planned unit developments, and similar quasi-judicial or administrative actions to the extent that procedural requirements applicable to these actions permit simultaneous processing.”

GOVERNING TEXT

RCW 58.17.070

“Unless an applicant for preliminary plat approval requests otherwise, a preliminary plat shall be processed simultaneously with applications for rezones, variances, planned unit developments, site plan approvals, and similar quasi-judicial or administrative actions”

app.leg.wa.gov/RCW/default.aspx?cite=58.17.070

POTENTIAL FIX

Amend 10-4D-3(A) by ordinance to begin with "Unless an applicant for preliminary plat approval requests otherwise," and to add site plan approvals to the list, as RCW 58.17.070 reads.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

522 Plat notice goes to the state transportation secretary only for highway adjacency, omitting the airport trigger.

Where: Development Code 10-4D-4(A)(7)(f)(iv), PDF page 438 (Title 10 page 4-47); same list for short plats at 10-4D-4(B)(7)(f)(iv), PDF page 442 (page 4-51). City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4D-4(A)(7)(f)(iv), PDF page 438 (Title 10 page 4-47); same list for short plats at 10-4D-4(B)(7)(f)(iv), PDF page 442 (page 4-51)

"iv. The Secretary of Transportation, when the proposed subdivision is located adjacent to the right of way of a state highway."

GOVERNING TEXT

RCW 58.17.080

"Notice of the filing of a preliminary plat of a proposed subdivision located adjacent to the right-of-way of a state highway or within two miles of the boundary of a state or municipal airport shall be given to the secretary of transportation."

app.leg.wa.gov/RCW/default.aspx?cite=58.17.080

POTENTIAL FIX

Adopt an ordinance amending item iv in 10-4D-4(A)(7)(f) to add "or within two miles of the boundary of a state or municipal airport"; the city may make the same change in 10-4D-4(B)(7)(f) for consistency, though RCW 58.17.080 does not require it for short plats.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

523 Preliminary plat criteria omit the written public interest findings state law requires.

Where: Development Code 10-4D-5(A), page 442. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4D-5(A), page 442

"A. General Approval Criteria. The City may approve, approve with conditions, or deny a preliminary plat based on the following approval criteria:"

GOVERNING TEXT

RCW 58.17.110(2)

"A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication."

app.leg.wa.gov/RCW/default.aspx?cite=58.17.110

POTENTIAL FIX

Amend Development Code 10-4D-5(A) by ordinance to add a criterion requiring the written findings that RCW 58.17.110(2) calls for before a preliminary plat is approved.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

524 Code puts all record costs on the appellant; the court may share them on a win.

Where: Development Code 10-4G-2(H)(4)(c), page 467; also 10-1D-8(B)(2), page 63, and 10-4B-4(H)(2)(b), page 412. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4G-2(H)(4)(c), page 467; also 10-1D-8(B)(2), page 63, and 10-4B-4(H)(2)(b), page 412

"The cost of transcribing and preparing all records ordered certified by the court or desired by the appellant for such appeal shall be borne by the appellant."

GOVERNING TEXT

RCW 36.70C.110(4)

"If the relief sought by the petitioner is granted in whole or in part the court shall equitably assess the cost of preparing the record among the parties."

app.leg.wa.gov/RCW/default.aspx?cite=36.70C.110

POTENTIAL FIX

Amend 10-4G-2(H)(4)(c), 10-1D-8(B)(2) and 10-4B-4(H)(2)(b) by ordinance to say the appellant pays the cost of preparing the record in advance under RCW 36.70C.110(3), and that the court equitably reassesses that cost under RCW 36.70C.110(4) when relief is granted in whole or in part.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

525 Informational SEPA matrix still shows the old 8 inch limit for exempt utility lines.

Where: Development Code 10-6A-11(A), page 522. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6A-11(A), page 522

"Stormwater, Water and Sewer Lines (greater than 8 inches)"

GOVERNING TEXT

WAC 197-11-800(23)(b)

"(b) All stormwater, water and sewer facilities, lines, equipment, hookups or appurtenances including, utilizing or related to lines 12 inches or less in diameter."

app.leg.wa.gov/WAC/default.aspx?cite=197-11-800

POTENTIAL FIX

Adopt an amendment by ordinance to the 10-6A-11 matrix setting the row at greater than 12 inches, and post a notice beside the matrix saying WAC 197-11-800(23)(b) governs until then.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

526 Code makes early SEPA review optional where state rule says agencies shall offer it.

Where: Development Code 10-6A-2(D)(3), page 507. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6A-2(D)(3), page 507

"the City of Liberty Lake may provide the applicant with the opportunity for environmental review under SEPA before requiring the applicant to submit such detailed project plans and specifications, however, generally the City utilizes a consolidated project permit process."

GOVERNING TEXT

WAC 197-11-055(4)(a)

"If an agency's only action is a decision on a building permit or other license that requires detailed project plans and specifications, agencies shall provide applicants with the opportunity for environmental review under SEPA prior to requiring applicants to submit such detailed project plans and specifications."

app.leg.wa.gov/WAC/default.aspx?cite=197-11-055

POTENTIAL FIX

Amend 10-6A-2(D)(3) by ordinance to say the City shall provide the applicant the early review opportunity, and to say the consolidated process applies when the applicant does not ask for early review.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

527 Habitat table keeps an Urban Natural Open Space row the current WDFW list does not name.

Where: Development Code 10-6B-4, priority habitat table, PDF page 546. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-4, priority habitat table, PDF page 546

"the open space is an isolated remnant of natural habitat larger than 10 acres and is surrounded by urban development. Local consideration may be given to open space areas smaller than 10 acres." "Urban Natural Open Space has comparatively high wildlife density and diversity"

GOVERNING TEXT

WDFW Priority Habitats and Species List, July 2026, Biodiversity areas and corridors

"Biodiversity areas and corridors are areas of habitat that are relatively important to various species of native fish and wildlife."

wdfw.wa.gov/sites/default/files/publications/00165/wdfw00165.pdf

POTENTIAL FIX

Adopt an ordinance replacing the Urban Natural Open Space row with the current WDFW Biodiversity areas and corridors description, or listing it as a habitat of local importance.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

528 Note implies the assessor grants open space tax status, which county and city legislative bodies decide.

Where: Development Code 10-6B-8(A), page 567. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-8(A), page 567

"Any owner of a wetland, wetland buffer area, fish and wildlife habitat conservation area who has dedicated a conservation easement or entered into a perpetual conservation restriction with a department of the local, state, or federal government; or a nonprofit organization to permanently control some or all the uses and activities within these areas may request that the Spokane County assessor reevaluate that specific area consistent with those restrictions and provisions of open space land current use taxation."

GOVERNING TEXT

RCW 84.34.037(1)

"Applications for classification or reclassification under RCW 84.34.020 (1) shall be made to the county legislative authority."

app.leg.wa.gov/RCW/default.aspx?cite=84.34.037&full=true

RCW 84.40.030(3)(a)

"The appraisal must be consistent with the comprehensive land use plan, development regulations under chapter 36.70A RCW, zoning, and any other governmental policies or practices in effect at the time of appraisal that affect the use of property, as well as physical and environmental influences."

app.leg.wa.gov/RCW/default.aspx?cite=84.40.030

POTENTIAL FIX

Amend 10-6B-8(A)(1) by ordinance to end the second sentence after "consistent with those restrictions" and to add that the owner may also apply to the Spokane County legislative authority for open space current use classification under chapter 84.34 RCW, acted on jointly with the City Council under RCW 84.34.037(1) for land in the city.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

529 Floodproofing variance excuses the floodway no-rise bar, which federal rules do not allow.

Where: Development Code 10-6F-2(D)(6), page 577. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6F-2(D)(6), page 577

"Variances may be issued for non-residential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry-floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except subparagraph 2, above,"

GOVERNING TEXT

44 CFR 60.6(a)(1), (a)(7)(i)

"Variances shall not be issued by a community within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result;"
"Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that"

www.ecfr.gov/current/title-44/chapter-I/subchapter-B/part-60/subpart-A/section-60.6

POTENTIAL FIX

Amend 10-6F-2(D)(6) by ordinance to say the variance excuses subparagraph 1 only, so the floodway no-rise bar in 10-6F-2(D)(2) always applies.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

530 Social media rule says printouts may suffice; State Archives requires electronic retention absent records committee approval.

Where: LLMC 1-10-4(C)(2). City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-10-4(C)(2)

"Printouts of postings to others' sites may suffice for retention purposes."

GOVERNING TEXT

WAC 434-662-040

"Electronic records must be retained in electronic format and remain usable, searchable, retrievable and authentic for the length of the designated retention period. Printing and retaining a hard copy is not a substitute for the electronic version unless approved by the applicable records committee."

app.leg.wa.gov/WAC/default.aspx?cite=434-662-040

POTENTIAL FIX

Amend 1-10-4(C)(2) to require social media postings to be kept in electronic format, allowing printouts only with approval of the applicable records committee, and keep the (C)(1) approval of retention procedures.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

531 Sections 1-6-3, 1-6-4 and 1-6-7 set officer qualifications by resolution; RCW 35A.12.020 requires ordinance or charter.

Where: LLMC 1-6-3(C). City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-6-3(C)

"The Mayor and City Council shall confer to establish qualifications for the position of City Clerk with such qualifications approved by Resolution of the Council."
"The mayor and city council shall confer in order to establish qualifications for the position of city attorney, with such qualifications approved by resolution of the city council."
"The Mayor and City Council shall confer to establish qualifications for the positions of City Administrator, Police Chief and Department Directors with such qualifications approved by Resolution of the Council."

GOVERNING TEXT

RCW 35A.12.020

"The authority, duties and qualifications of all appointive officers shall be prescribed by charter or ordinance"

app.leg.wa.gov/RCW/default.aspx?cite=35A.12.020

POTENTIAL FIX

Adopt the qualifications for the city clerk, city attorney, city administrator, police chief and department directors by ordinance, or state them in each section, and amend 1-6-3(C), 1-6-4(B) and 1-6-7(C) to say so.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

532 Vendor roster contracts go to the lowest possible bid, not the lowest responsible bidder.

Where: LLMC 2-2-2(B). City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-2-2(B)

"Contract(s) are awarded to the vendor submitting the lowest possible bid."

GOVERNING TEXT

RCW 39.04.190(2)

"for awarding the contracts for the purchase of any materials, equipment, supplies, or services to the lowest responsible bidder as defined in chapter 39.26 RCW."

app.leg.wa.gov/RCW/default.aspx?cite=39.04.190&full=true

POTENTIAL FIX

Amend LLMC 2-2-2(B) by ordinance to award vendor roster contracts to the lowest responsible bidder as defined in chapter 39.26 RCW.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

533 Code requires one roster notice a year; state law requires vendor list notices twice a year.

Where: LLMC 2-2-2(C)(1). City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-2-2(C)(1)

"At least once per year, the city shall publish in a newspaper of general circulation a notice of the existence of the small works roster(s) and vendor roster soliciting the names of contractors and service providers for each roster."

GOVERNING TEXT

RCW 39.04.190(2)

"(2) At least twice per year, the municipality shall publish in a newspaper of general circulation within the jurisdiction a notice of the existence of vendor lists and solicit the names of vendors for the lists."

app.leg.wa.gov/RCW/default.aspx?cite=39.04.190&full=true

POTENTIAL FIX

Amend 2-2-2(C)(1) to require vendor roster notices at least twice a year, and to send the annual small works roster notice to the OMWBE directory of certified firms as RCW 39.04.151(1)(c) requires.

RISK

Someone using this wording could misunderstand when they need to act. Staff should confirm the applicable deadline.

STATE-LAW COMPARISONS

534 Code accepts telephone bids on small works projects; state law provides only written or electronic quotations.

Where: LLMC 2-2-2(D)(6). City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-2-2(D)(6)

"The city may receive bids telephonically, in writing or electronically."

GOVERNING TEXT

RCW 39.04.152(4)(a)(i)

"(i) For small works roster projects, state agencies and authorized local governments may contract by securing written or electronic quotations to assure that a competitive price is established and to award contracts to the responsible bidder with the lowest responsive bid."

app.leg.wa.gov/RCW/default.aspx?cite=39.04.152&full=true

POTENTIAL FIX

Amend LLMC 2-2-2(D)(6) by ordinance so that small works roster quotations are received in writing or electronically only.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

535 Youth commission lets four members call a special meeting though state law requires a majority.

Where: LLMC 3-6-4.D. City text reviewed in September and October 2026.

CODE SAYS

LLMC 3-6-4.D

"Special meetings of the board may be called by the chairman or upon notice signed by four (4) members of the board."

GOVERNING TEXT

RCW 42.30.080(1)

"A special meeting may be called at any time by the presiding officer of the governing body of a public agency or by a majority of the members of the governing body"

app.leg.wa.gov/RCW/default.aspx?cite=42.30.080

POTENTIAL FIX

Amend LLMC 3-6-4.D by ordinance so that a special meeting may be called by the chairman or by a majority of the members of the board, which is five of the nine members, as RCW 42.30.080(1) provides.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

536 Salary commission eligibility bar is narrower than state law.

Where: LLMC 3-7-2.A. City text reviewed in September and October 2026.

CODE SAYS

LLMC 3-7-2.A

"Salary Commissioners must be residents of the City of Liberty Lake. No member of the Commission shall be an immediate family member of the Mayor or City Council."

GOVERNING TEXT

RCW 35.21.015(2)(d)

"May not include any officer, official, or employee of the city or town or any of their immediate family members."

app.leg.wa.gov/RCW/default.aspx?cite=35.21.015

POTENTIAL FIX

Amend 3-7-2.A to bar any city officer, official or employee, and their immediate family, from the Salary Commission, as RCW 35.21.015(2)(d) requires, not only relatives of the mayor and council.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

537 Firearm discharge exemption covers self-defense only, while state law protects defense of others too.

Where: LLMC 6-1-27(C)(5). City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-27(C)(5)

"5. Discharge of a firearm in lawful self-defense."

GOVERNING TEXT

RCW 9.41.300(3)(a)

"Such laws and ordinances shall not abridge the right of the individual guaranteed by Article I, section 24 of the state Constitution to bear arms in defense of self or others"

app.leg.wa.gov/RCW/default.aspx?cite=9.41.300

POTENTIAL FIX

Amend 6-1-27(C)(5) to read "Discharge of a firearm in lawful defense of self or others."

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

538 Section 6-1-52 adopts RCW 9A.44.170, which since 2023 is a felony only.

Where: LLMC 6-1-52. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-52

"9A.44.170 Custodial sexual misconduct in the second degree"

GOVERNING TEXT

RCW 9A.44.170(3); RCW 35A.11.020

"(3) Custodial sexual misconduct in the second degree is a class C felony."

app.leg.wa.gov/RCW/default.aspx?cite=9A.44.170

POTENTIAL FIX

Amend LLMC 6-1-52 by ordinance to remove RCW 9A.44.170 from the adoption list, since custodial sexual misconduct in the second degree is a class C felony.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

539 Fireworks seizure section has no carve-out for seizures made under RCW 70.77.435, which RCW 70.77.440 governs.

Where: LLMC 6-4-6(B)(1). City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-4-6(B)(1)

"Any petition filed hereunder shall be considered by the director within fifteen (15) days after filing and an oral hearing granted the petitioner, if requested. Notice of the decision of the director shall be served upon the petitioner. The director may order the fireworks seized under this section disposed of or returned to the petitioner if illegally or erroneously seized. The determination of the director is final unless, within thirty (30) days, an action is commenced in a court of competent jurisdiction in the state of Washington for the recovery of the fireworks seized by the director."

GOVERNING TEXT

RCW 70.77.440(3)

"The hearing shall be before an administrative law judge appointed under chapter 34.12 RCW, except that any person asserting a claim or right may remove the matter to a court of competent jurisdiction if the aggregate value of the seized fireworks is more than five hundred dollars. The hearing before an administrative law judge and any appeal therefrom shall be under Title 34 RCW."

app.leg.wa.gov/RCW/default.aspx?cite=70.77.440

POTENTIAL FIX

Amend 6-4-6(B) so that fireworks the city seizes under RCW 70.77.435 follow RCW 70.77.440 (notice within 15 days, written claim within 30 days, administrative law judge hearing or court removal over $500, and sale proceeds after costs to the fire services trust fund), keeping the director procedure for seizures made only under chapter 6-4.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

540 Vapor sale and marketing ban in 6-5-2(B) regulates retail sales, a field RCW 70.345.210 reserves.

Where: LLMC 6-5-2(B). City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-5-2(B)

"No person or business may give, market, sell, which includes mechanical sales through any device that mechanically dispenses such products, distribute, transfer, or offer e-cigarettes, their component parts, or similar devices to minors."

GOVERNING TEXT

RCW 70.345.210(1)

"This chapter preempts political subdivisions from adopting or enforcing requirements for the licensure and regulation of vapor product promotions and sales at retail."

app.leg.wa.gov/RCW/default.aspx?cite=70.345.210

POTENTIAL FIX

Repeal chapter 6-5, or have the council confirm by resolution under 6-5-4 that state law has made it void, and rely on RCW 26.28.080 and chapter 70.345 RCW. Giving a vapor product to a person under 21 is not preempted and is already a gross misdemeanor under RCW 26.28.080(1); keep a local rule only for any gift, offer or component part the city finds state law does not reach.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

541 Code requires every vehicle to park parallel, but state law lets motorcycles park at an angle.

Where: LLMC 7-2-2(C)(1). City text reviewed in September and October 2026.

CODE SAYS

LLMC 7-2-2(C)(1)

"Every vehicle stopped or parked upon a two-way roadway shall be so stopped or parked with the right hand wheels parallel to and within twelve inches (12") of the right hand curb or edge of the roadway."

GOVERNING TEXT

RCW 46.61.575(3)(a)

"Every motorcycle stopped or parked on a one-way or two-way highway shall be so stopped or parked parallel or at an angle to the curb or edge of the highway with at least one wheel or fender within twelve inches of the curb nearest to which the motorcycle is parked"

app.leg.wa.gov/RCW/default.aspx?cite=46.61.575

POTENTIAL FIX

Amend LLMC 7-2-2.C.1 by ordinance to allow motorcycles to park parallel or at an angle as RCW 46.61.575(3) allows, unless the city adopts an ordinance prohibiting angle parking and posts signs at that location.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

542 Sections 7-5-4 and 7-5-6 say health and safety where state law says health and welfare.

Where: LLMC 7-5-4(D). City text reviewed in September and October 2026.

CODE SAYS

LLMC 7-5-4(D)

"Exceptions: School buses, transit buses, city/county maintenance vehicles, emergency vehicles, and motor trucks transporting perishable commodities or commodities necessary for the health and safety of local residents shall be allowed by special permit issued by the director."

GOVERNING TEXT

RCW 46.44.080

"local authorities shall by general rule or by special permit authorize the operation thereon of school buses, emergency vehicles, and motor trucks transporting perishable commodities or commodities necessary for the health and welfare of local residents"

app.leg.wa.gov/RCW/default.aspx?cite=46.44.080

POTENTIAL FIX

Amend LLMC 7-5-4.D and 7-5-6.D by ordinance to read commodities necessary for the health and welfare of local residents, as RCW 46.44.080 reads.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

543 LLMC 7-5-5 makes school bus and emergency exceptions discretionary.

Where: LLMC 7-5-5. City text reviewed in September and October 2026.

CODE SAYS

LLMC 7-5-5

"Exceptions to such closure may be authorized by special permit only"

GOVERNING TEXT

RCW 46.44.080

"whenever a highway has been closed generally to vehicles or specified classes of vehicles, local authorities shall by general rule or by special permit authorize the operation thereon of school buses, emergency vehicles, and motor trucks transporting perishable commodities or commodities necessary for the health and welfare of local residents"

app.leg.wa.gov/RCW/default.aspx?cite=46.44.080

POTENTIAL FIX

Amend 7-5-5 to provide that during a closure the director shall, by general rule or special permit, authorize school buses, emergency vehicles, and motor trucks transporting perishable commodities or commodities necessary for the health and welfare of local residents, under weight and speed restrictions, as RCW 46.44.080 requires and as 7-5-4.D and 7-5-6.D already provide.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

544 Park rule makes all littering a civil infraction; over one cubic foot is a state misdemeanor.

Where: LLMC 8-1A-5(A)(4). City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-1A-5(A)(4)

"Littering: Littering in city parks and facilities is prohibited. All waste, including food waste and garbage, shall be disposed of in a garbage can or other receptacle designed for such purpose."

GOVERNING TEXT

RCW 35A.11.020; RCW 70A.200.060(2)(b) and (2)(a)

"Such a body alternatively may provide that violation of such ordinances constitutes a civil violation subject to monetary penalty, but no act which is a state crime may be made a civil violation."

"It is a misdemeanor for a person to litter in an amount greater than one cubic foot but less than 10 cubic yards."

"Except as provided in subsection (5) of this section, it is a class 2 civil infraction as provided in RCW 7.80.120 for a person to litter in an amount less than or equal to one cubic foot."

app.leg.wa.gov/RCW/default.aspx?cite=35A.11.020

POTENTIAL FIX

Amend LLMC 8-1A-5.A.4 by ordinance to apply the class I civil infraction only to littering of one cubic foot or less, and to point readers to RCW 70A.200.060 for larger amounts.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

545 Park firearm discharge is a misdemeanor; state law requires the state penalty, gross misdemeanor if willful.

Where: LLMC 8-1A-5(B). City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-1A-5(B)

"Except for subsection B1 of this section, any person violating any of the rules set out in this subsection shall be guilty of a misdemeanor."

GOVERNING TEXT

RCW 9.41.300(5); RCW 9.41.290; RCW 9.41.230(1)(b) (willful discharge in a public place)

"Violations of local ordinances adopted under subsection (3) of this section must have the same penalty as provided for by state law."
"Such local ordinances shall have the same penalty as provided for by state law."
"Willfully discharges any firearm, air gun, or other weapon, or throws any deadly missile in a public place, or in any place where any person might be endangered thereby."

app.leg.wa.gov/RCW/default.aspx?cite=9.41.300

POTENTIAL FIX

Amend LLMC 8-1A-5.B.5 and 6-1-27.A by ordinance to carry the penalty RCW 9.41.230 sets for willful discharge in a public place, or repeal the local firearm discharge offenses and point enforcement to RCW 9.41.230.

RISK

A reader could use the amount or payment rule shown here, then have to resolve the difference with staff.

STATE-LAW COMPARISONS

546 Section 8-4-5 states no rainwater harvesting reduction for commercial buildings, which RCW 35.67.020(3) requires.

Where: LLMC 8-4-5(A)(1). City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-4-5(A)(1)

"There is hereby imposed upon every developed parcel of property within the city a storm and surface water utility charge of ten dollars ($10.00) per three thousand one hundred sixty (3,160) square feet of impervious surface."

GOVERNING TEXT

RCW 35.67.020(3)

"The rate a city or town may charge under this section for storm or surface water sewer systems or the portion of the rate allocable to the storm or surface water sewer system of combined sanitary sewage and storm or surface water sewer systems shall be reduced by a minimum of ten percent for any new or remodeled commercial building that utilizes a permissive rainwater harvesting system."

app.leg.wa.gov/RCW/default.aspx?cite=35.67.020

POTENTIAL FIX

Amend LLMC 8-4-5 by ordinance, or adopt a council rate resolution under 8-4-5(A)(1), to provide a reduction of at least ten percent for new or remodeled commercial buildings that use a permissive rainwater harvesting system, as RCW 35.67.020(3) directs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

547 Code makes trustee library policies subject to council approval; RCW 27.12.210 gives trustees that power.

Where: LLMC 8-5-4(G)(2). City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-5-4(G)(2)

"Adopt/revise Liberty Lake Library policies, subject to Section 8-5-2 A.5."

GOVERNING TEXT

RCW 27.12.210(1)

"(1) Adopt such bylaws, rules, and regulations for their own guidance and for the government of the library as they deem expedient;"

app.leg.wa.gov/RCW/default.aspx?cite=27.12.210

POTENTIAL FIX

Amend LLMC 8-5-4(G)(2) by ordinance to drop the council-approval condition, or cite the state authority that allows it.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

548 Section 8-5-5 lets the library board exclude for wilful or persistent violation, looser than RCW 27.12.290.

Where: LLMC 8-5-5(C). City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-5-5(C)

"The board of trustees may exclude from the use of the Liberty Lake Public Library any person who wilfully or persistently violates any rule or regulation prescribed for the use of the library or its facilities"

GOVERNING TEXT

RCW 27.12.290

"A board of library trustees may exclude from the use of the library under its charge any person who wilfully and persistently violates any rule or regulation prescribed for the use of the library or its facilities"

app.leg.wa.gov/RCW/default.aspx?cite=27.12.290

POTENTIAL FIX

Amend LLMC 8-5-5(C) by ordinance so that the board may exclude a person who wilfully and persistently violates a library rule, matching RCW 27.12.290.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

549 Code discards all unclaimed property; RCW 63.32.010 allows destruction only in two narrow cases.

Where: LLMC 8-9-6(C)(3). City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-9-6(C)(3)

"If unclaimed after sixty (60) days, the city shall discard in a proper manner."

GOVERNING TEXT

RCW 63.32.010(1)-(5)

"(3) Destroy an item of personal property at the discretion of the chief of police if the chief of police determines that the following circumstances have occurred: (a) The property has no substantial commercial value, or the probable cost of sale exceeds the value of the property; (b) The item has been unclaimed by any person after notice procedures have been met, as prescribed in this section; and (c) The chief of police has determined that the item is unsafe and unable to be made safe for use by any member of the general public;"
"(5) If the item is not unsafe or illegal to possess or sell, but has been, or may be used, in the judgment of the chief of police, in a manner that is illegal, such item may be destroyed."

app.leg.wa.gov/RCW/default.aspx?cite=63.32.010

POTENTIAL FIX

Direct that unclaimed property be disposed of under RCW 63.32.010 and 63.32.020 rather than discarded as a class.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

550 Code says Appendix J is the only IBC appendix adopted, leaving out state-required Appendix E.

Where: LLMC 9-1-1(A). City text reviewed in September and October 2026.

CODE SAYS

LLMC 9-1-1(A)

"except that the following appendix is the only appendix adopted: Appendix J - Grading"

GOVERNING TEXT

WAC 51-50-003

"The 2021 edition of the International Building Code, including Appendix E, published by the International Code Council is hereby adopted by reference"

app.leg.wa.gov/WAC/default.aspx?cite=51-50-003

POTENTIAL FIX

Say that Appendix J is the only optional appendix adopted in addition to those the state includes in WAC 51-50, including Appendix E.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

551 Code misstates the IRC chapters WAC 51-51 excludes and omits state Appendices AQ and AWU.

Where: LLMC 9-1-1(B). City text reviewed in September and October 2026.

CODE SAYS

LLMC 9-1-1(B)

"provided that chapters 11 and 25 through 42 of such code are not adopted as set forth in WAC 51-51, except that the following appendices are the only appendices adopted:"

GOVERNING TEXT

WAC 51-51-003

"Provided that chapters 11 and 25 through 43 of this code are not adopted."
"Appendix AF, Radon Control Methods, Appendix AQ, Tiny Homes, and Appendix AWU, Dwelling Unit Fire Sprinkler Systems, are included in adoption of the International Residential Code."

app.leg.wa.gov/WAC/default.aspx?cite=51-51-003

POTENTIAL FIX

Amend LLMC 9-1-1(B) by ordinance to say that chapters 11 and 25 through 43 are not adopted and that Appendices AF, AQ and AWU, which WAC 51-51-003 includes, are adopted, and check each other listed appendix title and letter against the 2021 IRC before it is relisted.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

552 Code files adopted codes with planning and building services; RCW 35A.12.140 says the city clerk.

Where: LLMC 9-1-1(H). City text reviewed in September and October 2026.

CODE SAYS

LLMC 9-1-1(H)

"shall be filed with planning and building services, and a copy thereof made available for use and examination by the public, pursuant to Revised Code of Washington 35A.12.140"

GOVERNING TEXT

RCW 35A.12.140

"a copy of any such adopted statute, ordinance, or code, or portion thereof, with amendments or additions, if any, in the form in which it was adopted, shall be filed in the office of the city clerk for use and examination by the public"

app.leg.wa.gov/RCW/default.aspx?cite=35A.12.140

POTENTIAL FIX

Provide that the adopted codes are filed in the office of the city clerk, with any working copy kept by the building department in addition.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

553 Co-living of 3 or fewer sleeping units counts as one dwelling unit, above the state cap.

Where: River District 10-2C-3(C)(15)(c), page 67 (same text in 10-2E-3(C)(12)(c), page 84, and 10-2I-3(C)(10)(c), page 105). City text reviewed in September and October 2026.

CODE SAYS

River District 10-2C-3(C)(15)(c), page 67 (same text in 10-2E-3(C)(12)(c), page 84, and 10-2I-3(C)(10)(c), page 105)

"Co-living housing consisting of 8 sleeping units or less shall be treated as one dwelling unit for purposes of density calculations;"

GOVERNING TEXT

RCW 36.70A.535(7)

"A city or county may not treat a sleeping unit in co-living housing as more than one-quarter of a dwelling unit for purposes of calculating dwelling unit density."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.535

POTENTIAL FIX

Amend 10-2C-3(C)(15)(c), 10-2E-3(C)(12)(c) and 10-2I-3(C)(10)(c) so co-living housing of 3 or fewer sleeping units counts as no more than one-quarter dwelling unit per sleeping unit, keeping the current rule for larger buildings.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

STATE-LAW COMPARISONS

554 Setback exception still names building codes Washington retired in 2004.

Where: River District Development Regulations 10-2E-6.D, page 89. City text reviewed in September and October 2026.

CODE SAYS

River District Development Regulations 10-2E-6.D, page 89

"subject to compliance with applicable standards of the Uniform Building Code and Uniform Fire Code."

GOVERNING TEXT

RCW 19.27.031(1)

"there shall be in effect in all counties and cities the state building code which shall consist of the following model codes which are hereby adopted by reference"
"(a)(i) The International Building Code, published by the International Code Council, Inc."

app.leg.wa.gov/RCW/default.aspx?cite=19.27.031

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations so that 10-2E-6.D refers to the applicable state building and fire codes as adopted by the City of Liberty Lake. Post a notice beside the posted PDF saying that the state building code governs until then.

RISK

A reader could follow this citation and reach an old, missing or different rule.

STATE-LAW COMPARISONS

555 River District allows required dedications for the Comprehensive Plan; state law requires direct necessity.

Where: River District Development Regulations 10-3C-2(D)(3), Chapter 3 page 3-8. City text reviewed in September and October 2026.

CODE SAYS

River District Development Regulations 10-3C-2(D)(3), Chapter 3 page 3-8

"When necessary to implement the Comprehensive Plan, the City may require dedication of land or recordation of a conservation easement to protect specific areas, including groves of significant trees or Heritage Trees."

GOVERNING TEXT

RCW 82.02.020

"However, this section does not preclude dedications of land or easements within the proposed development or plat which the county, city, town, or other municipal corporation can demonstrate are reasonably necessary as a direct result of the proposed development or plat to which the dedication of land or easement is to apply."

app.leg.wa.gov/RCW/default.aspx?cite=82.02.020

POTENTIAL FIX

Adopt an ordinance amending 10-3C-2(D)(3) in the River District regulations and the same provision in Title 10 10-3C-2 to limit required dedications and conservation easements to those the City can show are reasonably necessary as a direct result of the proposed development. RCW 82.02.020 in its current form (last amended 2013 c 243 s 4; the 2024 c 321 s 431 version takes effect January 1, 2028 and keeps the same dedication sentence) governs as higher authority over the River District text printed February 23, 2026. Until amended, 10-1B-3 requires the standard to be applied consistently with RCW 82.02.020.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

556 City code gives developers 12 months to finish landscaping. Another section lets the city use their landscaping bond after six.

Where: DC 10-3C-3.C, p.318. City text reviewed in September and October 2026.

CODE SAYS

DC 10-3C-3.C, p.318

"obtain bonding or other assurances as established in Section 10-4C-5, subsection D. In the event a bond or other assurance is needed, a temporary certificate of occupancy (TCO) may be issued for a period of up to 12 months, to complete the installation of the landscaping."

OTHER PROVISION

DC 10-4C-5.E, p.426

"If the installation of the landscaping is not completed within a six-month period, the security may be used by the City to complete the installation."

www.libertylakewa.gov/DocumentCenter/View/5341/COLL-Full-Development-Code

POTENTIAL FIX

Amend DC 10-3C-3.C and 10-3C-4.I by ordinance to point to the right subsections of 10-4C-5 (E for the landscaping security, A and B for the performance and right-of-way warranty bonds), and amend 10-3C-3.C or 10-4C-5.E by ordinance so the 12-month TCO period and the six-month draw period agree.

RISK

A developer who reads the occupancy section plans on 12 months to finish landscaping. Another section lets the city spend the bond to finish the work after six months.

DIFFERENCES WITHIN THE CITY CODE

557 Major site plan modifications skip their original review procedure.

Where: Development Code 10-4C-6.A vs 10-4F-3.B.2. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4C-6.A vs 10-4F-3.B.2

"Major modifications, as defined in Article 10-4F, shall be processed as a Type III procedure."

OTHER PROVISION

Development Code 10-4F-3.B.2

"The modification request shall be subject to the same review procedure (Exempt, Type I, II, or III) and approval criteria used for the initial project approval, however, the review shall be limited in scope to the modification request."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-4C-6.A to route a major modification to the same review procedure used for the original approval, as 10-4F-3.B.2 already provides, rather than automatically to Type III Council review.

RISK

Someone could plan work around this requirement, then have to revisit the plan when staff apply the governing rule.

DIFFERENCES WITHIN THE CITY CODE

558 Title 10's R-1 description permits zero lot-line housing; its use matrix marks it not permitted there.

Where: Development Code 10-1C-1, R-1 (Single-Family), Chapter 1 page 1-44. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, R-1 (Single-Family), Chapter 1 page 1-44

“Zero lot-line housing and other incentives are permitted to promote infill, preservation of open space, and a variety of housing types and densities.”

OTHER PROVISION

Development Code 10-2A-4, PDF page 70

Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Zero lot line (single family courtyard home)	N	L	L	L	L	N	N	N	N	N	N

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Adopt an ordinance amending the R-1 description in Title 10 10-1C-1 (and the copy in the River District definitions) to match the matrix, or amending the R-1 entry in 10-2A-4. The description is printed March 12, 2026 and the matrix March 25, 2026; the matrix governs as the operative use table, since 10-2A-4 says uses "designated in matrix (10-2A-4) with the letter “N” are not permitted".

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

559 Flood definition sends mudslides to paragraph (2), the shoreline collapse paragraph, instead of the runoff paragraph.

Where: Development Code 10-1C-1, page 25. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 25

"Mudslides (i.e. mudflows) which are proximately caused by flooding as defined in paragraph (2) of this definition"

OTHER PROVISION

44 CFR 59.1, Flood or flooding (a)(3)

"(3) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition"

www.ecfr.gov/api/versioner/v1/full/2026-09-25/title-44.xml?part=59&section=59.1

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to refer to paragraph (1)(b) instead of paragraph (2) in item 1.c of the flood definition.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

560 Shared driveway easement duty cuts off mid sentence.

Where: Development Code 10-2B-3.C.9.e-f, page 77. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-3.C.9.e-f, page 77

“When a driveway serves more than one lot, the”
“f. Developer shall record an access and maintenance easement/agreement to”

OTHER PROVISION

Development Code 10-2B-3.C.9 (same section, no continuation)

“10. Manufactured homes on individual lots”

www.libertylakewa.gov/DocumentCenter/View/5341/COLL-Full-Development-Code

POTENTIAL FIX

Ask the city to say whether Development Code 10-2B-3.C.9.e-f or Development Code 10-2B-3.C.9 governs, and post that notice beside both texts; if Development Code 10-2B-3.C.9 governs, amend Development Code 10-2B-3.C.9.e-f by ordinance so the sentence reads 'When a driveway serves more than one lot, the developer shall record an access and maintenance easement/agreement to benefit each lot, prior to building permit issuance.', the wording used in the parallel provisions of the other zone articles.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

561 R-1 refuse enclosure rule points to subsection H, which covers parking lot landscaping, not refuse.

Where: Development Code 10-2B-9(C)(3), page 86. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2B-9(C)(3), page 86

"Refuse enclosures shall be screened with a wall of not less than 6 feet in height, as outlined in Section 10-3C-3, subsection H."

OTHER PROVISION

LLMC 10-3C-3(J), page 322

"J. Refuse Enclosures. Trash dumpsters or compactors that are required by this Code shall be enclosed by a refuse enclosure consisting of a six (6) foot tall decorative wall or solid fence with fully sight-obscuring access gates."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-2B-9(C)(3) and every zone article that repeats the reference by ordinance so that it points to Section 10-3C-3, subsection J.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

562 R-3 setback rules point to R-2 sections instead of R-3's own.

Where: Development Code 10-2D-6.A.3; 10-2D-6.C.2, page 125. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2D-6.A.3; 10-2D-6.C.2, page 125

“shall also comply with the building orientation standards in Section 10-2C-9.”
“standards for zero-lot line housing in Section 10-2C-3”

OTHER PROVISION

Development Code 10-2D-9 (R-3's own Building Orientation section, page 129)

“10-2D-9 Building Orientation”

www.libertylakewa.gov/DocumentCenter/View/5341/COLL-Full-Development-Code

POTENTIAL FIX

Amend 10-2D-6.A.3 by ordinance to point to Section 10-2D-9, and 10-2D-6.C.2 by ordinance to point to Section 10-2D-3, where R-3's own zero-lot line standards appear as item 14.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

563 M-1 townhome item applies standards a through h, but its list stops at f.

Where: Development Code 10-2E-3(C)(18), page 142. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2E-3(C)(18), page 142

"Townhomes shall be subject to the standards in a-h."

OTHER PROVISION

Development Code 10-2E-3(C)(18), page 143

"f. "Common areas" (e.g., landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowner's association or other legal entity."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-2E-3(C)(18) and the matching M-2 townhome item at 10-2F-3 by ordinance so the reference reads a-f.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

564 Large-scale retail addition trigger says the square footages above instead of naming the 10-1C thresholds.

Where: Development Code 10-2F-3(C)(4)(a)(ii), 10-2G-3(C)(3)(a)(ii) and 10-2I-3(C)(2)(a)(ii), current Title 10, pages 2-102, 2-135 and 2-180. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2F-3(C)(4)(a)(ii), 10-2G-3(C)(3)(a)(ii) and 10-2I-3(C)(2)(a)(ii), current Title 10, pages 2-102, 2-135 and 2-180

"ii. An addition that would increase the building(s) square footage to equal or greater than the square footages above; or"

OTHER PROVISION

Development Code 10-1C, page 33

"A retail establishment (also including grocery stores, auto supply stores, building supply stores, etc.), or any combination of retail establishments in a single building with: 1. a building footprint of fifty thousand (50,000) square feet or more"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-2F-3(C)(4)(a)(ii), 10-2G-3(C)(3)(a)(ii) and 10-2I-3(C)(2)(a)(ii) by ordinance to refer to the thresholds in the 10-1C definition of Large-scale retail establishment, and post a notice beside them saying that definition governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

565 Retail waivers use the Class A Variance process; unclear whether 10-5B-2(B) criteria also apply.

Where: Development Code 10-2F-3, page 165. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2F-3, page 165

"iv. Exceptions - Waivers to these standards may be granted through a Class A Variance process under the following circumstances and in accordance with the chart below:"

OTHER PROVISION

Development Code 10-5B-2(B), page 497

"B. Class A Variance Approval Criteria. A Class A Variance shall be granted if the applicant demonstrates compliance with the requirements of each variance listed above and all of the following criteria: 1. The variance requested is required due to the lot configuration, or other conditions of the site;"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether the large-scale retail waiver criteria in 10-2F-3 replace or add to the 10-5B-2(B) criteria, and post that notice beside both provisions until the code is amended by ordinance.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

566 Two different M-2 uses share the same numbered subsection.

Where: Development Code 10-2F-3.C.23-24 (M-2), page 173. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2F-3.C.23-24 (M-2), page 173

“24. Emergency Housing & Shelters”

OTHER PROVISION

Development Code 10-2F-3.C.24 (M-2, same page, townhomes)

“24. Dwelling, single family attached townhomes”

www.libertylakewa.gov/DocumentCenter/View/5341/COLL-Full-Development-Code

POTENTIAL FIX

Ask the City to say which use 10-2F-3.C.24 names and to post a notice beside the code page saying which numbering governs until an ordinance renumbers the items.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

567 Section 10-2F-8 counts roof equipment in maximum height in (A) and excludes it in (B).

Where: Development Code 10-2F-8(A), page 181. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2F-8(A), page 181

"Roof equipment and other similar features which are necessary to the commercial / industrial operation shall be screened, and shall not exceed 6 feet in height, which shall be included within the maximum height."

OTHER PROVISION

Development Code 10-2F-8(B), page 182

"Not included in the maximum height are chimneys, bell towers, steeples, roof equipment, flag poles, and similar features which are not for human occupancy"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether 10-2F-8(A) or 10-2F-8(B) governs roof equipment height, and post that notice beside the code text until an amendment is adopted by ordinance in each zone article that carries both sentences.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

568 M-3 building orientation section cites the wrong zone's setback graphic.

Where: Development Code 10-2G-9.C.2. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2G-9.C.2

"as depicted in the graphic in Section 10-2E-6 above."

OTHER PROVISION

Development Code 10-2G-6

"10-2G-6 Development Setbacks In the M-3 (Central Business District Mixed-Use) District, the setback standards are flexible to encourage public spaces between sidewalks and building entrances"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend Development Code 10-2G-9.C.2 by ordinance to cite Section 10-2G-6, the M-3 setback graphic, in place of Section 10-2E-6, which is the M-1 zone's own setback graphic.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

569 O zone building orientation section refers to the P zone by mistake.

Where: Development Code 10-2L-9, page 295. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2L-9, page 295

"Limited and Conditional Uses within the P zone are also required to comply with the standards outlined above in Section 10-2L-3 or 10-2L-4."

OTHER PROVISION

Development Code 10-2L-9, page 295

"This section applies to all buildings in the O Zone that require Site Design Review"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend the applicability paragraph of 10-2L-9 by ordinance so it refers to the O zone.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

570 Specific Area Plan adoption cites Article 10-4F, which covers plan modifications, for amendment criteria.

Where: Development Code 10-2M-4(B), page 302. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2M-4(B), page 302

"Specific Area Plan Overlay Districts shall meet the following minimum standards for adoption, in addition to the amendment criteria in Article 10- 4F:"

OTHER PROVISION

Development Code 10-4F-2(B), page 464

"This Article does not apply to zoning district changes, text amendments, temporary use permits, or other permits."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-2M-4(B) by ordinance so it points to the article that holds the zoning map and text amendment criteria, Article 10-4J.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

571 Specific area plan adoption criteria cite the wrong amendment article.

Where: Development Code 10-2M-4.B. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-2M-4.B

"Specific Area Plan Overlay Districts shall meet the following minimum standards for adoption, in addition to the amendment criteria in Article 10- 4F:"

OTHER PROVISION

Development Code 10-2M-4.A; Article 10-4F; Article 10-4J

"Specific Area Plan Overlay Districts are adopted by ordinance as an amendment to both the Comprehensive Plan and Chapter 2 (Zoning Districts) of this code"
"Article 10-4F - Modifications to Approved Plans and Conditions of Approval"
"Article 10-4J - Zoning District Map & Text Amendments"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-2M-4.B by ordinance to cite Article 10-4J for the zoning district change and Section 10-4B-5 for any Comprehensive Plan amendment, and post a notice beside the text saying those provisions govern adoption.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

572 Landscape bonding cross-reference points to 10-4C-5(D), which governs release of warranty bonds.

Where: Development Code 10-3C-3(C), page 318. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3C-3(C), page 318

"Prior to the issuance of any occupancy permits for a project, the project shall either install the required landscaping in accordance with the approved landscape plan or obtain bonding or other assurances as established in Section 10-4C-5, subsection D."

OTHER PROVISION

Development Code 10-4C-5(D), page 426

"Release of Warranty Bonds. The bond or assurance shall be released after the 2-year period when the City finds that any noted deficiencies have been repaired or replaced, in conformance with the City Development Code and City Engineering Standards."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-3C-3(C) by ordinance so it refers to Section 10-4C-5, subsection E.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

573 Landscaping may wait 12 months under a temporary certificate; the City may draw security at six.

Where: Development Code 10-3C-3(C), page 318. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3C-3(C), page 318

"a temporary certificate of occupancy (TCO) may be issued for a period of up to 12 months, to complete the installation of the landscaping."

OTHER PROVISION

Development Code 10-4C-5(E), page 426

"If the installation of the landscaping is not completed within a six-month period, the security may be used by the City to complete the installation."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say which completion period for landscaping security governs, 12 months or six months, and post that notice beside 10-3C-3(C) and 10-4C-5(E) until an amendment is adopted by ordinance.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

574 Street tree bonding cross-reference points to 10-4C-5(D), which governs release of warranty bonds.

Where: Development Code 10-3C-4(I), page 326. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3C-4(I), page 326

"The City may require the developer to obtain bonding or other assurances as established in Section 10-4C-5, subsection D to ensure the planting of the tree(s) and care during the first two years after planting."

OTHER PROVISION

Development Code 10-4C-5(D), page 426

"Release of Warranty Bonds. The bond or assurance shall be released after the 2-year period"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-3C-4(I) and its River District copy by ordinance so they refer to Section 10-4C-5, subsections A and B.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

575 Wall cross-reference to 10-3C-3 subsections G and H lands on parking lot landscaping.

Where: Development Code 10-3C-5, page 326. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3C-5, page 326

"Walls built for required landscape buffers or as enclosures shall comply with Section 10-3C-3 subsections G and H."

OTHER PROVISION

Development Code 10-3C-3(H), page 321

"Interior Parking Lot Landscaping. Interior parking lot landscaping is required to supplement the"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-3C-5 by ordinance so the reference reads Section 10-3C-3 subsections G, I and J.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

576 Table lists rooming houses at 2 spaces per 3 beds; co-living rules cap them at 0.25.

Where: Development Code 10-3D-3, page 329; 10-1C (definition of Co-living housing), page 17; 10-2C-3(C)(7)(a), page 94. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3D-3, page 329; 10-1C (definition of Co-living housing), page 17; 10-2C-3(C)(7)(a), page 94

"Rooming and boarding houses, dormitories 2 spaces for every 3 beds"
"Also commonly referred to as congregate living facilities, single room occupancy, rooming house, boarding house, and lodging house"
"Co-living housing shall be subject to a provision of .25 parking spaces per sleeping unit, unless located within one-half mile walking distance from a major transit stop, in which case no parking shall be required."

OTHER PROVISION

RCW 36.70A.535(3)(a)(ii)

"(ii) Provide more than 0.25 off-street parking spaces per sleeping unit."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.535

POTENTIAL FIX

Amend 10-3D-3 by ordinance to set the rooming and boarding house row at 0.25 spaces per sleeping unit, or to cross-reference the co-living standard, and keep the dormitory ratio on its own row.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

577 Drive-through rule requires the chapter's off-site noise standards, but Chapter 3 has none.

Where: Development Code 10-3D-6(D), page 337. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3D-6(D), page 337

"Drive-through facilities must meet standards of this chapter regarding off- site impacts."

OTHER PROVISION

Development Code zone use standards citing WAC 173-60-040, page 138

"Compliance with noise standards for a commercial noise source as identified by WAC 173-60-040, shall be demonstrated by the applicant."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-3D-6(D) by ordinance so it names the noise limits of WAC 173-60-040 or LLMC Chapter 6-6 and cites Section 10-3F-2 for lighting impacts.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

578 Sign code bars review by subject yet sorts its own rules by subject.

Where: Development Code 10-3E-2 vs 10-3E-5.A.10-11. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3E-2 vs 10-3E-5.A.10-11

"applications will be reviewed only with respect to sign structure or placement, or with reference to copy only to the extent of color, size, or typeface and excluding any reference to message, category, subject, topic, or viewpoint."

OTHER PROVISION

Development Code 10-3E-5.A.10, 10-3E-5.A.11

"All political campaign signage shall be removed within 14 days following the general election."
"Community event signs shall be limited to announcing or promoting community events"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether the content neutral review clause in 10-3E-2 or the subject based categories in 10-3E-5.A govern, and post a notice beside both texts with the answer; then amend 10-3E-5.A by ordinance so the categories rest on size, placement and duration.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

579 Gateway sign rule sends the reader to the A-board subsection for electronic sign controls.

Where: Development Code 10-3E-5(A)(9)(b), page 345. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3E-5(A)(9)(b), page 345

"Alternately, the name plate or lettered area may be an electronically changeable sign, provided the standards for electronically changeable sign controls of this code are met (10-3E-7, Subsection H-2)."

OTHER PROVISION

Development Code 10-3E-7(H), page 351

"Business A-Boards Businesses are permitted to utilize one (1) A-Board / A-Frame sign on their property if the following conditions are met:"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-3E-5(A)(9)(b) by ordinance so that it points to 10-3E-7, Subsection J-2.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

580 Electronic sign rule cites blade and awning sections instead of the sign tables.

Where: Development Code 10-3E-7.J.1.a. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3E-7.J.1.a

"Maximum electronically changeable sign area and height shall be as indicated in Section 10-3E-7, subsections B and C, Tables 4 and 5 for freestanding and monument signs."

OTHER PROVISION

Development Code 10-3E-7.D, 10-3E-7.E

"D. Freestanding / Monument Signs - Individual Business. One (1) on-premises freestanding / monument sign for an individual business is permitted, not to exceed the area and height limits as provided in Table 4 below."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend Development Code 10-3E-7.J.1.a by ordinance to cite subsections D and E, Tables 4 and 5, in place of subsections B and C, since B is blade signs and C is awning and canopy signs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

581 Three-sided sign rule points to 'item 3a', which does not exist; two-sided rule is item 4a.

Where: Development Code 10-3E-8(C)(4)(b), page 356. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3E-8(C)(4)(b), page 356

"The sign area for a three-sided sign shall be equal to the total area of signage permitted for a two-sided sign, for example, in item 3a above, a two-sided sign is allowed 18 square feet of sign area per side which equals 36 total square feet."

OTHER PROVISION

Development Code 10-3E-8(C)(4)(a), page 356

"(for example, a two-sided sign has two faces with 18 square feet per side, therefore the sign area is 18 square feet)."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-3E-8(C)(4)(b) by ordinance so that it points to item 4a, and amend item 4b by ordinance to use the one-face measure that item 4a uses.

RISK

A reader could follow this citation and reach an old, missing or different rule.

DIFFERENCES WITHIN THE CITY CODE

582 Sign area lead-in cites items 1 to 4, but the section lists five calculation methods.

Where: Development Code 10-3E-8(C), page 355. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3E-8(C), page 355

"Sign area is the total area of a sign visible from any on viewpoint or direction, excluding the sign support structure, and its size shall be calculated using the methods described in items 1-4 below."

OTHER PROVISION

Development Code 10-3E-8(C)(5), page 356

"5. The sign area of a monument sign consisting of a sign with a solid base shall be calculated as shown in Figure 6 below."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend the lead-in to 10-3E-8(C) by ordinance so that it reads "items 1-5 below".

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

583 Twelve refuse enclosure citations point to the wrong subsection.

Where: Development Code 10-3F-1; same pointer in all 11 zone building-orientation sections. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3F-1; same pointer in all 11 zone building-orientation sections

"Except for single, two-family, and three family residential waste & recycle containers, all other solid waste storage areas containing trash dumpsters, compactors, etc. and recycle bins are to be screened from adjacent properties and public rights-of-way in accordance with Section 10- 3C-3, subsection H."

OTHER PROVISION

Development Code 10-3C-3.J

"J. Refuse Enclosures. Trash dumpsters or compactors that are required by this Code shall be enclosed by a refuse enclosure consisting of a six (6) foot tall decorative wall or solid fence with fully sight-obscuring access gates."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend Development Code 10-3F-1 and the 11 zone building-orientation sections by ordinance to cite 10-3C-3 subsection J, and amend 10-3C-5.A to cite subsections G and J; leave the River District text alone, where 10-3C-3.H is Refuse Enclosures.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

584 Erosion control rule cites an 'Engineering and Design Manual'; the city adopted Engineering Design Standards.

Where: Development Code 10-3F-3(D)(1), page 362. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3F-3(D)(1), page 362

"All clearing and grading activities shall include temporary erosion control and stormwater management provisions designed and implemented in accordance with the requirements of the City's Engineering and Design Manual, unless specifically exempted by the City."

OTHER PROVISION

Development Code 10-3H-1, page 383

"All development within the City shall comply with the Spokane Regional Stormwater Manual (April 2008), as amended by the City of Liberty Lake through the City's adopted Engineering Design Standards."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-3F-3(D)(1) by ordinance, in both the Development Code and the River District regulations, so that it names the Engineering Design Standards.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

585 Private streets must meet public street standards, yet the design standards allow steeper private grades.

Where: Development Code 10-3G-2(A)(5), page 373. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3G-2(A)(5), page 373

"However, private streets must meet all the design and construction standards required for public streets."

OTHER PROVISION

Engineering Design Standards 3.2.G.1

"The maximum profile grade for all public streets is 8 percent. For private streets, the maximum profile grade shall be 10 percent."

www.libertylakewa.gov/DocumentCenter/View/4147/Liberty-Lake-Engineering-Design-Standards---FINALpdf

POTENTIAL FIX

Ask the city to say whether 10-3G-2(A)(5) or Engineering Design Standards 3.2.G.1 governs private street grades, and post that notice beside both texts.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

586 Engineering Standards 3.5(A)(2) says "eight (7.5) feet"; word and numeral disagree, numeral matches Title 10.

Where: Development Code 10-3I-3(A)(11), PDF page 386. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3I-3(A)(11), PDF page 386

"All sidewalks must be clear of obstructions from edge to edge to an elevation of seven feet six inches (7' 6") above sidewalk level."

OTHER PROVISION

Liberty Lake Engineering Design Standards 3.5(A)(2) (Ord. 241, amended by Ord. 257), page 43

"2. The clearance above sidewalks shall be a minimum of eight (7.5) feet to overhead obstacles."

www.libertylakewa.gov/DocumentCenter/View/4531/Liberty-Lake-Engineering-Design-Standards-as-Amended-April-2019

POTENTIAL FIX

Ask the city to say whether Title 10 or the Engineering Design Standards governs sidewalk clearance, and post a notice beside both texts saying that the clearance is 7.5 feet (seven feet six inches).

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

587 Code lists rezones as Hearing Examiner decisions but sends the Examiner's rezone ruling to Council.

Where: Development Code 10-4B-3(C), page 399. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-3(C), page 399

"Type II project permit decisions are Hearing Examiner decisions that require an 'open record' public hearing before the Hearing Examiner"

OTHER PROVISION

Development Code 10-4B-5(C)(2), page 415

"The Zoning Administrator will forward the Hearing Examiner's recommendation to the City Council, and upon receipt of the recommendation the City Council shall, at its next available regular meeting, set the date for a public hearing."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend the Development Code by ordinance to move individual property rezones from the Type II list in 10-4B-3(C) to the Type III list in 10-4B-3(D), and amend 10-4B-5(C)(2) in the same ordinance so it no longer calls them Type II project permits. Adopt in that ordinance a statement of whether the Council's rezone hearing is open or closed record, since RCW 35A.63.170(2)(c) bars a final Examiner decision on a rezone.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

588 Rezones are labeled Type II, a Hearing Examiner decision, but the Council decides them.

Where: Development Code 10-4B-3.C.6 and 10-4B-5.C.2 vs 10-4B-3.C and 10-4J-3.A.1. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-3.C.6 and 10-4B-5.C.2 vs 10-4B-3.C and 10-4J-3.A.1

“properties are Type II Project Permits (see Section 10-4B-4 above).”

OTHER PROVISION

Development Code 10-4B-3.C (Type II definition); 10-4J-3.A.1

“Type II project permit decisions are Hearing Examiner decisions”

“The Hearing Examiner's decision shall be a recommendation to the City Council who shall decide such applications”

www.libertylakewa.gov/DocumentCenter/View/5341/COLL-Full-Development-Code

POTENTIAL FIX

Amend Article 10-4B by ordinance to classify individual property rezones as Type III project permits, matching the Hearing Examiner recommendation and Council decision in 10-4J-3.A.1, and to limit the 30-day writ route in 10-4B-4.H.3.a to area-wide amendments so individual rezones follow the 21-day land use petition in 10-4B-4.H.2. Post a notice beside the posted code saying that 10-4J-3.A.1 governs until then.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

589 Two landscape plan lists cite 10-3C-3(F) for buffer widths; the widths are in the (G) table.

Where: Development Code 10-4C-2(B)(2)(c)(iii), page 418, and 10-4C-3(B)(1)(c)(iv), page 422. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4C-2(B)(2)(c)(iii), page 418, and 10-4C-3(B)(1)(c)(iv), page 422

"Dimensional width of all perimeter landscape buffers per Article 10-3C-3(F);"

OTHER PROVISION

Development Code 10-3C-3(G), page 320

"G. The following table establishes the standards for the different types of required landscape buffers:"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-4C-2(B)(2)(c)(iii) and 10-4C-3(B)(1)(c)(iv) by ordinance to cite 10-3C-3(E) through (G), or 10-3C-3(F) and (G).

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

590 Site plan checklist cites "Section 10-4C-below"; the approval criteria are in 10-4C-3(C).

Where: Development Code 10-4C-3(B), PDF page 423. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4C-3(B), PDF page 423

"Letter or narrative report documenting compliance with the applicable approval criteria contained in Section 10-4C-below."

OTHER PROVISION

Development Code 10-4C-3(C), PDF page 423

"C. The Zoning Administrator shall make written findings with respect to all of the following criteria when approving, approving with conditions, or denying an application:"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say which text governs the approval criteria for site plans, and post a notice beside Title 10 saying that the criteria are those in 10-4C-3(C) until an amending ordinance is adopted.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

591 Landscape plan checklist allows "other approved" irrigation; governing standard 10-3C-3(M) requires automatic irrigation.

Where: Development Code 10-4C-3(B), landscape plan item viii, PDF page 422. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4C-3(B), landscape plan item viii, PDF page 422

"Irrigation system (if plantings are not drought-tolerant, may be automatic or other approved method of irrigation);"

OTHER PROVISION

Development Code 10-3C-3(M)(1) and (2), PDF page 323

"1. An automatic irrigation system shall be required."
"2. Exceptions to irrigation system requirements may be waived for xeriscaping and drought-tolerant plantings, provided a plan is in place to provide for irrigation during the period required for the plantings to become established."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Adopt an ordinance amending the checklist line to require an automatic irrigation system unless the plantings qualify for the 10-3C-3(M)(2) xeriscape or drought-tolerant waiver.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

592 Short plat signature list omits the Mayor, but filing requires the Mayor's signature.

Where: Development Code 10-4D-10(A), PDF page 446. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4D-10(A), PDF page 446

"Once the final plat or short plat has been reviewed, approved, and signed by the applicable agencies and the Mayor, the applicant shall, within seven (7) calendar days, file the final plat or short plat with the Spokane County Auditor"

OTHER PROVISION

Development Code 10-4D-3(B)(2), PDF page 432

"2. For short plats, the following signatures, as applicable, shall be on the face of the plat. a. Property Owners of Record b. Spokane County Auditor's Certificate c. Surveyor's Certificate d. City of Liberty Lake Planning, Engineering & Building Services:"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-4D-10(A) by ordinance to read 'signed by the applicable agencies and, for final plats, the Mayor'. Both sections appear in the Development Code printed March 12, 2026 with no separate adoption date shown. The short plat signature list in 10-4D-3(B)(2) governs as the specific provision over the general filing sentence, consistent with administrative short plat approval under RCW 58.17.060.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

593 Code cites section "10-4D-I" for extensions, but no such section exists.

Where: Development Code 10-4D-13(S), page 454. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4D-13(S), page 454

“Submittal of a final binding site plan shall be made within five years of the date of preliminary approval, unless an extension of time has been granted under the provisions of 10-4D-I.”

OTHER PROVISION

Development Code 10-4D-13(I), page 451

“grant one extension of the approval period not to exceed three (3) years”

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-4D-13(S) by ordinance to cite Section 10-4D-13(I) in place of "10-4D-I".

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

594 Plat maps show existing trees only from 12 inches, though 10-3C-2 protects trees from six inches.

Where: Development Code 10-4D-4, page 434. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4D-4, page 434

"The location, size and species of existing trees having a caliper (diameter) of 12 inches or greater at four feet above grade in conformance with Article 10- 3C;"

OTHER PROVISION

Development Code 10-3C-2(B)(1), page 317

"other individual trees and shrubs not located within the public right of way with a trunk diameter of six (6) inches or greater shall be preserved"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether the 12 inch threshold in 10-4D-4 or the six inch threshold in 10-3C-2(B)(1) governs plat maps, and post that notice beside both sections, or adopt an amendment by ordinance that aligns them.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

595 PUD density bonus clause caps bonuses below the base density itself.

Where: Development Code 10-4E-6. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4E-6

"The density bonus shall not result in the allowable density exceeding 10 percent of the allowable density in Chapter 2."

OTHER PROVISION

Development Code 10-4E-6 (preceding sentence, same section)

"the City may authorize a density bonus above the density allowed by Chapter 2 or this Title"

www.libertylakewa.gov/DocumentCenter/View/5341/COLL-Full-Development-Code

POTENTIAL FIX

Ask the city to say which reading of 10-4E-6 governs, a cap of 110 percent of base density or 10 percent above it, and post that notice beside the posted code. Then adopt an amendment to 10-4E-6 by ordinance stating the cap.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

596 Code cites "Article 10-F", which does not exist; the modifications article is 10-4F.

Where: Development Code 10-4H-2(B), page 469. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4H-2(B), page 469

"conditional uses shall be processed in accordance with Article 10-F - Modifications."

OTHER PROVISION

Development Code Article 10-4F, page 2

"Article 10-4F Modifications to Approved Plans and Conditions of Approval"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-4H-2(B) by ordinance to cite "Article 10-4F - Modifications to Approved Plans and Conditions of Approval" in place of "Article 10-F - Modifications".

RISK

A reader could follow this citation and reach an old, missing or different rule.

DIFFERENCES WITHIN THE CITY CODE

597 Three cross-references in the permit chapters are misnumbered or point to the wrong section.

Where: Development Code 10-4H-2.B; 10-4H-4.B; 10-4D-13.S. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4H-2.B; 10-4H-4.B; 10-4D-13.S

“conditional uses shall be processed in accordance with Article 10-F - Modifications.”
“The criteria for Site Design Review approval (Section 10-4C-4 above)”
“extension of time has been granted under the provisions of 10-4D-I.”

OTHER PROVISION

Development Code Article 10-4F; 10-4C-3.C; 10-4D-13.I

“Article 10-4F - Modifications to Approved Plans and Conditions of Approval”
“10-4C-4 Building Plan Submission & Review Requirements”
“The Zoning Administrator may, upon written request by the applicant and payment of the required fee, grant one extension of the approval period not to exceed three (3) years”

www.libertylakewa.gov/DocumentCenter/View/5341/COLL-Full-Development-Code

POTENTIAL FIX

Amend Sections 10-4H-2.B, 10-4H-4.B and 10-4D-13.S by ordinance so the cross-references point to Article 10-4F, Section 10-4C-3(C) and Section 10-4D-13(I), and post a notice beside the posted code saying those provisions govern until then.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

598 Conditional use criterion points to 10-4C-4, which holds submittal rules and no approval criteria.

Where: Development Code 10-4H-4(B), page 470. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4H-4(B), page 470

"The criteria for Site Design Review approval (Section 10-4C-4 above) shall be met."

OTHER PROVISION

Development Code 10-4C-3(C), page 423

"The Zoning Administrator shall make written findings with respect to all of the following criteria"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-4H-4(B) by ordinance to cite the approval criteria in Sections 10-4C-2(C) and 10-4C-3(C), or whichever of them the city intends.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

599 Wireless facility maintenance rule excludes itself instead of material changes.

Where: Development Code 10-4I-4.N. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4I-4.N

"Work that triggers the requirements of paragraph N of this subsection shall not be considered "ordinary maintenance or repair" for purposes of this section."

OTHER PROVISION

Development Code 10-4I-4.O

"Material Changes to Permitted Small Wireless Facilities: A small wireless permit is required prior to making material changes to permitted small wireless facilities."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-4I-4.N by ordinance so its closing sentence refers to paragraph O, and post a notice beside the text saying that work amounting to a material change under paragraph O is not ordinary maintenance.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

600 Zoning rezones are listed as examiner decisions in 10-4B-3 but decided by Council in 10-4J-3.

Where: Development Code 10-4J-3(A)(1), page 491; 10-4B-3(C), page 399. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4J-3(A)(1), page 491; 10-4B-3(C), page 399

"The Hearing Examiner's decision shall be a recommendation to the City Council who shall decide such applications;"
"6. Property Rezones (individual properties)"

OTHER PROVISION

Development Code 10-4B-3(C); RCW 35A.63.170(2)(c)

"Type II project permit decisions are Hearing Examiner decisions that require an 'open record' public hearing before the Hearing Examiner, full public notice, and they may or may not require SEPA. Appeals are reviewed by the Spokane County Superior Court."
"(c) Except in the case of a rezone, the decision may be given the effect of a final decision of the legislative body."

app.leg.wa.gov/RCW/default.aspx?cite=35A.63.170

POTENTIAL FIX

Amend 10-4B-3(C)(6) by ordinance to say: "The Hearing Examiner's decision on a property rezone is a recommendation; the City Council decides the rezone under Sections 10-4B-5(C)(2) and 10-4J-3(A)(1)."

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

601 Rezone procedure cites a Subsection D that does not exist; the criteria are in B.

Where: Development Code 10-4J-3(A), PDF page 491. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4J-3(A), PDF page 491

"Quasi- judicial map amendments, also known as property rezones, shall follow the Type II project procedure, as governed by Article 10-4B, using standards of approval in Subsection "D" below."

OTHER PROVISION

Development Code 10-4J-3(B), PDF page 492

"B. Criteria for Quasi-Judicial Amendments. A recommendation or a decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following criteria:"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether 10-4J-3(A) or 10-4J-3(B) governs the standards for rezones, and post a notice beside Title 10 saying that the criteria are those in 10-4J-3(B) until an amending ordinance is adopted.

RISK

A reader could follow this citation and reach an old, missing or different rule.

DIFFERENCES WITHIN THE CITY CODE

602 Section 10-6A-9 points to Section 10-A-11, which does not exist; the matrix is 10-6A-11.

Where: Development Code 10-6A-9(A), page 520. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6A-9(A), page 520

"See Section 10-A-11 for an example list of exempt and nonexempt activities."

OTHER PROVISION

Development Code 10-6A-11

"10-6A-11 SEPA Exemption Levels Matrix & Summary of SEPA Process"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-6A-9(A) by ordinance to cite Section 10-6A-11, and post a notice beside the Development Code saying that Section 10-6A-11 is the section meant.

RISK

A reader could follow this citation and reach an old, missing or different rule.

DIFFERENCES WITHIN THE CITY CODE

603 SEPA exemption cross-reference points to a section number that does not exist.

Where: Development Code 10-6A-9.A. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6A-9.A

"See Section 10-A-11 for an example list of exempt and nonexempt activities."

OTHER PROVISION

Development Code 10-6A-11

"10-6A-11 SEPA Exemption Levels Matrix & Summary of SEPA Process"

www.libertylakewa.gov/DocumentCenter/View/5341/COLL-Full-Development-Code

POTENTIAL FIX

Amend Section 10-6A-9.A by ordinance so the cross-reference points to Section 10-6A-11, and post a notice beside the posted code saying that 10-6A-11 is the section meant.

RISK

A reader could follow this citation and reach an old, missing or different rule.

DIFFERENCES WITHIN THE CITY CODE

604 Critical areas purpose cites plan Chapter 9 Natural Environment; the adopted plan numbers it Chapter 7.

Where: Development Code 10-6B-1(A), PDF page 527. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-1(A), PDF page 527

"the specific goals and policies for wetlands, fish and wildlife habitat, geo-hazard areas, and critical aquifer recharge areas contained in the City of Liberty Lake Comprehensive Plan, Chapter 9 Natural Environment."

OTHER PROVISION

City of Liberty Lake Comprehensive Plan 2015-2037 (Ord. 223 Exhibit A), table of contents

"Chapter 7 Natural Environment Chapter 8 Transportation Chapter 9 Housing"

libertylakewa.gov/DocumentCenter/View/52/Adopted-City-Comprehensive-Plan-2015---2037

POTENTIAL FIX

Ask the city to say whether the Comprehensive Plan chapter numbering governs the reference in 10-6B-1(A), and post a notice beside Title 10 saying that the Natural Environment element is Chapter 7 of the adopted plan until an amending ordinance is adopted.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

605 A wetland that fits no category has no buffer width.

Where: Development Code 10-6B-3.B.3. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-3.B.3

"a. Wetlands which are not Categories 1, 2, or 4 wetlands; and, b. Are vernal wetland systems found in low annual rainfall areas (less than eighteen inches)."

OTHER PROVISION

Development Code 10-6B-3.C.1

"The width of the wetland buffer area shall be determined according to the category assigned to the wetland in accordance with Section 10-6B-3, subsection 'B'."

www.libertylakewa.gov/DocumentCenter/View/5341/COLL-Full-Development-Code

POTENTIAL FIX

Ask the city to say which reading of Category 3 governs and post that notice beside the posted code. Then amend 10-6B-3.B.3 by ordinance to make Category 3 every wetland not rated Category 1, 2 or 4.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

606 Aquifer table assigns standard L-5 to landfills, but the performance standards have no L-5.

Where: Development Code 10-6B-6(B), use table, PDF page 559. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-6(B), use table, PDF page 559

"High *** Medium Low"
"Landfill, demolition, inert N L-6 L-5"
"Landfills (all others) N N L-5"

OTHER PROVISION

Development Code 10-6B-6(C), PDF pages 559 and 561

"C. Performance Standards for Uses and Activities in Critical Aquifer Recharge Areas. The following are the performance standards applicable to the uses and activities listed in the table in Section 10-6B-6, subsection 'B' above."
"L-6 Landfill. All landfills shall comply with Chapters 173-304 and 173-351 WAC and shall be approved by the Spokane Regional health district and the Washington State Department of Ecology."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether the use table or the performance standards in 10-6B-6 governs landfills, and post a notice beside Title 10 saying which standard applies to them until an amending ordinance is adopted.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

607 Aquifer standards depend on a critical materials list that Title 9 does not contain.

Where: Development Code 10-6B-6(C), L-2, page 560. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-6(C), L-2, page 560

"Critical materials subject to the following performance standards are set forth in the critical materials list adopted and amended pursuant to Title 9 - Building Regulations, as amended, of the City of Liberty Lake Municipal Code."

OTHER PROVISION

LLMC 9-1-1

"9-1-1: ADOPTION OF REFERENCED CODES:"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4312

POTENTIAL FIX

Ask the city to say whether Title 10 or Title 9 governs the critical materials list, and post a notice beside both texts. Then adopt a critical materials list in the code, or name the adopted source, and amend 10-6B-6(C) L-2 by ordinance to cite it.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

608 Aquifer rules cite an undefined L-5 landfill standard and a critical materials list Title 9 lacks.

Where: Development Code 10-6B-6.B (table) and 10-6B-6.C (L-2), pages 559-560. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-6.B (table) and 10-6B-6.C (L-2), pages 559-560

"Landfills (all others) N N L-5"
"Critical materials subject to the following performance standards are set forth in the critical materials list adopted and amended pursuant to Title 9 - Building Regulations"

OTHER PROVISION

Development Code 10-6B-6.C (performance standards)

"L-4 Stormwater disposal."
"L-6 Landfill. All landfills shall comply with Chapters 173-304 and 173-351 WAC"

www.libertylakewa.gov/DocumentCenter/View/5341/COLL-Full-Development-Code

POTENTIAL FIX

Amend Section 10-6B-6.B by ordinance so the two landfill entries point to L-6, and amend L-2 of 10-6B-6.C to name the action that adopted the critical materials list, or rely on the Article 10-1C definition if none was adopted. Post a notice beside the posted code saying that L-6 governs landfills until then.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

609 Development rights transfer criteria cite a fourth option that is missing.

Where: Development Code 10-6E-1.C. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6E-1.C

"A transfer of development rights shall not be approved unless it meets one or more of the criteria in 1-4 below, and it conforms to subsections D-E:"

OTHER PROVISION

Development Code 10-6E-1.C

"1. Protection of critical areas either by dedication to the public or a land trust, or by a non- revocable conservation easement; or 2. Dedication of land to the public for park or recreational purposes; or 3. The density transfer is used to develop a mix of single family and multi-family housing on the same property or development site."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 10-6E-1.C by ordinance so the range reads 1-3, and review the numbering of the list in 10-6E-2.B against the Spokane County Parks process it describes, adopting a renumbered list or restoring any dropped step by ordinance.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

610 Floodway rule says code-compliance work "may be excluded"; code's own definition and WAC exclude it outright.

Where: Development Code 10-6F-3(D)(2)(c), page 580, and 10-1C (definition of Substantial improvement), page 53. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6F-3(D)(2)(c), page 580, and 10-1C (definition of Substantial improvement), page 53

"Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the 50 percent."

"The term excludes: 1. Any project for improvement of a structure to correct pre-cited existing violations of state or local health, sanitary, or safety code specifications which have been previously identified by the local code enforcement official, and which are the minimum necessary to assure safe living conditions,"

OTHER PROVISION

WAC 173-158-070(1)

"Work done on structures to comply with existing health, sanitary, or safety codes which have been identified by the local code enforcement or building official and are the minimum necessary to assure safe living conditions shall not be included in the fifty percent determination in (b) of this subsection."

app.leg.wa.gov/WAC/default.aspx?cite=173-158-070

POTENTIAL FIX

Amend 10-6F-3(D)(2)(c) by ordinance to say code compliance work shall not be included in the 50 percent determination, matching WAC 173-158-070(1), and to move the historic structures treatment into its own item so the city decides it separately.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

611 Chapter 6 summary names a State Environmental Quality Review Act, which is not a Washington law.

Where: Development Code, Chapter 6 summary, page 4. City text reviewed in September and October 2026.

CODE SAYS

Development Code, Chapter 6 summary, page 4

"environmental review standards under the State Environmental Quality Review Act"

OTHER PROVISION

Development Code 10-6A-1, page 504

"The City of Liberty Lake adopts this ordinance under the State Environmental Policy Act (SEPA), section 43.21C.120 RCW"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend the Chapter 6 summary by ordinance, or publish a corrected edition of the Development Code, naming the State Environmental Policy Act (SEPA), chapter 43.21C RCW, and post a notice beside the summary saying 10-6A-1 governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

612 False complaint section points employee discipline at a rule that omits employees.

Where: LLMC 1-10-9. City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-10-9

"If the complainant is a City employee, he or she may be subject to disciplinary action as set forth in section 1-10-6"

OTHER PROVISION

LLMC 1-10-6

"Any member of a City Board or Commission found guilty of a violation of this chapter may be suspended or removed from office by action of the City Council through a majority vote of the City Council Members,"
"any person or organization which willfully attempts to secure preferential treatment in its dealing with the City by offering any valuable gifts"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-445

POTENTIAL FIX

Amend 1-10-9 to delete the cross-reference to section 1-10-6 from the employee sentence, or replace it with the provision that governs City employee discipline, since 1-10-6 sets sanctions only for board and commission members, councilmembers, and persons or organizations that offer gifts to secure preferential treatment. 1-10-9 already allows 'any other action applicable to a City employee, including but not limited to, termination of employment'.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

613 Code makes examiner rulings on rezones and plats recommendations, but Title 10 makes them decisions.

Where: LLMC 1-9-6(B). City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-9-6(B)

"B. The decision of the examiner on the following matters will be a recommendation to the city council: 1. Rezone of property. 2. Planned unit development and binding site plans. 3. Preliminary plats."

OTHER PROVISION

Development Code 10-4B-3(C), page 4-8

"Type II Projects. Type II project permit decisions are Hearing Examiner decisions that require an 'open record' public hearing before the Hearing Examiner, full public notice, and they may or may not require SEPA. Appeals are reviewed by the Spokane County Superior Court. The following projects are classified as Type II projects: 1. Conditional Use Permits or major modifications to an existing permit 2. Revocation of a Shoreline Permit 3. Special Use Permits 4. Class B Variances 5. Preliminary Plats and major modifications (change of conditions) to existing plats 6. Property Rezones (individual properties)"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend 1-9-6(A) and (B) to match the procedure types in Development Code 10-4B-3 for conditional uses, special uses, variances, shoreline permits, preliminary plats and binding site plans, or replace the lists with a cross-reference to 10-4B-3. For rezones, keep the examiner decision a recommendation (or a decision appealable to the Council) as 1-9-6(B)(1) and RCW 35A.63.170(2)(c) require, and amend 10-4B-3(C)(6) of Title 10, which now makes an individual property rezone a final examiner decision.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

614 Disestablishment clause dissolves the county's tourism area, not the city's own.

Where: LLMC 2-6-7.C vs 2-6-3. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-6-7.C vs 2-6-3

"the city council shall, by ordinance, disestablish the Spokane County tourism promotion area"

OTHER PROVISION

LLMC 2-6-3

"There is hereby established a tourism promotion area having boundaries coterminous with the boundaries of the city of Liberty Lake, Washington."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-636

POTENTIAL FIX

Ask the city to say which text governs, 2-6-3 (the Liberty Lake area) or 2-6-7.C (the Spokane County area), and to post that notice beside both sections. Then amend LLMC 2-6-7.C by ordinance to name the Liberty Lake tourism promotion area and to address the city's part in the county area under 2-6-1.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

615 Civil service covers all full-time police employees, yet the chief serves at the Mayor's discretion.

Where: LLMC 3-2-1 as amended by Ordinance 76.A (effective December 31, 2025). City text reviewed in September and October 2026.

CODE SAYS

LLMC 3-2-1 as amended by Ordinance 76.A (effective December 31, 2025)

"Employees subject to civil service shall include all full-time employees of the police department."

OTHER PROVISION

LLMC 1-6-7.A

"The City Administrator, Police Chief and Department Directors shall serve without a definite term at the discretion of the Mayor."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-143

POTENTIAL FIX

Ask the city to say whether civil service under LLMC 3-2-1 as amended by Ord. 76.A or the Mayor's discretion under 1-6-7.A governs the Police Chief, and post a notice beside both texts saying which governs.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

616 Forfeiture clause speaks only of residency and could unseat members qualifying by operating a city business.

Where: LLMC 3-8-2(E). City text reviewed in September and October 2026.

CODE SAYS

LLMC 3-8-2(E)

"Failure to qualify as to residency shall constitute an immediate forfeiture of office."

OTHER PROVISION

LLMC 3-8-2(A)

"Members appointed to the Community Engagement Commission must, at all times, be 1) residents of the City of Liberty Lake, or 2) operate a business within the City limits while a member of the Community Engagement Commission."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4700

POTENTIAL FIX

Amend LLMC 3-8-2(E), and the matching sentence in 3-5-2(D), by ordinance so that forfeiture follows from failing to meet the qualifications in subsection A.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

617 One subsection caps the misdemeanor fine at $1,000 by cross-reference and at $250 outright.

Where: LLMC 4-2-10.A. City text reviewed in September and October 2026.

CODE SAYS

LLMC 4-2-10.A

"be punished as provided in RCW 9A.20.021(3). Any person violating or failing to comply with any of the provisions of this article may be punished by a fine of not more than two hundred fifty dollars ($250.00) or imprisoned for not more than ninety (90) days"

OTHER PROVISION

RCW 9A.20.021(3)

"Every person convicted of a misdemeanor defined in Title 9A RCW shall be punished by imprisonment in the county jail for a maximum term fixed by the court of not more than ninety days, or by a fine in an amount fixed by the court of not more than one thousand dollars"

app.leg.wa.gov/RCW/default.aspx?cite=9A.20.021

POTENTIAL FIX

Say which fine ceiling governs LLMC 4-2-10.A, the $1,000 of RCW 9A.20.021(3) or the $250 stated in the subsection, and post that notice beside the code page; then adopt an amendment stating one ceiling.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

618 Two tourism fund subsections each claim all of the lodging tax.

Where: LLMC 4-4-3.A vs 4-4-3.B. City text reviewed in September and October 2026.

CODE SAYS

LLMC 4-4-3.A vs 4-4-3.B

"There is created a special fund in the treasury of the city and all taxes collected under this chapter shall be placed in this special fund"

OTHER PROVISION

LLMC 4-4-3.B

"Creation Of Tourism Promotion Capital Fund: There is created a special fund in the treasury of the city and all taxes collected under this chapter shall be placed in this special fund"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-1140

POTENTIAL FIX

Say which fund receives the lodging taxes under LLMC 4-4-3, and post that notice beside the code page; then adopt an amendment dividing the taxes between the two funds.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

619 LLMC 6-3-4 sets a fine by pointing to a subsection with no fine.

Where: LLMC 6-3-4. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-3-4

"shall be fined as provided in subsection 1-4-1B of this code per day following notice of the violation"

OTHER PROVISION

LLMC 1-4-1.B

"B. Separate Offense: Every person violating any of the provisions of this code is guilty of a separate offense for each and every day during any portion of which the violation is committed, continued or permitted by any such person."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-102

POTENTIAL FIX

Ask the city to say whether a violation of chapter 6-3 carries the misdemeanor fine in LLMC 1-4-1.A.1 or the daily civil penalty in 1-4-1.A.2, and post a notice of that rule beside LLMC 6-3-4 and 1-4-1. Then amend LLMC 6-3-4 by ordinance to cite it.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

620 Code excepts possession 'as provided below' but no exception follows in the chapter.

Where: LLMC 6-4-4. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-4-4

"Manufacture, import, possess (except as provided below) or sell any fireworks at wholesale or retail for any use;"

OTHER PROVISION

RCW 70.77.255(4)

"(4) No license or permit is required for the possession or use of consumer fireworks lawfully purchased at retail."

app.leg.wa.gov/RCW/default.aspx?cite=70.77.255

POTENTIAL FIX

Amend LLMC 6-4-4 by ordinance to state the possession exception the city intends, for example the one in RCW 70.77.255(4), or to omit the words "(except as provided below)".

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

621 Three provisions in LLMC chapter 6-4 still name the county and the Uniform Fire Code.

Where: LLMC 6-4-4.A.4; 6-4-4.B.2; 6-4-6.B.2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-4-4.A.4; 6-4-4.B.2; 6-4-6.B.2

"No permit shall be issued by the county for the retail sale of any fireworks"
"Activities authorized by a county permit shall conform to the provisions of article 78 of the uniform fire code"
"The proceeds of the sale of the seized fireworks under this section shall be deposited in the county's general fund"

OTHER PROVISION

LLMC 6-4-2 DIRECTOR; RCW 19.27.031(1)(c)

"DIRECTOR: The director of the Liberty Lake department of planning and community development or his designee, who shall act as the local fire official"
"The International Fire Code, published by the International Code Council, Inc."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3252

app.leg.wa.gov/RCW/default.aspx?cite=19.27.031

POTENTIAL FIX

Amend LLMC 6-4-4.A.4 and 6-4-6.B.2 to name the city, not the county, as the permitting and receiving authority, and amend 6-4-4.B.2 to read 'city permit' in place of 'county permit' and to cite the International Fire Code as adopted in LLMC 9-1-1 in place of article 78 of the uniform fire code.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

622 Noise exemption for sounds that do not unreasonably annoy swallows the 75 foot and decibel standards.

Where: LLMC 6-6-3(F). City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-6-3(F)

"F. Sounds which do not unreasonably annoy, injure, interfere with or endanger the comfort, repose, health and safety of any person."

OTHER PROVISION

LLMC 6-6-2(A)

"or be clearly heard by any person at a distance of seventy five feet (75') or more from the vehicle or the source of the sound."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3336

POTENTIAL FIX

Ask the city to say whether the exemption in LLMC 6-6-3(F) reaches the 75 foot test in 6-6-2(A) and the WAC 173-62 limits in 6-6-2(D), and post a notice of that rule beside both sections. Then adopt an amendment by ordinance limiting 6-6-3(F) to the sounds in 6-6-2(E).

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

623 Section 7-1-4 imposes a surcharge for unsecured loads but never states the amount.

Where: LLMC 7-1-4. City text reviewed in September and October 2026.

CODE SAYS

LLMC 7-1-4

"A surcharge or fee for pickup loads, plus any other applicable charges will be assessed for any load not so secured or covered, payable by any person individually, and/or as agent or employee of any other person or entity for which such unsecured or uncovered load is transported."

OTHER PROVISION

LLMC 7-1-4(C)(2)

"Violation of this section by any party shall be subject to: a) a surcharge or fee as designated herein,"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3437

POTENTIAL FIX

Ask the city to say which surcharge applies to an unsecured load, whether an amount set by resolution or the charge the disposal facility sets, and post a notice of that rule beside LLMC 7-1-4. Then adopt an amendment by ordinance to 7-1-4(C)(2) that names that source.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

624 Golf cart permit definition says two years; the registration section says for as long as owned.

Where: LLMC 7-4-1; 7-4-3.E. City text reviewed in September and October 2026.

CODE SAYS

LLMC 7-4-1; 7-4-3.E

"to legally operate a golf cart upon a public street or roadway within the corporate boundaries of the city of Liberty Lake during the two (2) year period that the permit is valid"

OTHER PROVISION

LLMC 7-4-3.E

"The registration sticker shall be valid for as long as the golf cart is owned by the applicant and operated in the city of Liberty Lake."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3590

POTENTIAL FIX

Ask the city to say whether the two year term in 7-4-1 or the ownership term in 7-4-3 and 7-4-3.E governs, and post that notice beside both sections; then amend LLMC 7-4-1 or 7-4-3 by ordinance so they match.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

625 Section 7-4-2 restricts golf carts on an excluded street, a term chapter 7-4 never defines.

Where: LLMC 7-4-2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 7-4-2

"The authorized driver of a golf cart operating the cart on a street can cross an excluded street but otherwise may not operate a golf cart on any excluded street."

OTHER PROVISION

LLMC 7-4-1 (golf cart zone); RCW 46.08.175(1)

"GOLF CART ZONE: Any public roadway within the city of Liberty Lake having a speed limit of twenty five (25) miles per hour or less."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3565

POTENTIAL FIX

Ask the city to say whether excluded street in 7-4-2.B.6 means a street outside the golf cart zone defined in 7-4-1, and post that notice beside both sections; then amend LLMC 7-4-2 by ordinance to define it.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

626 Section 7-4-3 ties golf cart registration to ownership, while 7-4-1 sets a two year permit.

Where: LLMC 7-4-3. City text reviewed in September and October 2026.

CODE SAYS

LLMC 7-4-3

"The inspection and registration will be issued for the entire time that the person owns the golf cart."

OTHER PROVISION

LLMC 7-4-1

"legally operate a golf cart upon a public street or roadway within the corporate boundaries of the city of Liberty Lake during the two (2) year period that the permit is valid."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3565

POTENTIAL FIX

Ask the city to say whether the ownership term in 7-4-3 or the two year term in 7-4-1 governs, and post that notice beside both sections; then amend LLMC 7-4-1 or 7-4-3 by ordinance so the permit term is the same in both.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

627 Two park sections authorize vendor sales differently: written agreement, or agreement or permit.

Where: LLMC 8-1A-5(B)(10). City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-1A-5(B)(10)

"No person shall solicit, sell or peddle any goods, services, food or drink, or distribute or post any handbills, circulars or signs, or use any loudspeaker or other amplifying device, in any city park except by contract or by permit issued by the city."

OTHER PROVISION

LLMC 8-1A-3(B)

"The sale of goods or services in city parks or facilities shall be allowed only through written agreement with the city."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3673

POTENTIAL FIX

Ask the city to say whether park sales need a written agreement under 8-1A-3.B or may rest on a contract or permit under 8-1A-5.B.10, and post that notice beside both sections; then amend both by ordinance to match.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

628 LLMC 8-1A-5 both bans and allows motorized vehicles on the same trails.

Where: LLMC 8-1A-5.A.13.d. City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-1A-5.A.13.d

"Motorized vehicles shall be allowed on city trails."

OTHER PROVISION

LLMC 8-1A-5.A.5.a; 8-1A-5.A.13.b; 8-1A-2

"No person shall operate any motor vehicle on open space, trail or park property unless such area has been specifically designated and posted for such use"
"Trails are open to all nonmotorized users unless otherwise designated and posted"
"TRAIL: Any path, track or right of way designed for use by pedestrians, bicycles or other nonmotorized modes of transportation."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3684

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4808

POTENTIAL FIX

Ask the city to say whether 8-1A-5.A.13.d or 8-1A-5.A.5.a and 13.b governs, and post that notice beside the section; then amend LLMC 8-1A-5.A.13.d by ordinance to allow motorized vehicles only on trails designated and posted for that use, keeping electric wheelchairs and authorized maintenance, police or emergency vehicles allowed.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

629 LLMC still adopts 1981 county stormwater guidelines; Development Code requires the 2008 regional manual.

Where: LLMC 8-4-1.A. City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-4-1.A

"the city hereby adopts by reference the Spokane County guidelines for stormwater management, dated January 1981, with subsequent amendments and addendums which is incorporated herein by this reference as presently constituted or hereinafter amended as the interim guidelines for stormwater management of the city."

OTHER PROVISION

DC 10-3H-1, p.383

"All development within the City shall comply with the Spokane Regional Stormwater Manual (April 2008), as amended by the City of Liberty Lake through the City's adopted Engineering Design Standards."

www.libertylakewa.gov/DocumentCenter/View/5341/COLL-Full-Development-Code

POTENTIAL FIX

Amend LLMC 8-4-1.A by ordinance to adopt the Spokane Regional Stormwater Manual (April 2008) that DC 10-3H-1 requires in place of the 1981 county guidelines, and amend the reference to the city guidelines for stormwater management in DC 10-6B-5.F.1 by ordinance to name the same manual.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

630 Sections 8-8-1 and 8-8-2 word the franchise override test differently.

Where: LLMC 8-8-2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-8-2

"In the event of a conflict between the provisions of this chapter and a franchise issued pursuant hereto, the provisions of this chapter shall govern unless the franchise clearly states the parties' intent to have the provisions of the franchise control over the provisions of this chapter."

OTHER PROVISION

LLMC 8-8-1

"unless such specific ordinance granting the franchise expressly provides terms or conditions contrary to those herein contained."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4139

POTENTIAL FIX

Ask the city to say, by ordinance or notice, whether the override test in 8-8-1 or the clear statement test in 8-8-2 governs a franchise conflict, and post that notice beside both sections in the online code.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

631 GIS confidentiality clause omits the public records exception that the next section states.

Where: LLMC 8-8-42. City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-8-42

"GIS data provided to the city by grantee is proprietary and shall not be distributed in any form to third parties outside of the city."

OTHER PROVISION

LLMC 8-8-43

"Grantee acknowledges that information submitted to the city may be subject to inspection and copying under the Washington public disclosure act codified in chapter 42.56 Revised Code of Washington."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4304

POTENTIAL FIX

Amend the sentence in 8-8-42 that bars distribution of grantee GIS data to except disclosure required by chapter 42.56 RCW, handled through the notice-and-withholding procedure in 8-8-43, so any applicable exemption can still be asserted.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

632 Section 8-9-6(C)(3) points to Section A for property kinds, but A lists removal conditions.

Where: LLMC 8-9-6(C)(3). City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-9-6(C)(3)

"Any personal property, camp facilities, and/or camp paraphernalia removed by the city, not described by Section A (above) shall be stored for sixty (60) days."

OTHER PROVISION

LLMC 8-9-6(A) and (C)(1)-(2)

"The city reserves the right to immediately remove unlawful encampments and/or personal property unlawfully stored if a reasonable suspicion exists that any of the following conditions is present:"
"Any contraband removed by the city shall be seized and retained as evidence of criminal activity or discarded in a proper manner."
"Any litter, solid waste, hazardous, or toxic item removed by the city shall be discarded in a proper manner."

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4926

POTENTIAL FIX

Amend LLMC 8-9-6(C)(3) by ordinance to refer to subsections C(1) and C(2) of that section in place of Section A.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

633 River District cites the Development Code's M-2 design section instead of its own sections.

Where: RD 10-2I-3.C.2.a, p.101; RD 10-2E-3.C.17.b, p.85. City text reviewed in September and October 2026.

CODE SAYS

RD 10-2I-3.C.2.a, p.101; RD 10-2E-3.C.17.b, p.85

"the standards identified in Section 10-2F-10, subsection C-4"
"Section 10-2F-10 below and will normally include terracing of upper floors and modulation"

OTHER PROVISION

RD 10-2I-10.C.3 (Large-Scale Retail Establishments); RD 10-2E-10

"3. Large-Scale Retail Establishments"
"10-2E-10 Architectural Guidelines and Special Standards"

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations so that 10-2I-3.C.2.a points to the River District's own large-scale retail standards in 10-2I-10, subsection C-3, and 10-2E-3.C.17.b points to Section 10-2E-10, or names the Development Code if its M-2 standards were meant. Post a notice beside the posted PDF saying that the River District standards govern where they vary from the Development Code.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

634 River District bans chain link fencing in a zone, RD-MU, that does not exist.

Where: RD 10-3C-3.I.4, p.131; RD 10-3C-5.C.2.b, p.136. City text reviewed in September and October 2026.

CODE SAYS

RD 10-3C-3.I.4, p.131; RD 10-3C-5.C.2.b, p.136

“except in the RD-MU, where hardscape features may cover up”
“Prohibited in the RD-MU zone, except as provided for in paragraph d of this section.”

OTHER PROVISION

RD Zoning Matrix (RD-R, RD-M, RD-C)

“Family child day-care home (6 to 12 children) P P N”

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations so that 10-3C-3.I.4 and 10-3C-5.C.2.b name RD-M, the zone that exists, in place of RD-MU. Post a notice beside the posted PDF saying that RD-M is the zone meant.

RISK

A reader could follow this citation and reach an old, missing or different rule.

DIFFERENCES WITHIN THE CITY CODE

635 River District cites a wireless facility definition section that does not exist.

Where: RD 10-3F-4.A.1, p.155. City text reviewed in September and October 2026.

CODE SAYS

RD 10-3F-4.A.1, p.155

“as defined in §10-1C-B”

OTHER PROVISION

RD 10-1C-1 (Definitions), "Small wireless facility", p.45

“Small wireless facility - Facilities normally and regularly used in providing wireless”

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations so that 10-3F-4.A.1 points to Section 10-1C-1, subsection B, where small wireless facility is defined. Post a notice beside the posted PDF saying that Section 10-1C-1 holds the definition.

RISK

A reader could follow this citation and reach an old, missing or different rule.

DIFFERENCES WITHIN THE CITY CODE

636 RD-R prohibits galvanized corrugated roofing "not to exceed 25%", which read literally bans only small amounts.

Where: River District 10-2C-10(D)(2)(a), page 80. City text reviewed in September and October 2026.

CODE SAYS

River District 10-2C-10(D)(2)(a), page 80

"2. Prohibited Roofing Materials a. Galvanized, corrugated metal roofing not to exceed 25% of total roof area"

OTHER PROVISION

River District 10-2I-10(D)(2)(a), page 116 (RD-C); 10-2E-10(D)(2)(a), page 97 (RD-M)

"2. Prohibited Roofing Materials a. Corrugated metal roofing exceeding 25% of total roof area."

"2. Prohibited Roofing Materials a. Galvanized corrugated metal"

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Ask the City to say which roofing rule for galvanized corrugated metal is intended in RD-R, RD-M and RD-C, and post a notice beside the River District Development Regulations print saying which text governs until an amendment sets one rule.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

637 River District text says LLMC chapter 8-8 addresses small cell facilities, but it does not.

Where: River District 10-2C-3, page 68. City text reviewed in September and October 2026.

CODE SAYS

River District 10-2C-3, page 68

"Shall only be permitted on public property or in public right-of-way with a valid Franchise Agreement in place, as required in Liberty Lake Municipal Code §8-8, which expressly addresses small cell wireless facilities."

OTHER PROVISION

LLMC 8-8-1

"The following sections of this chapter are the general franchise terms and conditions that govern use of the right of way or other public property of the city by any municipal or private corporation engaged in the public service or utility business"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-4139

POTENTIAL FIX

Publish a corrected edition of the River District Development Regulations that cites LLMC chapter 8-8 as the general franchise terms and cites the provision that addresses small cell wireless facilities, and post a notice beside the print saying LLMC 8-8-1 governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

638 River District light manufacturing standard points to Section 10-2F-10, the main code's M-2 section, not 10-2E-10.

Where: River District 10-2E-3(C)(17)(b), page 85. City text reviewed in September and October 2026.

CODE SAYS

River District 10-2E-3(C)(17)(b), page 85

"In meeting this requirement, buildings shall exceed the architectural guidelines and special standards in Section 10-2F-10 below"

OTHER PROVISION

River District 10-2E-10, pages 81 and 93

"10-2E-10 Architectural Guidelines and Special Standards"

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations by ordinance so that 10-2E-3(C)(17)(b) points to Section 10-2E-10, and so that the RD-C large-scale retail standard in 10-2I-3(C)(2)(a) points to Section 10-2I-10, subsection C-3. Post a notice beside the posted PDF saying that the River District sections govern until then.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

639 Commercial zone applicability cites section 10-4RD-C, which does not exist.

Where: River District 10-2I-9(B), page 111. City text reviewed in September and October 2026.

CODE SAYS

River District 10-2I-9(B), page 111

"This section applies to all buildings in the RD-C Zone that require Site Design Review (see Section 10-4RD-C)"

OTHER PROVISION

Development Code 10-4C-2, as cited in the River District RD-M text

"This section applies to all buildings in the RD-M Zone that require Site Design Review (see Section 10-4C-2)."

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Publish a corrected edition of the River District Development Regulations that cites Section 10-4C-2 in both RD-C applicability paragraphs, and post a notice beside the print saying Section 10-4C-2 governs.

RISK

A reader could follow this citation and reach an old, missing or different rule.

DIFFERENCES WITHIN THE CITY CODE

640 Landscape calculation cites 10-3C-1B for definitions, but that section defines nothing listed.

Where: River District 10-3C-3(B)(1), page 127. City text reviewed in September and October 2026.

CODE SAYS

River District 10-3C-3(B)(1), page 127

"These areas include clear view triangles, utility pads, utility offsets, signs, and light offsets, as defined in 10-3C-1B."

OTHER PROVISION

River District 10-3C-1(B)

"10-3C-3 New Landscaping - sets standards for and requires site landscaping and buffering for parking and maneuvering areas, and between different zones."

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Ask the City to say which provision defines clear view triangles, utility pads, utility offsets, signs and light offsets for 10-3C-3(B)(1), and post a notice beside the print saying so.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

641 Hardscape and chain link rules name an RD-MU zone that the River District does not have.

Where: River District 10-3C-3(I)(4), page 131, and 10-3C-5(C)(2)(b), page 136. City text reviewed in September and October 2026.

CODE SAYS

River District 10-3C-3(I)(4), page 131, and 10-3C-5(C)(2)(b), page 136

"except in the RD-MU, where hardscape features may cover up to 20 percent of the required site landscape area (e.g. on a five acre site in the RD-M zone,"

OTHER PROVISION

River District Zoning District Matrix 4.1

"Community Center Mixed Use RD-M (Community Center)"

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Ask the city to say whether River District 10-3C-3(I)(4), and 10-3C-5(C)(2)(b) or River District Zoning District Matrix 4.1 governs, and post that notice beside both texts; if River District Zoning District Matrix 4.1 governs, publish a corrected edition of the River District Development Regulations that names RD-M in 10-3C-3(I)(4) and 10-3C-5(C)(2)(b), and post a notice beside the print saying the Zoning Matrix, which lists RD-M, governs.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

642 Lighting exemption cites subsection W of 10-3G-2, which ends at subsection U.

Where: River District 10-3F-2(C)(12), page 150. City text reviewed in September and October 2026.

CODE SAYS

River District 10-3F-2(C)(12), page 150

"Streetlights shall be designed and installed per Section 10-3G-2, subsection W of this Code;"

OTHER PROVISION

River District 10-3G-2(T)

"T. Street Light Standards. Streetlights shall be installed for all new development by the developer /"

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Publish a corrected edition of the River District Development Regulations that cites Section 10-3G-2, subsection T in 10-3F-2(C)(12), and post a notice beside the print saying subsection T governs.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

643 River District lighting rule 10-3F-2 prints its Administration paragraph twice with different wording.

Where: River District 10-3F-2(I), page 151. City text reviewed in September and October 2026.

CODE SAYS

River District 10-3F-2(I), page 151

"I. Administration. Outdoor lighting plans shall be reviewed by the Department. Approval of the plan shall be based on conformance with this Section. The Zoning Administrator has the discretion to require the re-direction of existing light fixtures when it is determined that the fixture is creating off-site glare not permitted by the approved lighting plan."

OTHER PROVISION

River District 10-3F-2(L), page 152

"L. Administration. Outdoor lighting plans shall be reviewed by City staff. Approval of the plan shall be based on conformance with this Section. The Zoning Administrator has the discretion to require the re-direction of existing light fixtures when it is determined that the fixture is creating off-site glare."

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Ask the city to say which Administration paragraph of 10-3F-2 governs, paragraph I or paragraph L, and post a notice beside the posted Development Regulations saying so until an amendment adopted by ordinance keeps one paragraph and settles whether redirection reaches any off-site glare or only glare the approved lighting plan does not permit.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

644 Height definition sends River District steeples to R-1, R-2 or R-3 limits, zones it lacks.

Where: River District Development Regulations 10-1C-1, PDF page 12. City text reviewed in September and October 2026.

CODE SAYS

River District Development Regulations 10-1C-1, PDF page 12

"included within the maximum height and shall conform to the height requirements of the R-1, R2, or R-3 zones."

OTHER PROVISION

River District Development Regulations 10-2C-8(B), PDF page 74

"Within residential zones, bell towers, steeples, and similar features are included within the maximum height and shall conform to the height requirements of the RD-R zone."

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Adopt an ordinance amending the building height definition in 10-1C-1 of the River District Development Regulations to refer to the height requirements of the RD-R zone, as 10-2C-8(B) does.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

645 RD-C architectural standards point to Section 10-4RD-C, which does not exist; RD-M points to 10-4C-2.

Where: River District Development Regulations 10-2I-10(B), PDF page 112. City text reviewed in September and October 2026.

CODE SAYS

River District Development Regulations 10-2I-10(B), PDF page 112

"Applicability. This section applies to all buildings in the RD-C Zone that require Site Design Review (see Section 10-4RD-C)."

OTHER PROVISION

River District Development Regulations 10-2E-10(B), PDF page 93

"Applicability. This section applies to all buildings in the RD-M Zone that require Site Design Review (see Section 10-4C-2)."

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Ask the city to say which section governs Site Design Review for RD-C buildings, and post a notice beside the River District Development Regulations saying that Section 10-4C-2 applies until an amending ordinance is adopted for 10-2I-9 and 10-2I-10.

RISK

A reader could follow this citation and reach an old, missing or different rule.

DIFFERENCES WITHIN THE CITY CODE

646 Site design review cross-reference in RD-C points to no section.

Where: River District Development Regulations 10-2I-9.B; 10-2I-10.B, pages 111-112. City text reviewed in September and October 2026.

CODE SAYS

River District Development Regulations 10-2I-9.B; 10-2I-10.B, pages 111-112

"This section applies to all buildings in the RD-C Zone that require Site Design Review (see Section 10-4RD-C)"

OTHER PROVISION

Development Code 10-2C-9.B (R-2 zone, same sentence)

"This section applies to all buildings in the R-2 Zone that require Site Design Review (see Section 10-4C-2)"

www.libertylakewa.gov/DocumentCenter/View/5341/COLL-Full-Development-Code

POTENTIAL FIX

Ask the city to say whether River District Development Regulations 10-2I-9.B; 10-2I-10.B or Development Code 10-2C-9.B (R-2 zone, same sentence) governs, and post that notice beside both texts; if Development Code 10-2C-9.B (R-2 zone, same sentence) governs, adopt an amendment to the River District Development Regulations so that 10-2I-9.B and 10-2I-10.B refer to Section 10-4C-2, as every other zone article does. Post a notice beside the posted PDF saying that Section 10-4C-2 governs until then.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

647 2009 River District plan calls planned unit developments Type II; Title 10 makes them Type III.

Where: River District Specific Area Plan SAP-08-0001, page 12. City text reviewed in September and October 2026.

CODE SAYS

River District Specific Area Plan SAP-08-0001, page 12

"Subdivision and planned unit development projects that are consistent with the River District SAP Plan Zoning Map will be process as a Type II permit, requiring Hearing Examiner Approval rather than a Type III permit which would require City Council Approval."

OTHER PROVISION

LLMC 10-4B-3(D)(1), Development Code Title 10, page 399

"The following projects are classified as Type III projects: 1. Preliminary Planned Unit Developments (PUD) and major modifications to approved PUD's"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether River District Specific Area Plan SAP-08-0001 or LLMC 10-4B-3(D)(1), Development Code Title 10 governs, and post that notice beside both texts; if LLMC 10-4B-3(D)(1), Development Code Title 10 governs, adopt an amendment to the River District Specific Area Plan narrative that follows 10-4B-3, which makes preliminary plats Type II and preliminary planned unit developments Type III, or mark the 2008 plan narrative superseded. Post a notice beside the posted plan saying the Development Code governs.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

648 2009 plan narrative makes City Council the Type II appeal body; Title 10 names the court.

Where: River District Specific Area Plan SAP-08-0001, page 12. City text reviewed in September and October 2026.

CODE SAYS

River District Specific Area Plan SAP-08-0001, page 12

"The City Council would remain as the appeal body for a Type II permit."

OTHER PROVISION

LLMC 10-4B-3(C), Development Code Title 10, page 399

"Appeals are reviewed by the Spokane County Superior Court. The following projects are classified as Type II projects:"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether River District Specific Area Plan SAP-08-0001 or LLMC 10-4B-3(C), Development Code Title 10 governs, and post that notice beside both texts; if LLMC 10-4B-3(C), Development Code Title 10 governs, adopt an amendment to the River District Specific Area Plan narrative saying Type II decisions are appealed to Spokane County Superior Court under 10-4B-3(C), or mark the 2008 plan narrative superseded. Post a notice beside the posted plan saying the Development Code governs.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

649 2009 plan narrative calls zone changes Type III; Title 10 lists no rezone as Type III.

Where: River District Specific Area Plan SAP-08-0001, page 12. City text reviewed in September and October 2026.

CODE SAYS

River District Specific Area Plan SAP-08-0001, page 12

"Zone classification changes will still be processed as a Type III permit."

OTHER PROVISION

LLMC 10-4B-3(C)(6) and (E)(4), Development Code Title 10, page 399; LLMC 10-4J-3(A)(1)

"The following projects are classified as Type II projects: 1. Conditional Use Permits or major modifications to an existing permit 2. Revocation of a Shoreline Permit 3. Special Use Permits 4. Class B Variances 5. Preliminary Plats and major modifications (change of conditions) to existing plats 6. Property Rezones (individual properties)"
"The Hearing Examiner's decision shall be a recommendation to the City Council who shall decide such applications"

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether River District Specific Area Plan SAP-08-0001 or LLMC 10-4B-3(C)(6) and (E)(4), Development Code Title 10; LLMC 10-4J-3(A)(1) governs, and post that notice beside both texts; if LLMC 10-4B-3(C)(6) and (E)(4), Development Code Title 10; LLMC 10-4J-3(A)(1) governs, adopt an amendment to the River District Specific Area Plan narrative that follows 10-4B-3 and 10-4J-3: individual property rezones take the Type II procedure with the City Council deciding, and area-wide zoning map amendments are Type IV. Or mark the 2008 plan narrative superseded. Post a notice beside the posted plan saying the Development Code governs.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

650 2009 plan narrative limits site design review to commercial and industrial buildings; Title 10 reaches more.

Where: River District Specific Area Plan SAP-08-0001, page 12. City text reviewed in September and October 2026.

CODE SAYS

River District Specific Area Plan SAP-08-0001, page 12

"Site Design Review remains as described in Chapter 4 but is limited to Commercial and Industrial buildings."

OTHER PROVISION

LLMC 10-4C-2(A) (Preliminary Design Review) and 10-4C-3(A) (Site Plan Review), Development Code Title 10, page 420; River District Development Regulations 10-2C-6(A)(5)

"1. Developments within designated mixed-use areas; 2. Planned unit developments and large-scale residential developments;" (continued on the next page)

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Ask the city to say whether River District Specific Area Plan SAP-08-0001 or LLMC 10-4C-2(A) (Preliminary Design Review) and 10-4C-3(A) (Site Plan Review), Development Code Title 10; River District Development Regulations 10-2C-6(A)(5) governs, and post that notice beside both texts; if LLMC 10-4C-2(A) (Preliminary Design Review) and 10-4C-3(A) (Site Plan Review), Development Code Title 10; River District Development Regulations 10-2C-6(A)(5) governs, adopt an amendment to the River District Specific Area Plan narrative that points readers to the separate applicability lists for Preliminary Design Review in 10-4C-2(A) and Site Plan Review in 10-4C-3(A), or mark the 2008 plan narrative superseded. Post a notice beside the posted plan saying the Development Code governs.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

CONTINUED

650 2009 plan narrative limits site design review to commercial and industrial buildings; Title 10 reaches more.

Finding 650, continued from the previous page.

OTHER PROVISION, CONTINUED

“2. Commercial and industrial buildings; 3. Attached dwellings (single & multi-family) that: a. Exceed 100’ in length along the primary street frontage, or; b. encompass three or more attached units; 4. More than 2 detached dwellings or two-family residential units located on a single lot or parcel;”
“Multi-family housing and other buildings that require Site Design Review (see Section 10-4C2)”

DIFFERENCES WITHIN THE CITY CODE

651 2009 River District plan says subdivision bonding is eliminated; the regulations let the city require bonds.

Where: River District Specific Area Plan SAP-08-0001, page 12. City text reviewed in September and October 2026.

CODE SAYS

River District Specific Area Plan SAP-08-0001, page 12

"The requirement for the bonding of subdivision improvements is eliminated."

OTHER PROVISION

River District Development Regulations 10-3G-8, page 169; LLMC 10-4C-5(A)

"The City may require the developer or subdivider to provide bonding or other performance guarantees to ensure completion of required public improvements"

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Ask the city to say whether River District Specific Area Plan SAP-08-0001 or River District Development Regulations 10-3G-8; LLMC 10-4C-5(A) governs, and post that notice beside both texts; if River District Development Regulations 10-3G-8; LLMC 10-4C-5(A) governs, adopt an amendment to the River District Specific Area Plan narrative saying the city may require bonding or other performance guarantees under RD 10-3G-8 and LLMC 10-4C-5, or mark the 2008 plan narrative superseded. Post a notice beside the posted plan saying the Development Regulations govern.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

652 River District plan numbers the RD-R and RD-C articles 10-2E, the RD-M article number.

Where: River District Specific Area Plan SAP-08-0001, page 15. City text reviewed in September and October 2026.

CODE SAYS

River District Specific Area Plan SAP-08-0001, page 15

"Article 10-2E-RD-R (Mixed Residential) District"

OTHER PROVISION

River District Development Regulations Articles 10-2C and 10-2I, page 64

"Article 10-2C - RD-R (Mixed Residential) District"

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Ask the city to say whether River District Specific Area Plan SAP-08-0001 or River District Development Regulations Articles 10-2C and 10-2I governs, and post that notice beside both texts; if River District Development Regulations Articles 10-2C and 10-2I governs, adopt an amendment to the River District Specific Area Plan narrative that numbers the headings Article 10-2C-RD-R and Article 10-2I-RD-C to match the Development Regulations. Post a notice beside the posted plan saying the Development Regulations govern.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

653 2009 River District plan describes alternative parking tree standard as 50 percent shading; regulation measures distance.

Where: River District Specific Area Plan SAP-08-0001, page 18. City text reviewed in September and October 2026.

CODE SAYS

River District Specific Area Plan SAP-08-0001, page 18

"Alternative parking lot tree installation requirement to meet shading requirement of 50% for parking lots."

OTHER PROVISION

River District Development Regulations 10-3C-3(E)(3)(a), page 128

"No Parking stall is located more than 50 feet from a shade tree"

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Adopt an amendment to the River District Specific Area Plan narrative describing the alternative standard in RD 10-3C-3(E)(3), no parking stall more than 50 feet from a shade tree (100 feet for large-scale development), or mark the Chapter 3 summary superseded. Post a notice beside the posted plan saying the Development Regulations govern.

RISK

Readers could rely on older or inconsistent wording. Staff should confirm the effect before deciding what needs to change.

DIFFERENCES WITHIN THE CITY CODE

654 River District plan cites Design Standards Article 2, 2.2J, which the regulations do not contain.

Where: River District Specific Area Plan SAP-08-0001, page 20. City text reviewed in September and October 2026.

CODE SAYS

River District Specific Area Plan SAP-08-0001, page 20

"River District Design Standards, Article 2, 2.2J."

OTHER PROVISION

River District Development Regulations 10-2E-11, page 98

"10-2E-11 A. Pedestrian and Transit Amenities"

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Ask the city to say whether River District Specific Area Plan SAP-08-0001 or River District Development Regulations 10-2E-11 governs, and post that notice beside both texts; if River District Development Regulations 10-2E-11 governs, adopt an amendment to the River District Specific Area Plan narrative that cites River District Development Regulations 10-2E-11 in place of the Design Standards reference. Post a notice beside the posted plan saying the Development Regulations govern.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

DIFFERENCES WITHIN THE CITY CODE

655 2009 plan table shows a 5 foot RD-R rear yard maximum; the regulation sets a minimum.

Where: River District Specific Area Plan SAP-08-0001, page 23. City text reviewed in September and October 2026.

CODE SAYS

River District Specific Area Plan SAP-08-0001, page 23

"Rear Yard Min: None (alley) Min: None Min: 5 ft"
"Max: 5 ft (front) Max: None Max: None"

OTHER PROVISION

River District Development Regulations 10-2C-6(B)(1), page 73

"The minimum rear yard setback shall be 5 feet for street-access lots, and no setback for alleyaccess lots"

www.libertylakewa.gov/DocumentCenter/View/8218/Updated-River-District-Development-Regulations

POTENTIAL FIX

Ask the city to say whether River District Specific Area Plan SAP-08-0001 or River District Development Regulations 10-2C-6(B)(1) governs, and post that notice beside both texts; if River District Development Regulations 10-2C-6(B)(1) governs, adopt an amendment to the River District Specific Area Plan narrative setting the RD-R rear yard to match RD 10-2C-6(B)(1): 5 feet minimum for street-access lots, none for alley-access lots or lots backing up to open space. Or mark the 2008 plan table superseded. Post a notice beside the posted plan saying the Development Regulations govern.

RISK

Staff and applicants could read these sources differently. Staff should confirm which requirement applies.

REFERENCES TO OTHER LAWS

656 Online 2-7-2: mayor accepts cash under $10,000; Ordinance 168(A) sends cash over $500 to council.

Where: LLMC 2-7-2(A)(1). City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-7-2(A)(1)

"Cash gifts or donation of cash less than ten thousand dollars ($10,000.00) may be reviewed and accepted by the mayor, or his/her designee."

GOVERNING TEXT

Ordinance 168(A) Section 2(A), 2(B) and 2(B)(i)

"All cash gifts over $500 shall be referred to the City Council, as outlined in Section 1 of this Ordinance."

"All donations of real, or personal property, shall be referred to the City Council, as outlined in Section 1 of this Ordinance."

"Donations under $500 may be accepted by a supervisor and approved by the Mayor or City Administrator."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/866

POTENTIAL FIX

Amend LLMC 2-7-2 by ordinance to codify Ordinance 168(A) Section 2: cash gifts over $500 and all donations of real or personal property go to the City Council, and property donations under $500 may be accepted by a supervisor and approved by the Mayor or City Administrator. The ordinance should retire the $10,000 tiers in 2-7-2(A)(1)-(2) and (D)(1)-(2).

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

657 Code taxes utilities at three percent; Ordinance 188B set every rate to zero in 2024.

Where: LLMC 2-8-4. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-8-4

"a tax equal to three percent (3%) of the total gross income from such business in the city during the period for which the tax is due"

GOVERNING TEXT

Ordinance 188B, Sections 1 and 2

"All references in Section 4 to a tax rate of three percent (3%) shall be reduced to zero percent (0%)"

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1105

POTENTIAL FIX

Codify Ordinance 188B in LLMC 2-8-4 so subsections A through E read zero percent (0%), and cite Ordinance 188B in the history note.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

658 Code shows a $2,000 license registration threshold; Ordinance 67D raised it to $4,000 from 2026.

Where: LLMC 4-1-3. City text reviewed in September and October 2026.

CODE SAYS

LLMC 4-1-3

"any person or business whose annual value of products, gross proceeds of sales, or gross income of the business in the City is equal to or less than two thousand dollars ($2,000.00) shall submit a business license registration to the City Clerk or designee."

GOVERNING TEXT

Ordinance 67-D, Section 1 (amending LLMC 4-1-3(A)(7))

"7. Threshold exemption. For purposes of the license by this chapter, any person or business whose annual value of products, gross proceeds of sales, or gross income of the business in the City is equal to or less than $4,000 shall submit a business license registration to the City Clerk or designee."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1155

POTENTIAL FIX

Publish a new edition of LLMC 4-1-3 that carries the $4,000 threshold and the CPI clause of Ordinance 67-D, with 67-D in the history note, and post a notice beside the code page saying that 67-D governs.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

659 LLMC 6-1-20 adopts by reference a concealing-birth statute repealed in 2025.

Where: LLMC 6-1-20. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-20

"9.02.050 Concealing birth"

GOVERNING TEXT

RCW 9.02.050

"Repealed by 2025 c 374 § 4."

app.leg.wa.gov/RCW/dispo.aspx?cite=9.02.050

POTENTIAL FIX

Repeal LLMC 6-1-20 in its entirety, since RCW 9.02.050 no longer exists for the city to adopt by reference.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

660 Controlled substances list adopts drifted, repealed and mismatched RCW subsections.

Where: LLMC 6-1-23. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-23

"69.50.204 (c)(14) Schedule I; marijuana"
"69.50.401 (e) Prohibited acts: A; penalties"
"69.50.425"

GOVERNING TEXT

RCW 69.50.204(c)(14); RCW 69.50.401(2)(e); RCW 69.50.425 (repealed)

"(14) [(n)] 3,4,5-trimethoxy amphetamine;"
"(e) A substance classified in Schedule V, is guilty of a class C felony punishable according to chapter 9A.20 RCW"
"Repealed by 2015 2nd sp.s. c 4 § 1602, effective July 1, 2015."

app.leg.wa.gov/RCW/default.aspx?cite=69.50.204

POTENTIAL FIX

Amend 6-1-23 to correct the 69.50.204(c) pinpoint from (14) to (17) for cannabis. Remove 69.50.401(e): it now exists only as 69.50.401(2)(e), a Schedule V class C felony a city cannot prosecute. Remove 69.50.425, repealed in 2015. If the city wants a local cannabis possession offense, adopt RCW 69.50.4014.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

661 LLMC 6-1-29 adopts six domestic-violence statutes all repealed in 2022.

Where: LLMC 6-1-29. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-29

"26.50.010 Definitions"
"26.50.110 Violation of order; penalties"
"26.50.115 Enforcement of ex parte order; knowledge of order prerequisite to penalties; reasonable efforts to serve copy of order"
"26.50.120 Violation of order; prosecuting attorney or attorney for municipality may be requested to assist; costs and attorney fee"
"26.50.130 Order; modification; transmittal"
"26.50.140 Peace officers; immunity"

GOVERNING TEXT

RCW 26.50.010; RCW 26.50.110; RCW 26.50.115; RCW 26.50.120; RCW 26.50.130; RCW 26.50.140

"Repealed by 2021 c 215 § 170, effective July 1, 2022."

app.leg.wa.gov/RCW/dispo.aspx?cite=26.50.010,

POTENTIAL FIX

Amend LLMC 6-1-29 by ordinance to remove the six chapter 26.50 RCW citations and to adopt by reference the chapter 7.105 RCW sections the city needs to prosecute protection order violations, including RCW 7.105.450.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

662 LLMC 6-1-42 adopts six criminal-libel statutes all repealed in 2009.

Where: LLMC 6-1-42. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-42

"9.58.010 Libel, what constitutes"
"9.58.020 How justified or excused; malice, when presumed"
"9.58.030 Publication defined"
"9.58.040 Liability of editors and others"
"9.58.080 Furnishing libelous information"
"9.58.090 Threatening to publish libel"

GOVERNING TEXT

RCW 9.58.010; RCW 9.58.020; RCW 9.58.030; RCW 9.58.040; RCW 9.58.080; RCW 9.58.090

"Repealed by 2009 c 88 § 1."

app.leg.wa.gov/RCW/dispo.aspx?cite=9.58.010,

POTENTIAL FIX

Repeal LLMC 6-1-42 in its entirety, since every RCW section it adopts on criminal libel was repealed in 2009.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

663 LLMC 6-1-44 adopts two of ten crimes as statutes now repealed.

Where: LLMC 6-1-44. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-44

“9.91.110 Metal buyers; records of purchases; penalty”
“9.91.180 Violent video or computer games”

GOVERNING TEXT

RCW 9.91.110; RCW 9.91.180

“Repealed by 2007 c 377 § 12.”
“Repealed by 2023 c 102 § 12.”

app.leg.wa.gov/RCW/dispo.aspx?cite=9.91.110

POTENTIAL FIX

Amend LLMC 6-1-44 by ordinance to remove the citations to repealed RCW 9.91.110 and RCW 9.91.180. The other eight adopted sections are unaffected.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

664 City code adopts two state computer trespass laws by reference. The state repealed both in 2016.

Where: LLMC 6-1-56. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-56

"9A.52.120 Computer trespass in the second degree"
"9A.52.130 Computer trespass; commission of other crime"

GOVERNING TEXT

RCW 9A.52.120; RCW 9A.52.130

"Repealed by 2016 c 164 § 14."

app.leg.wa.gov/RCW/dispo.aspx?cite=9A.52.120

POTENTIAL FIX

Amend LLMC 6-1-56 by ordinance to adopt RCW 9A.90.050 (computer trespass in the second degree) and RCW 9A.90.110 (commission of other crime), the successors under 2016 c 164, in place of RCW 9A.52.120 and 9A.52.130.

RISK

A computer trespass charge under this section cites repealed law. A defense lawyer can ask the court to dismiss it.

REFERENCES TO OTHER LAWS

665 Online code prints the Ordinance 214 definition that Ordinance 214-A replaced in 2015.

Where: LLMC 6-1-61(A)(2). City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-61(A)(2)

"For purposes of this subsection, 'exhibiting the effects' of having consumed marijuana or marijuana infused products means that a person has the odor of marijuana on his or her breath and either: a) is in possession of or close proximity to marijuana or marijuana infused products, or b) by speech, manner, appearance, behavior, lack of coordination, or otherwise, exhibits that he or she has consumed marijuana or marijuana infused products."

GOVERNING TEXT

Ordinance 214-A section 1 (February 17, 2015)

"For purposes of this subsection, "exhibiting the effects" of having consumed marijuana or marijuana-infused products means that 1) is in possession of or close proximity to marijuana or marijuana infused products, or 2) by speech, manner, appearance, behavior, lack of coordination, or otherwise, exhibits that he or she has consumed marijuana or marijuana infused products."

www.libertylakewa.gov/Archive.aspx?ADID=600

POTENTIAL FIX

Amend LLMC 6-1-61(A)(2) by ordinance to carry the Ordinance 214-A definition of exhibiting the effects, which has no odor element, and to list Ordinance 214-A (February 17, 2015) in the history note. The amending ordinance should also name the minor as the subject of the definition, since the 214-A text has none.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

666 LLMC 6-3-2 omits a required exemption and cites a superseded RCW section.

Where: LLMC 6-3-2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-3-2

"unless the same is stored on private property within an enclosed structure or is covered by a vehicle cover intended for such purpose"
"unless the owner when transferring ownership of the vehicle has complied with RCW 46.12.101"

GOVERNING TEXT

RCW 46.55.240(3)(c)(ii); RCW 46.55.240(2)

"A provision that the ordinance shall not apply to (i) a vehicle or part thereof that is completely enclosed within a building in a lawful manner where it is not visible from the street or other public or private property or (ii) a vehicle or part thereof that is stored or parked in a lawful manner on private property in connection with the business of a licensed dismantler or licensed vehicle dealer and is fenced according to RCW 46.80.130"
"unless the owner in the transfer of ownership of the vehicle has complied with RCW 46.12.650"

app.leg.wa.gov/RCW/default.aspx?cite=46.55.240

POTENTIAL FIX

Amend LLMC 6-3-2 by ordinance to cite RCW 46.12.650 in place of the superseded RCW 46.12.101 and to carry the exemption RCW 46.55.240(3)(c)(ii) requires for a vehicle lawfully stored and fenced on a licensed dismantler's or dealer's property. Adopt an amendment to Development Code 10-3I-3.A.9 carrying the same exemption.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

667 LLMC 7-2-1 and 7-2-5 cite disability-parking and license statutes now moved.

Where: LLMC 7-2-1.C; 7-2-5.A; 7-2-5.A.6. City text reviewed in September and October 2026.

CODE SAYS

LLMC 7-2-1.C; 7-2-5.A; 7-2-5.A.6

"as provided by Revised Code of Washington 46.16.381(3)"
"indicating that the vehicle is being used to transport a disabled person under RCW 46.16.381"
"or of 46.20.342 or 46.20.420, or the equivalent provisions of this title"

GOVERNING TEXT

RCW 46.16.381; RCW 46.20.420

"Repealed by 2010 c 161 § 438, effective July 1, 2011. Later enactment, see chapter 46.19 RCW."
"Recodified as RCW 46.20.345 pursuant to RCW 1.08.015; to harmonize with 1999 c 6 §§ 27 and 28."

app.leg.wa.gov/RCW/dispo.aspx?cite=46.16.381

POTENTIAL FIX

Amend LLMC 7-2-1.C and 7-2-5.A.6 to refer to a placard or special license plate issued under chapter 46.19 RCW, in place of the repealed RCW 46.16.381; parking privileges are now at RCW 46.19.030(6) and the parking infraction at RCW 46.19.050(4). Amend 7-2-5.A to cite RCW 46.20.345 in place of the recodified RCW 46.20.420.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

668 Preliminary plat life cites the wrong state statute for the same period.

Where: DC 10-4D-3.C, p.433. City text reviewed in September and October 2026.

CODE SAYS

DC 10-4D-3.C, p.433

"or for the amount of time specified in RCW 58.17.170, on the date of approval, whichever is greater"

GOVERNING TEXT

RCW 58.17.140(3)

"a final plat meeting all requirements of this chapter shall be submitted to the legislative body of the city, town, or county for approval"
"within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015"

app.leg.wa.gov/RCW/default.aspx?cite=58.17.140

POTENTIAL FIX

Amend DC 10-4D-3.C by ordinance to cite RCW 58.17.140 in the first sentence in place of RCW 58.17.170, which governs lots after a final plat is filed; the second sentence already cites RCW 58.17.140.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

669 Wetland definition cites RCW 36.70A.030(20), which now defines a different term.

Where: Development Code 10-1C (definition of Wetland), page 56. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C (definition of Wetland), page 56

"(Defined in RCW 36.70A.030(20) as now or hereafter amended.)"

GOVERNING TEXT

RCW 36.70A.030(53)

"(53) 'Wetland' or 'wetlands' means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

POTENTIAL FIX

Amend the wetland definition in 10-1C by ordinance to cite RCW 36.70A.030 without a subsection number, and amend every other "Defined in 36.70A.030(n)" definition in 10-1C the same way. Publish a corrected edition of the Engineering Design Standards that does the same, and fold the 10-1C amendment into the Development Code amendments in the August 12, 2026 Planning Commission packet, whose draft still shows (20).

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

670 Agricultural land definition cites RCW 36.70A.030(2), which now defines active transportation facilities.

Where: Development Code 10-1C-1, page 10. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 10

"(Defined in 36.70A.030(2) as now or hereafter amended.)"

GOVERNING TEXT

RCW 36.70A.030(6)

"(6) 'Agricultural land' means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to cite RCW 36.70A.030(6) in the Agricultural land definition, or cite RCW 36.70A.030 without a subsection number.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

671 Critical areas definition cites RCW 36.70A.030(5), which now defines affordable housing.

Where: Development Code 10-1C-1, page 19. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 19

"(Defined in 36.70A.030(5) as now or hereafter amended.)"

GOVERNING TEXT

RCW 36.70A.030(12)

"(12) 'Critical areas' include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to cite RCW 36.70A.030(12) in the Critical areas definition and to state the statutory exclusion for irrigation infrastructure from fish and wildlife habitat conservation areas.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

672 Fish and wildlife habitat definition quotes superseded text from WAC 365-190-080.

Where: Development Code 10-1C-1, page 24. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 24

"Fish and wildlife habitat conservation areas - Are defined in WAC-365-190-080 (5) as "fish and wildlife habitat conservation means land management for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created."

GOVERNING TEXT

WAC 365-190-130(1)

"(1) 'Fish and wildlife habitat conservation' means land management for maintaining populations of species in suitable habitats within their natural geographic distribution so that the habitat available is sufficient to support viable populations over the long term and isolated subpopulations are not created."

app.leg.wa.gov/WAC/default.aspx?cite=365-190-130

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to cite WAC 365-190-130(1) in the Fish and wildlife habitat conservation areas definition and quote its current wording.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

673 Forest land definition cites RCW 36.70A.030(8), which now defines city.

Where: Development Code 10-1C-1, page 26. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 26

"(Defined in 36.70A.030(8) as now or hereafter amended.)"

GOVERNING TEXT

RCW 36.70A.030(20)

"(20) 'Forestland' means land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to cite RCW 36.70A.030(20) in the Forest land definition, or cite RCW 36.70A.030 without a subsection number.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

674 Forest practice definition cites RCW 76.09.020(8), which now defines conversion to another use.

Where: Development Code 10-1C-1, page 26. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 26

"public resources (RCW 76.09.020(8))."

GOVERNING TEXT

RCW 76.09.020(17)

"(17) 'Forest practice' means any activity conducted on or directly pertaining to forestland and relating to growing, harvesting, or processing timber"

app.leg.wa.gov/RCW/default.aspx?cite=76.09.020

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to cite RCW 76.09.020(17) in the Forest practices definition.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

675 Forest practice class 4 cites WAC 222-16-030, which defines water types, not forest practice classes.

Where: Development Code 10-1C-1, page 26. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 26

"Forest practice class 4: As defined by the Forest Practice Act WAC 222-16-030, as now or hereafter amended."

GOVERNING TEXT

WAC 222-16-050(1) and (2)

"'Class IV-general.' Applications involving the following circumstances are Class IV-general forest practices unless they are listed in Class IV-special."

app.leg.wa.gov/WAC/default.aspx?cite=222-16-050

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to cite WAC 222-16-050 in the Forest practice class 4 definition.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

676 Geologically hazardous areas definition cites RCW 36.70A.030(9), which now defines comprehensive plan.

Where: Development Code 10-1C-1, page 27. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 27

"(Defined in 36.70A.030(9) as now or hereafter amended.)"

GOVERNING TEXT

RCW 36.70A.030(22)

"(22) 'Geologically hazardous areas' means areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to cite RCW 36.70A.030(22) in the Geologically hazardous areas definition, or cite RCW 36.70A.030 without a subsection number.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

677 Hazardous waste definition cites RCW 70.105.010, recodified in 2020, and a nonexistent section.

Where: Development Code 10-1C-1, page 28. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 28

"Hazardous waste - All dangerous and extremely hazardous waste as defined in RCW 70.105.010(15) as amended, except for moderate risk waste as set forth in RCW 70.105.10(17) as amended."

GOVERNING TEXT

RCW 70.105.010 (disposition); RCW 70A.300.010(11) and (13)

"Recodified as RCW 70A.300.010 pursuant to 2020 c 20 § 2029."
"(11) 'Hazardous waste' means and includes all dangerous and extremely hazardous waste"
"(13) 'Moderate-risk waste' means (a) any waste that exhibits any of the properties of hazardous waste"

app.leg.wa.gov/RCW/dispo.aspx?cite=70.105

app.leg.wa.gov/RCW/default.aspx?cite=70A.300.010

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to cite RCW 70A.300.010(11) for hazardous waste and RCW 70A.300.010(13) for moderate-risk waste in the Hazardous waste definition.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

678 Urban growth area definition cites RCW 36.70A.030(18), which now defines a different term.

Where: Development Code 10-1C-1, page 55. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 55

"Urban growth area (UGA) - Areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature as defined in RCW 36.70A.030(18)."

GOVERNING TEXT

RCW 36.70A.030(18), (49)

"(18) 'Extremely low-income household' means a single person, family, or unrelated persons living together whose adjusted income is at or below 30 percent of the median household income adjusted for household size"
"(49) 'Urban growth' refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to cite RCW 36.70A.030(49) in the Urban growth area definition.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

679 Wetland source note cites RCW 36.70A.030(20), which now defines forestland.

Where: Development Code 10-1C-1, page 56. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1, page 56

"(Defined in RCW 36.70A.030(20) as now or hereafter amended.)"

GOVERNING TEXT

RCW 36.70A.030(20), (53)

"(20) 'Forestland' means land primarily devoted to growing trees for long-term commercial timber production"
"(53) 'Wetland' or 'wetlands' means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

POTENTIAL FIX

Amend Development Code 10-1C-1 by ordinance to cite RCW 36.70A.030(53) in the source note of the Wetland(s) definition.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

680 Development Code definitions cite subsections, statutes and rules that moved or vanished.

Where: Development Code 10-1C-1.B (Wetland(s), Critical areas, Urban growth area, Agricultural land, Forest land, Geologically hazardous areas, Hazardous waste, Forest practice, Forest practice class 4, Fish and wildlife habitat conservation areas, Mobile sales/concessions). City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-1C-1.B (Wetland(s), Critical areas, Urban growth area, Agricultural land, Forest land, Geologically hazardous areas, Hazardous waste, Forest practice, Forest practice class 4, Fish and wildlife habitat conservation areas, Mobile sales/concessions)

"(Defined in RCW 36.70A.030(20) as now or hereafter amended.)"
"All dangerous and extremely hazardous waste as defined in RCW 70.105.010(15) as amended, except for moderate risk waste as set forth in RCW 70.105.10(17) as amended."
"As defined by the Forest Practice Act WAC 222-16-030, as now or hereafter amended."

GOVERNING TEXT

RCW 36.70A.030(20); RCW 70.105.010 (recodified as RCW 70A.300.010); WAC 222-16-050

"'Forestland' means land primarily devoted to growing trees for long-term commercial timber production"
"Recodified as RCW 70A.300.010 pursuant to 2020 c 20 § 2029."
"There are four classes of forest practices created by the act."

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

app.leg.wa.gov/RCW/dispo.aspx?cite=70.105.010

app.leg.wa.gov/WAC/default.aspx?cite=222-16-050

POTENTIAL FIX

Adopt an amendment to Development Code 10-1C-1.B by ordinance that cites each definition at its current number: RCW 36.70A.030 (53) Wetland(s), (12) Critical areas, (6) Agricultural land, (20) Forest land, (22) Geologically hazardous areas and (49) for urban growth; RCW 70A.300.010(11) and (13) for hazardous and moderate-risk waste; RCW 76.09.020(17) for forest practice; WAC 222-16-050 for forest practice class 4; WAC 365-190-130(1) for fish and wildlife habitat conservation areas; and LLMC chapter 4-2 for mobile sales.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

681 Code names ANSI Z60.1, which AmericanHort replaced with Z60.2 in April 2025.

Where: Development Code 10-3C-4(B), page 324. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3C-4(B), page 324

"American National Standards Institute's "Z60.1 American Standards for Nursery Stock" as published by AmericanHort."

GOVERNING TEXT

ANSI Z60.2-2025 American Standard for Nursery Stock

"a light revision has taken place from January 2024 through April 2025 to produce ANSI Z60.2, which was approved on April 17, 2025."

americanhort.org/wp-content/uploads/2026/02/nursery-stock-standards.pdf

POTENTIAL FIX

Ask the city to say whether Development Code 10-3C-4(B) or ANSI Z60.2-2025 American Standard for Nursery Stock governs, and post that notice beside both texts.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

682 Fence section points enclosure walls to the parking lot landscaping subsection, not the refuse enclosure rule.

Where: Development Code 10-3C-5(A), page 3-23. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3C-5(A), page 3-23

"Walls built for required landscape buffers or as enclosures shall comply with Section 10-3C-3 subsections G and H."

GOVERNING TEXT

Development Code 10-3C-3(J), page 3-19

"J. Refuse Enclosures. Trash dumpsters or compactors that are required by this Code shall be enclosed by a refuse enclosure consisting of a six (6) foot tall decorative wall or solid fence with fully sight-obscuring access gates."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

At the next Title 10 amendment, adopt an ordinance changing the reference in 10-3C-5(A) from subsections G and H to subsections G and J (subsection H is Interior Parking Lot Landscaping and says nothing about walls or enclosures). Until it is adopted, post a note beside the current Development Code on the city's Title 10 page stating that walls built as enclosures follow 10-3C-3(J). Both texts sit in the Development Code print dated March 10, 2026 (page footers), and no separate effective date for either subsection was found, so time order cannot decide; 10-3C-3(J) governs enclosures as the specific operative rule, since 10-3C-5(A) only points to it.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

683 EV exemption sentence is unfinished and cites section 429.1, whose exceptions are not by occupancy.

Where: Development Code 10-3D-7(C)(1), page 338. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3D-7(C)(1), page 338

"except that the buildings with the following occupancy identified as exempt in WAC 51-50-0429.1."

GOVERNING TEXT

WAC 51-50-0429, section 429.1

"Electric vehicle charging infrastructure is not required if any of the following conditions are met:"

app.leg.wa.gov/WAC/default.aspx?cite=51-50-0429

POTENTIAL FIX

Amend 10-3D-7(C)(1) by ordinance to cite WAC 51-50-0429, sections 429.1 and 429.2, and finish the sentence so it states which buildings are exempt.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

684 Article 10-3E's own section list misnumbers two of its sections.

Where: Development Code 10-3E section list. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3E section list

“10-2E-3 Prohibited Signs”
“10-2E-9 City Wayfinding Signage Program”

GOVERNING TEXT

Development Code 10-3E-3; 10-3E-9

“10-3E-3 Prohibited Signs”
“10-3E-9 City Wayfinding Signage Program”

www.libertylakewa.gov/DocumentCenter/View/5341/COLL-Full-Development-Code

POTENTIAL FIX

Publish a new edition of the Development Code whose Article 10-3E section list cites 10-3E-3 and 10-3E-9, and post a notice beside the posted PDF saying that the section headings govern.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

685 Small wireless facility definition citation names a section that does not exist.

Where: Development Code 10-3F-4.A.1; 10-4I-4.A.1. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-3F-4.A.1; 10-4I-4.A.1

"as defined in §10-1C-B"

GOVERNING TEXT

Development Code 10-1C-1.B

"Article 10-1C-1 - Definitions"
"B. Definitions."

www.libertylakewa.gov/DocumentCenter/View/8216/Updated---City-of-Liberty-Lake-Development-Code---Title-10

POTENTIAL FIX

Amend Development Code 10-3F-4.A.1 and 10-4I-4.A.1 by ordinance so each cites §10-1C-1.B, and post a notice beside both texts saying that 10-1C-1.B is the definition that governs.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

686 Code cites WAC 365-197-620, which does not exist; the transmittal rule is WAC 365-196-630.

Where: Development Code 10-4B-4(G)(6)(b), page 410. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-4(G)(6)(b), page 410

"the City shall transmit a complete and accurate copy of the adopted initial comprehensive plan or development regulations, or adopted amendments to the state as outlined in WAC 365-197-620 and RCW 36.70A.106 within 10 days after the final adoption."

GOVERNING TEXT

WAC 365-196-630(4)(a)

"Each county or city planning under the act must transmit to the department, within 10 days after adoption, one complete and accurate copy of its adopted comprehensive plan or development regulation, or adopted amendment to a comprehensive plan or development regulation, pursuant to RCW 36.70A.106."

app.leg.wa.gov/WAC/default.aspx?cite=365-196-630

POTENTIAL FIX

Amend 10-4B-4(G)(6)(b) by ordinance so that it cites WAC 365-196-630 in place of WAC 365-197-620.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

687 Development Code 10-4B-4.G.6.b cites a WAC section number that does not exist.

Where: Development Code 10-4B-4.G.6.b. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-4.G.6.b

"transmit a complete and accurate copy of the adopted initial comprehensive plan or development regulations, or adopted amendments to the state as outlined in WAC 365-197-620 and RCW 36.70A.106 within 10 days after the final adoption"

GOVERNING TEXT

WAC 365-197-620 (nonexistent); WAC 365-196-630(4)(a)

"not in the section list the Legislature serves for this cite"

"Each county or city planning under the act must transmit to the department, within 10 days after adoption, one complete and accurate copy of its adopted comprehensive plan or development regulation, or adopted amendment to a comprehensive plan or development regulation, pursuant to RCW 36.70A.106."

app.leg.wa.gov/WAC/default.aspx?cite=365-196-630

POTENTIAL FIX

Amend 10-4B-4.G.6.b to cite WAC 365-196-630(4)(a) in place of WAC 365-197-620, which is not a section the Legislature's site serves, for the 10-day post-adoption transmittal duty under RCW 36.70A.106.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

688 Code cites WAC 365-195-620, repealed in 2010, as the basis for 60-day state review.

Where: Development Code 10-4B-5, page 414. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-5, page 414

"all Type IV projects must go through a 60-day state review process as required under WAC 365-195-620."

GOVERNING TEXT

WAC 365-195-620 (repealed)

"Repealed by WSR 10-03-085, filed 1/19/10, effective 2/19/10."

app.leg.wa.gov/WAC/default.aspx?cite=365-195-620

POTENTIAL FIX

Amend 10-4B-5 by ordinance to cite RCW 36.70A.106 and WAC 365-196-630 in place of WAC 365-195-620, keeping notice to the state at least 60 days before adoption unless expedited review is granted under RCW 36.70A.106(3)(b).

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

689 Development Code cites a 60-day state review rule repealed in 2010.

Where: Development Code 10-4B-5.B.2.a. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4B-5.B.2.a

"all Type IV projects must go through a 60-day state review process as required under WAC 365-195-620. This 60-day review process generally occurs after the Planning Commission's recommendation."

GOVERNING TEXT

WAC 365-195-620 (repealed); WAC 365-196-630

"Repealed by WSR 10-03-085, filed 1/19/10, effective 2/19/10."
"The act requires each county or city proposing adoption of an original comprehensive plan or development regulation, or amendment, under the act, to notify the department of its intent at least 60 days prior to final adoption pursuant to RCW 36.70A.106."

app.leg.wa.gov/WAC/default.aspx?cite=365-196-630

POTENTIAL FIX

Amend 10-4B-5.B.2.a to cite WAC 365-196-630 and RCW 36.70A.106 for the 60-day state review process, in place of WAC 365-195-620, repealed in 2010.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

690 Plat approval period cites final plat statute RCW 58.17.170, not RCW 58.17.140; both give five years.

Where: Development Code 10-4D-3(C), PDF page 433. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4D-3(C), PDF page 433

"effective for a period of 5 years from the date of approval, or for the amount of time specified in RCW 58.17.170, on the date of approval, whichever is greater."

GOVERNING TEXT

RCW 58.17.140(3)(a)

"a final plat meeting all requirements of this chapter shall be submitted to the legislative body of the city, town, or county for approval within seven years of the date of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015."

app.leg.wa.gov/RCW/default.aspx?cite=58.17.140

POTENTIAL FIX

Amend 10-4D-3(C) by ordinance to cite RCW 58.17.140 in place of RCW 58.17.170 for the approval period, since both give five years.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

691 Code asks applicants to waive a 120-day permit time frame that state law no longer sets.

Where: Development Code 10-4G-2(E), page 467. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-4G-2(E), page 467

"the permit applicant must agree to waive the required project permit 120-day time frame to allow for preparation of the interpretation"

GOVERNING TEXT

RCW 36.70B.080(1)(d)(i) to (iii) and (1)(f)

"For project permits which require public notice under RCW 36.70B.110, a local government must issue a final decision within 100 days of the determination of completeness under RCW 36.70B.070"

"If a local government does not adopt an ordinance or resolution modifying the provisions in (d) of this subsection, the time periods in (d) of this subsection apply."

app.leg.wa.gov/RCW/default.aspx?cite=36.70B.080

POTENTIAL FIX

Amend 10-4G-2(E), 10-4B-3(E) and the 10-4B-4 significant change clause by ordinance to use the RCW 36.70B.080(1)(d) periods or the city's adopted periods, with an applicant's written suspension or agreed extension in place of the required waiver, and post a notice beside them saying the statute governs.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

692 SEPA summary cites WAC 197-11-050(7), which does not exist; the power is in 197-11-055(7).

Where: Development Code 10-6A-11, page 525. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6A-11, page 525

"Agencies may extend any comment period for their own proposals, WAC 197-11-050(7)."

GOVERNING TEXT

WAC 197-11-055(7)

"(7) For their own public proposals, lead agencies may extend the time limits prescribed in these rules."

app.leg.wa.gov/WAC/default.aspx?cite=197-11-055

POTENTIAL FIX

Amend 10-6A-11 by ordinance to cite WAC 197-11-055(7) and say that agencies may extend time limits for their own public proposals.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

693 SEPA matrix cites a subsection of a state rule that does not exist.

Where: Development Code 10-6A-11.C matrix footnote. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6A-11.C matrix footnote

"Agencies may extend any comment period for their own proposals, WAC 197-11-050(7)."

GOVERNING TEXT

WAC 197-11-050

"(1) A lead agency shall be designated when an agency is developing or is presented with a proposal, following the rules beginning at WAC 197-11-922. (2) The lead agency shall be the agency with main responsibility for complying with SEPA's procedural requirements"

app.leg.wa.gov/WAC/default.aspx?cite=197-11-050

POTENTIAL FIX

Amend the 10-6A-11.C matrix footnote by ordinance to drop the citation to WAC 197-11-050(7) or to cite the correct authority for extending an agency's own comment period, and post a notice beside the matrix saying the citation does not govern.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

694 Code cites chapter 42.17 RCW for public records, which moved to chapter 42.56 RCW in 2006.

Where: Development Code 10-6A-2, page 505. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6A-2, page 505

"The City of Liberty Lake shall retain all documents required by the SEPA rules (Chapter 197- 11 WAC) and make them available in accordance with Chapter 42.17 RCW."

GOVERNING TEXT

RCW 42.17.250 (disposition)

"Recodified as RCW 42.56.040 pursuant to 2005 c 274 § 103, effective July 1, 2006."

app.leg.wa.gov/RCW/dispo.aspx?cite=42.17

POTENTIAL FIX

Amend 10-6A-2 and the EIS preparation paragraph of the same article by ordinance to cite Chapter 42.56 RCW in place of Chapter 42.17 RCW.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

695 Public records references use a chapter number retired in 2006.

Where: Development Code 10-6A-2.B.3; 10-6A-4.B.3.e. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6A-2.B.3; 10-6A-4.B.3.e

"make them available in accordance with Chapter 42.17 RCW."
"pursuant to Chapter 42.17 RCW (Public Disclosure and Public Records Law)"

GOVERNING TEXT

RCW 42.17.250 (disposition)

"Recodified as RCW 42.56.040 pursuant to 2005 c 274 § 103, effective July 1, 2006."

app.leg.wa.gov/RCW/dispo.aspx?cite=42.17

POTENTIAL FIX

Amend Sections 10-6A-2.B.3 and 10-6A-4.B.3.e by ordinance to cite chapter 42.56 RCW, and post a notice beside the posted code saying that chapter 42.56 RCW governs until then.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

696 Flexible threshold rules cite the wrong paragraphs of WAC 197-11-800(1)(b).

Where: Development Code 10-6A-3(B)(2)-(3), page 507. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6A-3(B)(2)-(3), page 507

"2. For agricultural structures in section 197-11-800(1)(b)(ii) WAC: up to 20,000 square feet. 3. For office, school, commercial, recreational, service, or storage buildings in section 197-11- 800(1)(b)(iii) WAC: up to 12,000 square feet and up to 40 parking spaces."

GOVERNING TEXT

WAC 197-11-800(1)(b)(ii)-(iv)

"(ii) The construction or location of four multifamily residential units."
"(iii) The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structure, covering 10,000 square feet"

app.leg.wa.gov/WAC/default.aspx?cite=197-11-800

POTENTIAL FIX

Amend 10-6A-3(B) by ordinance to cite 197-11-800(1)(b)(i) and (ii) for residential dwelling units (item 1), (1)(b)(iii) for agricultural structures (item 2), and (1)(b)(iv) for office, school, commercial, recreational, service or storage buildings (item 3).

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

697 SEPA exemption table cites outdated subsections of a renumbered state rule.

Where: Development Code 10-6A-3.B.1-3. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6A-3.B.1-3

"For agricultural structures in section 197-11-800(1)(b)(ii) WAC: up to 20,000 square feet."

GOVERNING TEXT

WAC 197-11-800(1)(b)

"(i) The construction or location of four attached or detached single family residential units."
"(ii) The construction or location of four multifamily residential units."
"(iii) The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structure, covering 10,000 square feet, and to be used only by the property owner or his or her agent in the conduct of farming the property."

app.leg.wa.gov/WAC/default.aspx?cite=197-11-800

POTENTIAL FIX

Amend 10-6A-3.B.2 to cite WAC 197-11-800(1)(b)(iii) and B.3 to cite (1)(b)(iv), since (b)(ii) is now multifamily units and (b)(iii) agricultural structures. In B.1, cite (b)(i) and (b)(ii) if the 20-unit level is meant to cover multifamily as well as single-family units, or (b)(i) alone if not.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

698 Code cites chapter 42.17 RCW for public records, which became chapter 42.56 RCW in 2006.

Where: Development Code 10-6A-4(B), page 512. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6A-4(B), page 512

"e. allow any person preparing an EIS access to all relevant public records of the lead agency, pursuant to Chapter 42.17 RCW (Public Disclosure and Public Records Law);"

GOVERNING TEXT

RCW 42.17.260

"Recodified as RCW 42.56.070 pursuant to 2005 c 274 § 103, effective July 1, 2006."

app.leg.wa.gov/RCW/dispo.aspx?cite=42.17

POTENTIAL FIX

Amend 10-6A-4(B)(e) by ordinance to cite Chapter 42.56 RCW (Public Records Act), and make the same amendment by ordinance to the SEPA document retention sentence of 10-6A-2.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

699 Crossing rule cites WAC 75.20.100, not a current WAC section; the matching statute is repealed.

Where: Development Code 10-6B-4(C)(2)(b), page 548. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-4(C)(2)(b), page 548

"Water crossings must be approved by the Washington State Department of Fish and Wildlife according to WAC 75.20.100."

GOVERNING TEXT

RCW 77.55.100 (formerly RCW 75.20.100)

"Repealed by 2005 c 146 § 1006. Later enactment, see RCW 77.55.021."

app.leg.wa.gov/RCW/dispo.aspx?cite=77.55

POTENTIAL FIX

Amend 10-6B-4(C)(2)(b) by ordinance to cite RCW 77.55.021 (hydraulic project approval) in place of WAC 75.20.100.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

700 Buffer table uses Water Types 1 to 5; WAC 222-16-030 types waters S, F, Np, Ns.

Where: Development Code 10-6B-4(C)(2)(e), page 549. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-4(C)(2)(e), page 549

"Water Type, General Description (see WAC-222-16-030) Riparian Buffer"
"Type 1, Shorelines of Statewide Significance 250 feet"
"Type 5, Stream not classified as 1, 2, 3 or 4 25 feet*"

GOVERNING TEXT

WAC 222-16-030

"the department shall prepare and update water type maps showing the location of Type S, F, and N (Np and Ns) Waters within the forested areas of the state."

app.leg.wa.gov/WAC/default.aspx?cite=222-16-030

POTENTIAL FIX

Adopt buffer widths for Type S, F, Np and Ns Waters under current WAC 222-16-030, or define Types 1 to 5 as the city's own stream classes and stop citing that section for them.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

701 Riparian buffers are keyed to water types that WAC 222-16-030 no longer uses.

Where: Development Code 10-6B-4(C)(2)(e), page 549. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-4(C)(2)(e), page 549

"Riparian buffer areas shall be established from the ordinary high-water mark. Water bodies classified by the water typing system (WAC-222-16-030) or if unclassified, as described below and in WAC-222-16-030, have the following buffer area requirements:"

GOVERNING TEXT

WAC 222-16-030; WAC 222-16-031 (disposition)

"the department shall prepare and update water type maps showing the location of Type S, F, and N (Np and Ns) Waters within the forested areas of the state."
"Repealed by WSR 25-19-057, filed 9/11/25, effective 3/1/26."

app.leg.wa.gov/WAC/default.aspx?cite=222-16-030

POTENTIAL FIX

Adopt an amendment to 10-6B-4 by ordinance that restates the (C)(2)(e) buffer table and the (C)(2)(a) view corridor rule in Type S, F, Np and Ns terms under WAC 222-16-030, or drops the WAC reference and defines the city's own water classes.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

702 Bald eagle rule cites WAC 232-12-292, decodified in 2017 and now WAC 220-610-100.

Where: Development Code 10-6B-4(C)(4), page 550. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-4(C)(4), page 550

"All development proposals shall follow the bald eagle protection rules (RCW 77.12.655 and WAC 232.12.292), as now or hereafter amended, when the proposal is likely to have a direct impact on the habitat of the bald eagle."

GOVERNING TEXT

WAC 232-12-292 (disposition); WAC 220-610-100

"Decodified by WSR 17-05-112 (Order 17-04), filed 2/15/17, effective 3/18/17."
"The following rules are only applicable and enforceable when the bald eagle is listed under state law as threatened or endangered."

app.leg.wa.gov/WAC/default.aspx?cite=232-12-292

POTENTIAL FIX

Amend 10-6B-4(C)(4) by ordinance to cite WAC 220-610-100 and say those rules apply only while the bald eagle is state listed as threatened or endangered. If the city wants an eagle standard beyond the 10-6B-4(D) habitat management plan, adopt one in 10-6B-4.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

703 Priority species note cites a chapter decodified in 2017 and calls the bald eagle threatened.

Where: Development Code 10-6B-4.A. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-4.A

"Definitions for species status are contained in the Washington Department of Fish and Wildlife Management Recommendations for Priority Species and in WAC 232.12."
"Bald Eagle State and Federal Threatened"

GOVERNING TEXT

chapter 232-12 WAC (disposition)

"232-12-011 Wildlife classified as protected shall not be hunted or fished."
"Recodified as § 220-200-100."
"232-12-014 Wildlife classified as endangered species."
"Decodified by WSR 17-05-112 (Order 17-04), filed 2/15/17, effective 3/18/17."
"Recodified as § 220-610-010."

app.leg.wa.gov/WAC/default.aspx?cite=232-12

POTENTIAL FIX

Amend 10-6B-4.A by ordinance to cite the chapter 220 WAC sections that took over chapter 232-12 WAC (WAC 220-610-010, 220-200-100, 220-610-110, 220-400-020 and 220-400-030) and to list the bald eagle as other protected wildlife under WAC 220-200-100(3); post a notice beside the text saying so until then.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

704 Water crossing rule cites a hydraulic permit number that stopped existing in 2000.

Where: Development Code 10-6B-4.C.2.b. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-4.C.2.b

"Water crossings must be approved by the Washington State Department of Fish and Wildlife according to WAC 75.20.100."

GOVERNING TEXT

RCW 75.20.100 (recodified as RCW 77.55.100 in 2000; that section was repealed in 2005, with the later enactment at RCW 77.55.021)

"Recodified as RCW 77.55.100 pursuant to 2000 c 107 § 129."

app.leg.wa.gov/RCW/default.aspx?cite=75.20.100

POTENTIAL FIX

Amend Section 10-6B-4.C.2.b by ordinance to require water crossings to follow chapter 77.55 RCW, including RCW 77.55.021 where a hydraulic project approval is required, and post a notice beside the posted code saying that chapter 77.55 RCW governs until then.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

705 Riparian buffer table uses Type 1 to 5 waters, a system repealed March 1, 2026.

Where: Development Code 10-6B-4.C.2.e. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-4.C.2.e

"Water bodies classified by the water typing system (WAC-222-16-030) or if unclassified, as described below and in WAC-222-16-030, have the following buffer area requirements"

GOVERNING TEXT

WAC 222-16-031 (disposition); WAC 222-16-030

"Repealed by WSR 25-19-057, filed 9/11/25, effective 3/1/26."
"the department shall prepare and update water type maps showing the location of Type S, F, and N (Np and Ns) Waters"

app.leg.wa.gov/WAC/default.aspx?cite=222-16-031

app.leg.wa.gov/WAC/default.aspx?cite=222-16-030

POTENTIAL FIX

Amend Section 10-6B-4.C.2.e and 10-6B-4.C.2.a by ordinance to set buffer widths for the current water types S, F, Np and Ns in WAC 222-16-030, and post a notice beside the posted code saying that WAC 222-16-030 governs the water types until then.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

706 Bald eagle habitat rule cites a WAC number retired in 2017.

Where: Development Code 10-6B-4.C.4. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-4.C.4

"All development proposals shall follow the bald eagle protection rules (RCW 77.12.655 and WAC 232.12.292), as now or hereafter amended"

GOVERNING TEXT

WAC 232-12-292 (disposition)

"Decodified by WSR 17-05-112 (Order 17-04), filed 2/15/17, effective 3/18/17."
"Recodified as § 220-610-100."

app.leg.wa.gov/WAC/default.aspx?cite=232-12-292

POTENTIAL FIX

Amend Section 10-6B-4.C.4 by ordinance to cite WAC 220-610-100, and have the city decide whether to keep the requirement, since that rule applies only while the bald eagle is state-listed. Post a notice beside the posted code saying which rule governs until then.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

707 Aquifer recharge definition cites WAC 365-190-030(2), which now defines "City"; it is subsection (3).

Where: Development Code 10-6B-6(A)(1), page 558. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-6(A)(1), page 558

"Critical aquifer recharge areas are those areas with a critical recharging effect on aquifers used for potable water as defined by section 365-190-030(2) WAC."

GOVERNING TEXT

WAC 365-190-030(2) and (3)

"(2) 'City' means any city or town, including a code city."
"(3) 'Critical aquifer recharge areas' are areas with a critical recharging effect on aquifers used for potable water"

app.leg.wa.gov/WAC/default.aspx?cite=365-190-030

POTENTIAL FIX

Amend 10-6B-6(A)(1) by ordinance to cite WAC 365-190-030(3) for critical aquifer recharge areas.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

708 Aquifer recharge definition cites the wrong WAC subsection.

Where: Development Code 10-6B-6.A.1, page 558. City text reviewed in September and October 2026.

CODE SAYS

Development Code 10-6B-6.A.1, page 558

"aquifers used for potable water as defined by section 365-190-030(2) WAC."

GOVERNING TEXT

WAC 365-190-030(3)

"(3) 'Critical aquifer recharge areas' are areas with a critical recharging effect on aquifers used for potable water"

app.leg.wa.gov/WAC/default.aspx?cite=365-190-030

POTENTIAL FIX

Amend Section 10-6B-6.A.1 by ordinance to cite WAC 365-190-030(3), and post a notice beside the posted code saying that subsection (3) governs until then.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

709 Section 1-5-1 still prints the Ord. 8A council salary schedule, which Ord. 8B repealed.

Where: LLMC 1-5-1. City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-5-1

"Effective on the date of incorporation, the salaries of the mayor and city council members shall be paid on the last day of the month and shall be as follows:"

GOVERNING TEXT

Ord. 8B (June 2025)

"Section 1. Repeal. Ordinance No. 8A, to include all previous versions of this ordinance, is hereby repealed in its entirety."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1144

POTENTIAL FIX

Amend LLMC 1-5-1 and 1-6-2(A) by ordinance to repeal the salary schedule and payday language, or to point readers to the Salary Commission and the annual budget, citing Ord. 8B.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

710 Section 1-6-2(B) still creates the section 125 fund, which Ord. 105A repealed in June 2025.

Where: LLMC 1-6-2(B). City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-6-2(B)

"There is hereby established a fund to be known as the 'section 125 fund' within the group of city funds"

GOVERNING TEXT

Ord. 105A (June 3, 2025)

"Section 1. Repeal. Ordinance No. 105 is hereby repealed in their entirety."

www.libertylakewa.gov/Archive.aspx?ADID=1150

POTENTIAL FIX

Amend LLMC 1-6-2 by ordinance to repeal subsection (B) and add a history note citing the repeal of Ord. 105 by Ord. 105A.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

711 Section 1-7-2(B) still lists eight city holidays from Ord. 9, which Ord. 9A repealed.

Where: LLMC 1-7-2(B). City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-7-2(B)

"Unless otherwise ordered by the mayor, the following days are recognized as legal holidays during which all offices of the city, including the municipal court, are closed for the transaction of business:"

GOVERNING TEXT

Ord. 9A (Sept. 17, 2024)

"Section 1. Repeal. Ordinance No. 9 is hereby repealed in its entirety."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1113

POTENTIAL FIX

Amend LLMC 1-7-2 by ordinance to repeal the holiday list in subsection (B), citing Ord. 9A, or to point readers to the holiday schedule in the personnel policy.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

712 Code names a bank and check signers that Ordinance 250 changed in 2018.

Where: LLMC 1-7-3(A). City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-7-3(A)

"with the city officers authorized to sign checks being the city administrator, the finance director, the city clerk/treasurer, planning and community development director, the mayor and the mayor pro tem"

GOVERNING TEXT

Ordinance 250, Section 1 (Oct. 16, 2018)

"with the City Officers authorized to sign checks being the City Administrator, the Finance Director, the City Clerk, the Mayor, and the Mayor Pro Tem"

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/815

POTENTIAL FIX

Amend 1-7-3(A) to name the depository and the authorized signers listed in Ordinance 250, and cite Ordinance 250 in place of Ordinance 03A2.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

713 Code adopts travel policies under Ordinance 10, which Ordinance 10A repealed in 2020.

Where: LLMC 1-7-3(B). City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-7-3(B)

"The travel policies and procedures for reimbursement for expenses incurred while on official city business are approved by the mayor and city council and are hereby adopted"

GOVERNING TEXT

Ordinance 10A, Section 1 (Sept. 1, 2020)

"Section 1. Repeal. Ordinance No. 10 is hereby repealed in its entirety."

www.libertylakewa.gov/Archive.aspx?ADID=922

POTENTIAL FIX

Amend LLMC 1-7-3 by ordinance to repeal subsection (B) and add a history note citing the repeal of Ord. 10 by Ord. 10A.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

714 Online code omits the purchase card agreement condition that Ordinance 84-A added.

Where: LLMC 1-7-4(B)(2). City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-7-4(B)(2)

"Upon authorization from the mayor, city employees may obtain credit cards from the city clerk/treasurer who shall maintain a ledger of the individual receiving the credit card, including the date the card was received."

GOVERNING TEXT

Ordinance 84-A, Section 2(A)(2)

"Upon authorization from the Mayor, and the completion of the Employee Purchase Card Agreement (see exhibit B), City employees may obtain credit cards from the City Clerk-Treasurer who shall maintain a ledger of the individual receiving the credit card including the date the card was received."

www.libertylakewa.gov/Archive.aspx?ADID=247

POTENTIAL FIX

Amend LLMC 1-7-4(B)(2) by ordinance to require completion of the Employee Purchase Card Agreement before an employee obtains a card, and amend 1-7-4(B)(3) by ordinance to set the $5,000 card limit, so the code matches Ordinance 84-A.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

715 Section 1-7-4(B)(3) shows a $3,000 card limit; Ord. 84A set $5,000 or as Exhibit C provides.

Where: LLMC 1-7-4(B)(3). City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-7-4(B)(3)

"The credit limit shall not exceed three thousand dollars ($3,000.00) per card."

GOVERNING TEXT

Ord. 84A (Apr. 18, 2006)

"The credit limit shall not exceed $5,000.00 per card or as otherwise identified in Exhibit C."

www.libertylakewa.gov/Archive.aspx?ADID=247

POTENTIAL FIX

Amend LLMC 1-7-4(B)(3) by ordinance to set the card limit at $5,000 per card or as Exhibit C provides, as Ord. 84-A Section 2(A)(3) does, and say in the history note that Ord. 84-A (4-18-2006) amended the section.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

716 Comprehensive plan section cites a WAC rule repealed sixteen years ago.

Where: LLMC 1-7-6.B. City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-7-6.B

"as outlined in Revised Code Of Washington 36.70A.130 and Washington Administrative Code 365-195-630"

GOVERNING TEXT

WAC 365-195-630

"Repealed by WSR 10-03-085, filed 1/19/10, effective 2/19/10."

app.leg.wa.gov/WAC/default.aspx?cite=365-195-630

POTENTIAL FIX

Amend 1-7-6.B to replace the citation to WAC 365-195-630, repealed in 2010, with WAC 365-196-640, the current rule on comprehensive plan amendment procedures, alongside RCW 36.70A.130.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

717 Section 1-7-7 still adopts the 2013-2018 capital facilities plan; Ord. 315 adopted the 2026-2031 plan.

Where: LLMC 1-7-7. City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-7-7

"The text of the city of Liberty Lake 2013-2018 capital facilities plan is hereby adopted"

GOVERNING TEXT

Ord. 315 (Dec. 16, 2025)

"Capital Facilities Plan is hereby adopted as set forth in Exhibit A, 2026- 2031 City of Liberty Lake"

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1166

POTENTIAL FIX

Amend 1-7-7 to adopt the current capital facilities plan by reference, or to say a plan is adopted each cycle by separate ordinance, citing Ord. 315.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

718 Public records chapter still cites RCW 42.17, recodified as chapter 42.56 in 2006.

Where: LLMC 1-8-1.A note 1; 1-8-6.A.1-3; 1-8-7.A.2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-8-1.A note 1; 1-8-6.A.1-3; 1-8-7.A.2

"Except as provided in this chapter, RCW chapter 42.17 shall apply to all city public records."
"as defined in RCW 42.17.255"
"except to establish whether the inspection or copying would violate RCW 42.17.260(5)"

GOVERNING TEXT

RCW 42.17.250, .255, .260 (recodified as RCW 42.56.040, .050, .070)

"Recodified as RCW 42.56.040 pursuant to 2005 c 274 § 103, effective July 1, 2006."
"Recodified as RCW 42.56.050 pursuant to 2005 c 274 § 103, effective July 1, 2006."
"Recodified as RCW 42.56.070 pursuant to 2005 c 274 § 103, effective July 1, 2006."

app.leg.wa.gov/RCW/default.aspx?cite=42.17.250

POTENTIAL FIX

Amend chapter 1-8 to replace 'RCW chapter 42.17' (1-8-1.A and its note 1) with 'chapter 42.56 RCW', each 'RCW 42.17.255' in 1-8-6.A.1 to A.3 with 'RCW 42.56.050', and 'RCW 42.17.260(5)' in 1-8-7.A.2 with 'RCW 42.56.070(8)', the clause RCW 42.56.080(2) names for this purpose inquiry.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

719 Code borrows a rape crisis center definition from RCW 70.125.030, which no longer defines that term.

Where: LLMC 1-8-6(A)(15). City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-8-6(A)(15)

"Client records maintained by the city under any domestic violence program as defined in RCW 70.123.020 or rape crisis center as defined in RCW 70.125.030."

GOVERNING TEXT

RCW 70.125.030(1)

"(1) 'Community sexual assault program' means a community-based social service agency that is qualified to provide and provides core services to victims of sexual assault."

app.leg.wa.gov/RCW/default.aspx?cite=70.125.030

POTENTIAL FIX

Amend LLMC 1-8-6(A)(15) by ordinance to refer to a community sexual assault program as defined in RCW 70.125.030 in place of a rape crisis center.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

720 Code cites RCW 42.17.260(5), recodified to chapter 42.56 RCW in 2006.

Where: LLMC 1-8-7(A)(2). City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-8-7(A)(2)

"Persons requesting records shall not be required to provide information as to the purpose for the request, except to establish whether the inspection or copying would violate RCW 42.17.260(5) or other statute or ordinance which exempts or prohibits disclosure of specific information or records to certain persons."

GOVERNING TEXT

RCW 42.56.080(2)

"such persons shall not be required to provide information as to the purpose for the request except to establish whether inspection and copying would violate RCW 42.56.070(8) or 42.56.240(14), or other statute which exempts or prohibits disclosure of specific information or records to certain persons."

app.leg.wa.gov/RCW/default.aspx?cite=42.56.080

POTENTIAL FIX

Amend LLMC 1-8-7(A)(2) by ordinance to cite RCW 42.56.070(8) or 42.56.240(14) in place of RCW 42.17.260(5), matching RCW 42.56.080(2).

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

721 Hearing examiner authority cites the wrong code section for land use issues.

Where: LLMC 1-9-6.D. City text reviewed in September and October 2026.

CODE SAYS

LLMC 1-9-6.D

"The examiner is hereby empowered to act in lieu of the board of adjustment, the planning commission and such other official, boards or commissions as may be assigned for land use issues listed in section 1-9-7"

GOVERNING TEXT

LLMC 1-9-7 (Planning Department Report)

"On any land use issue coming before the examiner, the planning department will coordinate and assemble the review"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-357

POTENTIAL FIX

Ask the city to say which text governs, 1-9-6.D or 1-9-7, and post a notice beside both sections saying so; then amend LLMC 1-9-6.D by ordinance to point to the land use issues listed in subsections A and B of that section.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

722 Code keeps a $400 petty cash rule whose only source ordinance was repealed in 2024.

Where: LLMC 2-1-1. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-1-1

"General Fund Petty Cash: The Mayor or his designee is hereby authorized to establish a General Fund petty cash account in such amounts as the Mayor may from time to time, in writing, determine necessary for the efficient handling of the purposes for which the fund is established but not to exceed four hundred dollars ($400.00). This fund is established to facilitate minor authorized disbursements and the making of change. The fund shall be administered by the Mayor, Finance Director or designees, in accordance with rules or policies providing for such lawful administration. (Ord. 04, 6-5-2001)"

GOVERNING TEXT

Ordinance 4A, Section 1

"Section 1. Repeal. Ordinance No. 4 is hereby repealed in its entirety."

www.libertylakewa.gov/Archive.aspx?ADID=1111

POTENTIAL FIX

Repeal LLMC 2-1-1(B) and note in the history that Ordinance 4A repealed Ordinance 4 in its entirety.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

723 Street fund cites a fuel tax subsection, RCW 46.68.090(1)(i), that no longer exists.

Where: LLMC 2-1-2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-1-2

"pursuant to Revised Code of Washington 46.68.090(1)(i), of the Motor Vehicle Fuel Taxes imposed by the State"

GOVERNING TEXT

RCW 46.68.090

"(1) All moneys that have accrued or may accrue to the motor vehicle fund from the fuel tax must be first expended for purposes enumerated in (a) and (b) of this subsection."
"(g) For distribution to the cities and towns from the motor vehicle fund an amount equal to 10.6961 percent in accordance with RCW 46.68.110;"

app.leg.wa.gov/RCW/default.aspx?cite=46.68.090

POTENTIAL FIX

Amend 2-1-2 to cite 'RCW 46.68.090 and 46.68.110' in place of '46.68.090(1)(i)'. Subsection (1) now has only (a) and (b), and cities receive fuel tax under (2)(g), (4)(a), (5)(a) and (8)(a).

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

724 Code still establishes the Pedestrian/Bicycle Bridge Fund, which Ordinance 136A repealed in 2025.

Where: LLMC 2-1-7. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-1-7

"There is hereby established a fund to be known as the Pedestrian/Bicycle Bridge Fund into which shall be deposited monies received by the City with expenditures authorized as are properly chargeable to the fund."

GOVERNING TEXT

Ordinance 136A, Section 1

"Section 1. Repeal. Ordinance No. 136 is hereby repealed in its entirety."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1143

POTENTIAL FIX

Repeal LLMC 2-1-7 and note in the history that Ordinance 136A repealed Ordinance 136 effective July 2, 2025.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

725 Code still sets the mayor's $5,000 purchasing limit under an ordinance repealed in 2024.

Where: LLMC 2-2-1. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-2-1

"In administering the city's affairs, the mayor shall have purchasing and contracting authority on individual purchases of services or goods for contracts not to exceed five thousand dollars ($5,000.00) after obtaining three (3) telephone bids or quotes on the contract for services or goods, except no telephone bid is required for purchases below five hundred dollars ($500.00)."

GOVERNING TEXT

Ordinance 11A, Section 1

"Section 1. Repeal. Ordinance No. 11 is hereby repealed in its entirety."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1114

POTENTIAL FIX

Repeal LLMC 2-2-1, note that Ordinance 11A repealed Ordinance 11, and refer readers to the current financial policy for purchasing limits.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

726 Small works roster footnote cites a repealed law and the wrong city class.

Where: LLMC 2-2-2.A.1, note 1. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-2-2.A.1, note 1

"RCW §§ 35.22.620(7), 39.04.155."

GOVERNING TEXT

RCW 39.04.155 (repealed); RCW 35A.40.210

"Repealed by 2023 c 395 § 37, effective July 1, 2024."
"Procedures for any public work or improvement for code cities shall be governed by RCW 35.23.352."

app.leg.wa.gov/RCW/dispo.aspx?cite=39.04

POTENTIAL FIX

Amend footnote 1 at 2-2-2.A.1 to cite RCW 35A.40.210, the code-city public works statute, RCW 35.23.352(4), and RCW 39.04.151 through .154, in place of the repealed RCW 39.04.155 and the first-class-city RCW 35.22.620(7).

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

727 Additional sales tax cites a definitions clause as its authority.

Where: LLMC 2-3-1-2.A. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-3-1-2.A

"as specifically authorized by RCW 82.14.020(2)."

GOVERNING TEXT

RCW 82.14.020(2)

"as now or hereafter amended, insofar as applicable, has full force and effect with respect to taxes imposed under authority of this chapter."

app.leg.wa.gov/RCW/default.aspx?cite=82.14.020

POTENTIAL FIX

Amend LLMC 2-3-1-2.A by ordinance to cite RCW 82.14.030(2), which authorizes the additional sales and use tax, in place of RCW 82.14.020(2), a definitions clause.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

728 Annual budget clause cites an RCW section that has never existed.

Where: LLMC 2-6-4.C. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-6-4.C

"Pursuant to authority of Revised Code Of Washington 35.101.139(1), the city council shall adopt an annual budget"

GOVERNING TEXT

RCW 35.101.139

"The Citation you requested cannot be found."

app.leg.wa.gov/RCW/default.aspx?cite=35.101.139

POTENTIAL FIX

Amend 2-6-4.C to replace 'RCW 35.101.139(1)', which does not exist, with 'RCW 35.101.130(1)', which gives the city council sole discretion over use of the charge's revenue. No section of chapter 35.101 RCW requires an annual budget as such; that duty comes from the city's own ordinance.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

729 Assessment clause cites the wrong tax chapter for which guests must pay.

Where: LLMC 2-6-4.D. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-6-4.D

"shall be collected by lodging businesses from those guests who are taxable by the state under Revised Code Of Washington 82.02."

GOVERNING TEXT

RCW 35.101.090(1)

"shall be collected by lodging businesses from those persons who are taxable by the state under chapter"
"82.08"

app.leg.wa.gov/RCW/default.aspx?cite=35.101.090

POTENTIAL FIX

Amend 2-6-4.D to substitute RCW chapter 82.08 for RCW 82.02, the retail sales tax chapter that actually defines which guests are taxable, matching the definition already used at 2-6-2.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

730 Donation criteria print as optional, but Ordinance 168(A) made all four mandatory.

Where: LLMC 2-7-1. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-7-1

"Evaluation criteria may include: 1) consideration of any immediate or initial expenditure required in order to accept the donation, 2) the potential and extent of the city's obligation to maintain the donation, 3) the community benefit derived from the gift or donation, and 4) ethical appropriateness of donation."

GOVERNING TEXT

Ordinance 168(A), Section 1(B)

"B. Evaluation criteria shall include: 1) consideration of any immediate or"

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/866

POTENTIAL FIX

Amend LLMC 2-7-1 by ordinance to codify Ordinance 168(A) Section 1(B), so that the evaluation criteria read "shall include".

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

731 Online 2-7-2(B) takes tree donations on the mayor's recommendation; Ordinance 168(A) sends property donations to council.

Where: LLMC 2-7-2(B)(1). City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-7-2(B)(1)

"Trees may be donated and installed at city parks and other locations in the city at the recommendation of the mayor, or his/her designee."

GOVERNING TEXT

Ordinance 168(A) Section 2(B)

"All donations of real, or personal property, shall be referred to the City Council, as outlined in Section 1 of this Ordinance."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/866

POTENTIAL FIX

When recodifying chapter 2-7 from Ordinance 168(A), route tree donations through council referral under Section 2(B) or the under-$500 route of Section 2(B)(i), and have the council confirm by ordinance whether the tree size and species rules in 2-7-2(B)(2)-(3) remain in force.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

732 Online 2-7-2(C) gives bench approval to the mayor; Ordinance 168(A) gives it to directors.

Where: LLMC 2-7-2(C). City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-7-2(C)

"Prior to the installation, the mayor, or his/her designee, shall approve the type, style, design, and location of all donated benches on city property or public right of way."

GOVERNING TEXT

Ordinance 168(A) Section 2(B)(ii)

"the Director of Planning, Engineering, and Building Services and/or Director of Operations and Maintenance, or successors, as applicable," "shall approve the type, style, design, and location of all donated benches on City property or public right-of-way."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/866

POTENTIAL FIX

Recodify 2-7-2(C) from Ordinance 168(A) Section 2(B)(ii), naming the planning and operations directors as the approving officials.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

733 Code lets the mayor, a designee or council approve other donor privileges; Ordinance 168(A) dropped this.

Where: LLMC 2-7-6. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-7-6

“Special privileges may include city recognition, allowing certain displays at special events, or receipt of plaques, unless otherwise agreed upon and approved by the mayor, or his/her designee or the city council, where appropriate.”

GOVERNING TEXT

Ordinance 168(A), Section 5

“Special privileges may include City recognition, allowing certain displays at special events, or receipt of plaques.”

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/866

POTENTIAL FIX

Recodify LLMC 2-7-6 from Ordinance 168(A) Section 5, ending the sentence at "receipt of plaques."

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

734 Code gives the donation guide to recreation; Ordinance 168(A) gives it to Operation and Maintenance.

Where: LLMC 2-7-7. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-7-7

"The recreation department shall periodically make available a donation/sponsorship guide containing prices and ideas for public sponsorships and/or donations."

GOVERNING TEXT

Ordinance 168(A), Section 6

"Section 6. Donation/Sponsorship Guide. Operation and Maintenance shall periodically make available a Donation/Sponsorship Guide containing prices and ideas for public sponsorships and/or donations."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/866

POTENTIAL FIX

Recodify LLMC 2-7-7 from Ordinance 168(A) Section 6, naming Operation and Maintenance as the responsible department.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

735 Code prints plaque tiers that Ordinance 168(A) replaced with a simple donor request rule.

Where: LLMC 2-7-8. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-7-8

"Plaques may be reserved for donations subject to the following criteria and approval of the city:"

GOVERNING TEXT

Ordinance 168(A), Section 7(C)

"C. Donors may request a plaque be installed to recognize the donation, provided the plaque does not interfere with the operation and maintenance activities of the City and/or is not in conflict with City Code, regulations, or laws;"

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/866

POTENTIAL FIX

Amend LLMC 2-7-8 by ordinance to codify Ordinance 168(A) Section 7, so that donors may request a plaque if it does not interfere with city operations or conflict with city code or law, and the dollar tiers, size limits and mayor content approval no longer apply.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

736 Code gives donation administration to the mayor; Ordinance 168(A) adds the administrator and council.

Where: LLMC 2-7-9. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-7-9

"The mayor, or his/her designee, shall be responsible for the administration of this chapter."

GOVERNING TEXT

Ordinance 168(A), Section 10(A)

"A. Administration. The Mayor, and City Administrator, acting jointly with the City Council shall be responsible for the administration of this Ordinance."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/866

POTENTIAL FIX

Recodify LLMC 2-7-9(A) from Ordinance 168(A) Section 10(A).

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

737 Code cites RCW 82.04.065 for network telephone service, which that section does not define.

Where: LLMC 2-8-6. City text reviewed in September and October 2026.

CODE SAYS

LLMC 2-8-6

"Income derived from that portion of network telephone service, as defined in Revised Code Of Washington 82.04.065, which represents charges to another telecommunications company"

GOVERNING TEXT

RCW 82.16.010(7)(b)(ii)

"'Network telephone service' means the providing by any person of access to a telephone network, telephone network switching service, toll service, or coin telephone services, or the providing of telephonic, video, data, or similar communication or transmission for hire"

app.leg.wa.gov/RCW/default.aspx?cite=82.16.010

POTENTIAL FIX

Amend LLMC 2-8-6(B) by ordinance to cite RCW 82.16.010 for the definition of network telephone service in place of RCW 82.04.065.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

738 Code places the chief of police under civil service; Ordinance 76A removed that wording.

Where: LLMC 3-2-1. City text reviewed in September and October 2026.

CODE SAYS

LLMC 3-2-1

"Employees subject to civil service shall include all full time employees of the police department including the chief of police."

GOVERNING TEXT

Ordinance 76A, Section 1

"Employees subject to civil service shall include all full-time employees of the police department."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1165

POTENTIAL FIX

Amend LLMC 3-2-1 by ordinance to codify Ordinance 76A Section 1 and cite Ordinance 76A in the history note. Say in the ordinance whether the police chief is exempt, because RCW 41.12.050 keeps the chief in the classified service unless the council adopts an express exemption.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

739 Code omits the ex officio member that Ordinance 76A added to the civil service commission.

Where: LLMC 3-2-2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 3-2-2

"Two (2) members shall constitute a quorum."

GOVERNING TEXT

Ordinance 76A, Section 2.B

"The Commission shall include ab Ex. Officio member who may not vote on matters considered by the Commission unless a Commissioner is absent and the Ex Officio member is needed to create a quorum."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1165

POTENTIAL FIX

Before codifying Ordinance 76A Section 2.B in LLMC 3-2-2(B), have the city attorney confirm that an ex officio member who votes to make a quorum is consistent with the three-member commission and two-member quorum of RCW 41.12.030; then codify it as confirmed and cite Ordinance 76A in the history note.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

740 Code lets the commission ask the city attorney on any matter; Ordinance 76A limits that.

Where: LLMC 3-2-4. City text reviewed in September and October 2026.

CODE SAYS

LLMC 3-2-4

"In addition, the commission, through its chair, may request formal opinions or memorandums from the city attorney on any pending matter."

GOVERNING TEXT

Ordinance 76A, Section 4

"Attorney on any pending matter, provided the Commission's retained attorney is unavailable or no longer retained."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1165

POTENTIAL FIX

Codify Ordinance 76A Section 4 in LLMC 3-2-4, adding the retained-attorney proviso, and cite Ordinance 76A in the history note.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

741 Online code still lists Ordinance 277 seats; Ordinance 277A changed them to one per area.

Where: LLMC 3-8-2(B)(3). City text reviewed in September and October 2026.

CODE SAYS

LLMC 3-8-2(B)(3)

"a. North of I-90: Two (2) members (positions 1 and 6); b. South of I-90 and west of Liberty Lake Road: Two (2) members (positions 2 and 7); c. South of I-90, east of Liberty Lake Road and North of Mission: Two (2) members (positions 3 and 8); d. South of I-90, east of Liberty Lake Road, and South of Mission: Two (2) members (positions 4 and 9); and e. One (1) at large member (position 5)."

GOVERNING TEXT

Ordinance 277A section 1 (passed April 23, 2024, effective May 8, 2024)

"a. North of I-90: One (1) member (position 1); b. South of I-90 and west of Liberty Lake Road: One (1) member (position 2); c. South of I-90, east of Liberty Lake Road and North of Mission: One (1) member (position 3); d. South of I-90, east of Liberty Lake Road, and South of Mission: One (1) member (position 4); and"

www.libertylakewa.gov/Archive.aspx?ADID=1094

POTENTIAL FIX

Publish a new edition of LLMC 3-8-2(B)(3) showing the Ordinance 277A seat list, with positions 5 through 9 at large and Ordinance 277A in the section history, and post a notice beside the code page saying that Ordinance 277A governs.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

742 Code sends license applicants to the Department of Licensing; state law names Revenue.

Where: LLMC 4-1-4. City text reviewed in September and October 2026.

CODE SAYS

LLMC 4-1-4

"Application for the business license shall be made in writing by submitting a master business application to the Washington State Department of Licensing's Master License Service, in coordination with the City Clerk."

GOVERNING TEXT

RCW 19.02.020(3)

"'Business licensing service' means the business registration and licensing service established by this chapter and located in and under the administrative control of the department of revenue."

app.leg.wa.gov/RCW/default.aspx?cite=19.02.020

POTENTIAL FIX

Amend LLMC 4-1-4 to direct applications to the Department of Revenue Business Licensing Service under chapter 19.02 RCW.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

743 Online 4-2-4 drops the check of the application facts, which Ordinance 96B kept as item F.

Where: LLMC 4-2-4. City text reviewed in September and October 2026.

CODE SAYS

LLMC 4-2-4

"E. Whether the applicant or any solicitor agent listed on the application has a conviction for a misdemeanor which causes concern for public safety, as determined by the Chief of Police or designee, within the ten (10) years preceding the license application."

GOVERNING TEXT

Ordinance 96B (passed December 6, 2022, effective December 21, 2022), amending LLMC 4-2-4

"FE. The truth of the facts set forth in the application."

www.libertylakewa.gov/Archive.aspx?ADID=1034

POTENTIAL FIX

Say whether the online text of LLMC 4-2-4 or Ordinance 96B governs, and post that notice beside both texts; if Ordinance 96B governs, publish a new edition of 4-2-4 that includes item F.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

744 Raffle exemption cites RCW 9.46.110 for a definition that appears in RCW 9.46.0209.

Where: LLMC 4-5-3. City text reviewed in September and October 2026.

CODE SAYS

LLMC 4-5-3

"from raffles conducted by any bonafide charitable or nonprofit organization as defined in RCW 9.46.110."

GOVERNING TEXT

RCW 9.46.0209(1)(a)

"'Bona fide charitable or nonprofit organization,' as used in this chapter, means:"

app.leg.wa.gov/RCW/default.aspx?cite=9.46.0209

POTENTIAL FIX

Amend 4-5-3 to cite RCW 9.46.0209 for the definition of bona fide charitable or nonprofit organization.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

745 Gambling penalty chapter adopts by reference a citation that does not exist.

Where: LLMC 4-5-8.B. City text reviewed in September and October 2026.

CODE SAYS

LLMC 4-5-8.B

"RCW 9.46.185, 9.46.190 and 9.45.195, as now existing or hereafter amended, are hereby adopted by this reference as if set forth fully herein."

GOVERNING TEXT

RCW 9.45.195

"The Citation you requested cannot be found."

app.leg.wa.gov/RCW/default.aspx?cite=9.45.195

POTENTIAL FIX

Amend 4-5-8.B to adopt RCW 9.46.195, obstruction of a public servant in gambling enforcement, in place of RCW 9.45.195, which does not exist.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

746 Code pulled June 10, 2026 still prints chapter 4-8, repealed by Ordinance 142A in April 2026.

Where: LLMC 4-8-5. City text reviewed in September and October 2026.

CODE SAYS

LLMC 4-8-5

"An application for a special event permit shall be filed with the city clerk not less than fifteen (15) days before the date on which the event will occur."

GOVERNING TEXT

Ordinance 142A, Section 1 (passed April 14, 2026, effective April 29, 2026)

"City Municipal Code Title 4, Chapter 8, Special Events as established by City of Liberty Lake Ordinance No. 142 is hereby repealed in its entirety."

www.libertylakewa.gov/Archive.aspx?ADID=1177

POTENTIAL FIX

Remove chapter 4-8 from the codified code with a note that Ordinance 142A repealed it and that community event permits now fall under Development Code 10-4I-5.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

747 Advertising chapter adopts by reference a statute repealed in 1987.

Where: LLMC 6-1-13. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-13

"9.04.030 False, misleading, deceptive advertising; penalty"

GOVERNING TEXT

RCW 9.04.030

"Repealed by 1987 c 456 § 32."

app.leg.wa.gov/RCW/dispo.aspx?cite=9.04.030

POTENTIAL FIX

Amend 6-1-13 to delete RCW 9.04.030, repealed in 1987, eighteen years before Ord. 140. Its caption, 'False, misleading, deceptive advertising; penalty', matches RCW 9.04.070, which penalizes violating an order or injunction issued under RCW 9.04.050 through 9.04.080, not false advertising itself; adopt 9.04.070 in its place only if the city means to adopt that penalty.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

748 Caption for RCW 66.20.160 in 6-1-15 names three definitions, but the statute defines only licensee.

Where: LLMC 6-1-15. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-15

"66.20.160 'Card of identification', 'licensee', 'store employee' defined for certain purposes"

GOVERNING TEXT

RCW 66.20.160

"As used in RCW 66.20.160 through 66.20.210, inclusive, 'licensee' means the holder of a retail liquor license issued by the board, and includes any employee or agent of the licensee."

app.leg.wa.gov/RCW/default.aspx?cite=66.20.160

POTENTIAL FIX

Amend LLMC 6-1-15 by ordinance so the entry for RCW 66.20.160 describes the section as it now reads, a definition of "licensee".

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

749 LLMC 6-1-17 cites an animal-punishment statute repealed in 2020.

Where: LLMC 6-1-17. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-17

"16.52.165 Punishment; conviction of misdemeanor"

GOVERNING TEXT

RCW 16.52.165

"Repealed by 2020 c 158 § 10."

app.leg.wa.gov/RCW/dispo.aspx?cite=16.52.165

POTENTIAL FIX

Amend LLMC 6-1-17 by ordinance to remove the citation to repealed RCW 16.52.165. No replacement is needed, since each chapter 16.52 RCW section the city adopts (16.52.080, .190, .207, .225 and .305) states its own penalty.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

750 Section 6-1-23 adopts RCW 69.50.425, repealed effective July 1, 2015.

Where: LLMC 6-1-23. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-23

"69.50.425 Misdemeanor violations; minimum penalties"

GOVERNING TEXT

RCW 69.50.425 (disposition)

"Repealed by 2015 2nd sp.s. c 4 § 1602, effective July 1, 2015."

app.leg.wa.gov/RCW/dispo.aspx?cite=69.50

POTENTIAL FIX

Amend LLMC 6-1-23 by ordinance to remove RCW 69.50.425 from the adoption list.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

751 LLMC 6-1-37 cites a cyberstalking statute recodified in 2022.

Where: LLMC 6-1-37. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-37

"9.61.260 Cyberstalking"

GOVERNING TEXT

RCW 9.61.260

"Recodified as RCW 9A.90.120 pursuant to 2022 c 231 § 4."

app.leg.wa.gov/RCW/dispo.aspx?cite=9.61.260

POTENTIAL FIX

Amend LLMC 6-1-37 to cite RCW 9A.90.120 in place of RCW 9.61.260 and change the caption from 'Cyberstalking' to 'Cyber harassment', the offense's name since 2022 c 231.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

752 LLMC 6-1-43 cites two littering statutes recodified in 2020.

Where: LLMC 6-1-43. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-43

"70.93.030 Definitions"
"70.93.060 Littering prohibited; penalties; litter cleanup restitution payment"

GOVERNING TEXT

RCW 70.93.030; RCW 70.93.060

"Recodified as RCW 70A.200.030 pursuant to 2020 c 20 § 2009."
"Recodified as RCW 70A.200.060 pursuant to 2020 c 20 § 2009."

app.leg.wa.gov/RCW/dispo.aspx?cite=70.93.030

POTENTIAL FIX

Amend LLMC 6-1-43 to cite RCW 70A.200.030 and RCW 70A.200.060 in place of the recodified 70.93.030 and .060.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

753 Section 6-1-49 labels RCW 9A.84.010 as riot, but it now defines criminal mischief.

Where: LLMC 6-1-49. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-49

“9A.84.010 Riot”

GOVERNING TEXT

RCW 9A.84.010

“(1) A person is guilty of the crime of criminal mischief if, acting with three or more other persons, he or she knowingly and unlawfully uses or threatens to use force, or in any way participates in the use of such force, against any other person or against property.”

app.leg.wa.gov/RCW/default.aspx?cite=9A.84.010

POTENTIAL FIX

Amend LLMC 6-1-49 by ordinance so the caption for RCW 9A.84.010 reads "Criminal mischief."

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

754 LLMC 6-1-53 adopts a minors sex-offense penalty repealed before the ordinance passed.

Where: LLMC 6-1-53. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-53

"9.68A.160 Penalty"

GOVERNING TEXT

RCW 9.68A.160

"Repealed by 2003 c 53 § 421, effective July 1, 2004."

app.leg.wa.gov/RCW/dispo.aspx?cite=9.68A.160

POTENTIAL FIX

Amend LLMC 6-1-53 by ordinance to remove the citation to repealed RCW 9.68A.160. No replacement is needed: RCW 9.68A.090 and 9.68A.150 each state their own penalty.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

755 Section 6-1-53 adopts RCW 9.68A.160, repealed effective July 1, 2004.

Where: LLMC 6-1-53. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-1-53

"9.68A.160 Penalty"

GOVERNING TEXT

RCW 9.68A.160 (disposition)

"Penalty. [1987 c 396 § 3.] Repealed by 2003 c 53 § 421, effective July 1, 2004."

app.leg.wa.gov/RCW/dispo.aspx?cite=9.68A

POTENTIAL FIX

Amend LLMC 6-1-53 by ordinance to remove RCW 9.68A.160 from the adoption list.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

756 Section 6-2-1 cites RCW 35A.21.140, which covers code city name changes, as adoption authority.

Where: LLMC 6-2-1. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-2-1

"Pursuant to Revised Code Of Washington 35.21.180, 35A.21.160 and 35A.21.140, the city adopts by reference chapter 5.04 entitled 'cats and dogs' and chapter 5.12 entitled 'inherently dangerous mammals/reptiles' of the Spokane County code"

GOVERNING TEXT

RCW 35A.21.140

"Any code city may change its name in accordance with the procedure provided in chapter 35.62 RCW."

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.140

POTENTIAL FIX

Amend LLMC 6-2-1 by ordinance to cite RCW 35A.12.140 (adoption of codes by reference) in place of RCW 35A.21.140, keeping RCW 35.21.180 and 35A.21.160.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

757 Section 6-3-2 cites RCW 46.12.101, recodified in 2011 as RCW 46.12.650.

Where: LLMC 6-3-2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-3-2

"unless the owner when transferring ownership of the vehicle has complied with RCW 46.12.101."

GOVERNING TEXT

RCW 46.12.101 (disposition); RCW 46.12.650

"Recodified as RCW 46.12.650 pursuant to 2010 c 161 § 1211, effective July 1, 2011."

app.leg.wa.gov/RCW/dispo.aspx?cite=46.12

POTENTIAL FIX

Amend LLMC 6-3-2 by ordinance to cite RCW 46.12.650 in place of RCW 46.12.101.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

758 Code ties fireworks permit activities to a county permit and the uniform fire code.

Where: LLMC 6-4-4(B)(2). City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-4-4(B)(2)

"The form of the application and the criteria for issuance, denial or issuance with conditions shall be the same as used by the chief of the Washington state patrol through the director of fire protection in processing applications for the corresponding state license. Activities authorized by a county permit shall conform to the provisions of article 78 of the uniform fire code."

GOVERNING TEXT

WAC 51-54A-003

"The 2021 edition of the International Fire Code, published by the International Code Council is hereby adopted by reference with the following additions, deletions, and exceptions."

app.leg.wa.gov/WAC/default.aspx?cite=51-54A-003

POTENTIAL FIX

Amend LLMC 6-4-4(B)(2) by ordinance to refer to the city permit and to the fireworks provisions of the International Fire Code as adopted in chapter 51-54A WAC and LLMC 9-1-1.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

759 LLMC 6-6-3.C cites a noise-control chapter recodified in 2020.

Where: LLMC 6-6-3.C. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-6-3.C

"provided the sounds are in conformance with state law, Revised Code Of Washington chapter 70.107"

GOVERNING TEXT

chapter 70.107 RCW

"Chapter 70.107 RCW dispositions"
"Recodified as RCW 70A.20.010 pursuant to 2020 c 20 § 2032."

app.leg.wa.gov/RCW/dispo.aspx?cite=70.107

POTENTIAL FIX

Amend LLMC 6-6-3.C to cite chapter 70A.20 RCW in place of the recodified chapter 70.107 RCW.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

760 LLMC 6-7-2 sends disorderly house to a code section that never defines it.

Where: LLMC 6-7-2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 6-7-2

"Disorderly house 10-3(I)"

GOVERNING TEXT

Development Code Article 10-3I

"Article 10-3I - Property Maintenance Standards"
"The purpose of this Title is to protect the health, safety and welfare of Liberty Lake citizens, to prevent deterioration of existing housing, and to contribute to vital neighborhoods by:"

www.libertylakewa.gov/DocumentCenter/View/5341/COLL-Full-Development-Code

POTENTIAL FIX

Ask the city to say whether LLMC 6-7-2 or Development Code Article 10-3I governs, and post that notice beside both texts; if Development Code Article 10-3I governs, amend LLMC 6-7-2 by ordinance to drop the Disorderly house row from the nuisance activity table, or to point that row at a provision the city adopts that defines or prohibits a disorderly house.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

761 Section 7-1-1 cites RCW 35A.21.140, the name-change statute, as authority to adopt the model traffic ordinance.

Where: LLMC 7-1-1. City text reviewed in September and October 2026.

CODE SAYS

LLMC 7-1-1

"Pursuant to Revised Code Of Washington 35.21.180, 35A.21.160 and 35A.21.140, the Washington model traffic ordinance, as set forth in chapter 308-330 of the Washington administrative code (WAC) except WAC 308-330-500 through 308-330-540 relating to bicycle licensing, is hereby adopted by reference as the traffic code of the city."

GOVERNING TEXT

RCW 35A.21.140

"Any code city may change its name in accordance with the procedure provided in chapter 35.62 RCW."

app.leg.wa.gov/RCW/default.aspx?cite=35A.21.140

POTENTIAL FIX

Amend LLMC 7-1-1 by ordinance to cite RCW 35A.12.140 in place of RCW 35A.21.140, and to cite RCW 46.90.010 as the model traffic ordinance statute.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

762 Code names the State Highway Commission, whose parking sign power now rests with the transportation secretary.

Where: LLMC 7-2-2(C)(2). City text reviewed in September and October 2026.

CODE SAYS

LLMC 7-2-2(C)(2)

"The State Highway Commission, with respect to highways under its jurisdiction, may place signs prohibiting or restricting the stopping, standing or parking of vehicles on any highway where, in its opinion, as evidenced by resolution or order, such stopping, standing or parking is dangerous to those using the highway or where the stopping, standing or parking of vehicles would unduly interfere with the free movement of traffic thereon. Such signs shall be official signs and no person shall stop, stand or park any vehicle in violation of the restrictions stated on such signs."

GOVERNING TEXT

RCW 46.61.575(5)

"The secretary with respect to highways under his or her jurisdiction may place official traffic control devices prohibiting, limiting, or restricting the stopping, standing, or parking of vehicles on any highway where the secretary has determined by order,"

app.leg.wa.gov/RCW/default.aspx?cite=46.61.575

POTENTIAL FIX

Amend LLMC 7-2-2.C.2 by ordinance to name the secretary of transportation in place of the State Highway Commission, following RCW 46.61.575(5), or repeal 7-2-2.C.2 because the state rule applies without it.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

763 LLMC 7-2-2.C.2 names the State Highway Commission, whose powers passed to WSDOT in 1977.

Where: LLMC 7-2-2.C.2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 7-2-2.C.2

"The State Highway Commission, with respect to highways under its jurisdiction, may place signs prohibiting or restricting the stopping, standing or parking of vehicles"

GOVERNING TEXT

RCW 47.01.031(2)

"All powers, duties, and functions vested by law in the department of highways, the state highway commission, the director of highways"
"are transferred to the jurisdiction of the department"

app.leg.wa.gov/RCW/default.aspx?cite=47.01.031

POTENTIAL FIX

Amend LLMC 7-2-2.C.2 to name the Washington State Department of Transportation in place of the State Highway Commission, whose powers RCW 47.01.031(2) transferred to the department in 1977.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

764 Section 7-2-5(A)(10) names a state equipment commission where RCW 46.32.060 now names the State Patrol.

Where: LLMC 7-2-5(A)(10). City text reviewed in September and October 2026.

CODE SAYS

LLMC 7-2-5(A)(10)

"The provisions of this section shall not be construed to prevent the operation of any such defective vehicle to a place for correction of the equipment defect in the manner directed by any peace officer or representative of the state commission on equipment;"

GOVERNING TEXT

RCW 46.32.060

"in the manner directed by any peace officer or representative of the state patrol"

app.leg.wa.gov/RCW/default.aspx?cite=46.32.060

POTENTIAL FIX

Amend LLMC 7-2-5.A.10 by ordinance to name a representative of the Washington State Patrol, matching RCW 46.32.060.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

765 Penalty section still punishes violations of a special events rule repealed in 2024.

Where: LLMC 8-1A-6.A. City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-1A-6.A

"any person violating any provisions of sections 8-1A-3 and 8-1A-4 of this article shall have committed a class I civil infraction."

GOVERNING TEXT

LLMC 8-1A-4

"(Rep. by Ord. 302, 1-16-2024)"

codelibrary.amlegal.com/codes/libertylakewa/latest/libertylake_wa/0-0-0-3676

POTENTIAL FIX

Amend 8-1A-6.A to name only 8-1A-3, removing the reference to 8-1A-4, which was repealed in 2024.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

766 Online code still prints article 8-1B, whose only source ordinance was repealed in June 2025.

Where: LLMC 8-1B-1. City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-1B-1

"Planting beds shall be kept weed free and vegetation shall be kept in a healthy growing condition. Recreational facilities and equipment shall be maintained to provide for clean, safe and functional use. (Ord. 90, 5-21-2002)"

GOVERNING TEXT

Ordinance 90A, Section 1

"Section 1. Repeal. Ordinance No. 90 is hereby repealed in its entirety."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1152

POTENTIAL FIX

Remove article 8-1B (8-1B-1 to 8-1B-5), including the 8-1B-5(B) owner billing rule, from the online code and note its repeal by Ordinance 90A, passed June 2025.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

767 Online code still prints park maintenance standards from Ordinance 90, which Ordinance 90A repealed.

Where: LLMC 8-1B-2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-1B-2

"The following standards govern public park maintenance. The standard weekly maintenance season shall run from March through October, as weather permits."

GOVERNING TEXT

Ordinance 90A, Section 1

"Section 1. Repeal. Ordinance No. 90 is hereby repealed in its entirety."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1152

POTENTIAL FIX

Ask the code publisher to take Article 8-1B, including 8-1B-2, off the current online code and mark it repealed by Ordinance 90A. Ordinance 90A (passed June 3, 2025, published August 15, 2025, effective five days after publication) governs as the later enactment over Ordinance 90 (May 21, 2002).

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

768 Article 8-1C still prints the 2010 parks plan and department; Ordinance 219A adopted a 2026 update.

Where: LLMC 8-1C-1; LLMC 8-1C-2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-1C-1; LLMC 8-1C-2

"The city of Liberty Lake parks, recreation, open space, and trails plan containing the following sections is hereby adopted by reference:"
"The community development department shall be responsible for the administration of this article and projects shall be reviewed prior to the issuance of any permits or approvals to ensure the project conforms to the adopted parks, recreation, open space, and trails plan."

GOVERNING TEXT

Ordinance 219A, Sections 1 and 3(A)

"The City of Liberty Lake 2026 Parks, Recreation, Open Space, & Trails Plan Update is hereby adopted as set forth in Exhibit A, which is incorporated herein by this reference."
"Planning & Building Services shall be responsible for the administration of this Ordinance and projects shall be reviewed prior to the issuance of any permits or approvals to ensure the project conforms to the adopted Parks, Recreation, Open Space. & Trails Plan herein."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1179

POTENTIAL FIX

Amend 8-1C-1 to adopt the 2026 plan update adopted by Ordinance 219A (dropping the 2010 section list), and amend 8-1C-2 to name Planning & Building Services, matching Ordinance 219A, Section 3(A). State in the amending ordinance whether the 2026 update supersedes the plan Ordinance 185 adopted.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

769 Online code still prints article 8-3A on reimbursement areas, repealed by Ordinance 129A in June 2025.

Where: LLMC 8-3A-2. City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-3A-2

"Prior to the city participating in a reimbursement agreement or establishing a reimbursement area, the following must be satisfied:"

GOVERNING TEXT

Ordinance 129A, Section 1

"Section 1. Repeal. Ordinance No. 129 is hereby repealed in its entirety."

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1145

POTENTIAL FIX

Remove article 8-3A (8-3A-1 to 8-3A-5) from the online code and note its repeal by Ordinance 129A; any future reimbursement contract proceeds under chapter 35.72 RCW.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

770 Section 8-5-3(A) still prints the old fifty-cent library funding formula that Ord. 119-E replaced.

Where: LLMC 8-5-3(A). City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-5-3(A)

"The overall annual budgetary appropriation for the library shall be based upon the original fifty cents ($0.50) per thousand allocation of property tax as permitted by law, as now or hereafter amended."

GOVERNING TEXT

Ord. 119-E, Section 3(A) (May 7, 2024)

"The City Council shall appropriate funds annually for the operation and maintenance of the Liberty Lake Public Library."

www.libertylakewa.gov/Archive.aspx?ADID=1096

POTENTIAL FIX

Amend LLMC 8-5-3(A) by ordinance to carry the wording of Ord. 119-E Section 3(A), and cite Ord. 119-E in the history note.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

771 Online 8-5-4(G)(1) shows rule-making wording that Ordinance 119-E replaced in 2024.

Where: LLMC 8-5-4(G)(1). City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-5-4(G)(1)

"Adopt such bylaws, rules, and regulations for the guidance of the Board of Trustees and for the use of the Liberty Lake Public Library."

GOVERNING TEXT

Ordinance 119-E Section 6(G)(1), 2024-05-07

"1. Adopt such bylaws, rules, and regulations for the guidance of the Board of Trustees."

www.libertylakewa.gov/Archive/ViewFile/Item/1096

POTENTIAL FIX

Amend LLMC 8-5-4(G)(1) by ordinance to carry the Ordinance 119-E wording, and confirm the narrower wording still covers the trustees' rule-making power under RCW 27.12.210(1); the power to make rules for library use survives in 119-E Section 7(A), so this is a codification amendment, not a loss of power.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

772 Litter and solid waste definitions cite RCW numbers retired six years ago.

Where: LLMC 8-9-2 (LITTER; SOLID WASTE). City text reviewed in September and October 2026.

CODE SAYS

LLMC 8-9-2 (LITTER; SOLID WASTE)

"That as defined in RCW 70.93.030(6) and (11) and adopted by Ord. 140, 10-4-2005, as now or hereafter amended."
"means that as defined is RCW 70.95.030(22) and Liberty Lake Municipal Code 2-8-3, as now or hereafter amended."

GOVERNING TEXT

RCW 70.93.030; RCW 70.95.030

"Recodified as RCW 70A.200.030 pursuant to 2020 c 20 § 2009."
"Recodified as RCW 70A.205.015 pursuant to 2020 c 20 § 2011."

app.leg.wa.gov/RCW/default.aspx?cite=70.93.030

app.leg.wa.gov/RCW/default.aspx?cite=70.95.030

POTENTIAL FIX

Amend LLMC 8-9-2 by ordinance to cite RCW 70A.200.030(6) and (11) for LITTER and RCW 70A.205.015(24) for SOLID WASTE. A straight swap keeping (22) would point to the definition of sewage sludge.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

773 Code cites chapter 51-11 WAC, repealed in 2013, and adopts only the commercial energy code.

Where: LLMC 9-1-1(F). City text reviewed in September and October 2026.

CODE SAYS

LLMC 9-1-1(F)

"Washington State Energy Code (Chapter 51-11 WAC): The current edition of the international energy conservation code (IECC), as published by the International Code Council, and adopted by the state of Washington in WAC 51-11C"

GOVERNING TEXT

Chapter 51-11 WAC (repealed by WSR 13-04-055, effective 7/1/13)

"Repealed by WSR 13-04-055, filed 2/1/13, effective 7/1/13."

app.leg.wa.gov/WAC/default.aspx?cite=51-11

POTENTIAL FIX

Amend LLMC 9-1-1(F) by ordinance to cite chapters 51-11C and 51-11R WAC and adopt both the commercial and residential Washington State Energy Code.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

774 Fire code adopts state amendments from a WAC chapter repealed in 2013.

Where: LLMC 9-1-1.D. City text reviewed in September and October 2026.

CODE SAYS

LLMC 9-1-1.D

"International Fire Code (IFC) And Standards (Chapter 51-54 WAC):"
"The current edition of the international fire code, as published by the International Code Council, and adopted by the state of Washington in WAC 51-54, is hereby adopted with all Washington state amendments and standards including the additions, deletions, and exceptions in WAC 51-54"

GOVERNING TEXT

WAC 51-54 (chapter)

"Later promulgation, see chapter 51-54A WAC."
"Repealed by WSR 13-04-063, filed 2/1/13, effective 7/1/13."

app.leg.wa.gov/WAC/default.aspx?cite=51-54

POTENTIAL FIX

Amend LLMC 9-1-1.D by ordinance to cite WAC 51-54A in place of WAC 51-54, the fire code chapter the state has used since 2013, and check the heading of 9-1-1.F, which still names repealed chapter 51-11 WAC although its operative wording cites 51-11C.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

775 Online 9-1-2(B) still shows the 40 psf snow load table that Ordinance 272A replaced.

Where: LLMC 9-1-2(B). City text reviewed in September and October 2026.

CODE SAYS

LLMC 9-1-2(B)

"Ground Snow Load 1 Wind Speed (Gust) Seismic Design Category Weathering Frost Line Depth Termites"
"40 lbs/ft 2 85 mph C Severe 24" Slight to moderate"
"Minimum roof snow load to be 40 lbs/ft^2 in the city of Liberty Lake."

GOVERNING TEXT

Ord. 272A, Section 1 (LLMC 9-1-2(B), passed October 2025)

No passage is quoted: the page of Ordinance 272A that holds the amended table is a scanned image with no readable text, and the city's file has no clean copy of its words.

www.libertylakewa.gov/ArchiveCenter/ViewFile/Item/1161

POTENTIAL FIX

Ask the city to say whether Ordinance 272A or the table now shown online in 9-1-2(B) governs, and post a notice beside both texts saying which one governs. If Ordinance 272A governs, publish the code section as amended by that ordinance.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

776 River District hazardous waste definition cites a statute recodified in 2020 and a malformed section number.

Where: RD 10-1C-1 (Definitions), "Hazardous waste", p.25. City text reviewed in September and October 2026.

CODE SAYS

RD 10-1C-1 (Definitions), "Hazardous waste", p.25

"as defined in RCW 70.105.010(15) as amended, except for moderate risk waste as set forth in RCW 70.105.10(17)"

GOVERNING TEXT

RCW 70.105.010 (recodified as RCW 70A.300.010)

"Recodified as RCW 70A.300.010 pursuant to 2020 c 20 § 2029."

app.leg.wa.gov/RCW/dispo.aspx?cite=84.33

app.leg.wa.gov/RCW/dispo.aspx?cite=70.105

POTENTIAL FIX

Adopt an amendment to the River District Development Regulations so that the Hazardous waste definition cites RCW 70A.300.010 for hazardous waste and for moderate-risk waste, in place of RCW 70.105.010 and the malformed RCW 70.105.10. Post a notice beside the posted PDF saying that RCW 70A.300.010 holds the definitions.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

777 River District cites RCW 36.70A.030(5) for critical areas, but that subsection now defines affordable housing.

Where: River District 10-1C, Critical areas definition, page 16. City text reviewed in September and October 2026.

CODE SAYS

River District 10-1C, Critical areas definition, page 16

"(Defined in 36.70A.030(5) as now or hereafter amended.)"

GOVERNING TEXT

RCW 36.70A.030(12)

"(12) 'Critical areas' include the following areas and ecosystems: (a) Wetlands;"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

POTENTIAL FIX

Amend the River District Development Regulations by ordinance to cite RCW 36.70A.030(12) for critical areas, or to cite RCW 36.70A.030 without subsection numbers throughout 10-1C. If numbers are kept, the amendment should use (6) for agricultural land, (20) for forest land, (22) for geologically hazardous areas, (49) for the urban growth area and (53) for wetlands. Post a notice beside the posted PDF pointing readers to the current numbering.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

778 River District names FEMA Form 81-31, which FEMA has replaced with form FF-206-FY-22-152.

Where: River District 10-1C, Elevation certificate definition, page 20. City text reviewed in September and October 2026.

CODE SAYS

River District 10-1C, Elevation certificate definition, page 20

"Elevation certificate - The official form (FEMA Form 81-31) used to track development"

GOVERNING TEXT

FEMA Elevation Certificate, OMB 1660-0008, 91 FR 32408 (June 1, 2026); earlier numbered FEMA Form 81-31 in FR Doc. 2012-4902 (evidence/FR_2012-4902_elevation_cert_81-31.txt) and FEMA Form 086-0-33 in FR Doc. 2015-12558 (evidence/FR_2015-12558_elevation_cert_086-0-33.txt)

"FEMA Forms: FEMA Form FF-206-FY-22-152 (formerly 086-0-33),"

www.federalregister.gov/documents/full_text/text/2026/06/01/2026-10842.txt

POTENTIAL FIX

Ask the city to say whether River District 10-1C, Elevation certificate definition or FEMA Elevation Certificate, OMB 1660-0008, 91 FR 32408 (June 1, 2026); earlier numbered FEMA Form 81-31 in FR Doc. 2012-4902 and FEMA Form 086-0-33 in FR Doc. 2015-12558 governs, and post that notice beside both texts; if FEMA Elevation Certificate, OMB 1660-0008, 91 FR 32408 (June 1, 2026); earlier numbered FEMA Form 81-31 in FR Doc. 2012-4902 and FEMA Form 086-0-33 in FR Doc. 2015-12558 governs, amend the River District Development Regulations by ordinance so the elevation certificate definition names the FEMA Elevation Certificate (current FEMA form), or form FF-206-FY-22-152. Post a notice beside the posted PDF pointing readers to the current FEMA form.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

779 River District cites WAC 365-190-080(5) for habitat areas, but the definition now sits in WAC 365-190-130(1).

Where: River District 10-1C, Fish and wildlife habitat conservation areas definition, page 21. City text reviewed in September and October 2026.

CODE SAYS

River District 10-1C, Fish and wildlife habitat conservation areas definition, page 21

"Fish and wildlife habitat conservation areas - Are defined in WAC-365-190-080 (5) as"

GOVERNING TEXT

WAC 365-190-130(1)

"(1) 'Fish and wildlife habitat conservation' means land management for maintaining populations of species in suitable habitats within their natural geographic distribution so that the habitat available is sufficient to support viable populations over the long term and isolated subpopulations are not created."

app.leg.wa.gov/WAC/default.aspx?cite=365-190-130

POTENTIAL FIX

Cite WAC 365-190-130(1) and quote its current text, including the viable-populations language.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

780 River District cannabis licensee definitions name the state liquor control board and use "marijuana" terms.

Where: River District 10-1C, Marijuana processor, producer and retailer definitions, page 33. City text reviewed in September and October 2026.

CODE SAYS

River District 10-1C, Marijuana processor, producer and retailer definitions, page 33

"Marijuana processor - A person licensed by the state liquor control board"

GOVERNING TEXT

RCW 66.08.012

"There shall be a board, known as the 'Washington state liquor and cannabis board,'"

app.leg.wa.gov/RCW/default.aspx?cite=66.08.012

POTENTIAL FIX

Cite the liquor and cannabis board, track RCW 69.50.101(6), (7) and (10) including cannabis concentrates, and rename the three uses cannabis in both the definitions and the use matrix.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

781 River District permanent supportive housing definition is broader than the state's, lacking its prior homelessness element.

Where: River District 10-1C, Supportive Housing, Permanent definition, page 48. City text reviewed in September and October 2026.

CODE SAYS

River District 10-1C, Supportive Housing, Permanent definition, page 48

"Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with complex and disabling behavioral health or physical health conditions."

GOVERNING TEXT

RCW 36.70A.030(33), applied by RCW 35A.21.430(8)

"Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing"

app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030

POTENTIAL FIX

Amend the River District Development Regulations by ordinance so the permanent supportive housing definition says that the person was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing, and carries the rest of the RCW 36.70A.030(33) definition. Post a notice beside the posted PDF saying that the state definition governs until then.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

782 Street tree standard cites ANSI Z60.1, which AmericanHort replaced with Z60.2 in 2025.

Where: River District 10-3C-4(B), page 133. City text reviewed in September and October 2026.

CODE SAYS

River District 10-3C-4(B), page 133

"All individual specimens to be planted must meet industry-accepted standards of quality established within the American National Standards Institute's "Z60.1 American Standards for Nursery Stock" as published by AmericanHort."

GOVERNING TEXT

ANSI Z60.2-2025, American Standard for Nursery Stock (AmericanHort)

"A major revision occurred from January 2005 through August 2013 to create ANSI Z60.1, which was approved in April 2014. Since then, a light revision has taken place from January 2024 through April 2025 to produce ANSI Z60.2, which was approved on April 17, 2025."

americanhort.org/wp-content/uploads/2026/02/nursery-stock-standards.pdf

POTENTIAL FIX

Ask the city to say whether River District 10-3C-4(B) or ANSI Z60.2-2025, American Standard for Nursery Stock (AmericanHort) governs, and post that notice beside both texts.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

783 Parking rule defines golf carts by City Ordinance 186, which Ordinance 227 repealed in 2016.

Where: River District 10-3D-3, page 140. City text reviewed in September and October 2026.

CODE SAYS

River District 10-3D-3, page 140

"Parking spaces provided through "shared parking", parking spaces for golf carts (as defined by City Ordinance 186, as amended), and electric vehicle spaces also do not apply toward the maximum number."

GOVERNING TEXT

Ordinance 227 (April 19, 2016), codified at LLMC 7-4-1

"Regulating the use of golf carts (or similar vehicles) on public property within the city of Liberty Lake, and repealing Ordinance No. 186 in its entirety."

www.libertylakewa.gov/701/Index-of-City-Ordinances

POTENTIAL FIX

Publish a corrected edition of the River District Development Regulations that cites LLMC 7-4-1 for golf carts in place of Ordinance 186, and post a notice beside the print saying Ordinance 227 repealed Ordinance 186.

RISK

A reader could follow this citation and reach an old, missing or different rule.

REFERENCES TO OTHER LAWS

784 River District says no EV charging minimum exists, without noting the state building code sets one.

Where: River District 10-3D-7(B)(1)(a), page 147. City text reviewed in September and October 2026.

CODE SAYS

River District 10-3D-7(B)(1)(a), page 147

"There is no required minimum on the number of parking stalls for electric vehicle recharge stations."

GOVERNING TEXT

WAC 51-50-0429, Section 429.2 and Table 429.2; LLMC 9-1-1(A)

"Buildings and accessory structures shall be provided with EV charging stations, EV-Ready parking spaces, and EV-capable parking spaces in accordance with Table 429.2."

app.leg.wa.gov/WAC/default.aspx?cite=51-50-0429

POTENTIAL FIX

Adopt an amendment to 10-3D-7(B)(1)(a) by ordinance saying the zoning code sets no separate minimum and that WAC 51-50-0429 requires EV charging infrastructure for the new buildings it covers, subject to its exceptions.

RISK

A reader could follow this citation and reach an old, missing or different rule.