



This Notice of Application is being provided to affected agencies and owners/taxpayers of property located within 400 feet of a proposed land use application received by the Spokane County Building and Planning Department. This notice is to advise you that the land use application may affect you and to invite your comments on the project. Written comments may be submitted by any person regarding this project and the environmental review (SEPA) process. All comments received by **August 12, 2022**, will be considered by the project planner before the preparation of a staff report to the Hearing Examiner. Comments will continue to be welcomed through the public hearing. The project file may be examined between 7:30 a.m. and 4:00 p.m. Monday through Thursday, 7:30 a.m. to 12:00 p.m. Fridays, except holidays, in the Department Building and Planning located in the Public Works Building, 1026 West Broadway in Spokane. Please reference the *PROJECT FILE NUMBER(S)* in all your communications.

PROJECT FILE NUMBER(S): PN-2111-22

APPLICANT/AGENT: Storhaug Engineering
C/O Clifton Tremble
510 E. 3rd Ave.
Spokane, WA 99202
(509) 242-1000

PROJECT DESCRIPTION: Preliminary plat for a 12-lot rural cluster on 132.52 acres in the Rural Traditional zone. (This proposal is being recirculated for public comment because the boundary of the proposed plat has been changed by the sponsor. The change was a roughly equal amount of new land included for previously included lands now excluded on the eastern edge of the proposed plat).

PARCEL No.: 27345.9163, 27342.9160, 27342.9154

PROJECT ADDRESS AND LOCATION: The subject site is located west of the western terminus of County Hills Lane, in the West half of Section 34, Township 27 North, Range 42 EWM, Spokane County, Washington.

DATE APPLICATION SUBMITTED: March 28, 2022

DATE APPLICATION DETERMINED COMPLETE: April 18, 2022

COMPREHENSIVE PLAN DESIGNATION: Rural Traditional

EXISTING ZONING: Rural Traditional

ADDITIONAL PERMITS: Additional permits may be required, including building permits, sewer connection permits, and access permits

ADDITIONAL STUDIES REQUESTED: No additional information is being requested at this time. Additional information/studies may be requested before the scheduling of a public hearing for the proposed land use action.

ENVIRONMENTAL DOCUMENTS: Review of proposed development regulations and typical recommended conditions of approval and/or mitigating measures indicate the State Environmental Policy Act (SEPA) threshold determination will likely be a Determination of Non-significance (DNS).

DEVELOPMENT REGULATIONS: The proposed project shall comply with the regulations and development standards identified in the Spokane County Zoning Code, Spokane County Subdivision Ordinance, Spokane County Critical Areas Ordinance, Uniform Building Code, Spokane County Shoreline Program, Spokane County Standards for Road and Sewer Construction, Spokane County Guidelines for Stormwater Management and the regulations of the Spokane Regional Health District.

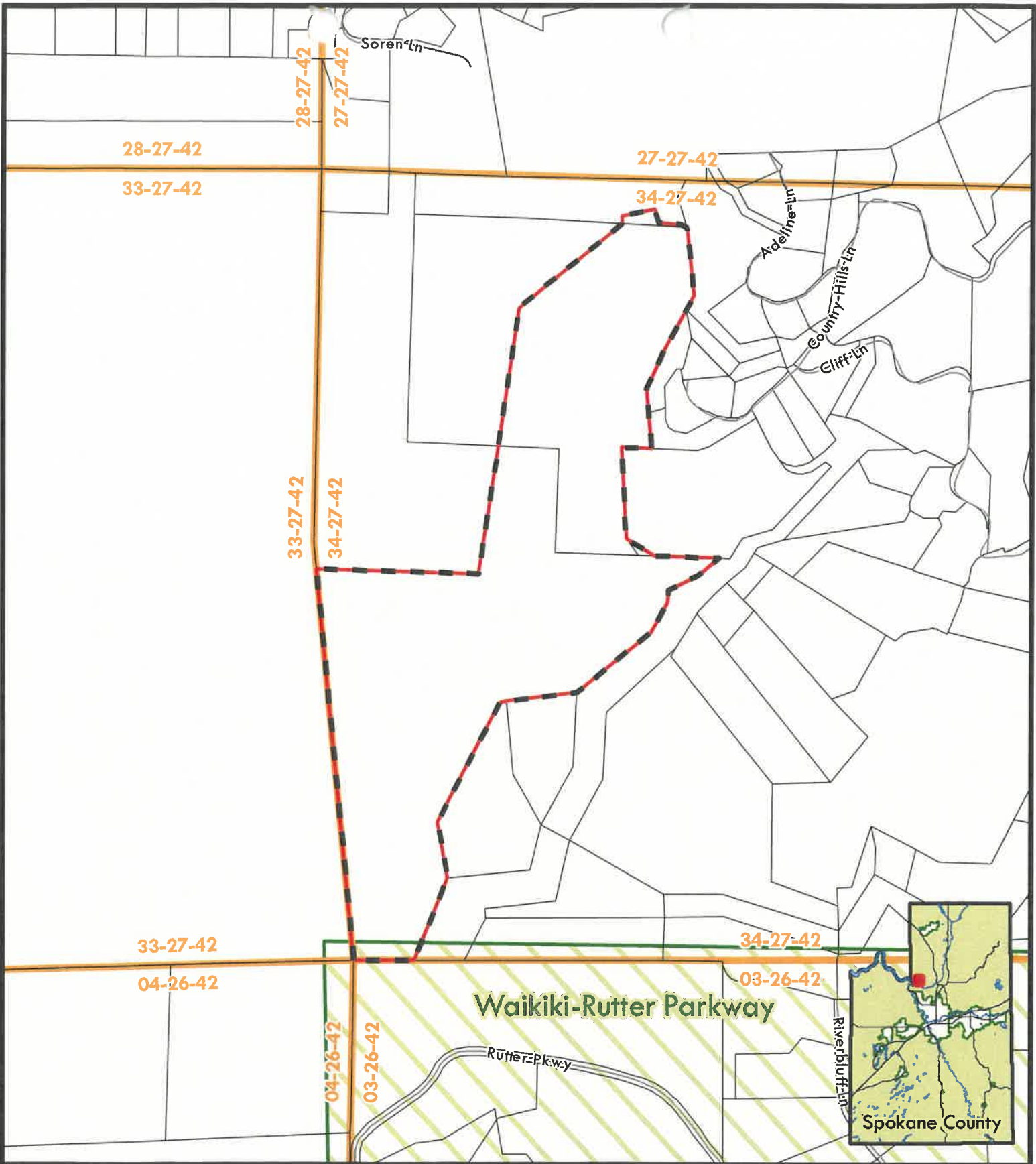
ACTION: This project is subject to a future public hearing. You will be receiving a Notice of Hearing, which will be issued a minimum of fifteen (15) days before the public hearing. A written report, including a staff analysis of the project and recommendation of decision, will be available for inspection seven (7) calendar days before the public hearing. Participation in the public hearing is encouraged. A copy of the Notice of Decision issued by the Spokane County Hearing Examiner, which identifies the findings of fact, conclusion, decision, and appeal rights will be provided to those individuals who testify at the public hearing and will be available to all others upon request.

ATTACHMENTS: Please find an attached Site Plan Map and Vicinity Map for your review.

REVIEW AUTHORITY: Robert Brock, AICP, Planner
Spokane County Department of Building and Planning
1026 West Broadway Avenue
Spokane, Washington 99260-0050
(509) 477-7223
rwbrock@spokanecounty.org

Date Issued: July 29, 2022

Signature: **RWB**



- Legend**
- Preliminary
 - Joint Planning Area
 - Neighborhood Assoc
 - School
 - Police Station
 - Fire Station
 - Railroad
 - Lakes & Streams

PN-2111-22
Vicinity Map

0 225 450 900 1,350 1,800
Feet
1 inch = 900 feet
State Plane WA North

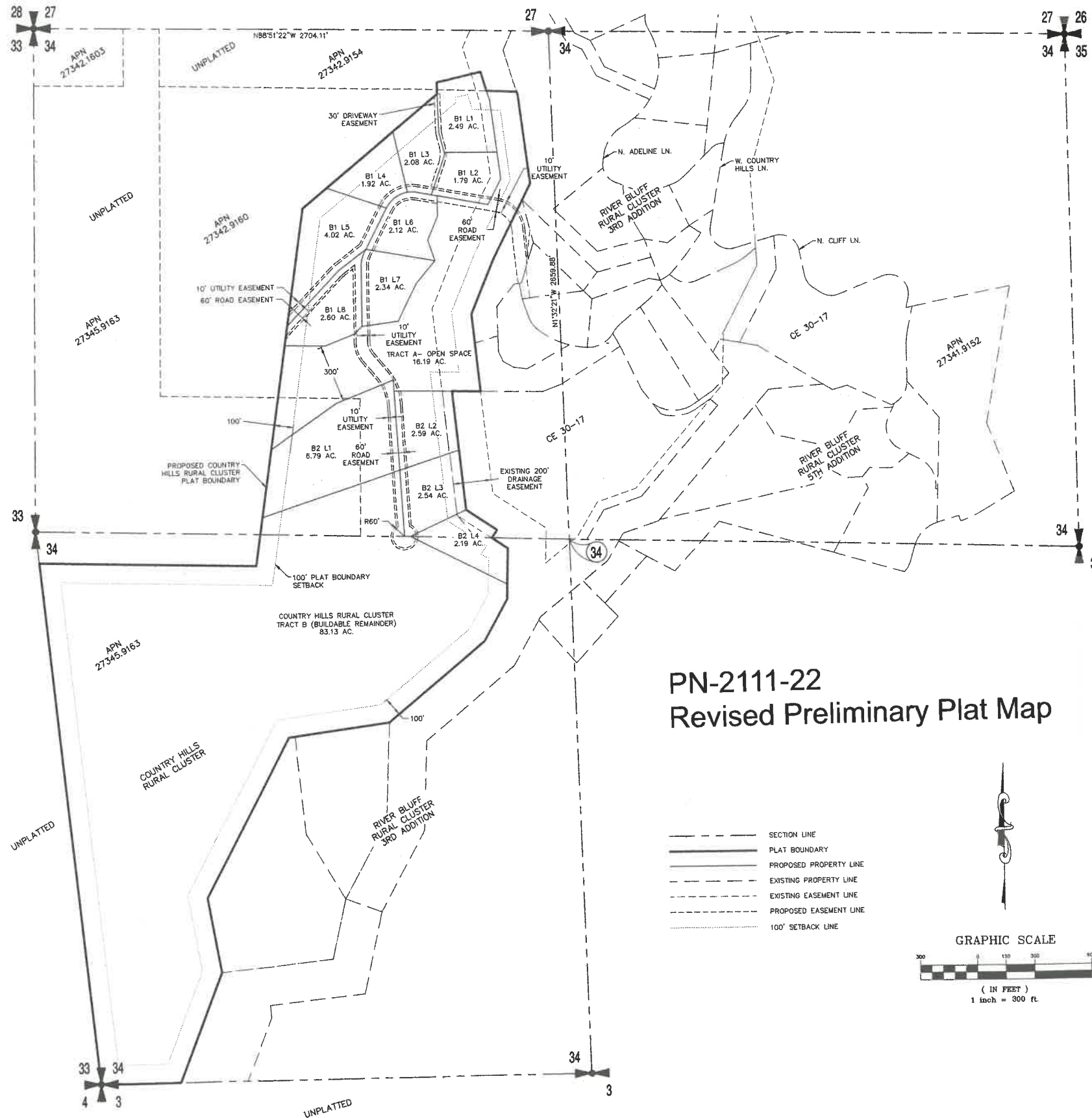
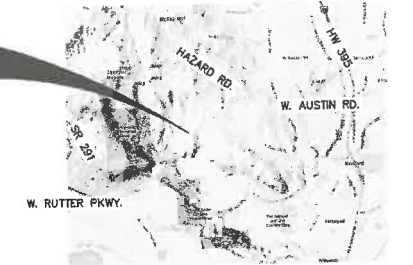
This map was published by the Spokane County Department of Building and Planning as a general planning tool. Due to the differing quality of source documents, the Department cannot accept responsibility for errors or omissions, and therefore, there are no warranties which accompany this material.

Map Produced: March 2022
Spokane County GIS

COUNTRY HILLS RURAL CLUSTER PRELIMINARY PLAT

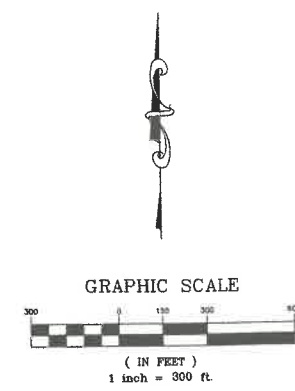
A PORTION OF THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER,
AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 27 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

PROJECT
AREA



PN-2111-22 Revised Preliminary Plat Map

- SECTION LINE
- PLAT BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 100' SETBACK LINE



LEGAL DESCRIPTION:

A PORTION OF LAND IN THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N05°55'58"W ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,752.01 FEET; THENCE S88°24'09"E, A DISTANCE OF 1,140.85 FEET; THENCE N08°15'10"E, A DISTANCE OF 1,888.86 FEET; THENCE N50°32'27"E, A DISTANCE OF 924.83 FEET; THENCE N00°08'02"W, A DISTANCE OF 22.80 FEET TO THE NORTH LINE OF PARCEL 9 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER AFN 6456444, RECORDS OF SPOKANE COUNTY, WASHINGTON; THENCE CONTINUING N00°08'02"W, A DISTANCE OF 37.53 FEET; THENCE N77°04'25"E, A DISTANCE OF 236.35 FEET; THENCE S16°56'00"E, A DISTANCE OF 104.43 FEET TO THE NORTH LINE OF SAID PARCEL 9;

THENCE S87°54'49"E ALONG THE NORTH LINE OF SAID PARCEL 9, A DISTANCE OF 158.66 FEET TO THE WESTERLY BOUNDARY OF THE PLAT OF RIVER BLUFF RURAL CLUSTER 3RD ADDITION RECORDED IN BOOK 39 OF PLATS, PAGES 28-34, RECORDS OF SPOKANE COUNTY, WASHINGTON; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING THREE COURSES:

1. S16°56'00"E, A DISTANCE OF 16.04 FEET;
2. S07°18'57"E, A DISTANCE OF 469.21 FEET;
3. S26°54'25"W, A DISTANCE OF 96.20 FEET;

THENCE CONTINUING S26°54'25"W, DEPARTING FROM SAID WESTERLY BOUNDARY, A DISTANCE OF 348.34 FEET;
THENCE S22°33'45"W, A DISTANCE OF 307.61 FEET;
THENCE S06°00'57"E, A DISTANCE OF 151.93 FEET, TO SAID WESTERLY BOUNDARY;

THENCE CONTINUING S06°00'57"E, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 254.09 FEET;
THENCE N89°08'23"W, DEPARTING FROM SAID WESTERLY BOUNDARY, A DISTANCE OF 151.09 FEET;

THENCE S06°00'57"E, A DISTANCE OF 625.87 FEET;
THENCE S56°31'14"E, A DISTANCE OF 193.21 FEET;
THENCE S33°28'43"W, A DISTANCE OF 50.00 FEET TO THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 34;

THENCE S88°24'09"E ALONG SAID EAST-WEST CENTER SECTION LINE, A DISTANCE OF 407.25 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 34;

THENCE S56°31'14"E, A DISTANCE OF 99.88 FEET;
THENCE S01°48'19"W, A DISTANCE OF 187.80 FEET TO THE SOUTHWESTERLY BOUNDARY OF THE PLAT OF RIVER BLUFF RURAL CLUSTER 3RD ADDITION RECORDED IN BOOK 39 OF PLATS, PAGES 28-34, RECORDS OF SPOKANE COUNTY, WASHINGTON;

THENCE ALONG SAID WESTERLY BOUNDARY OF RIVER BLUFF RURAL CLUSTER 3RD ADDITION THE FOLLOWING SEVEN COURSES:

1. S01°48'19"W, A DISTANCE OF 79.23 FEET;
2. S29°06'35"W, A DISTANCE OF 250.30 FEET;
3. S50°18'14"W, A DISTANCE OF 658.75 FEET;
4. S82°12'09"W, A DISTANCE OF 500.69 FEET;

THENCE CONTINUING S82°12'09"W, DEPARTING FROM SAID WESTERLY BOUNDARY, A DISTANCE OF 33.32 FEET;
THENCE S27°47'40"W, A DISTANCE OF 944.24 FEET;
THENCE S10°07'29"E, A DISTANCE OF 397.84 FEET, TO SAID WESTERLY BOUNDARY;

THENCE S21°23'01"W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 615.01 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 34;

THENCE S89°28'52"W ALONG SAID SOUTH LINE, A DISTANCE OF 418.74 FEET TO SAID SOUTHWEST CORNER OF SECTION 34 AND THE POINT OF BEGINNING.

SITUATE IN SPOKANE COUNTY, WASHINGTON.

SITE DATA TABLE

NO. OF LOTS	12
BUILDABLE REMAINDER PARCEL	1
GROSS AREA	132.79
GROSS DENSITY	(13 UNITS/132.79 AC)= 0.098 DU/AC.
OPEN SPACE	99.32 AC.
NET DENSITY	(13/(132.79-99.32))=0.39 DU/AC.
EXISTING STRUCTURES/USES	VACANT LAND
PARCEL SIZES	SEE EXHIBIT
PROPOSED ROAD EASEMENT AREA	3.67 AC.
EXISTING ZONING/LAND USE	RURAL TRADITIONAL/VACANT LAND
SEWER	NO PUBLIC SEWER
WATER PURVEYOR	RIVER BLUFF WATER SYSTEM
PROPOSED USES	RESIDENTIAL
MINIMUM FRONTAGE	125'
SETBACKS	FRONT-25', SIDE/REAR-5'/PLAT BOUNDARY-100'
	NOTE: GREATER SETBACKS MAY BE ESTABLISHED BY COUNTRY HILLS ASSOCIATION

NOTES

- THIS EXHIBIT HAS BEEN PREPARED FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
- SPOKANE COUNTY PUBLIC DATA HAS BEEN USED FOR THE PRODUCTION OF THIS EXHIBIT.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM FIELD OBSERVATIONS AND PUBLIC GIS SOURCES.

OWNER

RIVER BLUFF WEST PARTNERS LLC
BRADLEY WEST, MANAGER
14124 N. BOULDER PARK LN
SPOKANE, WA 99208

DEVELOPER

CHRIS HEFFEL
RIVER BLUFF MANAGEMENT LLC
4425 W. LOOKOUT MOUNTAIN
SPOKANE, WA 99208
509-955-2899
CHRISHEFFEL@AOL.COM

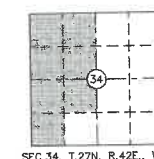
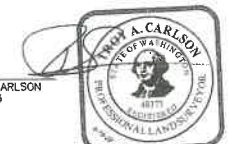
AGENT/SURVEYOR

TROY A. CARLSON
510 E. 3RD AVENUE
SPOKANE, WASHINGTON 99202
509-242-1000
TROY@STORHAUG.COM

SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES AND THAT THE TOPOGRAPHICAL ITEMS SHOWN ARE IN ACCORDANCE WITH WAC 332-130-145.

TROY A. CARLSON
PLS 48373



storhäug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000

DATE	06/14/2022	SCALE	1" = 300'
FIELD BOOK	19-121.7	DRAWN	MCG
PROJECT NUMBER	19-121.7	DRAWING NO.	1 OF 2

18-121 P-191 Country Hills Rural Cluster.dwg 2/23/22 P-191