ATT: Lori, Barlow

John Clarizio

11-20-15

ello John,

Thank you for returning my phone call last Friday. During the phone conversation we talked about perpetuity concerning painted Hills Golf Course. Listed below and attached are a few points to review.

- The Conditional use permit for a golf course says the conditional use permit is granted in perpetuity.
- The Plouff Creek, which historically has a broad flood plan.
- The critical materials use activity under the provisions of the aquifer sensitive area overlay zone of the zoning ordinance.
- The golf course is in a designated flood hazard zone.
- The golf course is compatible with the public, health, safety and welfare.
- Apartment buildings permit (Dean Grafos) also states perpetuity.
- The notice of trustee's sale refers to file at the City of Spokane Valley. (The Bank should have had open discloser).
- The Chester Creek flood zone.
- SEPA plans.

Once again thank you for your time concerning this matter. If it works for you we can discuss in detail.

John Clarizio 509-847-9039

PC 236

Chapter 3.20

FLOOD DAMAGE PROTECTION

Sections:

3.20.010 Intent.

The ordinance codified in this chapter assures the Federal Flood Insurance Administration that it is the intent of the county to comply with the requirements of the National Flood Insurance Program as m[illegible]ally stated in this chapter. (Res. on[illegible] part), 1990)

3.20.080 Chester Creek flood zone.

The floodplain in the lower reaches of Chester Creek, from Mohawk Road to Sprague Avenue, serves as a large percolation or recharge area. Since the creek has no natural outlet to the Spokane River, floodwaters are disposed of naturally through percolation. Because of the importance of the Chester Creek floodplain for disposal, as well as storage of floodwaters, special requirements, as specified in Section 3.20.450, apply to development in the Chester Creek flood zone. (Res. 90-0415 Attachment A (part), 1990)

3.20.450 Special requirements—Chester Creek flood zone.

For the areas of the Chester Creek flood zone from Mohawk Road down to Sprague Avenue, the following provisions apply in addition to the other requirements of this chapter:

(1) Paved driveways are prohibited in the one-hundred-year flood zone; and

(2) No more than five percent of the one-hundred-year flood zone area shall be covered by impervious surfaces or fill. (Res. 90-0415 Attachment A (part), 1990)

Parcel: 45334.9159

Owner: SENSKE, MICHAEL & PAMELA

CoOwner:

Owner Address

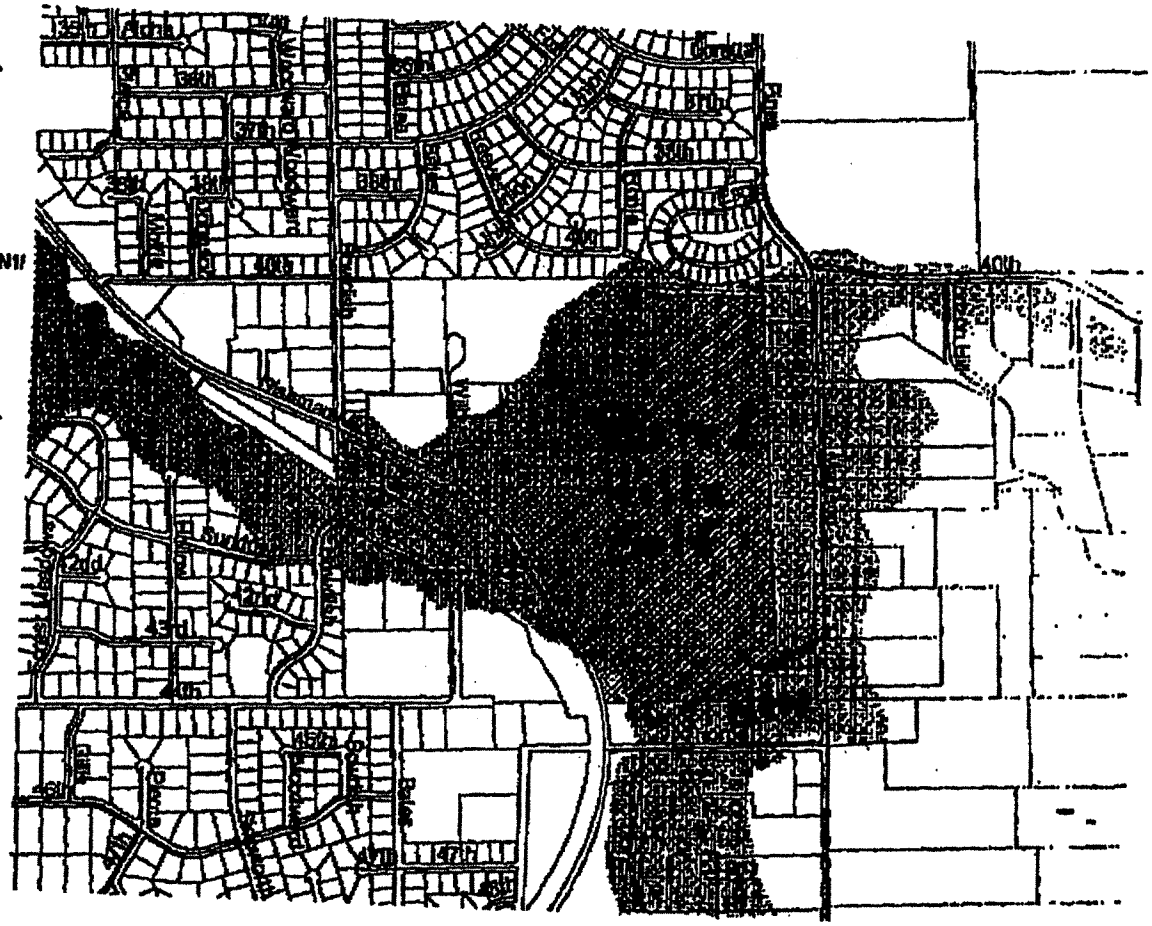
5103 E WILLOW SPRINGS RD SPOKANE WA 99223-9330 USA

Site Address

0 ADDRESS UNKNOWN SPOKANE

Legal Description

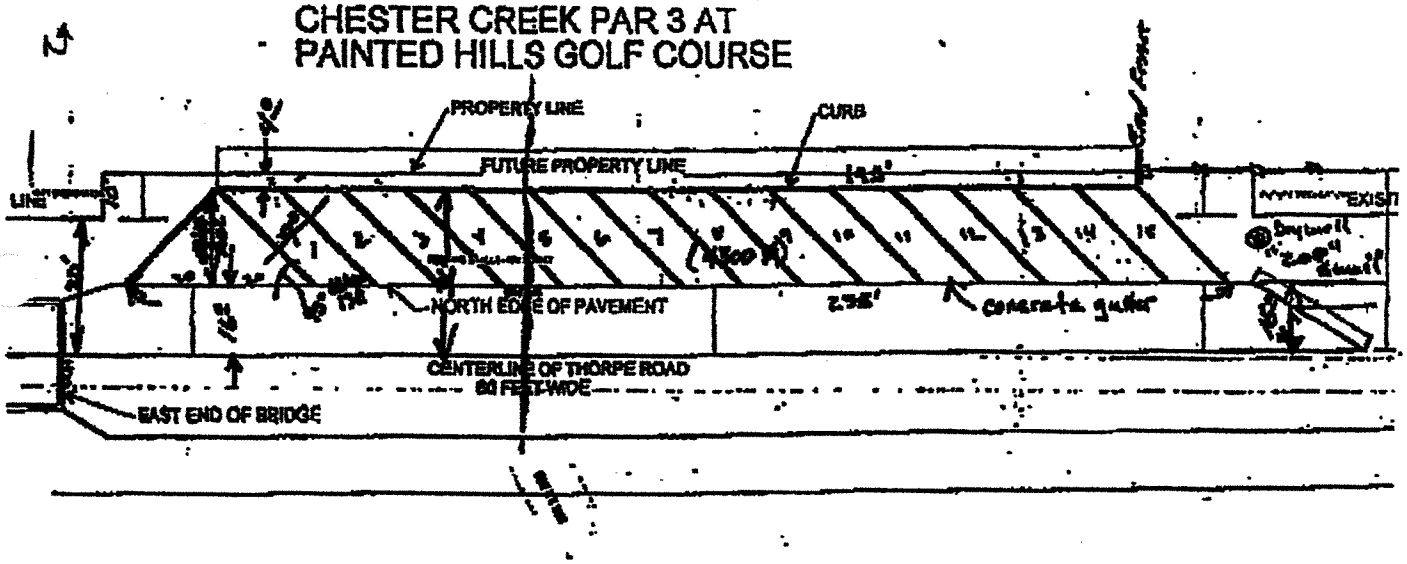
33-25-44 PTN OF SE1/4 DAF: BEG AT E1/4 COR & TRUE POB; TH W TO N1/ COR OF SE1/4; TH S TO NE COR OF TOMLINS ADD TO CHESTER; TH CONT S 146.57FT M/L; TH E 141.25FT; TH S 519.43FT; TH W 471.25FT. TH S TO NELY R/W LN OF DISHMAN-MICA RD; TH SELY ALG SD R/W LN TO S LN OF SEC; TH E TO A PT LYG W 153FT FROM SE COR OF SE1/4; TH N 200FT; TH E 153FT TO E LN OF SE1/4' TH N TO POB, EXC NW1/4 OF NE1/4 OF SD SE1/4; EXC W 4FT ALG E LN DISHMAN-MICA RD; EXC BEG AT THE NE COR OF SD SE1/4; TH W ALG N LN SD 1/4 TO THE NW COR OF NE1/4 OF NE1/4 OF THE SE1/4; TH S 100FT. TH S 81°47'37" E 98.48FT; TH N 89°15'59" E 282FT; TH S 84°39'42" E 94.71FT; TH N 89°15'59" E 194FT TO THE E LN OF THE SE1/4. TH N 01°40'47" W ALG SD E LN 125.02FT TO POB



Chester Creek Flood Zone

Notice: This is not a legal document. Data depicted on this map is general & subject to constant revision. It is intended for reference use only. Legal documents should be obtained from the appropriate agency.

CHESTER CREEK PAR 3 AT PAINTED HILLS GOLF COURSE



SPOKANE COUNTY

BUILDING AND CODE ENFORCEMENT
James L. Manson, C.B.O., Director

A DIVISION OF THE PUBLIC WORKS DEPARTMENT
Gary Oberg, Director

DATE: May 2, 2000

TO: Mark Holman, Assistant Director

FROM: Jeff Forry, Senior Building Technician JF

RE: Request for Public Documents

This is response to the **REQUEST FOR PUBLIC DOCUMENTS** submitted by Warren and Sylvia Riddle on April 24, 2000. Enclosed are the documents availible from our Division. Please note clarification below.

Please provide us with the following documents relative to Painted Hills Golf Course's new par 3 course which is now under construction:

- **SEPA:** Processed with flood plain permit – Division of Engineering & Roads
- **Floodplain Permit :** 00-JNA-23 - processed by Tammy Williams - Division of Engineering & Roads.
- **Flood Engineering:** See Flood Plain Permit – Division of Engineering & Roads.
- **Type I Tree Screening Plan under 14.806:** No plans available.

Please provide us with the following documents relative to Hasse Landscaping or Clyde Haase structure built within the last 3 years on East Thorpe Rd. (12202 East Thorpe):

- **SEPA:** Processed with Conditional Use Permit (CUE-31-97) for expansion - Division of Planning
- **Floodplain Permit:** 98-JNA-109. See Division of Engineering & Roads.
- **Flood Engineering:** See Flood Plain Permit – Division of Engineering & Roads.
- **Type I Tree Screening Plan under 14.806:** See enclosed pictures and landscape plan.

1026 W. BROADWAY • SPOKANE, WASHINGTON 99260-0050
PHONE: (509) 477-3675 • FAX: (509) 477-4703 • TDD: (509) 477-7133

Please Provide us with the following documents relative to Environment West on North 7015 Agronne Rd.:

- **Type I Tree Screening Plan under 14.806:** Landscape plan enclosed.

Please provide us with the following documents relative to the Spokane Valley Seventh Day Adventist Church on S. 1601 Sullivan Rd.

- **Type I Tree Screening Plan under 14.806:** See enclosed site plan.

Please Provide us with the following documents relative to the Valley Bible Church, South 3021 Sullivan Road:

- **Type I Tree Screening Plan under 14.806:** See enclosed landscape plan.

Please provide us with the following documents relative to the Church of Jesus Christ of Latter Day Saints at 13608 E. 40th.

- **Type I Tree Screening Plan under 14.806:** See enclosed landscape plan.

April 24, 2000 fax & certified mail

Gary Oberg, Director
Spokane County Public Works Department
1115 West Broadway
Spokane, WA 99260 Fax 477-4715

Dear Sirs:

This is a **REQUEST FOR PUBLIC DOCUMENTS:**

Please provide us with the following documents relative to Painted Hills Golf Course's new par 3 course which is now under construction:

- SEPA - 4403 S. Dishman Mica
- Floodplain permit -
- Flood engineering -
- Type I tree Screening plan under 14.806 -

Please provide us with the following documents relative to Haase Landscaping or Clyde Haase structure built within the last 3 years on East Thorpe Rd.: 12202 S. THORPE

- SEPA
- Floodplain permit
- Flood engineering
- Type I tree screening plan under Chapter 14.806

Please provide us with the following documents relative to Environment West on North 7015 Argonne Rd.:

- Type I tree screening plan under Chapter 14.806

Please provide us with the following documents relative to the Spokane Valley Seventh Day Adventist Church on S. 1601 Sullivan Rd.

- Type I tree screening plan under Chapter 14.806

Please provide us with the following documents relative to the Valley Bible Church, South 3021 Sullivan Road:

- Type I tree Screening plan under Chapter 14.806

Please provide us with the following documents relative to the Church of Jesus Christ of Latter Day Saints at 13608 E. 40th:

- Type I tree screening plan under Chapter 14.806

Yours truly,

Warren & Sylvia Riddle

Warren & Sylvia Riddle
11410 E. Dishman-Mica Rd.
Spokane, WA 99206
926-6217 fax 928-8689

SPOKANE COUNTY

BUILDING AND CODE ENFORCEMENT
James L. Manson, C.B.O., Director

A DIVISION OF THE PUBLIC WORKS DEPARTMENT
Gary Oberg, Director

DATE: May 2, 2000

TO: FILE

FROM: Jeff Forry, Senior Building Technician

RE: Request for Public Documents – Explanatory notes

This is response to the **REQUEST FOR PUBLIC DOCUMENTS** submitted by Warren and Sylvia Riddle on April 24, 2000. Enclosed are the documents requested from our Division. Please note clarification below.

Please provide us with the following documents relative to Painted Hills Golf Course's new par 3 course which is now under construction:

- **SEPA:** Processed with flood plain permit
- **Floodplain Permit :** 00-JNA-23 - processed by Tammy Williams. See Division of Engineering & Roads.
- **Flood Engineering:** See Flood Plain Permit – Division of Engineering & Roads.
- **Type I Tree Screening Plan under 14.806:** No review for grading permit or land use requirements. Under investigation by compliance section.

Please provide us with the following documents relative to Hasse Landscaping or Clyde Haase structure built within the last 3 years on East Thorpe Rd. (12202 East Thorpe):

- **SEPA:** Processed with Conditional Use Permit (CUE-31-97) for expansion.
- **Floodplain Permit:** 98-JNA-109. See Division of Engineering & Roads.
- **Flood Engineering:** See Flood Plain Permit – Division of Engineering & Roads.
- **Type I Tree Screening Plan under 14.806:** See enclosed pictures and landscape plan.

1026 W. BROADWAY • SPOKANE, WASHINGTON 99260-0050
PHONE: (509) 477-3675 • FAX: (509) 477-4703 • TDD: (509) 477-7133

Please Provide us with the following documents relative to Environment West on North 7015 Agronne Rd.:

- **Type I Tree Screening Plan under 14.806:** Use does not specifically require buffering. Existing vegetation meets requirements of 14.806.080(b).

Please provide us with the following documents relative to the Spokane Valley Seventh Day Adventist Church on S. 1601 Sullivan Rd.

- **Type I Tree Screening Plan under 14.806:** Landscape plan not available. See site plan. To field verify May 2, 2000.

Please Provide us with the following documents relative to the Valley Bible Church, South 3021 Sullivan Road:

- **Type I Tree Screening Plan under 14.806:** See enclosed landscape plan.

Please provide us with the following documents relative to the Church of Jesus Christ of Latter Day Saints at 13608 E. 40th.

- **Type I Tree Screening Plan under 14.806:** See enclosed landscape plan. Playgrounds do not require buffering.

ZONING ADJUSTOR
SPOKANE COUNTY, WASHINGTON

IN THE MATTER OF A CONDITIONAL USE PERMIT FOR AN APARTMENT BUILDING IN THE LOCAL BUSINESS ZONE. (CUE-4-85); DEAN GRAFOS	))))	FINDINGS OF FACT, CONCLUSIONS, DECISION AND CONDITIONS OF APPROVAL

THIS MATTER, Being the consideration by the Zoning Adjustor of Spokane County, in hearing application CUE-4-85, hereinafter referred to as the "Proposal", and the Zoning Adjustor of Spokane County having held a public hearing on 4/26/85 and continued to 5/24/85 and 6/11/85 and having fully considered all testimony presented thereat, and further having visited the site and vicinity in question on several occasions , and having rendered a decision on the 11th day of June, 1985 APPROVING a modified proposal, makes the following:

FINDINGS OF FACT

1. That the proposal is located at approximately S. 1610 University Road in the Spokane Valley across from Univeristy Elementary School in Section 29, Township 25, Range 44 and is further described as Assessors Parcel #29541-0103, 0104, 0105, 0106, 0107, and 0108, being more specifically described in documents contained in Zoning Adjustor file CUE-4-85.

2. That the proposal originally consisted of 42 - 1 and 2 bedroom apartments including some covered parking, some uncovered parking and laundary facilities for residents on a 2.1 acre site in the Local Business zone, which zone allows such a use through the granting of a conditional use permit.

3. That over a period of time and through the process of continued public hearings the proposal was modified from the original proposal (marked "original" in the file), through "revision #1" of April 16th, "revision #2" of May 22nd and "revision #3" of May 24th to an approved version #4 of June 11, 1985 containing a maximum of 32 dwelling units on a site approximately 1.53 acres in size and as modified by an agreement with the Spokane County Engineers Office for the County to purchase right-of-way for an Oberlin Road one-way couplet connection to University Road on the southerly and southwesterly edge of the site.

4. That the adopted Spokane County Future Land Use Plan designates the area of the proposal as URBAN and the proposal is consistent with the County's entire Comprehensive Plan, including the Future Land Use Plan; and that particularly the proposal as revised is consistent with the numerous objectives and decision guidelines of the text of the Urban category which address location, adjacent land uses, variety of housing, buffering, availability of arterial streets and public transportation.

5. That the site is zoned Local Business which would allow the proposed use upon approval of this application.

6. That the existing land uses in the area of the proposal include additional "Local Business" uses to the north, University Elementary School to the east, vacant land and single family residential uses to the south, and vacant land and single family residential uses to the west, all of which are compatible with the proposal, given the site design and buffering of the site.

7. That numerous comments were received from the various agencies with regard to the originally submitted plan and these comments, upon evolution of the finally revised "substantial conformance" plan will need to be reviewed and approved by these agencies and a final version plan will need to be approved by the Zoning Adjustor.

8. That both support and objection were expressed with regard to the original plan; but that no objection was expressed with regard to the final modified plan dated as June 11, 1985.

9. That considerable discussion took place regarding the policy of Central Valley School District to generally discourage or oppose commercial or industrial activities adjacent to existing school sites, with the implication being made that the higher intensity residential use would fit in the same category; however, a representative of the Central Valley School District did by letter of April 11, 1985 (the Director of Facilities and Planning) expressed no opposition to this development, while at the same time expressing concerns with the traffic generation and lack of sidewalks and congestion affecting school children which occur on University Road.

10. That clarification of past school district policy and current school district policy #1920 shows that standing objection exists to commercial and industrial activities near schools, but no position with regard to opposition to higher density housing has ever been set forth, including the testimony by past school district superintendent regarding other proposals at this site.

11. That the Zoning Adjustor and representative of the County Engineer's Office examined estimated trip generation for an estimated 32 apartment units and determined that the average weekday vehicle trip ins would be approximately 211, whereas several other permitted uses in the Local Business zone were examined for trip generation as follows: speciality retail center, 814 trips; hardware and paint store, 1026 trips; branch bank with drive-in, 1920 trips; supermarket, 2510 trips; and medical/dental offices 1092 trips.

12. That it has been amply pointed out, and the Zoning Adjustor concurs, that it would be most advantageous, with respect to traffic congestion adversely affecting school children, for as much traffic as possible to be oriented off of University Road by providing convenient site point(s) of ingress and egress onto Oberlin.

13. That it would be in the best interest of school children to discourage their passage through the site, thus reducing the conflict they would have with automobiles manuevering in the apartment complexes parking lot.

14. That the Zoning Adjustor has the authority to approve a concept plan and at a later point review the final plan for substantial conformance in an effort to give approval for the project to be developed on paper in more detail, but reserving the right to review the plan and its various details, including notifying interested parties that a final plan may be reviewed prior to the Zoning Adjustor actually placing the stamp of approval on a final site plan.

15. That the Zoning Adjustor feels the approval of low-rise apartments, not to exceed 32 in number, is a better use of the site than many permitted Local Business uses, particularly as it impacts the residential neighborhood to the south and southwest and the elementary school to the east.

16. That pursuant to the State Environmental Policy Act the environmental checklist and other data has been reviewed and the project has been found to not have any probable significant adverse impacts to the physical environment. A Determination of Nonsignificance (DNS) was issued on March 27, 1985 and sent to seven (7) agencies of jurisdiction. The agencies reviewing the checklist neither indicated that a more detailed environmental review should be provided nor commented that the DNS should be re-considered. Comments regarding environmental matters were not made at the public hearing. There was not sufficient evidence presented pursuant to WAC 197-11-340 (3) (a) to withdraw the DNS.

17. That the applicant has been made aware of the recommendations of various County/State agencies reviewing this project and has indicated he can comply with those recommendations.

18. That the final site plan will only be approved as it indicates that setbacks, parking, height of the structures will conform to the Spokane County Zoning Ordinance, the requirements of the Spokane County Engineer and the requirements of the Spokane County Health District.

19. That the proper legal requirements for advertising of the hearing before the Zoning Adjustor of Spokane County have been met.

20. That various performance standards will be necessary as conditions of approval to make the use compatible with other permitted activities in the same vicinity and zone as well as the surrounding neighborhood.

21. That the final approved plan for apartments is not judged by the Zoning Adjustor to be detrimental to the surrounding property, particularly in light of what could be permitted outright by the Local Business zone.

22. That the apartment complex in the Local Business zone, must be consistent with the provisions of Chapter 4.07, Multiple Family Suburban zone, of the Spokane County Zoning Ordinance.

23. That visual screening of the 2 to 2 1/2 story apartments from the surrounding area is desirable, as is the screeing for apartment dwellers of the business to the north.

From the Findings of Fact, the Zoning Adjustor comes to these:

CONCLUSIONS

1. The proposal, as approved in its June 11, 1985 concept plan for substantial conformance, is not detrimental to and is compatible with the public health, safety and welfare.

2. The proposal is listed in the Spokane County Zoning Ordinance as a conditional use allowed in the Local Business zone and the proposal does meet the established and applicable criteria described for that conditional use.

3. Various performance standards and criteria are additionally needed to make the use compatible with other permitted activities in the same vicinity and zone and to insure against imposing excessive demands upon public utilities and these shall be addressed as conditions of approval, particularly conditions of approval which deal with fencing, buffering, access to University Road and Oberlin Road, mature landscaping in an effort to screen the site on its southwesterly portion.

4. The modified proposal will not be detrimental to the Comprehensive Plan or the surrounding properties.

5. The proposal will uphold the spirit and intent of the Zoning Ordinance and mitigate adverse affects upon the neighboring properties due to reasonable restrictions, conditions or safeguards applied through the conditions of approval.

DECISION

From the foregoing Findings of Fact and Conclusions, the Zoning Adjustor APPROVES the 6/11/85 proposal in concept, and for "Substantial Conformance" by a final detailed site plan to be certified as approved. The following CONDITONS OF APPROVAL are stipulated.

CONDITIONS OF APPROVAL

I. GENERAL

1. The following conditions shall apply to the applicant, owner and successors in interest.

II. PLANNING DEPARTMENT

1. The applicant must comply with the provisions of SEPA's NOTICE OF ACTION (See RCW 43.21C.080) within 30 days of the approval of a final site plan and prior to the release of any on-site improvements. The purpose of such a NOTICE OF ACTION is to establish a time limitation upon which the environmental determination for this project can be challenged. Alternatively, the applicant may waive the NOTICE OF ACTION requirements by filing the appropriate documents provided by the Spokane County Planning Department.

2. That the Conditional Use Permit is granted, pending approval of a site plan and development according thereto, in perpetuity and such approval runs with the land and is not granted exclusively to the applicant.

3. Prior to the issuance of any permits regarding this proposal, the applicant shall bring before the Zoning Adjustor a final revised site plan, which reflects, through written notations the approval of the Spokane County Engineers Office and the Spokane County Health District with regard to a traffic and drainage plan and a sanitary waste disposal plan.

4. Upon certification by the Zoning Adjustor of an approved plan in substantial conformance with the June 11, 1985 concept plan the various parties of record shall be notified by 1st class mail (on the basis of Party of Record Slips in the file) that they have ten (10) calendar days from the mailing date on the letter to come to the Planning Department, examine the site plan and to register any complaints with the Zoning Adjustor with regard to substantial conformance; and that after considering any such complaints the Zoning Adjustor will establish an approved plan and any other related documents, therefore establishing a date of administrative decision which may be appealed to the Board of Adjustment under the provisions of Section 4.25.030 c. of the Spokane County Zoning Ordinance.

5. The site plan proposal shall include a six (6) foot high decorative sight-obscurring fence on the north, east, and southern portions of the site, designed and constructed in a suitable, long-lasting manner and with equally appealing appearance on each side. The design of the fence installation at the points of ingress and egress shall include an "angled" construction to improve or allow for adequate sight distance for cars leaving the site.

6. The southwesterly property line, which would appear as fronting on Oberlin couplet connection to University Road is required to be fenced prior to occupancy in an identical fencing material to the above condition; except that the applicant may choose to enter into a legally binding agreement with the County Engineer's Office to provide that fencing at the time that Oberlin is actually constructed as a roadway or at such other time as may be directed by the County Engineer's Office.

7. The Zoning Adjustor shall approve a specific exterior lighting plan for the approved area prior to installation of such lighting. (Such plan shall attempt to confine illumination to the area with full consideration to adjacent properties as well as to the occupants the proposals apartment units).

8. A specific landscape plan, planting scheduled and provisions for maintenance acceptable to the Spokane County Zoning Adjustor shall be submitted with a performance bond for the project prior to release of building permits. Landscaping shall be installed and maintained such that sight distance at access points is not obscured or impaired. The landscaping plan shall include on the south and southwesterly (future Oberlin Road) exposure a screen of trees to be planted with full recognition of a future fence presence. The landscaping plan shall be designed by a registered landscape architect and should be designed to achieve the following objectives (consultation with the Zoning Adjustor is encourged); the following are strong guidelines as long as the purpose and intent of screening is achieved, the Zoning Adjustor may deviate somewhat:

   a. Lawn and shrub areas should be integrated in a manner to provide unobstructed views from automobiles, a pleasing and pleasant appearance from the standpoint of occupants of the site as well as allowing for some grass-oriented recreational activities such as volleyball, badminton, croquet, etc.;

   b. A row of trees is to be planted inside of the fence on the east side of the project with the objective of providing a moderate break-up of the views of the buildings from the elementary school site across the street, with the intent that the trees grow to a height of at least 35 feet with moderately to rapidly growing trees, properly spaced to insure the desired view interuption; the trees should be at least 12 feet high at the time of planting;

   c. Such trees as may be planted on the north side of the site shall be moderate to rapid growing trees, with a mature height of at least 35 feet, planted close enough together to provide a fairly solid screen of growth at maturity and be planted with a height of at least 15 feet at the time of installation;

   d. The trees planted along the future Oberlin Road right-of-way shall be planted with a planting height of at least 18 feet, be at least 40 feet at maturity, and be planted close enough together to provide a moderate to intensive visual screening within 5 to 10 years; and

   e. The balance of the trees on the site shall be of the landscape designers choice and be designed mainly to achieve a pleasant appearance within the site.

9. The specific development plan will be submitted to the Zoning Adjustor for final review and approval prior to issuance of building permits and after revisions or adjustments by the other departments have occurred.

10. All current standards of the Multiple Family Suburban zone, as amended, shall be complied with in the development of this site.

11. Applicant shall comply with '208' recommendations concerning stormwater runoff and provide necessary landscaping for runoff.

12. "Speed bumps" or "dips" shall be shown on the final site plan; one close to each entrance and one in the middle area of the parking lot.

III. DEPARTMENT OF BUILDING & SAFETY

1. Buildings, structures and manufactured homes in excess of 6' in height require building permits as per Section 301 of the Uniform Building Code.

IV. UTILITIES DEPARTMENT

1. The owner(s) or successor(s) in Interest agree to authorize the County to place their name(s) on a petition for the formation of a ULID by petition method pursuant to RCW 36.94 which the petition includes the Owner(s) property and further not to object by the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW Chapter 36.94 which includes the Owner(s) property. PROVIDED, this condition shall not prohibit the Owner(s) or Successor(s) from objection to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under RCW Chapter 36.94.

2. Each dwelling unit shall be double plumbed for connection to future area-wide collection systems.

3. Plans and specifications for the double plumbing are to be reviewed and approved by the Utilities Department prior to septic tank permit application.

V. HEALTH DISTRICT

1. A combined surface water and sewage disposal detail plan shall be approved by the Spokane County Engineer and the Spokane County Health District prior to the issuance of any building permit for this project.

2. Subject to specific application approval and issuance of permits by the Health Officer, the use of an individual on-site sewage system may be authorized.

3. Water service shall be by an existing public water supply when approved by the Regional Engineer (Spokane), State Department of Social and Health Services.

4. Use of private wells and water systems is prohibited.

5. Disposal of sewage effluent is currently prohibited beneath paved surfaces.

VI. ENGINEER'S OFFICE

1. The applicant shall install sidewalks, curbing and pave to the existing pavement along the west side of University Road for the entire length of the proposal. Curbing shall match curbing which is in place to the north of the proposal. Improvements shall be constructed in accordance with Spokane County Standards.

2. The applicant shall prepare and submit to the County Engineer a road and drainage plan for the improvements which have been specified for University Road. These plans shall be prepared by a licensed professional civil engineer and in compliance with the Spokane County Road and Drainage Standards.

3. The applicant shall adhere to a building setback line along University Road which will allow acquisition of 10 feet of additional road right-of-way along University Road at a future date.

4. The applicant shall construct a paved and delineated access approach to meet the existing paving on Oberlin at the location shown in the June 11, 1985 approved concept plan.

5. Prior to release of a building permit for the proposal:

   a. The applicant shall submit for approval by the County Engnineer and the Spokane County Health District a detailed combined on-site sewage system plan and surface water disposal plan for the entire project; and

b. A parking plan and circulation plan shall be submitted and approved by the County Engineer, and the design location and arrangement of parking stalls shall be in accordance with the standard traffic engineering practices including paving or surfacing as approved by the County Engineer which will be required for any portion of the project which is to be occupied or travelled by vehicles.

DATED THIS 26 DAY OF June, 19 85.

Thomas G. Mosher

THOMAS G. MOSHER, AICP,
ZONING ADJUSTOR, SPOKANE COUNTY,
WASHINGTON

FILED:

1) Applicant
2) Parties of Record
3) Spokane County Engineers Office
4) Spokane County Dept. of Building & Safety

NOTE: ANY PARTY AGGRIEVED BY THIS DECISION MUST FILE AN APPEAL WITHIN TEN (10) CALENDAR DAYS OF THIS DATE.

0008z/6-85

- **08/14/13--17:00:** notice of trustee's sale i. n...

NOTICE OF TRUSTEE'S SALE I. NOTICE IS HEREBY GIVEN that Kevin A. Rosenfield, the undersigned Successor Trustee, will on Friday, September 13, 2013 at the hour of 11:00 a.m. at the South entrance of the Spokane County Courthouse, 1116 W. Broadway Ave., Spokane, WA 99201, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Spokane, State of Washington, to-wit: Abbreviated Legal Description: PTN SE ¼ S33, T25N, R44E, W.M., PTN SW ¼ S34, T25N, R44E, W.M., and PTN NE ¼ S4, T24N, R44E, W.M., Spokane County, WA. Full Legal Description: PARCEL "A". That portion of the Southeast quarter of Section 33, Township 25 North, Range 44 East of the Willamette Meridian, lying Northeasterly of Dishman Mica Road; EXCEPT the Northwest quarter of the Southeast quarter; AND EXCEPT the Northwest quarter of the Northeast quarter of the Southeast quarter; AND EXCEPT the West 141.25 feet of the Southwest quarter of the Northeast quarter of the Southeast quarter; AND EXCEPT the West half of the Northeast quarter of the Southwest quarter of the Southeast; AND EXCEPT any portion lying within the bounds of the County Right of Way as conveyed by Deeds recorded under Auditor's File No. 581841C and 8809160323, records of Spokane County; AND EXCEPT a portion of the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 33, Township 25 North, Range 44 East of the Willamette Meridian, being more particularly described as follows: BEGINNING at the Northeast corner of said Southeast quarter; Thence South 89°15'59" West, along the North line of said Northeast quarter of the Northeast quarter of the Southeast quarter, 664.71 feet to the Northwest corner of said Northeast quarter of the Northeast quarter of the Southeast quarter; Thence South 01°34'38" East, along the West line of said Northeast Quarter of the Northeast Quarter of the Southeast Quarter, 100.00 feet; Thence South 81°47'37" East, 96.48 feet; Thence North 89°15'59" East, 282.00 feet; Thence South 84°39'42" East, 94.71 feet; Thence North 89°15'59" East, 194.00 feet to the East line of said Northeast quarter of the Northeast quarter of the Southeast quarter; Thence North 01°45'47" West, along the East line of said Northeast quarter of the Northeast quarter of the Southeast quarter, 125.02 feet to said Point of Beginning; Situate in the City of Spokane Valley, County of Spokane, State of Washington. PARCEL "B". That portion of the Southwest quarter of Section 34, Township 25 North, Range 44 East of the Willamette Meridian, lying Westerly of Madison Road; EXCEPT the North 300 feet thereof; AND EXCEPT any portion lying within the bounds of the County Right of Way as conveyed by Deeds recorded under Auditor's File No. 581841C, records of Spokane County; Situate in the City of Spokane Valley, County of Spokane, State of Washington. PARCEL "C". That portion of the Northeast quarter of Section 4, Township 24 North, Range 44 East of the Willamette Meridian, lying East of Dishman Mica Road, North of Thorpe Road and Westerly of Madison Road; EXCEPT any portion lying within the bounds of the County Right of Way as conveyed by Deeds recorded under Auditor's File No. 8809160323 and 9004120181, records of Spokane County; Situate in the City of Spokane Valley, County of Spokane, State of Washington. PARCEL "D".

Lots 8, 9 and 10, TOMLIN'S ADDITION TO CHESTER, as per plat recorded in Volume "E" of Plats, page 10, records of Spokane County; Situate in the city of Spokane Valley, County of Spokane, State of Washington. Also commonly described as: 4403 South Dishman-Mica Road Spokane Valley, Washington 99206. The tax parcel number(s) are: 45336.9191, 44041.9144, 45334.0108, 45334.0109 and 45334.0110. which is subject to that certain Deed of Trust dated March 2, 2006 and recorded on March 7, 2006, as instrument number 5351320 (re-recorded on May 24, 2006 as instrument number 5383607), in the Official Records of Spokane County, State of Washington, as modified by that certain Modification of Deed of Trust dated June 15, 2006 and recorded on July 13, 2006, as instrument number 5405738, in the Official Records of Spokane County, State of Washington wherein IWILL70 PROPERTIES, LLC, a Washington limited liability company, is the Grantor, UPF INCORPORATED, a Washington Company, is the original Trustee, and AMERICANWEST BANK, is the Beneficiary ("Deed of Trust"). II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust. III. The defaults for which this foreclosure is made are as follows: A. Grantor failure to make payments due under the terms of the written documents for Loan No. 1100011278 including the adjustable rate promissory note dated and effective as of March 2, 2006 and modified by a Change in Terms Agreement dated June 15, 2006. B. Grantor's failure to pay when due the following amounts which are now in arrears: Obligation DefaultAmount Outstanding Delinquent payments from March 20, 2012, in the amount of $7,793.59/month:$116,903.85 Unpaid fees, costs and collection expenses to May 22, 2013:$99,688.51 Total Arrearage:$216,592.36 C. DELINQUENT TAXES: Grantor's failure to pay property taxes, when and in the amounts due, to Spokane County. IV. The sum owing on the obligation secured by the Deed of Trust is: Principal $797,081.40 , together with interest as provided in the note or other instrument secured from March 2, 2006, and such other costs and fees as are due under the note or other instrument secured, and as provided by statute. In addition, some of the charges can only be estimated at this time, because the charges may include presently unknown expenditures required to preserve the property or to comply with state or local law. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express, or implied, regarding title, possession, or encumbrances on September 13, 2013 . The defaults referred to in paragraph III must be cured by September 2, 2013 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before September 2, 2013 , (11 days before the sale date) the defaults set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after September 2, 2013 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrances paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation

and/or Deed of Trust, and curing all other defaults. VI. A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es): IWILL70 ProtertiesIWILL70 Properties, LLC Attention: Linda S. McElhinny, Registered AgentAttention: Linda S. McElhinny 4927 South Bellaire Lane3711 S SR 27 Hwy, K103 Veradale, Washington 99037Spokane, WAshington 99206 by both first class mail and certified mail on April 25, 2013, proof of which is in the possession of the Trustee; and on April 26, 2013 the Borrower and Grantor was personally served with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS. The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. XI. NOTICES TO GUARANTORS. If you are a guarantor of the Debtor's obligations to Beneficiary, you may be liable for a deficiency judgment to the extent the sale price obtained at trustee's sale is less than the debt secured by the Deed of Trust. Guarantors have the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the Trustee's Sale. Guarantors will have no right to redeem the property after Trustee's Sale. Subject to such longer periods as are provided in the Washington Deed of Trust Act, Chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the Trustee's Sale, or the last trustee's sale under any deed of trust granted to secure Debtor's obligations to Beneficiary. In any action for a deficiency, any guarantor will have the right to establish the fair value of the property as of the date of Trustee's Sale, less prior liens and encumbrances, and to limit said guarantor's liability for a deficiency to the difference between the Debtor's obligations to Beneficiary and the greater of the fair value or the sale price paid at the trustee's sale, plus interest and costs. Dated: May 23, 2013. By: Kevin A. Rosenfield, Successor Trustee, Ball Janik LLP, 818 Stewart Street, Suite 1110, Seattle, Washington 98101, Telephone: (206) 892-9464, Facsimile: (206) 624-6039. SR26565

File

ZONING ADJUSTOR
SPOKANE COUNTY, WASHINGTON

IN THE MATTER OF A CONDITIONAL USE PERMIT FOR A GOLF COURSE, (CUE-26-85); MICHAEL L. SENSKE	)))	FINDINGS, CONCLUSIONS AND DECISION

SUMMARY OF APPLICATION:

The applicant has submitted a proposal for an approximately 75 acre golf course. The golf course was originally set forth as an 18 hole "short" par course, but was revised at the public hearing to be a "regular" par 9 hole course on the same approximately 75 acres. The activity centers involving the parking lot, driving range and club house will be located in the southwest portion near the intersection of Thorpe Road and the Dishman-Mica Road.

LOCATION:

The approximately 75 acres of land is located west of Madison Road, north of Thorpe Road, east of the Dishman-Mica Road and south of 40th Avenue (extended). The site is generally located in the South Opportunity area of the Spokane Valley. The Assessor's Parcel # is 33544-9141, 34543-9061 and 04441-9089.

DECISION OF THE ZONING ADJUSTOR:

Based upon the evidence presented and circumstances associated with the project proposal, the Zoning Adjustor APPROVES the conditional use permit for the golf course, contingent upon the granting of a development permit under the Flood Plain Management Program administered by the County Engineer's Office under the National Flood Insurance Program. If that permit cannot be granted, then the conditional use permit for the golf course becomes null and void. If the Flood Plain Development permit granted causes such a substantial alteration in the site plan approved by the Zoning Adjustor, it may be the judgement of the Zoning Adjustor that a change of condition hearing be held to consider the substantially revised site plan.

PUBLIC HEARING:

After examining all available information on file with the application and visiting the subject property and surrounding area, the Zoning Adjustor conducted a public hearing on October 23, 1985, rendered a verbal decision on October 23, 1985, and a written decision on November 4/4, 1985.

FINDINGS OF FACT

1. The proposal is generally located in the South Opportunity area, north of Thorpe Road, east of the Dishman-Mica Road, south of 40th Avenue alignment and west of Madison Road and is further described as Assessors Parcels 33544-9141, 34543-9061 and 04441-9089, being more specifically described in Zoning Adjustor file CUE-26-85.

2. The proposal consists of a 75 acre site which is proposed to be granted a conditional use permit to operate a golf course. The proposal was originally set forth as an 18 hole "short" par course, but was revised at the public hearing to be a 9 hole "regular" par course. The course will be fenced, landscaped and groomed appropriate for a golf course. The concentration of club house, driving range, parking lot, etc. activities will be in the southwest corner, approximately the same site as the existing farmstead. The traffic will enter and exit the site from Thorpe Road, thus relieving the congestion of exiting and entering vehicles on the Dishman-Mica Road. The site contains the primary course of Plouff Creek, which historically has a broad flood plain including much of the site, depending on the flooding quantities for any given event. The 100-year Flood Plain for Plouff Creek is judged to include most of the site. The contouring of the

site will be subject to a development permit to be issued under the Flood Plain Management Program of the County Engineer's Office under the auspices of the National Flood Insurance Program. That permit will be issued consistent with there being no adverse on-site or off-site impacts due to any excavation and rearranging of the landscape needed to affect the design of the golf course. It is estimated by the applicant that 150,000 cubic yards (revised downward to 30,000 cubic yards prior to this written decision) of soil materials will be rearranged to accomplish the golf course design. The golf course will most likely store various herbicides or pesticides and possibly other chemicals and was consequently designated as a Critical Materials Use Activity under the provisions of the Aquifer Sensitive Area Overlay Zone of the Zoning Ordinance and the applicant waived any appeal of that designation. It is anticipated there will be no surface water withdrawals from Plouff Creek, although the project intends to use an existing 800 gallon per minute irrigatin well on the property, if the water right is valid and usable for that purpose, or an additional water right will be sought for the purposes of irrigation. Domestic water will be provided from an 8 inch main owned and operated by Spokane Suburban Water and now located in the Thorpe Road right-of-way. The golf course is not presently planned to be illuminated for night playing, although the golf course driving range may be so illuminated. The orientation of the driving range is inward toward the site, thereby suggesting the minimum amount of off-site interference due to lighting.

3. The adopted Spokane County Future Land Use Plan designates the area of the proposal as URBAN and the proposal is consistent with the County's entire Comprehensive Plan, including the Future Land Use Plan.

4. The site is zoned Agricultural which would allow the proposed use upon approval of this application.

5. The existing land uses in the area of the proposal include farming, hillside woodlands, housing and schools to the northeast, all of which are compatible with the proposal.

6. The proposal shall be implemented in substantial conformance with the documents on file in Planning Department file CUE-26-85. By necessity it shall be at the discretion and interpretation of the Zoning Adjustor as to what and what is not in substantial conformance with these documents.

7. A private or non-profit golf course is permitted by conditional use in the Agricultural zone pursuant to Section 4.24.300.

a. A proposed development plan has been submitted indicating the location and type of the proposed recreational facilities, fencing, landscaping, off-street parking areas and existing or proposed structures to be utilized.

b. No commercial use or development is proposed other than uses directly related to the functioning of the golf course.

c. All of the facilities are designed and located with full consideration of their proximity to adjacent uses, their affect upon adjacent properties and to the reduction of such nuisance factors as noise, flood light control, operating hours and off-street parking.

8. The facility will utilize far fewer public utilities or services per acre than almost any other type of development imaginable.

9. The site is characterized by the Plouff Creek flooding area and which has prevented or complicated development proposals for many years. Other than the alternative of the land remaining as farmland, the golf course use is an acceptable land use for the flood plain. The challenge will be to see to it that any alteration of the terrain on the site does not adversely affect up-stream or down-stream properties contained in the flood plain area. That decision is being deferred to the flood plain development permit issued under the Flood Plain Management Program of the County Engineer's Office administered under the National Flood Insurance Program. If there are adverse impacts which cannot be overcome and no final permit issued, the conditional use permit for the golf course will become null and void.

10. The applicant has described perimeter landscaping and fencing to be incorporated into the design, thereby creating as "soft" a buffer to adjoining properties. The applicant has considered reasonable restrictions, conditions or safeguards that will help uphold the spirit and intent of the Zoning Ordinance and mitigate impacts on the neighboring properties.

a. Golf course operation will be limited to daylight hours, except that the driving range will be lighted for early-evening use, as will the parking lot areas for security reasons.

b. The golf course, club house and other facilities will be landscaped and maintained to a very high standard.

c. The parking lot will be designed to handle 100 automobiles, although it will be constructed in phases. The first phase will be no less than 65 paved and striped car parks, with reserve space for up to 100 total vehicles. During July of 1988, the operation will be reviewed to see if the additional parking spaces need to be paved and striped, including approval by the County Engineer's of circulation and drainage, if such expansion has not already taken place. The Zoning Adjustor will make the decision whether or not to expand the parking lot upon consultation with the County Engineer's Office.

d. The signs for the golf course shall be consistent with Section 4.17.120 f. of the Zoning Ordinance, although, informational and direction signs may be utilized as needed to adequately advise the public of the location of points of ingress and egress, if they are located on the property ownership and for the purposes of directing traffic from remote parts of the site perimeter to the parking facilities and club house areas. Such additional signs shall be approved by the Zoning Adjustor in consultation with the County Engineer's Office for size, design, lighting and location.

11. Section 4.24.010 b. stipulates that conditional use permits may restrict or condition proposals including definite time limits, provisions for front, side or rear yards greater than the minimum standards, suitable landscaping, signing, off-street parking and other other reasonable restrictions, conditions, or safeguards that would uphold the spirit and intent of the Zoning Ordinance and mitigate any adverse affects upon neighboring properties by reason of the use, extension, construction or alteration allow. This section of the Zoning Ordinance also stipulates that permits may be suspended or revoked after public hearing and a finding by the Zoning Adjustor or Board of Adjustment that a permittee has failed to comply with such restrictions or conditions.

12. Since the use has been designated as a Critical Materials Use Activity under the Aquifer Sensitive Area Overlay Zone of the Spokane County Zoning Ordinance, there shall be requirements to construct a proper place for the storage and handling of critical materials, with particular attention given to the various chemicals which may be utilized in the operation and maintenance of the golf course. Those materials have been submitted on a list and are identified as follows: 2,4-D, MCPP, Orthene, Seven, Maverick, Aqua Flow, Plictran and Fore.

13. Area residents have submitted a petition, with which displayed a site plan of the golf course, containing 138 names in support of the concept of a golf course at this location, and also encouraging the county to expedite the proposal since it represents such an asset to their neighborhood.

14. Pursuant to the State Environmental Policy Act, the environmental checklist and other information has been reviewed and project has been found to not have any probable significant adverse impacts to the physical environment. This review was accomplished under "phased" environmental review, whereby the conditional use permit was reviewed from the standpoint of not evaluating the detailed impacts on the ground or surface water portion of the checklist. That subject matter was phased and deferred to the Flood Plain Development Permit as reviewed, considered, and issued by the County Engineer's Office, if appropriate. During that phase, environmental review

will actually take place of the ground and surface water portions of the checklist, possibly resulting in the need for additional information, and being subject to a separate threshold determination. That threshold determination for the second phase will be issued by the Planning Director upon recommendation by the County Engineer's Office. Environmental review will not be complete until the environmental review for the second and final phase as associated with ground and surface water impacts has been completed and the remaining portion of the overall threshold determination has been issued. For the present permit, the conditional use permit, the environmental checklist resulted in the issuance of a Determination of Nonsignificance for the first phase (non water related) of the project. The Determination of Nonsignificance was issued on September 30, 1985 and sent to 15 agencies of jurisdiction. The agencies reviewing the checklist neither indicated a more detailed environmental review should be provided nor commented that the DNS should be considered. Comments regarding the environmental matters were not made at the public hearing and there was not sufficient evidence presented pursuant to WAC 197-11-340 (3) (a) to withdraw the DNS. The full requirements of SEPA have not been met until such time as the second phase threshold determination is made, issued and has stood for review by other agencies. The conditional use permit itself is not valid until the Flood Plain Development Permit has been issued. It should be understood that a substantial modification in the site plan due to the Flood Plain Development Permit process may cause there to be a need for a "change of condition" hearing before the Zoning Adjustor. The primary concern in this regard would be the points of ingress and egress from the public road system, the location and design of the parking, club house and driving range locations.

15. The applicant has been made aware of the recommendations of various County/State agencies reviewing this project and has indicated he can comply with those recommendations.

16. The proposed site plan indicates that setbacks, parking, height of the structure(s) will conform to the Spokane County Zoning Ordinance.

17. No one appeared to oppose the proposal nor were any written comments adverse to the proposal received.

18. The proper legal requirements for advertising of the hearing before the Zoning Adjustor of Spokane County have been met.

19. Any conclusion hereinafter stated which may be deemed a finding herein is hereby adopted as such.

From the Findings, the Zoning Adjustor comes to these:

CONCLUSIONS

1. The proposal will not be detrimental to the Comprehensive Plan or the surrounding properties.

2. The proposal is not detrimental to and is compatible with the public health, safety and welfare. The proposal, if implemented, will provide an excellent use of flood plain land if it can be done so in such a manner that the off-site impacts do not aggravate the existing flood plain situation. The public interest will be served by the addition of a golf course facility in a center of fairly existing population and likely population growth.

3. The proposal is listed in the Spokane County Zoning Ordinance as a conditional use allowed in the Agricultural zone and the proposal does meet the established and applicable criteria described for that conditional use.

4. Various performance standards and criteria are additionally needed to make the use compatible with other permitted activities in the same vicinity and zone and to insure against imposing excessive demands upon public utilities and these shall be addressed as conditions of approval.

5. Any finding hereinbefore stated which may be deemed a conclusion herein is adopted as such.

DECISION

From the foregoing Findings and Conclusions, the Zoning Adjustor APPROVES the proposal. The following CONDITIONS OF APPROVAL ARE STIPULATED.

CONDITIONS OF APPROVAL

I. GENERAL

1. The following conditions shall apply to the applicant, owner and successors in interest.

2. The conditional use permit is granted only subject to the issuance of the other land-form modification permits, including but not limited to, any grading permits necessarily issued by the Department of Building and Safety and a Flood Plain Development Permit as may be issued by the County Engineer's Office.

3. Spokane County is the lead agency under the Environmental Policy Act and the Planning Director is the responsible official. A Phased Determination of Nonsignificance has cleared all phases of the project except the Flood Plain Development Permit, for which environmental review will take place during the consideration of that permit. Upon the Engineer's recommendation, the County Planning Director or his designee will issue the second phase threshold determination and comply with the requirements of WAC 197-11 regarding such threshold determination. In the event that a mitigated determination of nonsignificance is issued, and those mitigating conditions cause alteration of the project sufficient to reconvene the hearing, the Zoning Adjustor shall exercise the discretion to so function. If the threshold determination requires the preparation of an environmental impact statement, then the environmental review process shall be carried to culmination and the conditional use permit does not become effective until that process has completed itself. In other words, the conditional use permit has truly a two-phased permit, with the second phase being the Flood Plain Development Permit, pursuant to the Flood Plain Management Program administered by County Engineer's Office.

4. The conditional use permit is granted in perpetuity, but may be reviewed periodically for compliance with conditions of approval. The first review which shall be used to set the time frame for any subsequent reviews shall occur in July of 1988. At that time, minimally the parking lot situation will be reviewed to see if it is necessary to bring the parking lot from 65 car parks to 100 car parks, or greater if conditions seem to warrant.

II. PLANNING DEPARTMENT

1. The development of the project will proceed in a phased manner. At the various stages at which a permit is needed for any particular aspect, the Planning Department shall have the final sign-off authority for that particular phase.

2. Prior to release of building permits for the development associated with the driving range, the club house, etc. the Zoning Adjustor shall approve such plans, including landscaping and irrigation plans for the high activity area.

3. A final site development plan for the golf course, including the description of lighting, fencing, gates, water hazard ridges, signs, etc., shall be filed with the Planning Department and approved (either all at once or in phases) prior to the issuance of other permits or installation. The sign requirements shall be those of Section 4.17.120 f. of the Spokane County Zoning Ordinance plus additional signage in substantial conformance with the following and as authorized by the Zoning Adjustor. The signs for the golf course shall be consistent with Section 4.17.120 f. of the Zoning Ordinance, although, informational and directional signs may be utilized as needed to adequately advise the public of the location of points of ingress and egress, if they are located on the property ownership and for the purposes of directing

traffic from remote parts of the site perimeter to the parking facilities and club house areas. Such additional signs shall be approved by the Zoning Adjustor in consultation with the County Engineers Office for size, design, lighting and location. Latitude is given to the Zoning Adjustor to allow appropriate signage consistent with the needs of the golf course, while taking into account the impact in the surrounding area or the travelling public.

4. Hours of operation for the golf course shall be dawn to dusk, with the driving range being permitted to operate until approximately 10:00 p.m. The club house activities shall be able to operate at the discretion of the golf course operator as long as there are no off-site adverse impacts.

5. The club house activities are to be related to the golf course operation and may include sales and services of various golfing equipment. The club house is authorized to serve "light" food in a casual snack bar atmosphere, but is restricted from full or formal restaraunt service under this permit. A lounge facility is also authorized but is restricted from becoming in and of itself a full attraction, with the primary restriction being that of a restriction on outside entertainment as a major source of attracting customers and consuming space.

6. As much as possible, there shall be architectural harmony amongst all of the buildings constructed. The maintenance building plans shall clearly demonstrate the proper and adequate location for the storage of critical materials as defined in the Aquifer Sensitive Area Overlay Zone Critical Materials List.

III. DEPARTMENT OF BUILDING & SAFETY

1. All buildings, structures and fences in excess of 6' in height require building permits as per Section 301 of the Uniform Building Code.

2. Proper storage for critical materials shall be incorporated into the proper location in the maintenance structures.

IV. UTILITIES DEPARTMENT

1. Pursuant to the Board of County Commissioners Resolution No. 80-0418, the use of on-site sewer disposal systems is hereby authorized. This authorization is conditioned on compliance with all rules and regulations of the Spokane County Health District and is further conditioned and subject to specific application approval and issuance of permits by the Health Officer.

2. The owner(s) or successor(s) in Interest agree to authorize the County to place their name(s) on a petition for the formation of a ULID by petition method pursuant to RCW 36.94 which the petition includes the Owner(s) property and further not to object by the signing of a protest petition against the formation of a ULID by resolution method pursuant to RCW Chapter 36.94 which includes the Owner(s) property. PROVIDED, this condition shall not prohibit the Owner(s) or Successor(s) from objection to any assessment(s) on the property as a result of improvements called for in conjunction with the formation of a ULID by either petition or resolution method under RCW Chapter 36.94.

3. Any water service for this project shall be provided in accordance with the Coordinated Water System Plan for Spokane County, as amended.

V. HEALTH DISTRICT

1. Subject to specific application approval and issuance of permits by the Health Officer, the use of an individual on-site sewage system may be authorized.

2. A combined surface water and sewage disposal detail plan shall be approved by the Spokane County Engineer and the Spokane County Health District prior to the issuance of any building permits for this project.

3. Disposal of sewage effluent is currently prohibited beneath paved surfaces.

4. Water service shall be by an existing public water supply when approved by the Regional Engineer (Spokane), State Department of Social and Health Services.

5. Use of private wells and water systems is prohibited for domestic use.

VI. ENGINEER'S OFFICE

1. A combined surface water and sewage disposal detail plan shall be approved by the Spokane County Engineer and the Spokane County Health District prior to the issuance of any building permits for this project.

2. Applicant shall dedicate 10 feet on Thorpe Road for right-of-way prior to any use of the property.

3. Applicant shall dedicate 4 feet on Dishman Mica Road for right-of-way prior to any use of the property.

4. Applicant shall improve Dishman Mica Road in a manner consistent with Spokane County TYPICAL roadway section No. 2 minimum paving width Major Arterial Standard.

5. Applicant shall improve Thorpe Road in a manner consistent with Spokane County TYPICAL roadway section No. 2 minimum paving width Access Standards.

6. Other specific improvements: Improvements to Thorpe Road may be phased. Applicant shall improve Thorpe Road by widening Thorpe Road and bringing it into compliance with Typical Raod Section No. 4, Minimum paving width to be access standard. The improvements specified under (5) above may be accomplished through a future Road Improvement District or County Road Project at a later date.

7. Applicant shall submit for approval by the Spokane County Engineer road, drainage, and access plans.

8. The applicant shall submit for approval by the Spokane County Engineer and the Spokane County Health District a detailed combined on-site sewage system plan and surface water disposal plan for the entire project.

9. A parking plan and traffic circulation plan shall be submitted and approved by the Spokane County Engineer prior to the issuance of a building permit on the property. The design, location, and arrangement of parking stalls shall be in accordance with standard traffic engineering practices. Paving or surfacing as approved by the County Engineer, will be required for any portion of the project which is to be occupied or travelled by vehicles.

10. The word "applicant" shall include the owner or owners of the property, his heirs, assigns, and successors.

11. To construct the road improvements stated herein, the applicant may, with the approval of the County Engineer, join in and be a willing participant in any petition or resolution which purpose is the formation of a Road Improvement District (RID) for said improvement pursuant to RCW 36.88, as amended. Spokane County will not participate in the cost of these improvements. This applies to improvements specified under condition number 4 and 5 only.

12. As an alternative method of constructing the road improvements stated herein, the applicant may, with the approval of the County Engineer, accomplish the road improvements stated herein by joining and participating in a County Road Project (CRP) to the extent of the required road improvements. Spokane County will not participate in the cost of these improvements. This applies to improvements specified under condition number 4 and 5 only.

13. The construction of the road improvements stated herein shall be accomplished as approved by the Spokane County Engineer.

14. All requirement improvements shall conform to the current State of Washington Standard Specifications for Road and Bridge Construction, and other applicable county standards and or adopted resolutions pertaining to Road Standards and Stormwater Management in effect at the date of construction, unless otherwise approved by the County Engineer.

15. Roadway standards, typical roadway sections and drainage plan requirements are found in Spokane Board of County Commissioners Resolution No. 80-1592 as amended and are applicable to this proposal.

16. This plat or development proposal is located within a drainage basin which has been identified by the Spokane County Engineer's Office as having stormwater runoff problems. Since this plat or development proposal is affected by or is a contributor to stormwater flows, property owners should participate in the planning and implementation of a future basin-wide stormwater management system. The following "Conditions of Approval" shall be required: That the owner(s) or successor(s) in interest agree to join in any County approved Stormwater Management Program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining, or operation of stormwater control facilities.

17. That the golf course as proposed will be located within a designted Flood Hazard Zone. The floodway for Plouf Creek lies within the boundary of the proposal. Therefore, prior to the commencement of any excavation or construction on the property, the applicant shall obtain a Flood Plain Development Permit from the County Engineer.

    The issuance of a Flood Plain Development Permit is contigent upon the applicant receiving the approval of the County Engineer and ultimately completing a hydrologic study as specified in Mr. Gary Nelson's letter to him dated October 11, 1985.

    A Flood Plain Development Permit will not be issued by Spokane County until assurances are established that the hydrologic study will be completed and govsern the final site grading. The hydrologic study must be reviewed and completed to the satisfaction of the Spokane County Engineer.

18. A copy of the above referenced letter from Mr. Gary Nelson to the applicant, dated October 11, 1985, is herewith attached and incorported by reference into this decision and conditions of approval, except as modified by statements in #17 above.

DATED THIS 4th DAY OF November, 1985.

Thomas G. Mosher

Thomas G. Mosher, AICP
Zoning Adjustor, Spokane County
Washington

FILED:
1) Applicant
2) Parties of Record
3) Spokane County Engineers Office
4) Spokane County Health District
5) Spokane County Utilities Dept.
6) Spokane County Dept. of Building & Safety

NOTE: ANY PARTY AGGRIEVED BY THIS DECISION MUST FILE AN APPEAL WITHIN TEN (10) CALENDAR DAYS OF THIS DATE.

0025z/10-85

SPOKANE COUNTY DEPARTMENT OF BUILDING AND SAFETY

NORTH 811 JEFFERSON
SPOKANE, WASHINGTON 99260
(509) 456-3675

I certify that I have examined this permit and state that the information contained in it and submitted by me or my agent to comple said permit is true and correct. In addition, I have read and understand the INSPECTION REQUIREMENTS/NOTICE provisions included herein and agree to comply with same. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I understand that the issuance of this permit and any subsequent inspection approvals or Certificates of Occupancy shall not be construed to give authority to violate or cancel the provisions of any state or local law regulating construction, or as a warranty of conformance with the provisions of any state or local laws regulating construction.

SIGNATURE OF OWNER OR AGENT _____ APPLICATION DATE _____

4403

& BRIDGES (2)

CRITICAL MATERIALS CONTAINMENT AREA IN MAINTENANCE BUILDING 7/22/88 TM

No occupancy permit until 8-1-88 GLN
conditions of 8-1-88 (Attached) memo are accomplished

88-0654 - Hold - Test Holes 7/21/88 DJ

1. approval as per site and landscape plan
2. landscaping to be installed prior 8/3/88 JF
3. no bond in this release

DEAN FOWLER 7-22-88

DRY SEWER LINE Required

1 HYDRANT TO BE INSTALLED SPACE NO. 24 7/21/88
PRIOR TO OCCUPANCY
CLYDE W. PHONE 7/21/88 LETTER TO FOLLOW

SPOKANE COUNTY DEPARTMENT OF BUILDING AND SAFETY

NORTH 811 JEFFERSON
SPOKANE, WASHINGTON 99260
(509) 456-3675

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SIGNATURE OF OWNER OR AGENT _____ APPLICATION DATE _____

PROJECT NUMBER= 88090527 DATE= 03/22/88 PAGE= 1
APPLICATION

BUILDING PERMIT

CONTRACTOR= DEVCOM INC PHONE= 509 466 8[illegible]
STREET= BOX 18768
ADDRESS= SPOKANE WA 99208

NEW= X REMODEL= ADDITION= CHANGE OF USE=
DWELL UNITS= OCCUP. CL= BLDG HGT= STORIES=
BLDG W X D = X SQ FT=
REQ PARKING= HANDICAP= SEWER= N WATER= N

PROCESSED BY: WENDEL, GLORIA
PRINTED BY: FORRY, JEFF

Thank You

A-3 IN = 1865

Reparkar B-2 IN = 1728

SPOKANE COUNTY DEPARTMENT OF BUILDING AND SAFETY

W. 1303 BROADWAY AVENUE
SPOKANE, WASHINGTON 99260
(509) 456-3675

I certify that I have examined this permit and state that the information contained in it and submitted by me or my agent to compile said permit is true and correct. In addition, I have read and understand the INSPECTION REQUIREMENTS/NOTICE provisions included herein and agree to comply with same. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I understand that the issuance of this permit and any subsequent inspection approvals or Certificates of Occupancy shall not be construed to give authority to violate or cancel the provisions of any state or local law regulating construction, or as a warranty of conformance with the provisions of any state or local laws regulating construction.

SIGNATURE OF OWNER OR AGENT _____ APPLICATION DATE 8-4-88

SPOKANE COUNTY DEPARTMENT OF BUILDING AND SAFETY

W. 1303 BROADWAY AVENUE
SPOKANE, WASHINGTON 99260
(509) 456-3675

I certify that I have examined this permit and state that the information contained in it and submitted by me or my agent to compile said permit is true and correct. In addition, I have read and understand the INSPECTION REQUIREMENTS/NOTICE provisions included herein and agree to comply with same. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I understand that the issuance of this permit and any subsequent inspection approvals or Certificates of Occupancy shall not be construed to give authority to violate or cancel the provisions of any state or local law regulating construction, or as a warranty of conformance with the provisions of any state or local laws regulating construction.

SIGNATURE OF OWNER OR AGENT _____ APPLICATION DATE _____