



NADIR CONSULTING

MISC \$34.00

5358996

Page: 1 of 3

03/27/2006 02:02P

Spokane Co, WA

RETURN ADDRESS

STEPHAN L. BYRD
PO Box 172
SPOKANE WA 99210

Please Type or Print Neatly & Clearly All Information

Document Title(s)

OPEN SPACE MANAGEMENT PLAN

Reference Number(s) of Related Documents

SP-1370-05

Grantor(s) (Last Name, First & Middle Initial)

STEPHAN L + AMY K BYRD

Grantee(s) (Last Name, First & Middle Initial)

General Public

Legal Description (Abbreviated form is acceptable) Ls. Section/Township/Range/1/4 Section

07-26-42, Parcel 1 of D.O.S. M.L.# 4537439

07-26-42 Parcel 2 " " "

BK 95 Pg 36 (both)

Assessor's Tax Parcel ID Number:

26071 9087 + 9088

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the Accuracy or completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party



NADIR CONSULTING

MISC \$34.00

5358996

Page: 2 of 3

03/27/2006 02:02

Spokane Co, WA

Open Space Management Plan

Prepared for

Parkview Bluff

SP 370-05

Rural Cluster Development Preliminary Plat Application

This Open Space Management Plan has been prepared in accordance with the requirements set forth in 14.820.60 of the Spokane County Zoning Ordinance as referenced from 14.640 Rural Zones and 14.640.250 Urban Reserve (UR) zone and 14.820 Rural Cluster Developments.

The intent of this document is to outline the details pertaining to the on-going maintenance and use of the remainder parcel consisting of 16.6 acres of open space. The application is a proposal to develop 4, one (1) acre single family lots on a net developable 20.6 acres with the 4 lots comprising 4 net acres, for an average lot of 1.0 acre not including roads and other necessary easements. Remaining open space is in excess of 80% of site per 14.820.140 (5).

The project site is identified as Assessor's tax parcel numbers 26071.9087 and 26071.9088, which are a portion of unplatted portions of the North East $\frac{1}{4}$ of Section 07, Township 26 North, Range 42 East, Spokane County, Washington. Also know as SP 1370-05

See attached short plat final application and submittal package, including Assessor maps for above reference subject parcels.

As required by the above-referenced ordinance, the outlined specifics of this plan are as follows:

- a. Details concerning ownership, tax liability and responsible parties for maintenance of remaining open space;
- b. Use of remainder site, which shall be in accordance with the Zoning Code for Urban Reserve (UR) zones;
- c. Details concerning permanent protection of open space if located in the Rural Conservation (RC), General Agricultural (GA), or Rural (R-5) zones; (N/A)
- d. Details on the interim use of located in the Urban Reserve zone;
- e. Details on maintenance of the open space, including control of noxious weeds; and
- f. Any construction activities (trails, fencing, agricultural buildings) and vegetative clearing that may occur on site.

The remainder parcel, which is defined under section 14.820.140, is "shall mean the remainder parcel of the cluster subdivision that contains the majority of the land within the development and is devoted to open space, wildlife habitat, resource uses, future urban development, or other authorized use", including the above described "common area track". Note this parcel lies within the Urban Reserve and therefore will be available for future development and urbanization.



Property Ownership, Tax Liability and Maintenance Plan

The remainder parcel of the Parkview Bluff Development will be a privately owned open space. This remainder parcel will be retained in the ownership and maintained by the underlying property owner. See changes to zoning and affect to common area track and remainder parcel.

Tax liability will also extend to any future underlying property owner.

Maintenance of the Remainder Parcel

Will include but not be limited to: Small forest management practices, for both periodic timber harvest and fire fuel control. Standard maintenance of all noxious weeds as well as ongoing management and maintenance of access roads, utility easements both current and future and other ancillary uses (gate, mail box, etc...) via the HOA (Home Owners Association)

Use of the Remainder Parcel

Shall be continued non-agricultural use as described in the plan and in accordance with the applicable Spokane County Ordinances and zoning. Future density is a possibility once necessary concurrency measures are met. Proposed Cluster Development will allow for approximately 16.6 acres of future developable property. The remainder parcel will include open space and a common area track. When changes to the zoning become effective the common area track ownership and resulting tax liability will revert to the Parkview Bluff H.O.A. See SP 1370-05 final plat for boundary and legal description of same.

Construction Activities and Vegetative Clearing

With the exception of the access and utility easements necessary for the improvement of the Cluster Subdivision, there will be only minor vegetative clearing for the remainder parcel. However, this Open Space Management Plan is not meant to restrict the underlying property owner from exercising future agricultural, forest practices and/or site and structure improvements as allowed by the Spokane County Ordinances per the overriding zone classifications and as specified in Section 14.824.160.

This Open Space Management Plan shall be referenced on the final plat and filed as a title notice.