



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. All comments received by **September 12, 2022**, will be considered by the project planner prior to preparation of a staff report to the Hearing Examiner. Comments will continue to be welcomed up 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 Building and Planning Department of the Public Works Building, 1st Floor Permit Center West, 1026 West Broadway, Spokane, Washington. If you have questions, you may call the project planner at the phone number identified at the end of this notice. Please reference the *PROJECT FILE NUMBER(S)* in all your communications.

PROJECT FILE NUMBER(S): VE-3-22 and SMA-245-22

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

PROJECT DESCRIPTION: Zoning Variance application to allow a new garage/detached Accessory Dwelling Unit structure to be granted a 5' front yard setback adjacent to N Honeymoon Bay Rd., in the Rural Conservation RCV) zone pursuant to Chapter 14.618 and 14.406 of the Spokane County Zoning Code, combined with a Shoreline Variance to allow a 85' setback/buffer to the Ordinary High Water Mark (OHWM) of Newman Lake, located within the Rural Conservancy Shoreline Environment, pursuant to Table 5B and Section 7.1 of the Spokane County Shoreline Master Program.

PARCEL No.: 56104.0934

PROJECT ADDRESS AND LOCATION: 11608 N West Newman Lake Drive. The subject site is approximately 0.45 miles north of the intersection of N West Newman Lake Dr and N Honeymoon Bay Rd, adjacent to Newman Lake, in Section 10, Township 26 North, Range 45 EWM, Spokane County, Washington

DATE APPLICATION SUBMITTED: July 20, 2022

COMPREHENSIVE PLAN DESIGNATION: Rural Conservation

EXISTING ZONING: Rural Conservation (RCV)

ADDITIONAL PERMITS: Additional permits may be required.

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

ENVIRONMENTAL DOCUMENTS: Variances are categorically exempt from a SEPA Environmental Review, per WAC 197-11-800(6)(e). The applicant has submitted a Shoreline Impact Assessment and Mitigation Plan.

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 prior to 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 prior to 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 and Vicinity Map for your review.

REVIEW AUTHORITY: Corey Smith, Principal Planner
Spokane County Building and Planning Department
1026 West Broadway Avenue
Spokane, Washington 99260-0050
(509) 477-7234
Fax: (509) 477-4703

Date Issued: August 30, 2022

Signature:



SHORELINE VARIANCE EXHIBIT

11608 W NEWMAN LAKE DR

LOTS 15 - 18, PARK BEACH NO. 2 (BOOK Q OF PLATS, PAGE 49)
 WITHIN A PORTION OF GOVERNMENT LOTS 4 & 5 (NE1/4 OF SE1/4 & NW1/4 OF SE1/4),
 SECTION 10, TOWNSHIP 26 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, WASHINGTON

PROPERTY OWNER/PERMIT APPLICANT/
 CONTACT PERSON

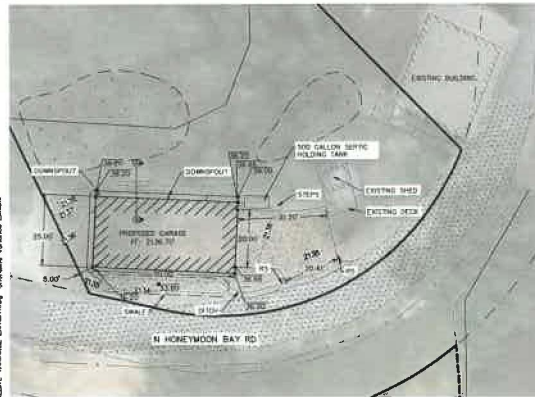
NAME
 COMPANY: PRIORITY CONSTRUCTION
 EMAIL: don@priorityh.com
 OFFICE: 509-332-4310

PROJECT NARRATIVE

THE PROPOSED PROJECT INVOLVES THE CONSTRUCTION OF A NEW GARAGE BY THE LONER ROAD WITHIN THE 100' SHORELINE BUFFER.
 THE FOUNDATION INFORMATION FOR THIS SITE IS NOT AVAILABLE AT THIS TIME FROM THE SOIL SURVEY OF SPOKANE COUNTY, OR FROM THE WET SOIL SURVEY PUBLISHED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS) DUE TO THE SIZE AND NATURE OF THE GRADING PROPOSED ON THIS PLAN. SOIL INFORMATION MAY NOT BE NEEDED. SPOKANE COUNTY MAY REQUIRE A GEOTECHNICAL REPORT IF DEEMED NECESSARY.
 REQUIRED ACTION: THE REQUESTED SHORELINE VARIANCE WILL REQUIRE MITIGATION AT THE RATE OF 1:1.5 AS DETAILED IN THE GRAPHIC. IN MITIGATION AREAS A, B AND C, THESE AREAS ARE PROPOSED AS MEETING AND EXCEEDING THE REGENERATION REQUIREMENTS OF SPOKANE COUNTY WITHIN THE SHORELINE BUFFER.

SITE DATA/PROPOSED MITIGATION

TOTAL DISTURBED AREA WITHIN 100' SHORELINE BUFFER: 1,250 SF - 1,000 SF
 TOTAL AREA REQUIRED FOR MITIGATION: 2,250 SF
 TOTAL AREA DESIGNATED FOR MITIGATION/REGENERATION: 2,525 SF

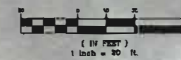


GARAGE AND DRIVEWAY DETAIL



CONTOURS TAKEN FROM GIS DATA
 CONTRADICTION TO CONTING

GRAPHIC SCALE



storhäug
 civil engineering | planning
 landscape architecture | surveying
 510 east third avenue | spokane, wa | 99202
 p 509.342.6000 | f 509.342.1001

PROJECT TITLE: SHORELINE VARIANCE EXHIBIT
 PROJECT TITLE: 11608 W NEWMAN LAKE DR
 SPOKANE COUNTY, WA

DATE: 06/18/2022
 DRAWN: ML
 CHECKED: AJS
 PROJECT NUMBER: 20-244
 DRAWING NO.: 1 OF 1

CALL BEFORE YOU DIG

RECEIVED
 SPOKANE COUNTY

JUL 20 2022

VICINITY MAP

