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DREW M. BODKER
ATTORNEY AT LAW
S. 1401 GRAND BLVD. #203 N
SPOKANE, WASHINGTON 99203

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Open Space Management Plan
For
Final Short Plat SP-1478-08
Rural Cluster Development Preliminary Plat Application For Latah Ridge

Legal Description of Project Site: The North Half of the Southwest Quarter of the Northeast Quarter of Section 2, Township 23 North, Range 43 East, W.M. in the County of Spokane, State of Washington;

TOGETHER WITH the East Half of the Southeast Quarter of the Northwest Quarter of said Section 2;

ALSO TOGETHER WITH that portion of East 98.00 rods of the North half of the Southwest Quarter of said section lying northerly of Elder Road.

Assessor's Tax Parcel #: 33025.9042

This Open Space Management Plan has been prepared in accordance with requirements set forth in Section 14.820.160 of the Spokane County Zoning Ordinance.

The intent of this document is to outline the details related to ownership, tax liability, maintenance, use, permanent protection and construction activities for the designated open space tract of 32.57 acres associated with this application. This open space tract is noted as Tract "A" on the Preliminary Plat provided as part of this application.

In accordance with Spokane County Zoning Ordinance 14.820.160, this open space plan shall:

- A) Include details concerning the permanent protection of the open space because portions of the property are located in the Rural Conservation Zone (RCV).
- B) Provide details and information on the future maintenance of the open space including construction activities, wildlife habitat maintenance, logging and other vegetative clearing activities, and control of noxious weeds.
- C) Define how much of the site will be available for development and how much of the site will be reserved as perpetual undeveloped open space.
- D) Include information regarding ownership, tax liability and responsible parties for the maintenance of the open space.
- E) Outline the future use of the undeveloped (remainder) portion of the site which shall conform to the Spokane County Zoning Ordinance.

The Remainder parcel or open space tract, denoted as Tract "A" on the preliminary plat map for this proposed cluster development, is defined under Section 14.820.020 as "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". Section 14.820.020 states in part that "In the Rural Conservation Zone (RCV), Rural Traditional (RT), Small Tract Agricultural (STA), and Rural-5 (R-5) zones, the remainder parcel shall be *permanently* protected as open space" and that "the remainder parcel shall contain to the maximum extent possible the forested areas, prominent hillsides, meadows, ridges, and other environmentally sensitive areas.

1.) Ownership, Tax Liability and Parties Responsible for Maintenance

The owner of Tract "A" shall be responsible for payment of all real estate taxes for Tract "A" to include all acreage within the site, regardless of the tax designations or levies associated with the tract. The owner of Tract "A" may petition the Assessors office to place a portion of the site into the Designated Forestry tax classification or any other appropriate "open space" tax category approved by the Assessor's office.

The owner of Tract "A" shall be responsible for all maintenance of the open space tract.

2.) Use of the Remainder or Open Space Tract

The open space or Remainder tract (Tract "A") is comprised mainly of forested land with some open areas along the northern border of the tract. Approximately 4 acres in the northern portion of Tract "A" may be used for a home site with associated outbuildings and the balance of the Remainder site shall be left in its current condition with natural

areas intact. Some of the tract includes steep sloped in excess 30% grade and are heavily wooded. These steep (>30%) and heavily forested slopes shall remain undeveloped.

The owner of the Remainder tract shall retain the right to control all access to, and activities on, the Remainder tract. The owner shall have the right to selectively log the tract as part of a healthy forest maintenance program and to reduce the risk of wildfires. At no time shall the Remainder tract be clear-cut for commercial logging purposes.

3.) Permanent Protection of Remainder or Open Space Tract

Tract "A" will be permanently protected as open space and will not be subdivided in the future. The open space designation will be referenced on the face of the plat and a title notice will be filed by Spokane County with the Spokane County Auditor.

4.) Maintenance of Remainder or Open Space Tract – Noxious Weeds

The project developer is planning minimal on-going maintenance of the Remainder Tract, however the following procedures will be implemented for the control of noxious weeds:

- A) The owner of Tract "A" shall commit to a program to suppress small isolated weed incursions and weeds classified as new invaders and to address any widespread weed infestations.
- B) Evaluate and use as necessary, herbicides as part of the weed management program
- C) Evaluate invasive weed management practices and decide which approach to implement
- D) Address any widespread weed infestations

5.) Maintenance of Remainder or Open Space Tract – Wildlife Habitat

The portions of the Remainder tract to be left undeveloped should require minimal maintenance and should be generally left alone to promote a natural, undisturbed setting for local wildlife. Where appropriate, the owner of the Remainder tract may introduce forestry management practices such as the removal of dead, diseased, or infested trees.

6.) Construction Activities and Vegetative Clearing

The Remainder tract will accommodate one home site and associated outbuildings. Construction activities related to the building of a home and outbuildings shall include normal vegetative clearing in these areas as well as areas for utilities and driveways. No other vegetative clearing is proposed with the exception of possible small-scale farming activities.

7.) Conformance and Amendments

As required under Section 14.820.160 the following shall apply: All subsequent activities must be conducted in conformance with this Open Space Management Plan. This Open Space Management Plan may be modified through amendment procedures within the Zoning Code and/or Plat Alteration, but in no case shall perpetually dedicated open space be revoked.

Owner: Latah Properties, LLC

Authorized Agent:



Date 9-3-08

Michael S. Chadduck, Managing Member
Latah Properties, LLC

The undersigned hereby agrees to be bound by the terms and conditions of this Open Space Management Plan for Final Short Plat SP-1478-08.

Ruth C. Hanly, by

Marilyn Iverson,

Date 9/11/08

Ruth C. Hanly, by *her attorney*
Marilyn Iverson, her *in fact*
Attorney in Fact