



**STAFF SUMMARY**  
**ADVISORY COMMITTEE ON SPOKANE**  
**COUNTY NO SHOOTING AREAS**  
 BUILDING AND PLANNING DEPARTMENT

**HEARING DATE:** March 5, 2024 @ 5:30 p.m. **FILE #:** NS-01-23  
**PROJECT PLANNER:** Robert Brock, AICP Planner  
**PROJECT DESCRIPTION:** Request to establish a No-Shooting area on approximately 116 acres.

<b>Location:</b>	The area is generally located east of Division Road, south of Fender Road, west of Hatch Road, and north of Gem Lane, in the SW corner of Sections 17, Township 27 North, Range 43 EWM, Spokane County, Washington.
<b>Parcel Number(s):</b>	37173.9011, 37173.9037, 37173.9046, 37173.9083, 37173.9094, 37173.9097, 37173.9109, 37173.9122, 37173.9126, 37173.9012, 37173.9042, 37173.9047, 37173.9084, 37173.9095, 37173.9096, 37173.9120, 37173.9123, 37173.9139, 37173.9028, 37173.9044, 37173.9048, 37173.9093, 37173.9098, 37173.9108, 37173.9121, 37173.9124
<b>Applicant</b>	Randle Duff 420 E. Fender Rd., Colbert, WA 99005
<b>Existing Land Uses:</b>	The area consists of five and ten-acre parcels, in private ownership, containing homes and outbuildings

**Public Comments:**  
 No public comments have been received.

**Background:**  
 The applicant submitted a complete application and a petition initiating the requested action in December of 2023. Spokane County Code Section 6.06.140 requires the signature of 50% of the property owners included within the proposed area in order for the Advisory Committee on Spokane County No Shooting Areas to schedule a public hearing. The subject area contains 26 parcels. 16 (61.5%) of the parcel owners signed the petition, exceeding the 50% threshold.

Section 6.06.140 requires that a request for the establishment, alteration, or change to a No-Shooting Area to include a statement outlining the conditions that are alleged to be the basis for the establishment; the facts that justify the establishment based upon the public health, and safety, and welfare, and the effect on property owners if the request is not granted.

The applicant explains in the application that “neighborhood safety” is the primary reason for the requested designation. The applicant states that the proposal will advance public health, safety, and general welfare because “it will ensure that there will be no stray bullets from their target practice.”

The applicant states that a denial of the request would lead to “the continuance of a unregulated, unsupervised gun range with shooting at all hours.”

The proposed boundary contains private property that is not open to the general public.

As proposed, the establishment of the requested No-Shooting Area is generally consistent with Spokane County Code Chapter 6.06. Public notice requirements have been met.

**Attachments:**

- A. Maps
- B. Application
- C. Petition
- D. Public Comments

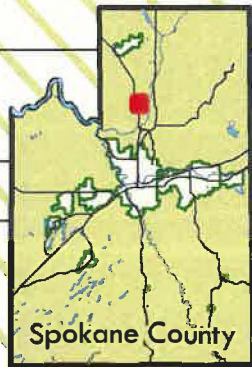
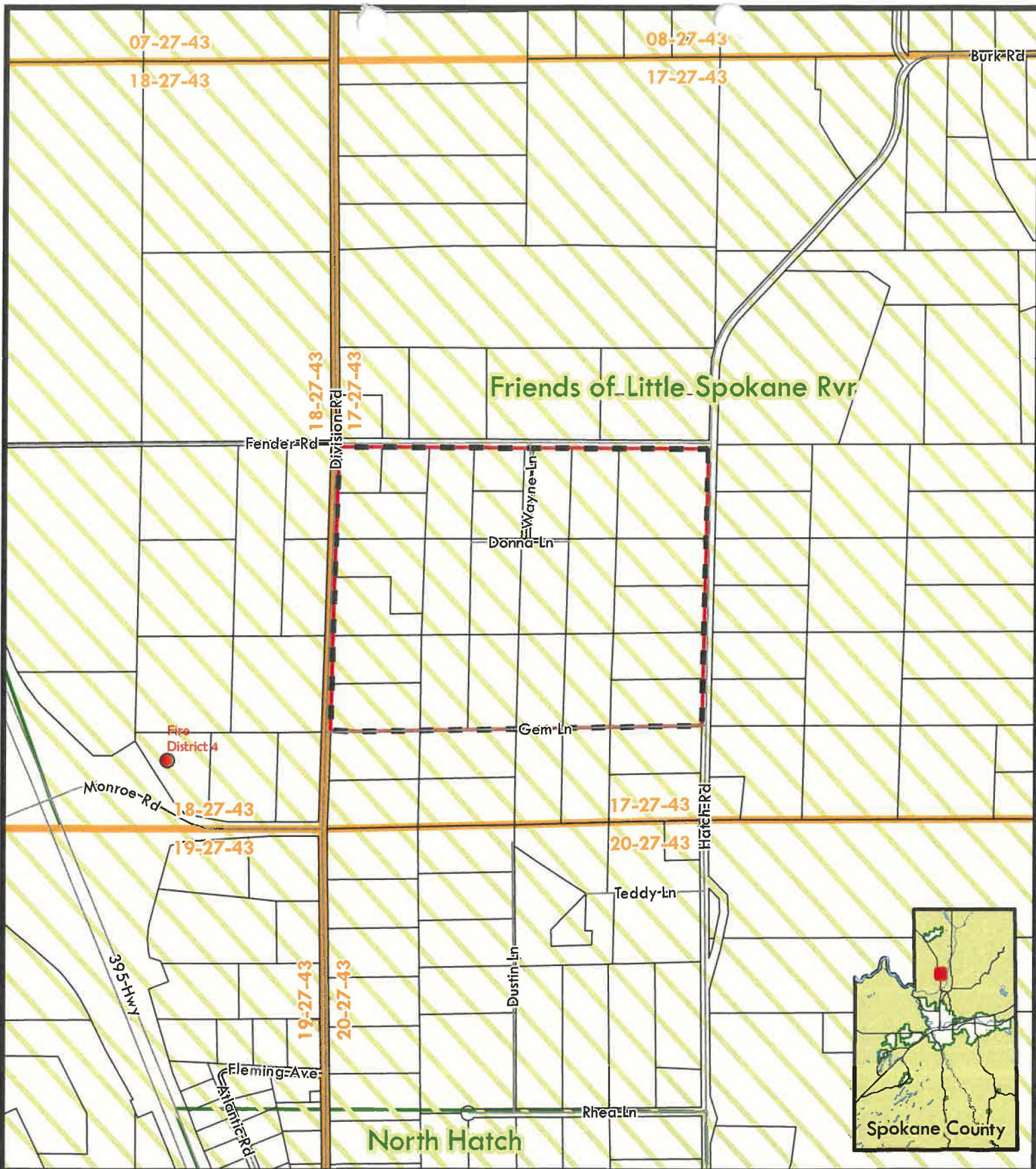


# Maps















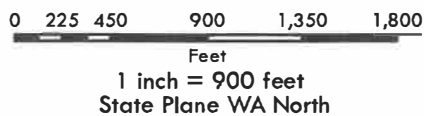


**Legend**

-  Requested No Shoot Addition
-  Joint Planning Area
-  Neighborhood Assoc
-  School
-  Police Station
-  Fire Station
-  Railroad
-  Lakes & Streams

**NS-01-23**

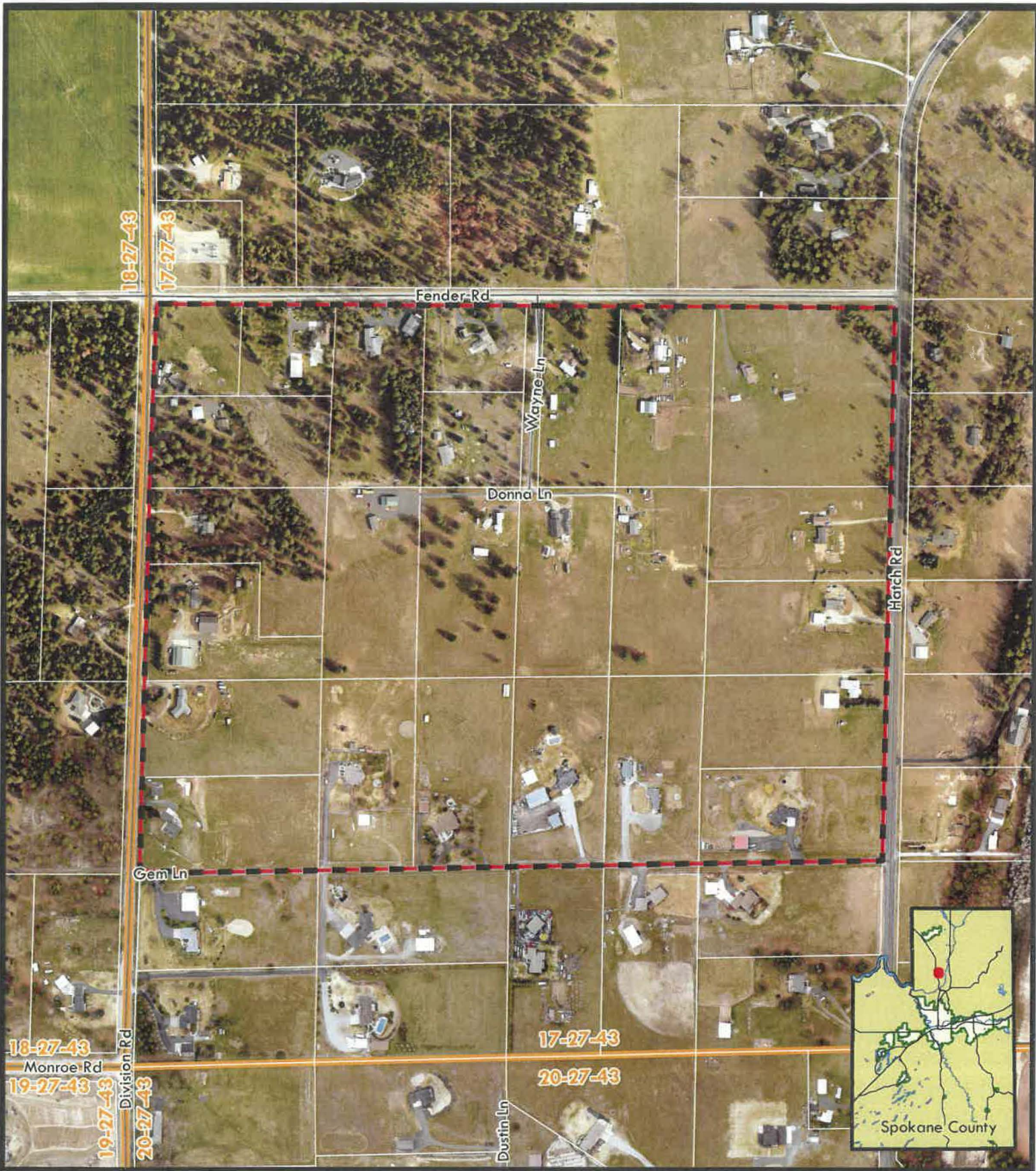
**Vicinity Map**







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

Map Produced: November 2023  
Spokane County GIS

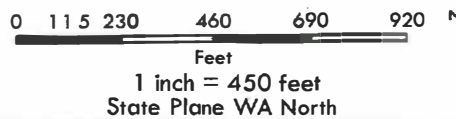




**Legend**

-  Preliminary
-  Municipal Boundaries
-  Sections
-  Lakes & Streams

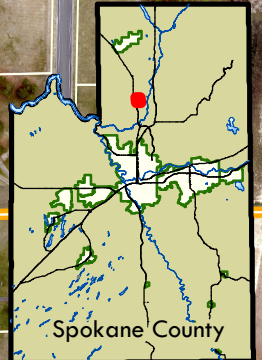
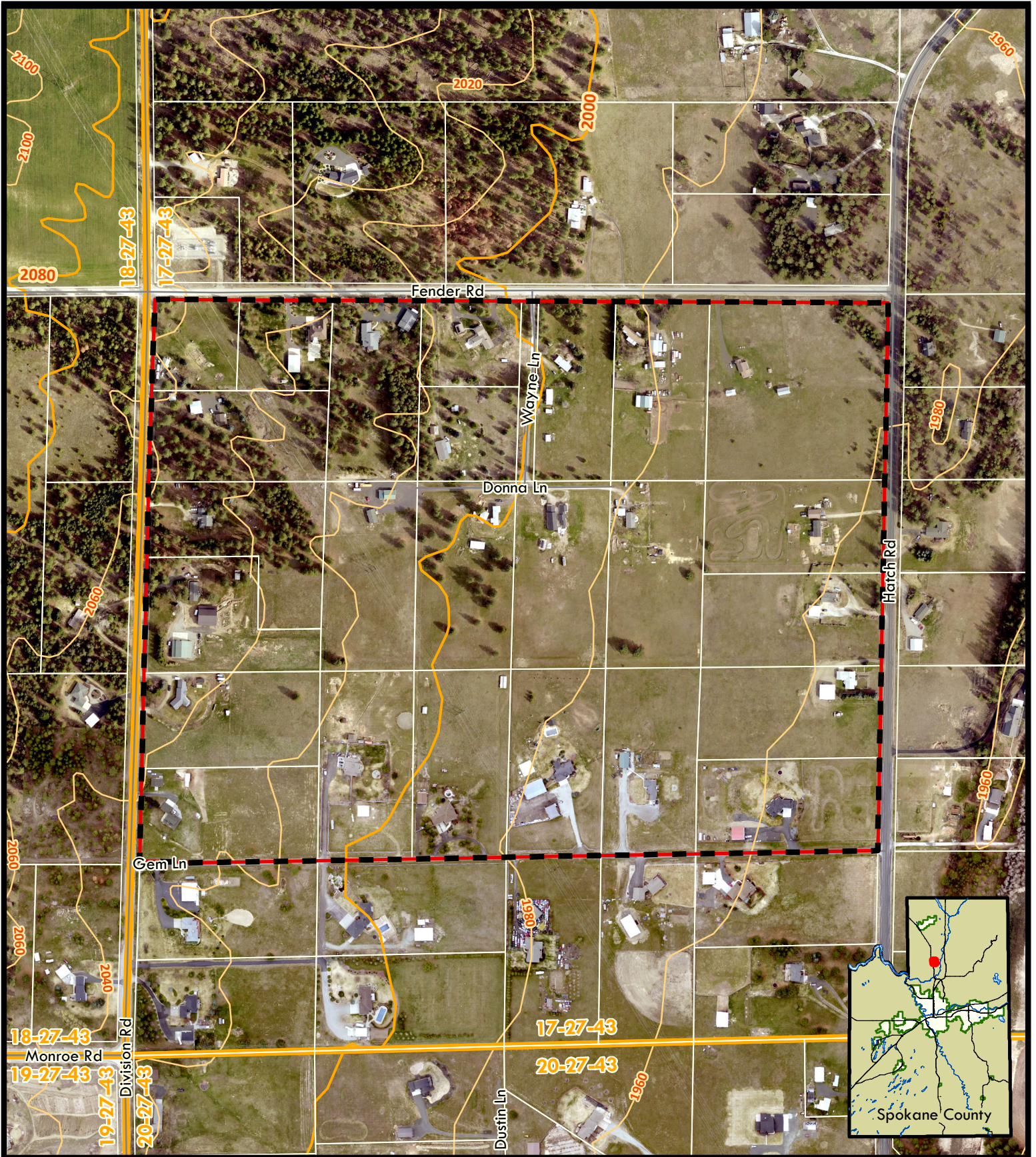
**NS-01-23**  
**Aerial Map**







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Map produced: February 2024  
Spokane County GIS

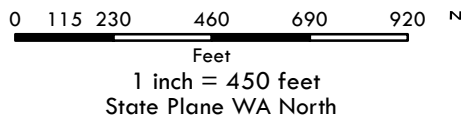




**Legend**

-  Preliminary
-  Municipal Boundaries
-  Sections
-  Lakes & Streams

**NS-01-23**  
**Aerial Map**



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Map produced: February 2024  
Spokane County GIS



# Application

APPLICATION FOR SPOKANE COUNTY  
(1) NO SHOOTING AREA, (2) NO BOW AND ARROW AREA, OR  
(3) NO SHOOTING AND NO BOW AND ARROW AREA

RECEIVED  
JUL 17 2023

The following application must be completed and submitted to initiate the process in establishment, alteration, or change of a No Shooting Area, No Bow and Arrow Area, or No Shooting and No Bow and Arrow Area. Spokane County will then provide to you a petition containing the names of all property owners within the identified area. At least 50% of the affected property owners must sign the petition in favor of the change in order to allow the process to continue.

1. Designation requested. (Please check appropriate box)

- No Shooting Area
- No Shooting Area with Restricted Shooting
- No Bow and Arrow Area
- No Shooting and No Bow and Arrow Area
- No Shooting with Restricted Shooting and No Bow and Arrow Area

2. What conditions, if any, exist in support of the establishment, alteration, or change requested in Question No. 1?

*Neighborhood Safety*

3. How would the establishment, alteration, or change requested in Question No. 1 advance public health, safety, and welfare?

*It will insure there will be no stray bullets from these target practices.*

4. What effect, if any, would the denial of the establishment, alteration, or change requested in Question No. 1 have on property owners within the area to be established, altered, or changed?

*It would be the continuance of a unregulated, unsupervised gun range with shooting at all hours.*

5. Please attach a detailed map showing the proposed area and boundaries which are the subject of this application.

Dated this 13 day of July, 2023.

*Randy Duff*  
Applicant and/or Sponsor (sign name)

*Randy Duff*  
Applicant and/or Sponsor (print name)

Address: *420 E. Fender Rd. Colbert, WA 99005*

Work Phone: \_\_\_\_\_ Home Phone: *509-220-7801*

Fax: \_\_\_\_\_ E-mail: *custonduff@gmail.com*

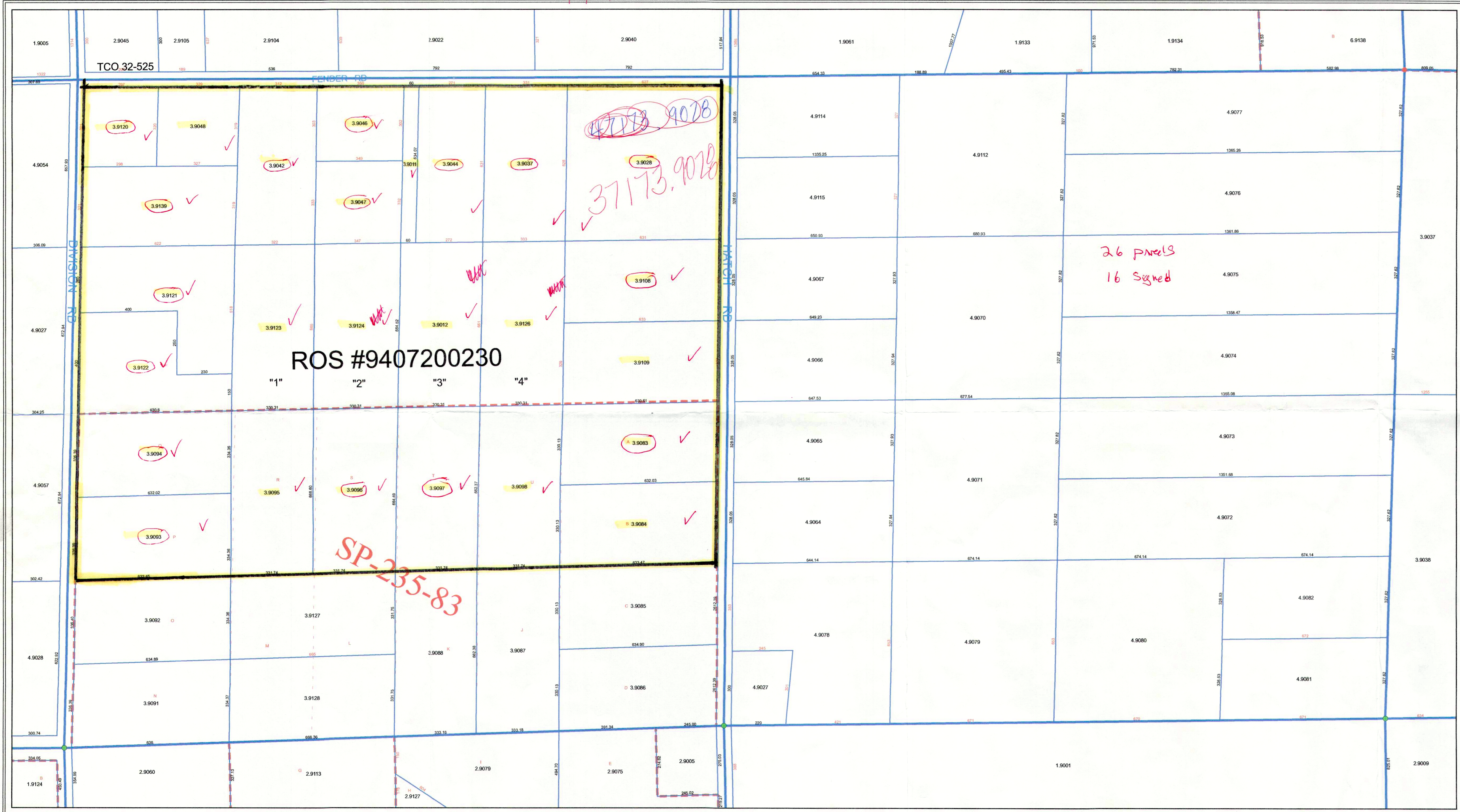
When completed please return to: Spokane County Engineers, 1026 W. Broadway Avenue, Spokane WA 99260



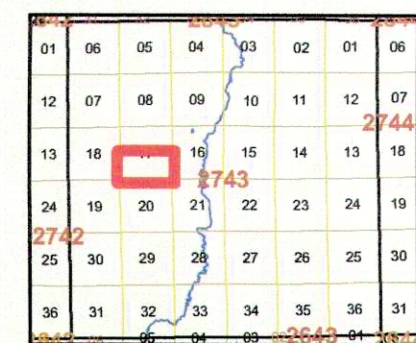
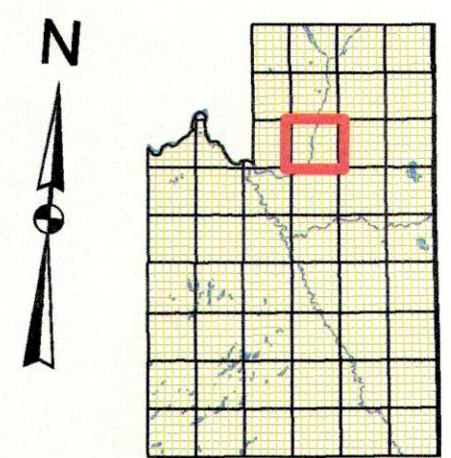




37173.9028



S1/2 Sec.17  
T 27N.,RNG 43 E.W.M



Map Legend

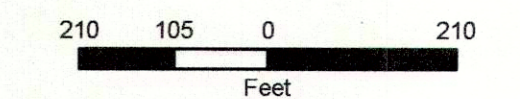
- Quarter Section Boundary
- Mobile Park Boundary
- Parcel Boundary
- Subdivision Boundary
- Platted Lots
- Vacated Platted Lots
- BPA Easement
- Water Feature
- Major Highways

Layer

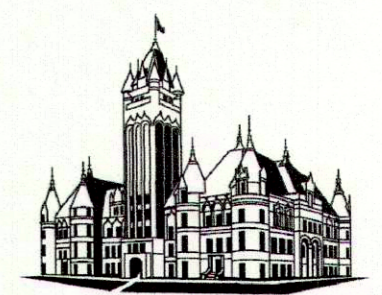
- PLSS POINT (GPS)
- PLSS POINT (Record)
- PLSS POINT (APPROXIMATE)

205.00 Record Distances  
205 Approximate Distances

Assessor Parcel # - '3717(+ the number shown on Map)  
Unless Otherwise Specified



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Spokane County  
WASHINGTON



# Petition

Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
WEIDERT, ROBERT <i>Richard - PASSED AWAY</i>	506 E FENDER RD COLBERT, WA 99005	<b>37173.9028</b> 17 27 43 N660FT OF E660FT OF NE1/4 OF SW1/4
Signature: <i>Lucy Weidert</i>	Address Correction: .....	.....



Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
DUFF, RANDALL & PATRICIA	420 E FENDER RD COLBERT, WA 99005	<b>37173.9037</b> 17 27 43 E1/2 OF NW1/4 OF NE1/4 OF SW1/4
Signature: <i>Randall J. Duff</i>	Address Correction: .....	.....




Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
RENECKER JR, JESSE & KARIN	312 E FENDER RD COLBERT, WA 99005	<b>37173.9044</b> 17 27 43 W1/2 OF TH NW1/4 OF NE1/4 OF SW1/4 EXC W60FT & EX CCO RD
Signature: <i>Jesse Reneker</i>	Address Correction: .....	.....




Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
OLINGER, JOSHUA & ERIN	416 E DONNA LN COLBERT, WA 99005	<b>37173.9126</b> 17-27-43 THE E1/2 OF THE SW1/4 OF THE NE1/4 OF THE SW1/4 OF SD SEC
Signature:	Address Correction:	
.....	.....	
.....	.....	

Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
BARTRAM, DEBRA	314 E DONNA LN COLBERT, WA 99005	<b>37173.9012</b> 17-27-43 W1/2 OF SW1/4 OF NE1/4 OF SW1/4 (ROS #9407200230 BK 61 PG 5)
Signature:	Address Correction:	
.....	.....	
.....	.....	

Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
BROCKMAN, SEAN & ROUTHIER, HOLLI	212 E DONNA LN COLBERT, WA 99005	<b>37173.9124</b> 17-27-43 THE E1/2 OF THE SE1/4 OF THE NW1/4 OF THE SW1/4 OF SD SEC
Signature:	Address Correction:	
.....	.....	
.....	.....	


Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
MURPHY, TOM & SHARON	120 E FENDER RD COLBERT, WA 99005	<b>37173.9042</b> 17 27 43 W1/2 OF NE1/4 OF NW1/4 OF SW1/4 EXC CO RD
Signature: 	Address Correction: ..... .....	✓

Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
KELA FAMILY TRUST	104 E FENDER RD COLBERT, WA 99005	<b>37173.9048</b> 17 27 43 N330' OF E1/2 OF NW1/4 OF NW1/4 OF SW1/4 EXC RD
Signature: ..... .....	Address Correction: ..... .....	✓

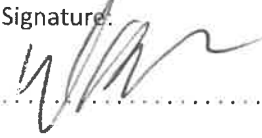
Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
BOWER, BRIAN & CORI	19802 N DIVISION RD COLBERT, WA 99005	<b>37173.9120</b> 17-27-43 N 330FT OF W1/2 OF NW1/4 OF NW1/4 OF SW1/4 EXC RD SUBJ TOEXMT
Signature: 	Address Correction: ..... .....	✓

Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
SPOKANE COUNTY	0 UNKNOWN	<b>37173.9011</b> 17-27-43 W60FT OF W1/2 OF NW1/4 OF NE1/4 OF SW1/4 EXC FENDER RD
Signature:	Address Correction:	
.....	.....	
.....	.....	
.....	.....	



Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
WRIGHT, STEVEN & LAURA	214 E FENDER RD COLBERT, WA 99005	<b>37173.9046</b> 17 27 43 N330' OF E330' OF NW1/4 OF SW1/4 EXC RD
Signature:	Address Correction:	
	.....	
.....	.....	
.....	.....	



Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
KILGORE, WILLIAM & KIMBERLEY	202 E FENDER RD COLBERT, WA 99005	<b>37173.9047</b> 17-27-43 S330FT OF E330 OF NE1/4 OF NW1/4 OF SW1/4
Signature:	Address Correction:	
	.....	
.....	.....	
.....	.....	




Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
CHADWELL, KENT	19428 N DIVISION RD COLBERT, WA 99005	<b>37173.9094</b> 17-27-43 TR Q OF SP83- 235 BEING A PTN OF S1/2 OF SW1/4 8402140331
Signature:	Address Correction:	
<i>Kent Chadwell</i> <i>Kent Chadwell</i>	..... .....	✓

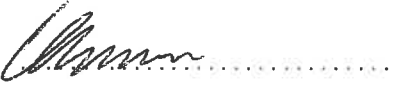
Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
CARBONERO, FRANCK & CHRISTINE	19324 N DIVISION RD COLBERT, WA 99005	<b>37173.9093</b> 17-27-43 TR P & PTN OF GEM LANE IN SP83-235 BEING A PTN OFS1/2 OF SW1/4 8402140331
Signature:	Address Correction:	
<i>Christine</i> <i>Francisco</i>	<i>CHRISTINE</i> <i>FRANCK CARBONERO</i>	✓

Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
PANGBORN, GORDON & PANGBORN, LARRY	124 E DONNA LN COLBERT, WA 99005 Address Correction:	37173.9123 17-27-43 W1/2 OF SE1/4 OF NW1/4 OF SW1/4 [SR EX EXEMPT - 5AC + MH + GARAGE] [SR EX TAXABLE - OUTBLDGS]
Signature:	..... ..... .....	

Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
THOMPSON, RICK & PAULA	19602 N DIVISION RD COLBERT, WA 99005 Address Correction:	37173.9121 17-27-43 N260FT OF SW1/4 OF NW1/4 OF SW1/4 AND THE S250FT OF THEN510FT OF E230FT OF SW1/4 OF NW1/4 OF SW1/4.
Signature:	<i>Paula Thompson</i> ..... .....	<i>Rick Thompson</i>

Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
O'LEARY, SCOTT & JANNA	19506 N DIVISION RD COLBERT, WA 99005 Address Correction:	37173.9122 17-27-43 SW1/4 OF NW1/4 OF SW1/4, EXC N260FT OF SW1/4 OF NW1/4 OF SW1/4 & THE S250FT OF N510FT OF E230FT OF SW1/4 OF NW1/4 OF SW1/4, AND EXC RD.
Signature:	<i>Scott O'Leary</i> ..... .....	<i>SCOTT O'LEARY</i>

Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
TOFSRUD, STEVEN, HEATHER	19702 N DIVISION RD COLBERT, WA 99005	<b>37173.9139</b> 17-27-43 S1/2 OF NW1/4 OF NW1/4 OF SW1/4 EXC RD
Signature: 	Address Correction: <i>Steven Tofsrud</i>	✓

Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
KERNEY, CHRISTOPHER JOHN	19611 N HATCH RD COLBERT, WA 99005	<b>37173.9108</b> 17-27-43 THE N1/2 OF THE SE1/4 OF THE NE1/4 OF THE SW1/4; EXC E 30FTTHEREOF FOR CO RD
Signature: 	Address Correction: <i>CHRISTOPHER KERNEY</i>	✓

Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
BALLARD, RICHARD	19515 N HATCH RD COLBERT, WA 99005	<b>37173.9109</b> 17-27-43 THE S1/2 OF THE SE1/4 OF THE NE1/4 OF THE SW1/4; EXC E 30FTTHEREOF FOR CO RD
Signature:	Address Correction:	✓



Owner Name

Address of Record

Lot, Block and Addition  
or Metes and Bounds

SHAW, DALE & KRISTA

309 E GEM LN  
COLBERT, WA 99005

**37173.9097** 17-27-43 TR T & PTN OF  
GEM LANE OF SP83-235 BEING A  
PTN OFS1/2 OF SW1/4 8402140331 ✓

Signature:

*Krista Shaw*

Address Correction:

*Krista Shaw*

Owner Name

Address of Record

Lot, Block and Addition  
or Metes and Bounds

VUE, MAYS HOUA

201 E GEM LN  
COLBERT, WA 99005

**37173.9096** 17-27-43 TR S & PTN OF  
GEM LANE IN SP83-235 BEING A PTN  
OFS1/2 OF SW1/4 8402140331 ✓

Signature:

*Mays Vue*

Address Correction:

*Mays Vue*

Owner Name

Address of Record

Lot, Block and Addition  
or Metes and Bounds

WOODFORD, DOUGLAS & MARGARET

105 E GEM LN  
COLBERT, WA 99005

**37173.9095** 17-27-43 TR R & PTN OF  
GEM LANE IN SP83-235 BEING A PTN  
OFS1/2 OF SW1/4 8402140331 ✓

Signature:

.....

.....

.....

.....

Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
RICKMAN LIVING TRUST	19411 N HATCH RD COLBERT, WA 99005	<b>37173.9083</b> 17-27-43 TR A OF SP83- 235 BEING A PTN OF S1/2 OF SW1/4 8402140331
Signature: <i>Janet Rickman</i>	Address Correction: JANET RICKMAN	
.....	.....	

Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
DALEBOUT, CHAD & VICTORIA	516 E GEM LN COLBERT, WA 99005	<b>37173.9084</b> 17-27-43 TR B & PTN OF GEM LANE IN SP83-235 BEING A PTN OFS1/2 OF SW1/4 8402140331
Signature:	Address Correction:	
.....	.....	
.....	.....	

Owner Name	Address of Record	Lot, Block and Addition or Metes and Bounds
BUNKE, JAMES & SARA	414 E GEM LN COLBERT, WA 99005	<b>37173.9098</b> 17-27-43 TR U & PTN OF GEM LANE IN SP83-235 BEING A PTN OFS1/2 OF SW1/4 8402140331
Signature:	Address Correction:	
.....	.....	
.....	.....	

# Public Comments

No comments have been received as of 2-20-24