

SITE EVALUATION APPLICATION

PEND OREILLE COUNTY - COMMUNITY DEVELOPMENT

<https://www.pendoreille.gov/community-development>

Phone: (509) 447-4821

Mailing Address:

PO Box 5066

Newport, WA 99156-5066

Street Address:

418 South Scott Avenue

Newport, WA 99156

1. This Site Evaluation review is required to ensure that your project meets all the minimum code requirements for new development. These regulations include Platting, Zoning, Shoreline, Critical Areas and SEPA.
2. Site prep should NOT occur until the Site Evaluation is complete to ensure all applicable setbacks are maintained.
3. The Site Evaluation Application Fee is **\$50.00**, cash, card or check payable to "Pend Oreille County" (POC). *This application and fee must be submitted directly to Planning via in-person delivery, mail, or emailed to: communitydevelopment@pendoreille.org.* When the review is completed, it will be available to the Building Division & NE Tri-County Health District. A copy of your approved site plan will be returned to you via email. **All fees are non-refundable** and non-transferable. Incomplete applications will be returned to the applicant.
4. An Amendment Fee of \$20.00 will be charged for changes needing further review once the initial review has been completed.
5. This review is based upon regulations in effect on the date a complete application is received. Review and approval of this application does NOT vest or grandfather any development proposal. Development permits must be secured from the appropriate permitting agency to vest a project. If new regulations are adopted between the time of Site Evaluation approval and the submission of a complete application to the appropriate county agency, your project will be required to meet the requirements of the new regulation.

Application Checklist: Please be sure to:

_____ **Attach** an accurate and detailed **site plan**. (Dark Ink and 8½" x 11" paper are preferred.)

_____ **Sign** this application

_____ **Include** the **application fee** - cash, check, or card. Contact 509-447-4821 to pay by phone.

BE SURE TO COMPLETE ALL PAGES OF THE APPLICATION

Incomplete applications will be returned.

APPLICANT SIGNATURE

I certify that the information contained on this application is true, complete and accurate to the best of my knowledge. I understand that information will be used by Pend Oreille County Planning for determining whether this proposal meets all current development requirements. I further acknowledge that review fees are non-refundable and non-transferable. I understand that this application is non-transferable and must be re-submitted when ownership changes.

Signature: _____ **Date:** _____

Contact Information

Applicant: _____ Phone: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

E-mail: _____

Property Owner Information *(Write 'same' if applicable)*

Property Owner: _____ Phone: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

E-mail: _____

Property Information

Geographic ID #: _____

Short description of proposed activity: _____

Current property use: ☐ Residential ☐ Agricultural ☐ Timber ☐ Other

Please describe if 'Other' is checked: _____

Has a Site Evaluation Application been previously submitted? If so, what year? _____

Project Description

Proposed property use:

- ☐ Residential
☐ Agricultural
☐ Other _____

Proposed development:

- ☐ Residence
☐ Residence w/ attached garage
☐ Garage
☐ Pole building
☐ Power
☐ Deck
☐ Modular/Manufactured home
☐ Addition/Remodel
☐ Onsite sewage system
☐ Water

New Structures:

Building #1 height _____

Building #1 sq.ft. _____

Building #2 height _____

Building #2 sq.ft.: _____

Building #3 height _____

Building #3 sq.ft.: _____

Room Count:

Building #1 bedrooms _____

Building #1 bathrooms _____

Building #2 bedrooms _____

Building #2 bathrooms _____

Building #3 bedrooms _____

Building #3 bathrooms _____

Clearing and Grading:

of Acres _____

of sq.ft. _____

Clearing and grading of 1 acre

or more requires a Clearing

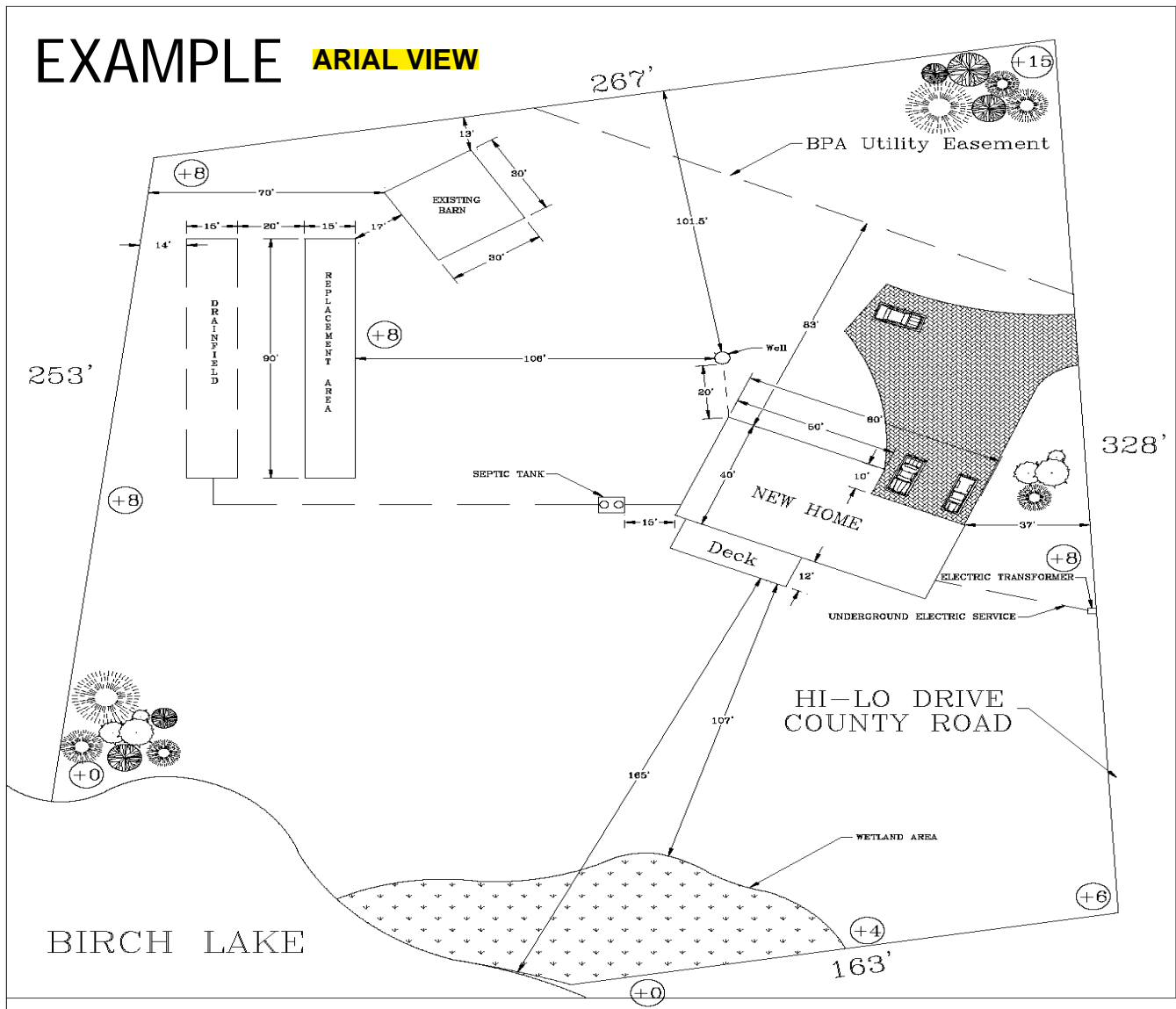
and Grading permit (No fee).

Existing Utilities (check all that apply):

- ☐ Power/Electric
☐ Community Water
☐ Community Septic
☐ Private Water (well)
☐ Onsite Sewage System

If you need assistance with your site plan, please use our public Site Planner, a research tool allowing users to see how property may be impacted by Pend Oreille County land use and development regulations. See attached instructions.

Link: <https://experience.arcgis.com/experience/99e6fec584db41bfb81feb53b62a7e5e>



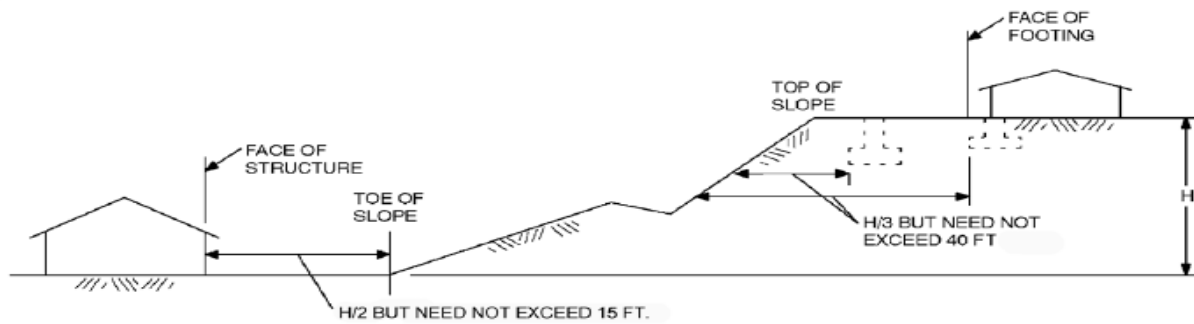
An accurate and detailed site plan is required for this application. **The plot plan must show existing and proposed structures along with distances between all structures (existing and proposed) and distances from lot lines.** The following **MUST** be included in the attached site map:

- Dimensions of the property (include whole parcel)
- North arrow
- Existing and proposed structure locations (Label all structures and dimensions)
- Dimensions of all existing and proposed structures with measurements to property lines (from the eaves)
- Existing and proposed on-site septic systems, replacement drain fields, and proposed test holes (Show distances between on-site septic system and well)
- Existing and proposed wells and waterlines
- Utility easements for underground and overhead power lines
- Topography changes and/or % of flow/slope changes within the project area
- Lakes, creeks/streams/rivers (both year round and seasonal), wetlands, and floodplains. Please show the distance between surface water/ordinary high water marks and other existing or proposed features
- Existing and proposed driveways and roads (Show distances between roads and proposed structures)

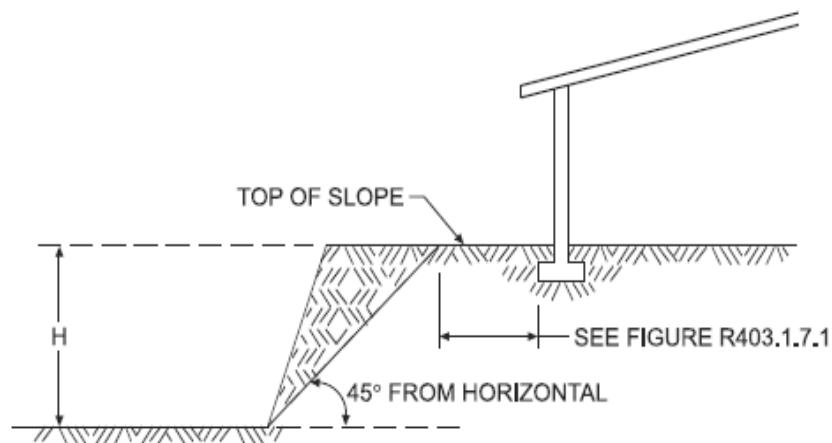
If you need assistance with your map, please use our public Site Planner, a research tool allowing users to see how property may be impacted by Pend Oreille County land use and development regulations. See attached instructions.

Link: <https://experience.arcgis.com/experience/99e6fec584db41bfb81feb53b62a7e5e>

EXAMPLE ELEVATION (SIDE) VIEW



For SI: 1 foot = 304.8 mm



For SI: 1 degree = 0.01745 rad.

Figure R403.1.7.2(2)
BUILDINGS ADJACENT TO DESCENDING SLOPE EXCEEDING ONE TO ONE

ARIAL VIEW
PLEASE COMPARE YOUR DRAWING TO THE SAMPLE FOR COMPLETENESS

SITE ADDRESS	GEOGRAPHIC ID NUMBER	NORTH ARROW

Please sign to confirm the site map above or any drawn site map attached with this application is accurate to the best of your knowledge.

Applicant Signature: _____ Date: _____

SIDE/ELEVATION VIEW
PLEASE COMPARE YOUR DRAWING TO THE SAMPLE FOR COMPLETENESS

SITE ADDRESS	GEOGRAPHIC ID NUMBER	NORTH ARROW

Please sign to confirm the site map above or any drawn site map attached with this application is accurate to the best of your knowledge.

Applicant Signature: _____ Date: _____