



Pend Oreille County

COMMUNITY DEVELOPMENT DEPARTMENT

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Director Building Inspector Assistant Planner

Pend Oreille County Notice of Decision

Project File:	Penney Substantial Shoreline Development Permit (File #: SSDP-16-005)
Description Of Proposal:	Pend Oreille River, Bank Stabilization
Proponent:	Arron & Katherine Penney Mount Juliet, TN 37122-1201
Of Proposal:	
Location Of Proposal:	461 Reflection Drive Ione, WA 99139 Within Section 08, T37 N, R43 EWM
Date:	06/01/2016

To Whom It May Concern:

WHEREAS, the following FINDINGS OF FACT are made concerning said application:

1. On May 5th, 2016, David Hood (the "Consultant"), submitted a Substantial Shoreline Development Permit Application to the Pend Oreille County Community Development Department. The SSDP-16-005 proposal consists of stabilizing Arron & Katherine Penney's (the "Applicants") bank on the Pend Oreille River @ 461 Reflection Drive, Ione WA 99139.
2. The property in question is designated under the Pend Oreille County Future Land Use Map as Rural 20. The property is zoned Rural 20. The property has historically been used for residential/recreational purposes.
3. The Community Development Department published a Notice of Application for this proposal pursuant Pend Oreille County Dev. Regulations (Chapter XX.14.090) on May 11th and May 18th 2016. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties and public notice as required by law.
4. During the comment period the County received no written comments.

5. The following regulations are applicable to the project proposal:

- a. Pend Oreille County Development Regulation XX.34.040 (p.69) (p.74 (2-a-b))
- b. Pend Oreille County Development Regulation XX.34.050 (p. 81)
- b. Pend Oreille County Development Regulation xx.34.060 (p.106 & 107 (2-5) Development Standards.

6. Any conclusion of law deemed to be a finding of fact is hereby adopted as such.

WHEREAS, the following CONCLUSIONS OF LAW are made concerning said application:

- 1. The proposed Substantial Shoreline Development Permit Application, as submitted by the project proponent successfully meets the approval criteria identified in the current version of the Pend Oreille County Development Regulations.

Pursuant to RCW 36.70B and Pend Oreille County Development Regulations Ch. XX.14, you are hereby notified that the referenced application has been **approved**. The conditions of approval are as follows:

NOW THEREFORE, the Pend Oreille County Community Development Director approves the proposed Shoreline Substantial Development Permit Application on the 2nd day of June, 2016:

Copies of the complete record may be examined by the public between 8:00 AM and 4:30 PM at the Pend Oreille County Community Development Department, County Courthouse 418 South Scott Street, Newport, WA 99156. Issuance of this decision is final, but may be appealed to the Pend Oreille County Board of County Commissioners by parties with standing, pursuant to Ch. XX.14 of the Development Regulations within 14 days. The date of issuance of the decision is three days after it is mailed. Pursuant to RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes not withstanding any program of revaluation. Aggrieved parties are encouraged to contact the Community Development Department at (509) 447-4821 for more information on appeal process.


Mike Lithgow, Director