

- (iv) A copy of the text proposed to be changed showing deletions with a strikethrough and additions underlined; and
- (v) A written narrative describing the proposed text amendment's compliance with XX.90.030 of the Pend Oreille County Development Regulations.

**PEND OREILLE COUNTY  
COMPREHENSIVE PLAN AMENDMENT  
APPLICATION**

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SEP 11 2018

Application Type:

Map Amendment       Text Amendment

PEND OREILLE CO.  
COMMUNITY DEVELOPMENT

Applicant Information:

Applicant Name: Glen D. Cash, Sr., PLS  
 Mailing Address: 7687 Kelso Lake Road  
 City: Priest River State: ID Zip: 83856  
 Tel: (208) 290-2913 E-mail: ilspls1@gmail.com

**Please provide a written landowner authorization if property owner is different than applicant.**

Property Owner Information (for Map Amendments):

Applicant Name: Shannon Reel  
 Mailing Address: 213 S. Warren Ave.  
 City: Newport State: WA Zip: 99156  
 Tel: (509) 671-0687 E-mail: shannonreel1@gmail.com

Property Information (for Map Amendments):

Address of property: 288 Westshore Drive, Newport (Dalkena), WA 99156  
 Parcel number of property: 443227020005

Legal description (attach additional pages if necessary): See attached

Current Property Future Land Use Map Designation: NR-20  
 Proposed Future Land Use Map Designation: R-5

Current Zoning: NR-20  
 Proposed Zoning: R-5

Please state the reason for the map or text amendment:

The map amendment is proposed to allow a change of use for the property and provided it can be removed from the Natural Resource Designation, the owner intends to apply for a conditional use permit to allow construction of a commercial storage facility.

The information in this application or attached to it has been filled to the best of my knowledge.

Signature:

*Glenn D. Cash Sr.*



Date: 9-03-18



*Pend Oreille County*

**COMMUNITY DEVELOPMENT DEPARTMENT**

P. O. Box 5066 Newport, Washington 99156-5066

Phone: 509-447-4821

**Greg Snow**  
Director

**Rick Cruse**  
Building Inspector

**Andy Huddleston**  
Planner II/Building Inspector, CFM

**PEND OREILLE COUNTY  
COMPREHENSIVE PLAN AMENDMENT  
APPLICATION OVERVIEW**

This application is for an amendment to the Pend Oreille County Comprehensive Plan.

(1) Pend Oreille County is only permitted by law to amend its Comprehensive Plan annually, unless otherwise permitted by the Pend Oreille County Development Regulations or the Washington State Growth Management Act. Applications may be submitted during the period in which the Pend Oreille County Board of County Commissioners have opened the docket process.

(2) Applicants are advised that the Board of County Commissioner's decision to adopt amendments to the Comprehensive Plan is discretionary in nature. Applicants are encouraged to consider whether the proposed amendments reflect the stated goals and purposes of the Growth Management Act and the Comprehensive Plan. Comprehensive plans cannot be inconsistent internally or with existing Pend Oreille County regulations.

(3) The Board of County Commissioners has adopted a criteria under XX.90.030. The criteria is set forth as follows:

(a) Conditions in the vicinity of the proposal have markedly changed since the subject property was designated, and under those changed conditions, a plan amendment is within the public interest.

(b) The proposal is limited in scope and can fit within the Planning Department's work program for the current year.

(c) The proposal is correcting an inconsistency within the Plan or is a clarification of the Plan.

(d) The public interest is served by dealing with the proposal at the present time rather than later.

(e) The proposal bears a substantial relation to the promotion and preservation of public health, safety and welfare.

***Planning, Building & Economic Development***

(f) The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.

(g) Whether the proposal complies with the applicable goals and requirements of the Growth Management Act.

(4) Applicants for Future Land Use Plan map amendments and associated rezones will be required to comply with the provisions of the Development Regulations for public notice.

(5) Applications are reviewed by the Pend Oreille County Planning Commission as part of the annual docketing process for further consideration. If the Planning Commission elects to include an application as part of the docket, the application is then considered on the merits after a public hearing before the Planning Commission. The Planning Commission's decision is a recommendation to the Board of County Commissioners. The Board of County Commissioners may elect to conduct a public hearing on the proposed amendments. The decision on whether to adopt an amendment lies with the Board of County Commissioners.

(6) Pend Oreille County must notify the appropriate state agencies of its intent to adopt amendments to the Comprehensive Plan at least 60 days prior to final adoption.

#### APPLICATION REQUIREMENTS

- ✓ A. For Map Amendments:
  - ✓ (i) Complete application;
  - ✓ (ii) SEPA Checklist;
  - ✓ (iii) Application fee;
  - ✓ (iv) A written narrative describing the proposed map amendment's compliance with XX.90.030 of the Pend Oreille County Development Regulations; and
  - ✓ (v) A map of the proposed amendment site showing all parcels and parcel numbers.
  
- B. For Text Amendments:
  - (i) Complete application;
  - (ii) SEPA Checklist;
  - (iii) Application fee;

# Landowner/Agent Consent Form

I (we) the undersigned owner(s) of record of (geographic ID or Property ID) 443227020005, located at (physical address) 288 Westshore Dr., Newport, WA 99156, consent to and authorize (agent name) Glen D. Cash, Sr., Intermountain Land Surveyors, PLLC, to act on my behalf for the purposes of obtaining approval for (development type) Future Land Use Map Amendment - Rezone submitted to Pend Oreille County.

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I (we), as the landowners of the above described property understand and agree to the following:

- I (we) are the legal owners of the subject property and may act on behalf of any and all interested parties, financial and otherwise
- I (we) are responsible for all activities occurring on the subject property to which an application is made.
- That Pend Oreille County, its officers, and staff shall not be held liable for any activities arising from the actions of the above named agent.

SEP 11 2018

PEND OREILLE CO. COMMUNITY DEVELOPMENT

## Owner Contact Information

Property Owner(s): Shannon Reel  
Mailing Address: 213 South Warren Dr.  
City: Newport State: WA Zip: 99156  
Phone Number: 509-671-0687  
Email Address: shannonreel1@gmail.com

## Agent Contact Information

Authorized Agent: Glen D. Cash, Sr., PLS  
Mailing Address: 7687 Kelso Lake Road  
City: Priest River State: ID Zip: 83856  
Phone Number: 208-290-2913  
Email Address: ilspls1@gmail.com

## APPLICANT SIGNATURE(S)

I certify that the information contained on this application is true, complete, and accurate to the best of my knowledge. I understand that the information will be used by Pend Oreille County for determining whether this proposal meets all development requirements.

PROPERTY OWNER

Shannon D. Reel DATE: 9-11-2018

AGENT/PRIMARY CONTACT

Glen D. Cash Sr. DATE: 09-03-2018



Located at: 625 West 4th Street  
Newport, WA 99156  
Mail to: PO Box 5066  
Newport, WA 99156

Phone: 509-447-4821  
Fax: 509-447-5890  
Visit us online at  
Pendoreilleco.org

# Rezone & Future Land Use Map Amendment Application

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## Owner Contact Information

SEP 11 2018

Property owner(s): SHANNON REEL

Mailing address: 213 S. WARREN AVE

City: NEWPORT

State: WA

Zip: 99156

Phone number: 509-671-0687

Email address: shannonreel1@gmail.com

Agent/Applicant: GLEN D. CASH, SR., PLS, INTERMOUNTAIN LAND SURVEYORS, PLLC

If an agent is acting on behalf of a property owner please fill out and attach the Landowner Consent Form

## Property Information

Parcel number of property: PROPERTY ID. 1242B GED. ID. 443227020005

Legal description: ASSESSOR - GOUT LOTS 2 & 3 LESS RDS., LESS RR & TAX #S, LESS HIGHWAY;  
LESS DALKENA POINT SUB 27 32 44

Current Property use:

- Residential
  Commercial
  Agricultural
  Timber
  Other

Please describe if 'Other' is checked: \_\_\_\_\_

What is the property currently zoned? NR-20

Physical address of the property: 288 WESTSHORE DRIVE

City: NEWPORT

State: WA

Zip: 99156

## Road Access

What road is adjacent to this property? BOUNDED ON WEST BY WA ST HWY 20, SOUTH & EAST BY WESTSHORE DRIVE.

Does an approach already exist?

- YES
  NO (OTHER THAN AG EQUIPT-PRIMITIVE)

## Critical Areas

If there are any critical areas on this property please describe them. (Shorelines, streams, water bodies, wetlands, flood plains, slopes over 40% grade)

NO CRITICAL AREAS ARE FOUND IN PROPOSAL AREA.

## Sewage Disposal

- Connection to existing community system
  On-site system ~~for each lot~~  
(SEE NARRATIVE)

11 MILES N NEWPORT

## Water Supply

Community system       Drilled well

Please check if a water right is secured.

## Proposed Amendment

Proposed property use:

Residential       Commercial       Agricultural       Timber       Other

Please describe if 'Other' is checked: \_\_\_\_\_

What is the proposed zoning? RS

## AMMENDMENT CRITERIA

Please attach a separate document to answer the following questions.

1. Is the property in question suitable for the uses permitted under the proposed zoning? Is the proposal compatible with the surrounding properties and their land uses?
2. Does this proposal promote the health, safety, and/or general welfare of Pend Oreille County? Consider both broader area wide impacts as well as immediate geographic impacts.
3. Have there been significant changes since the Future Land Use Map was last updated? Consider both broader area wide changes as well as immediate geographic changes.
4. Are the public facilities (water, sewer, access, and other public facilities) adequate for the proposed amendments?
5. Is the proposed amendment consistent with goals and objectives in the Pend Oreille Comprehensive Plan or the regulations of Washington's Growth Management Act (RCW 37.70A)?

The information in this application, or attached to it, has been filled out to the best of my knowledge

Signature: \_\_\_\_\_

*Glenn D. Cash Sr.*



Date: 9-3-18

# Rezone & Future Land Use Map Amendment Application

Please include a site plan drawn to scale. You may use the space below or attach a separate piece of paper. The site plan should include...

- Septic systems & drain fields
- Property lines & dimensions of parcel
- Current and proposed zoning
- Distances between structures and parcel lines
- Location of existing & proposed structures
- North arrow & scale
- Locations of existing & proposed roads/driveways
- Distances between structures & waterbodies
- Location of any surface water

SEE ATTACHED

The map above has been drawn to the best of my knowledge.

Signature of Applicant: Alan D. Casher

Date: 9-3-18

# Rezone & Future Land Use Map Amendment Application

In order to expedite the process, please read carefully and submit the required information and documents.

Please submit all required materials to the Pend Oreille County Community Development Department.

## General Information

- ◆ This application is for the amendment of the Pend Oreille County Comprehensive Plan. You may apply for site specific rezones of the Future Land Use Map.
- ◆ Applications may be submitted any time during the year. However, all applications will be docketed until the end of the year so that they may be heard simultaneously. The three exceptions are the following and may be processed during other times of the year:
  1. The initial adoption of a sub-area plan.
  2. The adoption or amendment of the Shoreline Master Program.
  3. The amendment of the capital facilities element of a comprehensive plan that occurs concurrently with the adoption or amendment of the county budget.
- ◆ It is important to consider that the proposed amendments reflect the stated goals and purposes of the Pend Oreille County Comprehensive Plan. Comprehensive plans cannot be inconsistent internally or with County regulations.
- ◆ The following criteria will be used by the Planning Commission to determine their recommendation the Board of County Commissioners on the matter of the proposed amendment.
  1. Condition in the vicinity of the proposal have markedly change since the site was designated.
  2. The proposal is limited in scope and can fit within the Planning Department's work program for the current year
  3. The proposal bears a substantial relation to the promotion and preservation of public safety and welfare.
  4. The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.
  5. Whether the proposal complies with the applicable goals and requirements of the Growth Management Act.
- ◆ The County must notify the appropriate state agencies of its intent to adopt amendments to its comprehensive plan at least 60 days prior to final adoption. It will send a copy of the amended comprehensive plan for review.



Located at: 418 S Scott Ave

Newport, WA 99156

Mail to: PO Box 5066

Newport, WA 99156

Phone: 509-447-4821

Visit us online at

[Pendoreilleco.org](http://Pendoreilleco.org)

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PEND OREILLE CO.  
COMMUNITY DEVELOPMENT

**PROPOSAL NARRATIVE**  
*for*  
**FUTURE LAND USE MAP AMENDMENT APPLICATION**

A portion of 443227020005 – Shannon Reel, Owner  
Dalkena, WA  
September 4, 2018

**Site History.**

From approximately 1890 until 1908 the property was owned by a lumber interest known as D & K Milling Co. which was reorganized in 1908 as Dalkena Lumber Company. The mill was one of the largest mills in the region. The mill was destroyed in the 1910 wildfire and was near immediately rebuilt but burned down again in 1936. The site included a post office, saloon, company store, and housing for mill workers and their families. After the second major fire at the mill, the owners elected not to rebuild the mill and in 1938 company assets were divided among the shareholders and the mill was never rebuilt. The founders focused on the then developing Farragut Naval Base area in Idaho and the development opportunities there (now Farragut State Park). The old Dalkena mill site lay idle until about 1950 when it was purchased by Frank and Dorothy Conrady who raised cattle and hay there until Frank passed away. The Reel family purchased the property (approximately 33.63 acres-source assessor's roll) in 2001. In 2002, the Reels' recorded a 10 lot waterfront subdivision called "West Shore Homes" (Book 4, Page 27 of Plats). Since that time, the remainder of this particular portion of the property, approximately 16 acres, has remained undeveloped and has since been used for the production of hay.

**Current Conditions/Changes.**

At present current conditions continue to distance themselves (in a down turn economically) from long term land use identities that emerged during the best times of the County's resource based economies. This is not uniquely related to the relatively short term since the implementation of the Growth Management Act and the Natural Resource Designation that was imposed upon the property owners of Pend Oreille County. *Not all of these changes are visual or physical in their makeup.* Gradual decline of resource based economies such as those that exist in Pend Oreille County are resultant of various forms of government overreach by bureaucracies above the County level. Examples include but are not limited to the lock-up of federal timber, the near impossible environmental standards placed on mining operations, and the theory of globalization. Globalization marketing and development included manipulation of export markets of agricultural products. The tools of globalization/financial manipulation, and stimulation of foreign and competing agricultural markets have resulted in the demise and gradual disappearance of our small farms. Today, from a general standpoint, only large acreage and corporate farming activities can produce viable income as full time business entities. Relatively low competing unit pricing of foreign agricultural interest dictates that viable income from agriculture can generally only be attained on *extreme output volumes* associated with massive acreages. Over the years, these 3 resource based economic elements have historically been the backbone of the Pend Oreille County. All 3 have and continue to experience a state of economic decline and related difficulty. The tourism, lodging, and recreation sector of the Pend Oreille County economy are somewhat steady and perhaps gradually increasing with the relatively recent establishment of the Selkirk Loop, widely publicized recreational opportunities and tourism. With these considerations in mind, *"conditions in the vicinity have been markedly changing"*, at least from an economic standpoint since well before the County elected to participate in the implementation of Growth Management Act. The resultant changes have reduced the economic viability of family farming on small acreage except for those commodities generally produced for personal use. For many small family farms, the agricultural choices only generate enough revenue to pay or supplement payment for taxes on their property and

the bulk of their income is from regular jobs with other full time employment opportunities. It is for that reason that the applicant is requesting a Future Land Use Map Amendment to remove a 7 acre parcel from Natural Resource Designation in the NR-20 zone and convert that parcel to R-5 zoning, allowing more profitable use of the land.

**Limited Scope.**

This proposal is for a multi-unit storage facility on a 7 acre parcel which would operate under a proposed conditional use permit. The proposal is for a multi phased project, comprised of 3 phases, the first of which would occur as soon as the spring of 2019 (provided the concept is approved). Phase 1 will be a small portion of the project and, as such, it should fit into the Department's work program for the current year.

**Corrections to Plan or Clarification of the Plan.**

This proposal is not made because of corrections to, or clarification of the plan. The proposal is to provide an avenue to provide flexibility in land use on property that is one way or another, gradually developing. The confines of Natural Resource Designation may not fit the best use of the particular property in question. As time passes, the landowners in Northern portions of the County turn eyes toward the recreational component of the economy to stimulate income. The proposal is in close proximity to the intersection of Washington State Highway 20 and West Calispell Road, and the POVA Railroad. This 7 acre parcel is surrounded on 3 sides by active roadways and as such it is "on route" along the Pend Oreille River Corridor/Selkirk Loop which is strewn with second homes and waterfront getaways and recreational properties. Recreational activities and seasonal second homes stimulate the use of boats, snowmobiles, motorcycles, ATVs, RVs, yard furniture and many other seasonal items that will and do need storage space.

**Public Interest.**

Public interest is served by expanding economic opportunities in the County. With the obvious upturn in the overall economy, it is in the mutual interest of both the applicant and the County to take advantage of the upturn in order to allow small business to get on its feet and healthy during this time of upturn.

**Substantial Relation to Preservation and Promotion of Public Health, Safety and Welfare.**

It is questionable that a storage facility (or any number of other commercial enterprises) can preserve or promote public health, safety and welfare. A storage facility could contribute to these interests by reducing dangers associated with long distance towing of boats and other recreational vehicles repeatedly as opposed to storing them close to their weekly or monthly destinations. Inasmuch storage of these items near their destinations can reduce breakdowns at roadsides which creates opportunity for accidents and other hazards that can occur on long trips. There are many other items that would conceivably be stored in the proposed storage facility, many would not be vehicular in nature and it is difficult to demonstrate how these various items could contribute to the interests above, requiring individual analysis and discussion. Taxes generated from the proposal would help fund public services in Pend Oreille County.

**Long Term Benefit to the Community.**

The proposal can provide long term benefit to the community by providing space to store the above described items and others out of sight, particularly during periods of little or no use. Such will have a positive to aesthetics in communities throughout the area, allowing idle campers, boats, yard furniture and other such recreational items secure and in "out of site/out of yard" storage. Beyond this,

increased tax base generated by proceeds from the proposal will help support schools, emergency services and other public services.

**Compliance With Applicable Goals Growth Management Act.**

The proposal area is on *private lands* that have were swept into the Natural Resource Designation status with the Comprehensive Plan Amendment in 2005. For that reason, the applicant has proposed a Future Land Use Amendment (FLUMA) to remove 7 acres of her 33.6 contiguous acres from the Natural Designation status. This land has currently been used for the production of hay, but as it is non-irrigated dry land, it generally yields a single cutting per year. The applicant is not a farmer or rancher and contracts out the haying operation which produces a meager monetary return. As the applicant intends to maintain an agricultural exemption on the remaining property, the remaining 26 acres is to remain in the production of hay. Provided the 7 acres is approved for removal from the Natural Resource Designation (NR-20) and rezoned to R-5 zoning, the applicant intends to develop a proposed storage facility which would be operated under Conditional Use Permit. This action would maintain agricultural use of the remainder and provide economic development in the area, with inception of a family owned business. Taxes from this enterprise will serve the County coffers thereby benefitting the public by allocation of funds to emergency services, schools, and other necessary services. While a storage facility is not a recreational development, it can be said that it would be a benefit to the recreation component, providing storage of recreational equipment, boats, RVs, campers, personal water craft as well as providing temporary storage for items used by seasonal visitors who come and go from second homes with the ever changing seasons.

Proper landscaping, screening with ornamental trees and good choices in design can make this project blend in to the local area in a tasteful manner.

With regard to public infrastructure/facilities, this facility will be self-contained in terms of sewage treatment and water service. Sewage is proposed by septic tank and sub-surface drainfield to the satisfaction of the Northeast Tri-County Health District. Water will be from private well situated on the applicant's property.

In keeping with County processes, citizen participation is anticipated, and public input is welcomed throughout the processes involved in consideration of this request and into the actual design phases of the project.

The proposal is ultimately to be a commercial undertaking and many of the objectives of the Growth Management Act seem most applicable to the development of high density housing and similar development. The act seems to condense any new development into urban style developed areas. There is little flexibility in the objectives of the act for any development or promotion of economic diversity in rural lands that found themselves swept into Natural Resource Designation with the stroke of the pen in 2005. Many parcels in Rural Washington have found themselves "locked in to what they will be" under the Natural Resource Designation. This seems counterproductive in a dying natural resource based economy as it serves to preclude constituents/owners from opportunities for expansion toward the promise of economic diversity except as "allowed" by the Growth Management Act.



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## SEPA ENVIRONMENTAL CHECKLIST

PEND OREILLE CO.  
COMMUNITY DEVELOPMENT

### A. Background

**1. Name of proposed project, if applicable:** *Future Land Use Map Amendment/Rezone from NR-20 zone to R-5 zone for proposed storage facility which would operate under conditional use permit as allowed by County ordinance.*

**2. Name of applicant:** *Shannon Reel*

**3. Address and phone number of applicant and contact person:** *Shannon Reel, 213 S. Warren Ave., Newport, WA 99156*

**4. Date checklist prepared:** *September 3, 2018*

**5. Agency requesting checklist:** *Pend Oreille County Community Development.*

**6. Proposed timing or schedule (including phasing, if applicable):** *The project is planned for a minimum of 3 phases to be contained within the proposed zone change area, with proposed startup for the first phase in the spring of 2019. Subsequent phases are proposed as dictated by need for additional storage space to meet public demand and could culminate with as many as 225 total storage units.*

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** *This project is proposed as a multi-phase project with phasing starts resultant of market demand.*

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** *Minimally the following studies and mitigation plans would include: an engineered stormwater plan will be required to capture and treat runoff water from impervious surfaces. The facility is proposed to be generally a "dry" facility with conventional septic tank and drainfield for the office and restrooms. Evaluation of soil conditions in drainfield area will be provided as required to meet the requirements of the Northeast Tri-County Health District. The NRCS lists soils type in the immediate project area to be Kaniksu Sandy Loam. The NWI indicates no mapped wetlands in the project area. FEMA FIRM panels indicate the project area is not in a Special Flood Hazard Area.*

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.** *N/A*

**10. List any government approvals or permits that will be needed for your proposal, if known.** *Given the characteristics and location of the site, we are unaware of the need or*

requirement for approvals beyond those associated with County requirements for standard construction processes.

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)** *The applicant desires to rezone 7 acres of her approximately 33.6 acres of agricultural land from the NR-20 zone and convert said 7 acres to R-5 zoning which would allow development of a storage facility under conditional use permit process. As stated above, the 7 acres is proposed for near immediate development as a phased storage facility comprising minimally of approximately 3 phases with expansion occurring in harmony with market demand trends. The facility is proposed as typical metal building, single level storage units with gravel vehicular travel ways. Plans for these units have not been developed beyond conceptual levels, however, some preliminary layouts demonstrate the site area is capable of up to and approximately 220 units. Phase 1, proposed for spring construction, would consist of approximately 30 units including an office and supporting infrastructure.*

**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

## **B. Environmental Elements**

### **1. Earth**

#### **a. General description of the site:**

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

**b. What is the steepest slope on the site (approximate percent slope)?** *Slopes on the site, without survey, are gentle and appear to range from 1 to 5 percent.*

**c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.** *The proposal area has long been used for the production of hay. It is important to note here that there is no monetary proceed from the harvest of hay. The owner, Shannon Reel, is not a farmer and allows a neighbor to harvest the hay in exchange for "keeping an eye" on the property as a pro gratis caretaker. This would not serve to qualify the small scale haying activity there in a category of "long-term commercial significance".*

*The NRCS lists the soil type in the project area as Kaniksu Sandy Loam (60).*

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** *Soils within the bounds of this proposal are stable.*
- e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.** *Typical removal of topsoil and compacted gravel backfill associated with slab on grade construction throughout building footprints. Driveway and parking areas would be stripped and backfilled with compacted gravel over filter fabric. At this time, all planning is conceptual, and quantities will vary with individual phase sizes. At total build-out, about 80 per cent of the project are will be covered with impervious surfaces, either building coverage or gravel travel ways and parking. Typical site stripping of topsoil-assume a depth of 0.5 feet followed by gravel backfill. At buildout, assume site-wide hypothetical removal of approximately 4500 cubic yards of topsoil. Travel ways between buildings would require as much as 2320 cubic yards of gravel. Gravel backfill will be from a local County permitted pit with consideration given to cost, haul distance and quality of materials.*
- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.** *As the slopes on this site are gentle as mentioned above, standard silt fencing, straw bale barriers and other "best practice" erosion mitigation will be employed during critical phases of site development. No significant erosion is anticipated.*
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** *Stormwater mitigation plans/design has not, at this point been undertaken. Anticipating approximately 1.5 acres for landscaping, grassed swales and other grassed infiltration areas yields approximately 80 percent, or 5.6 acres would be impervious surfaces at time of complete build out.*
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:** *As the slopes on this site are gentle as mentioned above, standard silt fencing, straw bale barriers and other "best practice" erosion mitigation will be employed during phases of site development. No significant erosion is anticipated. With proper stormwater mitigation methods designed and employed, this project poses no significant threat to the earth or surrounding properties.*

## 2. Air

- a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.** *Aside from exhaust emissions from construction equipment and the periodic "come and go" of passing automobiles in and out of the facility, there should be no significant increase in emission levels.*
- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** *There are currently no sources of emissions or odors that would affect this proposal.*
- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:** *Aside from the construction process and considering that this is a proposed storage facility for household goods, furniture, boats, RVs, possibly automobiles and other similar items and with no manufacturing, milling, or otherwise "production oriented works" proposed or allowed,*

there will be no known or foreseeable sources of emissions or impacts to air beyond those which already occur.

### 3. Water

#### a. Surface Water:

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.** *The Easterly bounds of the proposal area lies approximately 300 feet West of the Pend Oreille River. No other surface water is apparent.*
- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.** *The proposal area is bounded by existing West Shore Drive on the East (between project area and river) and a tier of residential lots between West Shore Drive and the Pend Oreille River. No construction will occur within 330 feet of the river.*
- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.** *None.*
- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.** *No.*
- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** *The proposal does not lie within the SFHA area according to FEMA FIRM panels 53051C0740 C and 53051C0855 C, both effective March 4, 2002.*
- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.** *N/A*

#### b. Ground Water:

- 1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.** *The applicant currently plans to use a well in her possession which is near the project area to serve the office and restroom proposed.*
- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.** *The applicant intends to install a conventional septic tank and drainfield to serve the facility. This system will treat only domestic type sewage which will contain no other contaminants or chemicals. This facility is in the assessment and planning stages. No sewer effluent discharge loading has been determined at this time.*

**c. Water runoff (including stormwater):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.** *The only runoff associated with this proposal is stormwater from impervious surfaces which is proposed to be treated by grassed swales, grassed infiltration areas, and drywell(s) if necessary. Stormwater is to be captured and treated on site.*
  
- 2) Could waste materials enter ground or surface waters? If so, generally describe.** *There is no threat of waste materials entering ground or surface waters as the only waste material will be domestic sewage which is to be captured and treated as discussed above.*
  
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** *This proposal will have no significant impact on drainage patterns within the vicinity.*

**d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:** *As discussed above, a stormwater plan will be required for this project and best management practices will be followed. Runoff waters will be arrested in grassed swales and grassed infiltration areas on site. There is no intent to discharge waters off-site.*

**4. Plants**

**a. Check the types of vegetation found on the site:**

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass and hay
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

**b. What kind and amount of vegetation will be removed or altered?** *The applicant intends to strip the bulk of the property of vegetation and replace with building floor slabs and gravel driveways/parking areas with adjacent grassed infiltration areas, grassed swales and spot landscaping. At present, no landscaping plan has been prepared.*

**c. List threatened and endangered species known to be on or near the site.** *Eagles routinely visit the Pend Oreille River basin throughout its length. There are no nests or even trees on the property for nesting or roosting of Eagles or Osprey. This proposal is no threat to endangered species.*

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:** *Currently, no landscaping plans or consideration for such has been undertaken. Natural plants/shrubs and ornamentals trees can be considered.*

e. **List all noxious weeds and invasive species known to be on or near the site.**

## 5. **Animals**

a. **List any birds and other animals which have been observed on or near the site or are known to be on or near the site.** *The Pend Oreille River basin is home to a wide variety of wildlife including, but not limited to: Whitetail Deer, Coyote, Elk, Muskrat, Beavers, Ducks and Geese, Swans, Osprey, Eagles, Hawks, and various species of Songbirds. A wide variety of fish inhabits the river. Generally, the site is periodically visited by Whitetail Deer, passing Geese, Ducks and ground birds. There are no trees on the site and the site is not prone to heavy usage due to a lack of cover.*

b. **List any threatened and endangered species known to be on or near the site.** *As indicated above, there are no endangered species that regularly use or inhabit the site.*

c. **Is the site part of a migration route? If so, explain.** *The proposal lies in a waterfowl flyway, but is secondary to the riverfront, being about 350 feet West of the river. This site and other hayfields along the river are periodically visited by passing ducks, geese and birds of prey. As there are developed areas West of State Highway 20 and East along the river bank, the development would have little if any impact on these visitors as the applicant owns numerous acres adjacent and North of the proposal area which will remain as is.*

d. **Proposed measures to preserve or enhance wildlife, if any:** *At present, considering the very minimal impact to wildlife due to the size of the proposal area, no enhancement or preservation plan has been considered at this time.*

e. **List any invasive animal species known to be on or near the site.** *None are known to exist.*

## 6. **Energy and Natural Resources**

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.** *The proposal only requires electrical power to operate. The applicant intends to provide heat only to the office and of course for site lighting.*

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** *As the proposed structures for this storage facility will be single level and significant distance from adjoining residences, use of future use of solar energy systems by neighboring residences will not be affected.*

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:** *As mentioned above, the applicant intends to heat/cool only an office space in the facility. With an eye on operating expense, the applicant will provide high quality insulation to that*

particular space for his/her own comfort in order to minimize operating expense. The facility should use a minimal amount of power given the above.

## **7. Environmental Health**

**a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.** *Unit rental agreements will preclude storage of dangerous or hazardous materials. The facility will not allow storage of dangerous elements, chemicals, loose or bulk storage of fuels, or any hazardous waste.*

- 1) Describe any known or possible contamination at the site from present or past uses.** *There are no known contamination issues on this site.*
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.** *There are no known transmission pipelines or similar located within the project area.*
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.** *N/A*
- 4) Describe special emergency services that might be required.** *No special emergency services would be required aside from those services expected with any residences or businesses in the area, such as ambulance, fire, and sheriff response.*
- 5) Proposed measures to reduce or control environmental health hazards, if any:** *As mentioned above, unit rental agreements will serve to preclude the storage of any dangerous materials, bulk fuels, or chemicals. No other measures are proposed.*

## **b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** *Regular noises in the vicinity include passing traffic, chainsaws, boat traffic, atvs, motorcycles, aircraft, opening and closing of car doors, infrequent railroad traffic and those associated with existing and regular neighborhood activities.*
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?** *Indicate what hours noise would come from the site. Low level noises would include the opening and closing of automobile doors, opening and closing of overhead storage unit doors, persons talking, occasional honking of auto horns, sometimes banging of hand trucks and such. These levels should be considered low level to perhaps moderate levels of noise at times, however, duration should be short and infrequent.*
- 3) Proposed measures to reduce or control noise impacts, if any:** *With the presence of the POVA railroad, Washington State Highway 20, boats and jet skis on the river, these types of noise should be considered normal and therefore, no measures are proposed as noises generated by users of the facility will be quite similar to existing noises.*

## 8. Land and Shoreline Use

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

*Currently the site has been used for the production of hay on a small scale. A church lies directly South of the intersection of West Shore Drive and Washington State Highway 20. To the East, a 10 lot residential subdivision called West Shore Homes occupies the West bank of the Pend Oreille River. The property fronts on the West on Washington State Highway 20 which, in turn, is bounded on the West by the POVA railroad. Directly West of the railroad are residences and a fire station. The only impact on the neighboring properties would be aesthetics which will be "in the eye of the beholder". There are numerous ways of screening the proposal should that need arise and the owner is currently considering methods used on similar proposals in more urban settings.*

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? Yes, the project area has been used as working farmland in the past, producing dryland, non-irrigated hay. The property has yielded a single cutting per year and that cutting has been exchanged with a local for keeping watch over the property. This proposal is to remove 7 of 33.6 total acres from Natural Resource Designation and agricultural use. The land use of the 7 acres would change to non-farm use.**

- 1) **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:** *As the proposal area is proposed as a non-residential, non-inhabited facility (aside from office personnel) there will be absolutely no impact from the current agricultural uses adjacent to the project.*

- c. **Describe any structures on the site.** *None.*

- d. **Will any structures be demolished? If so, what?** *None.*

- e. **What is the current zoning classification of the site?** *NR-20.*

- f. **What is the current comprehensive plan designation of the site?** *NR-20.*

- g. **If applicable, what is the current shoreline master program designation of the site?** *N/A.*

- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** *No.*

- i. **Approximately how many people would reside or work in the completed project? The project would start with a single employee, likely the applicant. As the various phases are brought forward, the staff could increase to approximately 4.**

j. **Approximately how many people would the completed project displace?** *None.*

k. **Proposed measures to avoid or reduce displacement impacts, if any:** *N/A*

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:** *Provided the Future Land Use Map Amendment is approved, and the property is rezoned to R-5 zoning, the proposed use is allowed under an approved conditional use permit under current zoning regulations.*

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:** *During the time of ownership by the applicant, the property has never met the hallowed "long term commercial significance" status. There is no concerted farming activity by the applicant and will be none. With this in mind, there are no such "measures" considered, aside from continuing allow the production of hay by others on the applicant's remaining lands.*

## 9. **Housing**

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** *N/A.*

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** *N/A.*

c. **Proposed measures to reduce or control housing impacts, if any:** *N/A.*

## 10. **Aesthetics**

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** *While no building plans have been accepted at this time, 30 feet is a reasonable assumption given a 16 foot ceiling height.*

b. **What views in the immediate vicinity would be altered or obstructed?** *While the construction of any building, be it a barn, home, or storage building will "alter" any view in a particular direction, the biggest impact upon neighboring properties would be from those properties in platted West Shore Homes, particularly from the tier of homes along the waterfront looking West. A number of screening options can be considered. Traffic and residences along and West of Washington State Highway 20 cannot view the river to the East as it is obstructed by the presence of the homes in said West Shore Homes.*

c. **Proposed measures to reduce or control aesthetic impacts, if any:** *As no final site plan has been completed beyond concept, and architectural renderings are in process, no measures are proposed at this time. This does not indicate such is out of the question.*

## 11. **Light and Glare**

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** *As some form of security lighting would be expected in this type of proposal, low intensity output fixtures are proposed and would be arranged to reduce direct glare to the East and the residences there. Proposed are automatic lamps that would operate from dusk*

till dawn, provided they can be arranged in a manner to minimally impact residences the East as well as excessive glare to the highway on the West.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?** *The views that would most likely be impacted would be from those residences in "West Shore Homes", whose primary objective view is East to the river and opposite the project. Again, some form of screening may be in order to the West. This is not being considered at this time albeit the owner is evaluating various renderings from similar developments in more urban settings which set about to "blend" the facilities into urban development.*
- c. What existing off-site sources of light or glare may affect your proposal?** *None.*
- d. Proposed measures to reduce or control light and glare impacts, if any:** *As stated above, the applicant intends to use low emission anti-glare fixtures that would be strategically placed to minimize glare, particularly to the East and West.*

## **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?** *While the Pend Oreille River basin enjoys many recreational activities such as boating, fishing, hunting, hiking, kayaking, canoeing, biking, and endless others, there is no public lands or public access to the river in the immediate project area. Lands in the area are private. Little recreational activity occurs in the immediate project area aside from those enjoyed by individual land owners on their own land at the riverfront.*
- b. Would the proposed project displace any existing recreational uses? If so, describe.** *None.*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** *As stated above, this project will have no impact on public recreation and no additional recreation opportunities are offered on this land.*

## **13. Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.** *There are no buildings in the proposal area. None are known that would qualify.*
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.** *None are known at this time; however, no such investigation has yet occurred.*
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.** *At this time in the process, no such studies or research has occurred.*

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. No measures for such have been proposed. No known disturbance to resources, other than those owned in fee by the client are impacted by this proposal.**

#### **14. Transportation**

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.** *The proposal area is to be accessed by West Shore Drive which is a private roadway serving the project area and the West Shore Homes subdivision. The proposal area currently enjoys primitive access via agricultural access directly to Washington State Highway 20 and the private road mentioned above.*
- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?** *The project area is a remote rural area without public transport. Some transit services are available at Usk, Washington, owned and operated by the Tribe.*
- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?** *This question cannot be answered aside from preliminary estimate as no site plan has been completed aside for very preliminary and conceptual plans. As the clientele will not linger except to pick up or deliver items to their respective units in periodic short visits, no "hang-out" parking is provided. One concept shows approximately 30 parking spaces.*
- d. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).** *The proposal will only require approximately 2 approaches to the private road at the applicant's expense.*
- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** *N/A*
- f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?** *Individual trips per day will vary with phasing and will be difficult to predict as they will fluctuate wildly with the passage of seasons, particularly the open and close of the recreational seasons. This estimate is best undertaken as the process expands into a more finite status. A good rule of thumb would be to anticipate 1 trip per third of phase capacity during seasonal high cycle fluctuation as an anticipated maximum. Peak volumes would occur during late spring and fall as river activities begin and wind down, respectively.*
- g. **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.** *As there is no such movement of these products over the servient roadway, none will be interfered with.*

h. Proposed measures to reduce or control transportation impacts, if any: N/A.

### 15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.** *As the proposal is for a storage facility, where persons would not occupy such as a restaurant, motel, residence or similar, persons in need of emergency services should be a low number, perhaps less than those of neighboring residences. Accidents will occur, however. While the facility will be constructed according to applicable fire and safety codes, accidents will occur in some manner where human beings interact or act. There may be incident related need for fire or ambulance services at the proposed facility, but they should be less frequent than those of nearby residences. There will be little to no impact on police protection, public transit, health care, schools or other.*
- b. **Proposed measures to reduce or control direct impacts on public services, if any.** *As mentioned previously, rental agreements and proper management will preclude storage of irregular items and units can be made subject to periodic inspection to maintain this agreement. Incidents such as heart attack, stroke and so forth cannot be prevented, except by the victim. Accidents during loading and unloading of storage items can only be prevented to a certain level and then become uncontrollable. Every reasonable measure to prevent accidents will be taken and consideration of safety procedures/protocol at other similar facilities will be incorporated.*

### 16. Utilities

- a. **Circle utilities currently available at the site:**  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_
- d. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.** *Utilities that are proposed for the project include electrical service, telephone, and internet services. These services are available from PUD, Verizon Wireless, Frontier and a variety of internet providers.*

### C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Glen D. Cash, Sr.

Name of signee Glen D. Cash, Sr., PLS

Position and Agency/Organization Intermountain Land Surveyors, PLLC

Date Submitted: September 4, 2018



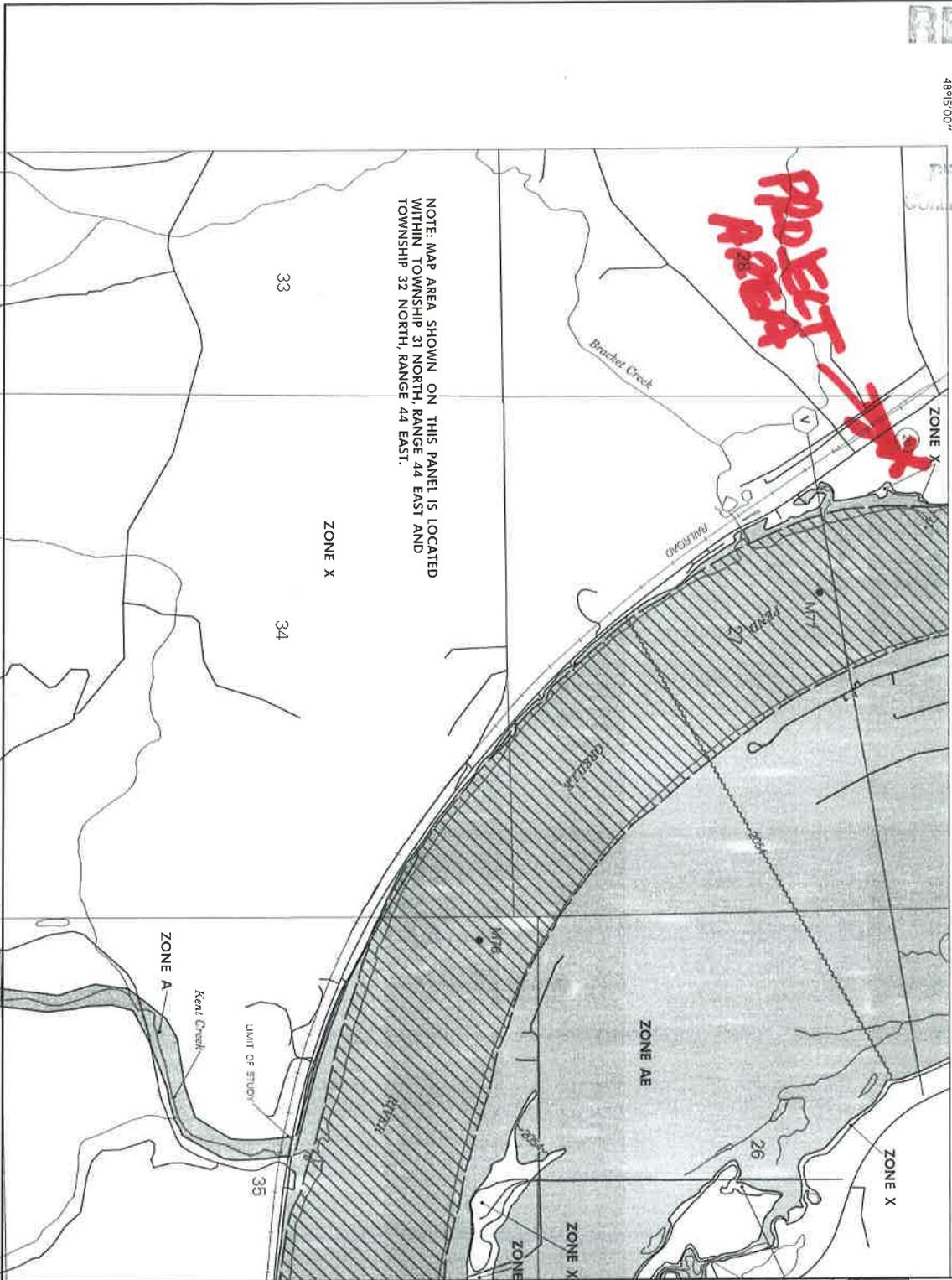


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49°15'00"

PEND OREILLE CO. COMMUNITY DEVELOPMENT



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 31 NORTH, RANGE 44 EAST AND TOWNSHIP 32 NORTH, RANGE 44 EAST.

JOINS PANEL 0720



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP  
PEND OREILLE COUNTY,  
WASHINGTON AND  
INCORPORATED AREAS

PANEL 855 OF 1000  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS	NUMBER	PANEL	SHEET
GENERAL	855	855	8
NO. OF SHEETS	855	855	8
DATE	855	855	8

MAP NUMBER  
53051C0855 C  
EFFECTIVE DATE:  
MARCH 4, 2002



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or alterations which may have been made subsequent to the date on the map. For more information on the National Flood Insurance Program flood maps, visit the FEMA Flood Map Store at www.fema.gov.



ap: Auto 09/09/2015 (2015) < Image 1 of 6 >

1. PARCEL # 3 (#4) # 44322702005
2. 16.09 ACRES.
3. ADDRESS = 288 WESTSHORE DR., NEWPORT WA 99156
4. 7.0 AC. REMOVED FROM AG. ONCE MAP AMENDMENT APPROVED.

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COMMUNITY DEVELOPMENT

12428 REEL REMOVAL



09/09/2015



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Dalkena Area

ED



September 4, 2018

### Wetlands

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper.

SEP 11 2018

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COMMUNITY DEVELOPMENT



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[Area of Interest \(AOI\)](#) | 
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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
<b>Pend Oreille County Area, Washington (WA651)</b>			
<b>Pend Oreille County Area, Washington (WA651)</b>			
19	Blueslide silt loam	0.4	0.4%
38	Cusick silty clay loam	20.1	17.8%
39	Dalkena fine sandy loam, 0 to 7 percent slopes	4.0	3.5%
60	Kaniksu sandy loam, 0 to 15 percent slopes	59.0	52.3%
61	Kaniksu sandy loam, 15 to 40 percent slopes	0.2	0.1%
163	Water	29.2	25.9%
<b>Totals for Area of Interest</b>		<b>112.9</b>	<b>100.0%</b>

Soil Map



Soil Data Available

Name	Area Symbol	Data Availability	Version
Pend Oreille County Area, Washington	WA651	Tabular and Spatial, complete	Survey Area: Version 15, Feb 22, 2018 Tabular: Version 14, Feb 22, 2018 Spatial: Version 6, Sep 11, 2015

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PEND OREILLE CO. COMMUNITY DEVELOPMENT

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PROPOSED COMMUNITY DEVELOPMENT

1/8" = 1'-0"

513'-2"

COMMERCIAL LOT 19  
1.9 ACRE

COMMERCIAL BUILDING  
(BY OTHERS)

140'

307'

25'

BUILDING 1 - 40'x440'x18' (17,600 sq. ft.)

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**LEGAL DESCRIPTION**  
for  
**FUTURE LAND USE MAP REVISION PARCEL**

**PEND OREILLE CO.**  
**COMMUNITY DEVELOPMENT**

A tract of land in the Northwest Quarter of Section 27, Township 32 North, Range 44 East, Willamette Meridian, Pend Oreille County, Washington more particularly described as follows:

Commencing at the Northwest corner of Said Section 27 as depicted on the Plat of "West Shore Homes" (which is on file in the Office of the Auditor of Pend Oreille County, WA at Book 4 of Plats, Page 27);

Thence along the West line of Said Section 27 South 00°22'04" West 884.32 feet to a point of intersection with the Easterly right-of-way line of Washington State Highway 20;

Thence departing Said Section line and along Said Easterly right-of-way line South 33°58'50" East 100.08 feet;

Thence departing Said right-of-way line North 61°07'14" East 688.23 feet to the Southwest corner of Lot 7 of the plat of West Shore Homes, Said point marks the **TRUE POINT OF BEGINNING**;

Thence along the South line of Said Lot 7 North 65°43'11" East 55.37 feet to a point of intersection with the West right-of-way line of West Shore Drive;

Thence departing Said South line and along Said right-of-way the following five courses:

- 1) Along the arc of a non-tangent 1002.58 foot radius curve which lies concave Westerly an arc distance of 17.64 feet through a central angle of 1°00'29" and whose chord bears South 07°13'04" East 17.64 feet to a point of reverse curvature;
- 2) Along the arc of a 1530.00 foot radius curve which lies concave Easterly an arc distance of 156.78 feet through a central angle of 5°52'16";
- 3) South 12°35'05" East 158.73 feet;
- 4) Along the arc of a 220.00 foot radius curve which lies concave Northwesterly an arc distance of 281.73 feet through a central angle of 73°22'25";
- 5) South 60°47'20" West 391.20 to a point of intersection with the Easterly right-of-way line of Said Highway 20;

Thence along Said Easterly right-of-way line North 33°58'50" West 483.32 feet;

Thence departing Said right-of-way line North 61°07'14" East 688.23 feet to the **TRUE POINT OF BEGINNING**.

**CONTAINING 304,920 S.F. OR 7.00 ACRES.**

