

PEND OREILLE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
418 S. Scott Avenue
P.O. Box 5066
Newport, WA 99156
(509) 447-4821
pendoreilleco.org



LARGE LOT SEGREGATION 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 division of land into 20 acre or greater, or 4 or less lots of 10 acres or more.
- A title report must accompany this application.
- Lots with less than 20 acres must have 60 feet of frontage on a maintained County road.
- Lots with more than 20 acres must have evidence of adequate access to the site according to County standards.
- For this proposal, structures and roads must be in compliance with County building, zoning, and development codes.
- All taxes must be paid on the properties prior to final approval.
- In lieu of a survey, a clean and clear aliquot description may be submitted to the County with this application.
- In lieu of a soil percolation test, the applicant may submit in a form prescribed by the county acknowledging that all development activity complies with the requirements of Northeast Tri-County Health District and that a reasonable use exception shall not be granted if any of the lots fail to comply with all applicable public health and safety standards.
- If this application is approved, the subject land cannot be further subdivided for another 5 years unless it meets the requirements of a long subdivision (5 or more lots).
- This application will be decided upon by the Community Development Director.

Procedure

- Large Lot Segregation Applications start with the Community Development Department but will also involve the Pend Oreille County Assessor, Auditor, and Treasurer. The following is the procedure for a Large Lot Segregation:
 - Fill out and submit application and include a:
 - ❖ Site map
 - ❖ Title report for all properties involved
 - ❖ **Application fee: \$150 + \$75 per lot**
 - Approval typically takes 2-3 weeks and includes the following:
 - ❖ Approximately 1 week of review from the Community Development Director
 - ❖ Review by other County departments
 - A Notice of Decision will be mailed out to the applicant, instructing them on how to proceed dependent on their specific scenario.
 - Survey the new boundary lines and bring in a boundary survey map for recording with the Auditor if new parcels are not aliquot.
 - A Real Estate Excise Tax Affidavit will need to be filed with the Treasurer's office.
- **The segregation will not be finalized until all the aforementioned departments' requirements have been met.**

PEND OREILLE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
Large Lot Segregation Application

Owner Contact Information

Property Owner(s): _____ Phone: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

E-mail: _____

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

Surveyor Information

Surveyor: _____ Phone: _____

Email: _____

Property Information

Parcel number of affected property: _____

Property use: Residential Commercial Agricultural Timber Other

Please describe if 'Other' is checked: _____

What is the property currently zoned? _____

Physical address of property: _____

City: _____ State: _____ Zip: _____

Is the property currently taxed as open space? YES NO

Road Access

What road is adjacent to this property? _____

Does an approach already exist? YES NO

Proposed Water Supply

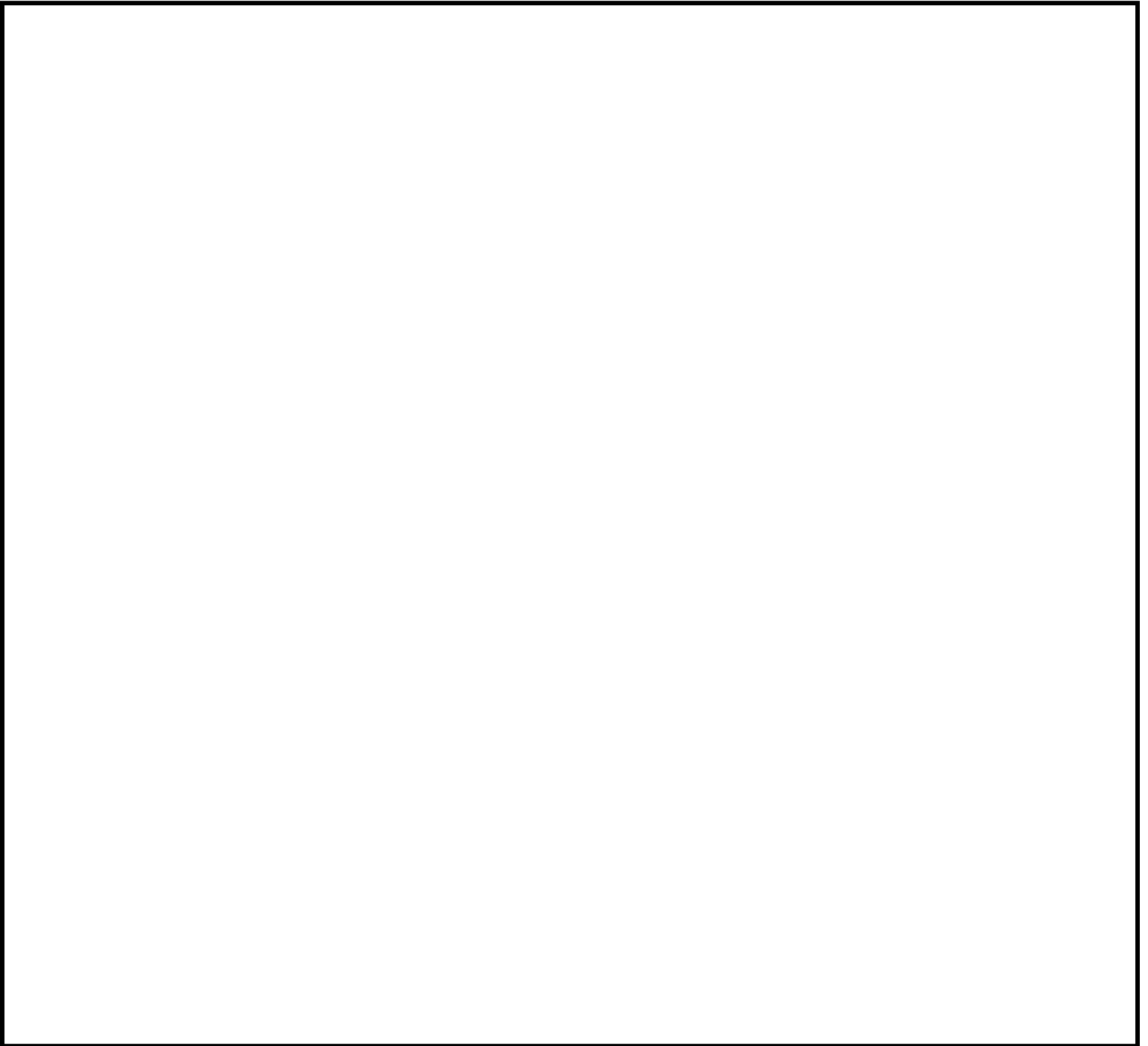
- Community system Drilled well
- Please check if you have a water right secured

Proposed Sewage Disposal

- Connection to existing community system On-site system for each lot

PEND OREILLE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
Large Lot Segregation Application

- Proposed new boundary lines
- Location of existing & proposed structures
- Locations of existing & proposed roads/driveways
- Distances between structures and parcel lines
- North arrow & scale
- Distances between structures & waterbodies



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

Applicant Signature: _____ Date: _____