

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



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 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 to the Board of County Commissioners on the matter of the proposed amendment:
 1. Conditions in the vicinity of the proposal have markedly changed since the site was designated.
 2. The proposal is limited in scope and can fit within the Community Development Department's work program for the current year.
 3. The proposal bears a substantial relationship 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. 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.
- Application Fees must be Paid

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Applicant Information

Property Owner: _____ Phone: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

E-mail: _____

Agent/Applicant: _____

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: _____

Legal description: _____

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: _____

Road Access

What road is adjacent to this property? _____

Does an approach already exist? YES NO

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)

Sewage Disposal

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

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Water Supply

- Community System Drilled Well
- Please check if a water right is secured

Proposed Amendment

Property use: Residential Commercial Agricultural Timber Other

Please describe if 'Other' is checked: _____

What is the proposed zoning? _____

AMENDMENT 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 broad 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 broad area wide changes as well as immediate geographic impacts.
4. Are the public facilities (water, sewer, access, etc.) adequate for the proposed amendments?
5. Is the proposed amendment consistent with the goals and objectives in the Pend Oreille County Comprehensive Plan and the regulations of Washington's Growth Management Act (RCW 37.70A)?

I certify that the information, statements, attachments, and exhibits submitted in this application are true to the best of my knowledge.

Applicant's Signature

Date

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

- Septic systems & drain field
- Proposed boundary line adjustment
- Location of existing & proposed structures
- Locations of existing & proposed roads/driveways
- Property lines & dimensions of parcel
- 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.

Signature of Applicant: _____ Date: _____