



Ferry County Planning Department
PO Box 305
Republic, WA 99166-0305
Phone (509) 775-5225 Ext 3101
pbasst@co.ferry.wa.us

REASONABLE USE CHECKLIST & INFORMATION 202307

The following are the steps and procedures that must be completed.

- This requires Planning Commission (PC) Approval. The application will need to be delivered by the Friday prior to the PC meeting on the 3rd Wednesday of each month.
- When filling out the application keep all writing within the border.
- Submit application and fee
- Complete a *Certificate of Consent* for each person that has an interest in the land.
- A Land Use Review is required. This will be accomplished by Planning Department staff and billed separately.
- If your property is on the Reservation, submit a completed Colville Confederated Tribes (CCT) Land Use Application. There maybe other requirements from CCT
- If your application is approved, the Planner will need to complete the necessary paperwork.

Note: Each situation is different and there may be additional requirements

Note: Ref Development Regulations Ordinance Section 12.04

If the application of this section would deny all reasonable economic and beneficial use of the property, the applicant may apply for an exception pertinent to this subsection.

- 1) The applicant shall apply to the Planning Commission. The applicant may apply for a reasonable use exception without first applying for a variance if the requested exception includes relief from standards for which a variance cannot be granted. The Planning Commission shall review the application in consultation with the prosecuting attorney and the criteria as stated in subsection 2 of this section and shall prepare a recommendation to the Board of County Commissioners.
- 2) The Planning Commission shall review the exception and shall make a final decision based on the following criteria:
 - a) the application of this chapter would deny all reasonable economic and beneficial use of the property;
 - b) the proposed development does not pose an unreasonable threat to the public health, safety or welfare on or off the development proposal site and is consistent with the general purposes of this ordinance and with the public interest.

Note: Ref Critical Areas Ordinance Section 10.02

If an applicant for a development proposal demonstrates to the satisfaction of the Planning Commission that application of these regulations would deny all reasonable economic or beneficial use of the subject property, reasonable economic development of the property will be allowed if the applicant also demonstrates all of the following:

- 1) The application of this section would deny all reasonable economic or beneficial use of the property;
- 2) There is no other reasonable configuration or placement of the proposed development with less impact on the buffer;
- 3) The proposed development does not pose an unreasonable threat to the public health, safety or welfare on or off the development proposal site and is consistent with the general purposes of this ordinance; and
- 4) Any alterations permitted to the critical area or buffer shall be the minimum necessary to allow for reasonable use of the property.



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**REASONABLE USE
EXCEPTION APPLICATION**

This is an application for a Reasonable Use Exception from the (pick the appropriate Ordinance):

- Ferry County Critical Area Ordinance
 Ferry County Development Regulations Ordinance

Date: _____

Applicant Name: _____

Applicant Signature: _____

Mailing Address: _____

E-Mail: _____ Phone # _____

Relation of applicant to property: Owner Purchaser Other

Name and address of persons holding interest in the land, if other than applicant (attach sheet if necessary): _____

Parcel Number: _____

Plat Name & AFN: _____

- Status of property:
- Within 150' of Type I or II water
 - Within 100' of Type III water
 - Within 50' of Type IV or V water
 - No state waters on our property

Describe why a special consideration is necessary:

PROJECT DIAGRAMS. Include a map(s) with the following information:

1. Vicinity Map
 - a. Showing property location
 - b. Showing adjacent land owners
2. Site Map
 - a. Showing all proposed development

CERTIFICATION OF CONSENT FOR REASONABLE USE

This is to certify that the undersigned hereby consents to the reasonable use, as described in the attached application, the legal description of which is as follows:

_____ located in

Section _____ Township _____ Range _____

If applicable, we grant easement to adjoining property as shown in the attached conveyance of legal easement.

Signature of person with interest

STATE OF WASHINGTON)
COUNTY OF _____)

On this day personally appeared before me, _____
to me known to be the individual described in and who executed the within and foregoing Certificate of Consent, and acknowledged that they signed the same as their free and voluntary act and deed, for the purposes herein mentioned.

Given under my hand and official seal this _____ day of _____,
_____.

Notary Public

Residing at _____

My Commission Expires _____