



OKANOGAN COUNTY
OFFICE OF PLANNING AND DEVELOPMENT

PLANNING · GIS · WATER RESOURCES

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LARGE LOT SEGREGATION APPLICATION PROCEDURE

In this packet:

- Application Procedure
- How to apply for a Large Lot Segregation
- Okanogan County Large Lot Segregation application form
- Statement of consent and waiver of claims

Submit the following:

1. Completed "Permit Application" form
 2. Fee
 3. Site Plan
 4. Legal Descriptions (written)
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PROCESS:

1. Complete the attached Large Lot Segregation form. **Accurate written legal descriptions of each newly created parcel must accompany the Large Lot Segregation form and Site Plan.**
 1. Site Plan drawn to scale showing how your property will be divided. (can be drawn on separate piece of paper no larger than 8½" x 14" paper).
 2. Legal descriptions must be on separate piece of paper.
2. Return the application form, legal descriptions, site plan, any additional attachments, and the Planning fee.
3. The application is reviewed for compliance with the Large Lot Segregation criteria.
4. Once approved, the Large Lot Segregation application is filed with the Okanogan County Auditor.

The Planning Department will contact the applicant when the Auditor's filing fee is needed.

HOW TO APPLY FOR A LARGE LOT SEGREGATION

An Exempt Segregation as allowed by RCW 58.17.040(6) and Okanogan County Code Title 16.10, provided:

Large Lot Segregation may be approved if all of the following criteria are met:

1. Can create 5 or more lots that meet the meet the minimum parcel size of 20 acres each or 1/32 of a section
2. Taxes must be paid in full (RCW 84.40.042(1)(c)).

RCW 84.40.042(1) (c): "For each subdivision, all current year and delinquent taxes and assessments on the entire tract must be paid in full accordance with RCW 58.17.160 and 58.08.030. For purposes of this section, "current year taxes" means taxes that are collectible under RCW 84.56.010 subsequent to February 14."

3. All Large Lot Segregation will be reviewed on a case by case basis, conditions can vary greatly.
4. Must show proposed access to all parcels.
5. If property is owned by a company, partnership, or trust, then submit the legal documentation (i.e. articles of incorporation etc.) stating who may sign on behalf of the segregation.

SITE PLAN

Must include the following:

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| <ol style="list-style-type: none">1. Drawn to scale with north arrow.2. The proposed parcel boundaries; (Black & White Only, no color)3. Acreage of each parcel;4. Names of all interior and proposed roads; | <ol style="list-style-type: none">5. All existing structures and distances from proposed property boundaries with in 50 feet of boundary lines;6. If a survey is available, include with your application; |
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Comments:
