



415 N 6th Street, Bldg 8, Shelton WA 98584,
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APPLICATION FOR LAND USE EVALUATION

Amount Paid: _____

Receipt Number: _____

Instructions

1. An application is considered complete when the fee is paid and the following elements have been addressed:
 - Parts 1 and 2 of the application form must be completed.
 - One properly excavated test-hole per proposed parcel must be ready for inspection. Properly excavated pits are 5-feet deep with a 4-foot deep shelf on one end of pit. The 4-foot deep shelf must slope up to the ground surface for easy ingress and egress. (See the Mason County Public Health On-Site Standards)
 - A scaled plot plan must be attached to the application. The scaled plot plan must show the precise location of the test holes, dimensions of the property and locations of any existing or proposed wells, roads, or buildings within 100-feet of the property boundaries.
2. After a completed application is received, staff will inspect the property and provide the applicant with a written report.
Important: in order to avoid additional costs, be sure the test holes and parcels are all flagged and clearly delineated as to lot and test hole number. The identified test holes must match the locations shown on the proposed plot map.

PART 1. Applicant/Parcel Identification

- | | |
|--|--|
| <input type="checkbox"/> Large Lot Subdivision \$370 + \$35 per acre | <input type="checkbox"/> Subdivision \$550 + \$35 per parcel |
| <input type="checkbox"/> Short Subdivision \$370 | <input type="checkbox"/> BLA \$120 office review |

Name of Applicant _____ Phone _____

Mailing Address of Applicant _____

City _____ State _____ Zip _____

12-digit Tax Parcel No. _____

Property Legal Description _____

Lot Sizes (Acres or Square Feet)

Lot 1 **Lot 2** **Lot 3** **Lot 4**

Directions to Site _____

Part 2: Intended Use of Parcel

Intended Use Of Property (Check One):

- | | | |
|--|---|---|
| <input type="checkbox"/> Single Family Residence | <input type="checkbox"/> Multi-Family Residence | <input type="checkbox"/> Other, Specify |
|--|---|---|

Water Source for Parcels (Check One):

- | | |
|---|---|
| <input type="checkbox"/> Individual Wells | <input type="checkbox"/> Community Well (Public Water System) |
|---|---|

This form may be scanned and available for public view on the Mason County Web site.

Part 3: Health Department Review (Official Use Only)

Soil Logs and Site Characteristics

Lot # _____	Lot # _____	Lot # _____	Lot # _____
Test Pit A	Test Pit A	Test Pit A	Test Pit A
Depth of Mottling _____	Depth of Mottling _____	Depth of Mottling _____	Depth of Mottling _____
Depth to Rest. Layer _____	Depth to Rest. Layer _____	Depth to Rest. Layer _____	Depth to Rest. Layer _____
Soil Type (USDA) _____	Soil Type (USDA) _____	Soil Type (USDA) _____	Soil Type (USDA) _____
Test Pit B	Test Pit B	Test Pit B	Test Pit B
Depth of Mottling _____	Depth of Mottling _____	Depth of Mottling _____	Depth of Mottling _____
Depth to Rest. Layer _____	Depth to Rest. Layer _____	Depth to Rest. Layer _____	Depth to Rest. Layer _____
Soil Type (USDA) _____	Soil Type (USDA) _____	Soil Type (USDA) _____	Soil Type (USDA) _____
Curtain Drain Needed? _____	Curtain Drain Needed? _____	Curtain Drain Needed? _____	Curtain Drain Needed? _____
Slope % _____	Slope % _____	Slope % _____	Slope % _____
Shoreline? (Y/N) _____	Shoreline? (Y/N) _____	Shoreline? (Y/N) _____	Shoreline? (Y/N) _____
Minimum Lot Size* _____	Minimum Lot Size* _____	Minimum Lot Size* _____	Minimum Lot Size* _____

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*Minimum lot size applies to new subdivisions and is defined as the minimum allowable land area per residence or residential equivalent (450 gallons per day).

COMMENTS _____

PART 4: REVIEW SUMMARY

MEETS HEALTH CODE

DOES NOT MEET HEALTH CODE

After examining lot size, proposed water source and soil type, it is the determination of Mason County Public Health that each proposed parcel cannot support an on-site sewage disposal system meeting the requirements of state and local regulations.

This determination is based on consideration of the following factor (s):

HOLD APPROVAL UNTIL FURTHER ACTIONS ARE TAKEN BY APPLICANT

After examining lot size, proposed water source and soil type, it is the determination of Mason County Public Health that each proposed parcel cannot support an on-site sewage disposal system meeting the requirements of state and local regulations until the following conditions are met:

Condition (s) required prior to approval have been met by the applicant

Health Official

Date

PART 5 REVIEWER SIGNATURE

Health Official

Date

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LAND USE EVALUATION

What is a land use evaluation?

Land use evaluations are a written determination by the Health Department:

- evaluating the parcels' ability to support a septic system
- insuring that any existing septic systems meet regulatory requirements
- insuring adequate space for reserve area for existing systems
- insuring that resulting parcels meet the water adequacy requirements
- identifying factors that could limit the parcels' ability to accommodate on-site sewage systems

Why are land use evaluations requested?

Property owners most frequently request land use evaluations as part of County requirements for land subdivisions.

Do land use evaluations guarantee that parcels are buildable?

No. Land use evaluations take into consideration health codes and policies in effect at the time of evaluation. These items periodically change. Land use evaluations are not considered legally binding by the Health Department.

Do land use evaluations allow property owners to begin preparing parcels for building?

No. During land use evaluation, the Health Department usually has minimal information regarding building size, building placement, road placement and well placement. These are critical design elements and might need to be altered in order to allow approval of on-site sewage systems. Excavation associated with site preparation could make it difficult to alter these design elements and could damage the only useable drainfield areas on the parcels.

Caution: It is possible that building site preparations made prior to design of the septic system could render the site unsuitable for septic system installation. Septic systems cannot be installed in disturbed soils.

How can I guarantee that a parcel can support an on-site sewage system?

Obtain an approved on-site sewage system design. On-site sewage system applications specify septic design and location to serve the sewage treatment needs of specific developmental proposals. Permits are valid for three years from the date of initial site inspection, which is performed as part of the design application. Land use evaluations do not fulfill the inspection requirements associated with design permits.

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