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Memorandum

October 1, 2019

To: Pend Oreille County Planning Commission

From: Ben Floyd, White Bluffs Consulting

cc: Greg Snow, Pend Oreille County Planning

Re: October 8, 2019 Planning Commission Workshop

Introduction

Pend Oreille County is amending their Comprehensive Plan through a 2020 plan update. A workshop with the Planning Commission is scheduled for October 8 to cover several topics:

- Remaining comments on County Wide Planning Policies (provided after August meeting)
- Remaining comments on Preface and Section 1.0 – Introduction (provided after August meeting)
- Remaining comments on updated Section 2.0 Land Use (provided after August meeting)
- Review and discuss updated Section 3.0 Economic Development (Attachment 1)
- Review and discuss updated Section 5.0 Housing (Attachment 2)
- Review and discuss updated Section 6.0 Parks and Recreation (Attachment 3)
- Review and discuss Resource Lands Designation information and scenarios (Attachment 4) (*NOTE: We are holding on updating and sharing with the Planning Commission the Future Land Use and Zoning maps until we are further along in selecting our preferred approach for resource lands designation updates*)

Next Steps

- **Planning Commission comments on draft documents addressed in this memo due by October or November _______**
- **November 12 PC Workshop**
    - Additional discussion on Resource Lands Scenarios and memo
    - Future Land Use/Zoning maps – preliminary drafts
    - Section 4 – Transportation (October 8 workshop with WSDOT planned)

- Section 7 – Utilities
- Section 8 – Essential Public Facilities
- Introduce Critical Areas Code updates planned

- **January 14 PC workshop**
  - Draft Critical Areas Code
  - Final Draft Resource Lands memo with maps
  - Section 4 – Transportation (October 8 workshop with WSDOT planned)
  - Section 9 – Capital Facilities
    - Proceeded by research/collection/interviews with all public agencies on their CIPs
  - Future Land Use/Zoning maps – updated drafts
  - PC comments due by February ___

3.0 Economic Development Element

3.1 Overview

The Economic Development element includes a range of economic goals, policies, and implementation strategies, that when implemented will promote the economic vitality~~wellbeing~~ of Pend Oreille County. Economic vitality~~wellbeing~~ can be described as job retention, creation, and training; public and private capital investment; and business and community capacity-building. The region's economic vitality~~wellbeing~~ is an important determinant affecting the overall condition and quality of life in our community. ~~This element also summarizes basic economic and demographic data from a variety of sources, most notably the work accomplished by the Economic Development Citizens Advisory Committee (ECDAC), that helped to define the priority policy issues and to refine the goals and policies contained within this plan.~~ Economic development is accomplished with the cooperation and collaboration of the public and the private sectors in the County. This partnership is essential to ensure that commitment of County and other resources will implement the vision for the County, which will benefit current and future residents of Pend Oreille County. The County has established an Economic Development Council (EDC) to help guide economic development efforts in the County. The EDC is comprised of private sector and local government representatives, and is supported by an EDC director.

The goals and policies contained within the Economic Development element, is consistent with and furthers the County's vision as expressed in the Statement of Values: Why We Live Here, as well as the vision identified by the EDC~~AC~~, which states:

> "We envision a future that enhances our rural lifestyle, strengthens our sense of community, respects our diversity and natural environment, and increases opportunities for cultural, intellectual, and economic growth."

~~Much of the background information contained within this Economic Development Element is based on the hard work and research of the EDCAC. The Goals, Investments, and Strategies from the EDCAC revision of the Pend Oreille County Economic Development Plan are the basis for this section of the Economic Development Element.~~ The ~~Economic Development Council~~EDC ~~has contacted each entity~~works with those responsible for implementing the strategies included in this section of the Economic Development Element ~~and modified the investments and strategies accordingly~~.

3.2 Growth Management Act Requirements

The importance of economic development is recognized in the Growth Management Act as one of the 14 goals of the Growth Management Act:

"Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for

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unemployed and for disadvantage persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities."

Natural Resource Industries are a key component of economic development in the County. The Growth Management Act's goal for Natural Resources is:

"Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses."

~~Where funding is available, the Growth Management Act requires the development of an economic development element that establishes local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. The element shall include: (a) A summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information as appropriate; (b) a summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use, transportation, utilities, education, work force, housing, and natural/cultural resources; and (c) an identification of policies, programs, and projects to foster economic growth and development and to address future needs.~~

3.2.1 Regional Coordination

In the regional context, this element is to be coordinated, cooperative, and consistent with the plans and efforts of the Pend Oreille County Economic Development Council (EDC) and the Tri-county Economic Development District (TEDD). This element presents economic development in the framework of the County's other comprehensive planning goals as contained in the Comprehensive Plan.~~ In April 2002, the Economic Development Council signed a contract with Tri-county Economic Development District to join in economic development efforts in the County~~.

3.3 Economic Development Goals

Economic Development Goal #1: Promote coordination of leadership from within our communities and within our entire county.

Economic Development Goal #2: Support education and training opportunities to equip Pend Oreille County residents to participate in the workforce

Economic Development Goal #3: Encourage employment opportunities, the retention and expansion of existing businesses, and new business development

Economic Development Goal #4: Promote the coordination of infrastructure development that will enhance our quality of life and attract business investment.

Economic Development Goal #5: Designate and prepare industrial sites with infrastructure, updated development regulations and documentation of existing environmental conditions to support "shovel-ready" development opportunities.

3.4 Economic Development Policies

In support of the Economic Development Goals, Pend Oreille County will implement the following Economic Development Policies:

Economic Development Policy #1: Pend Oreille County shall update land use designations and develop land use regulations that support and encourage economic development.

Economic Development Policy #2: The Pend Oreille County Capital Facilities Plan should include appropriate infrastructure to serve commercial and industrial lands.

Economic Development Policy #3: The Pend Oreille County ~~Economic Development Council~~EDC should maintain a current list of industrial sites, and do all they can to support making these sites “shovel-ready~~.~~” for development.

Economic Development Policy #4: Pend Oreille County should encourage and participate in coordinated efforts to promote tourism on a countywide basis.

Economic Development Policy #5: Pend Oreille County should promote and encourage basic and continuing education, on the job training, and vocational training programs that will prepare residents to fill existing and future jobs.

~~**Economic Development Policy #6:** Pend Oreille County should support efforts to conduct a feasibility study of establishing a marina with a fueling facility on the Pend Oreille River.~~

3.5 Existing Conditions

Historically, Pend Oreille County has had a cyclical economy dependent on the extraction of the abundant natural resources of the area, such as timber and minerals. The County unemployment rate is consistently among the highest in the State, and per capita income levels are well below the state average. An important part of the background for this plan is the rapid economic change that is affecting attractive rural areas throughout the West. Traditional extractive industries are no longer the principal source of income in places like Pend Oreille County. A recent profile of the County economy is provided in Appendix ZZ. ~~Agriculture, forestry, and mining sectors of the local economy accounted for no more than 2% of total wages paid in the County and no more than 1.2% of total employees in 2000 *(Washington State Databook)*. However, in the manufacturing sector at least 280 full-time jobs are dependent upon raw wood supplies, either in the form of logs or wood chips.~~ ~~The mine (~~

A lead and zinc mine is expected to~~) will~~ close by the end of 2019, eliminating more than 200 jobs in the County ~~the year (Sept or Oct with 210 jobs eliminated)~~ and the paper mill, Ponderay Newsprint Co., ~~may e~~is at risk of closing in the next few years ~~lose~~ also. Replacing these jobs is a key focus of the economic development strategies outlined in this plan element.

~~A sizable portion of the economy that is emerging in Pend Oreille County is based on commuting-mostly to Spokane County-and transfer payments. The Washington State Office of Financial Management has estimated that approximately one-third of employed county residents commute out-of-county to work. Tables 3.1-3.3 illustrate the substantial gap in income levels between Pend Oreille County and the state and nation in per capita income, average earnings per~~

Commented [BF1]: Provide most recent ESD profile of county: https://esdorchardstorage.blob.core.windows.net/esdwa/Default/ESDWAGOV/labor-market-info/Libraries/Regional-reports/County-Profiles/Pend%20Oreille%20County%20profile.pdf

~~job, and median household income. Transfer payments, of which retirement and welfare are a part, are shown in more detail in Table 3.6.~~

3.5.1 Recent Economic Development Activities

The County has acknowledged the significance of economic development through its membership in the Tri-County Economic Development District (TEDD) and through its part in funding the work of the ~~Pend Oreille County Economic Development Council (~~EDC~~)~~. ~~Recent economic plans include~~

- ~~(EDC UPDATE) those generated by the Pend Oreille County EDC the Pend Oreille County Economic Development Plan 2000 and TEDD Overall Economic Development Program: June 1999.~~

~~Several significant projects included in the revision of the Pend Oreille County EDP completed in 1999 have been accomplished:~~

~~The County website is in operation and has had extensive revision;~~

~~The commissioners of the Port District, the PUD, and the County jointly conduct a regular series of meetings to help resolve countywide issues of concern;~~

~~Hospital District 1 has implemented enhanced diagnostic capacity at its medical center in Newport;~~

~~The assisted living center in Newport, River Mountain Village, with 42 residential units, began operation in June 2001;~~

~~A new bridge over the Pend Oreille River at Usk has funding committed to replace the present structure;~~

~~The Public Utility District completed an operational fiber optic network in February 2001;~~

~~The Newport Shuttle has been in operation between Newport and Spokane since 2002; and~~

~~The PUD has made its video conferencing facilities available for use by other agencies.~~

~~Other positive economic development projects not specifically addressed in the revised EDP have occurred: The Ione Community Center began operating in 2001 and is the home for the Ione branch of the Newport Community College, as well as the local branch of the library district. The EDC became a full partner with Tri-county Economic Development District in 2002.~~

The Newport census tract #9703 is one of five census tracts in northeast Washington that is part of the Five Star Enterprise Community (EC). The Empowerment Zone/Enterprise Community (EZ/EC) program is a U.S. Department of Agriculture Rural Development program that provides training and funding for community-directed advancement and economic development for a ten-year period. The EZ/EC program provides seed money for locally directed projects that are sustainable, build jobs, and help to build and maintain community partnerships. The Five Star goals address the following issues: housing, education and training, employment opportunities, coordinated leadership, health care, and public safety.

~~1.1.1 Overview of the Local Economy~~

~~According to the 1995 Draft Comprehensive Plan, in 1993 welfare directly provided a little over two percent of all personal income in the U.S., but nearly eight percent of all personal income in Pend Oreille County. Welfare was actually an "export" industry in the County, drawing enough dollars from state and federal sources to directly and indirectly supported nearly 12% of all local incomes in 1993. Today the situation is changing the welfare program has been reformed and the economy is in transition from a strong reliance on the extraction of natural resources to a more diverse economy.~~

~~Sources of information and data~~

~~There is an array of statistics that helps to understand the nature of the local economy. At the local level, the Pend Oreille County Economic Development Council (EDC), Tri-county Economic Development District (TEDD), and Pend Oreille County can provide economic development information. The Washington Office of Financial Management (OFM) provides demographic information, while the Washington State Employment Security Department, Labor Market and Economic Analysis (LMEA) Branch publishes economic and employment reports and analyses at the state, regional, and county levels. Federal sources of this data include the U.S. Department of Commerce, Bureau of Economic Analysis (BEA) and the Bureau of Labor.~~

~~1.1.2~~.5.2 Selected Indicators of the Economy

The indicators that are included in this section of the Economic Development Element assist the informational and analytical considerations of local economy. (See the Pend Oreille County Economic Development Plan for more a more detailed inventory of the indicators.) These indicators help to form a more complete picture of the economic situation in the county:

- ~~Population;~~
- ~~Income;~~
- Economic sectors;
- ~~Employment trends-sectors;~~
- ~~Unemployment trends-seasonal factors;~~
- ~~Workforce profile;~~
- ~~Economic trends;~~
- Land availability and suitability~~; and~~
- ~~Infrastructure~~.

~~Population~~

~~The 2000 Census counted 11,732 residents in the County. According to the Office of Financial Management (OFM), the 2004 population was 11,900 residents. OFM's intermediate series~~

~~population projection for the year 2025 is 16,662, an average annual increase of approximately 230 County residents (See the Land Use Element for more detail).~~

~~Income~~

~~In 2002, the County had a per capita income (PCI) of $21,912. This PCI ranked 36th out of 39 counties in the State, and was 67% of the State average of $32,661 and 71% of the national average of $30,832. The 2002 PCI total shows an increase of 0.2% from 2001, while the increase in the State was 2.1% and 1.4% nationally (Bureau of Economic Analysis; Northwest Economic Indicators Project). These income figures are in current dollars. Table 3.1, below, shows the comparison of Pend Oreille County Per Capita Income to Washington State and to the United States.~~

~~Table 3.1 Per Capita Income (in Current dollars)~~

~~Year~~	~~Pend Oreille County~~	~~Washington State~~	~~United States~~
~~1990~~	~~$12,923~~	~~$20,017~~	~~$19,572~~
~~1991~~	~~$13,877~~	~~$20,850~~	~~$20,023~~
~~1992~~	~~$14,608~~	~~$21,825~~	~~$20,960~~
~~1993~~	~~$15,343~~	~~$22,282~~	~~$21,539~~
~~1994~~	~~$15,459~~	~~$22,946~~	~~$22,340~~
~~1995~~	~~$16,727~~	~~$23,660~~	~~$23,255~~
~~1996~~	~~$17,677~~	~~$25,007~~	~~$24,286~~
~~1997~~	~~$118,536~~	~~$26,469~~	~~$25,412~~
~~1998~~	~~$18,984~~	~~$28,285~~	~~$26,893~~
~~1999~~	~~$19,632~~	~~$29,807~~	~~$27,880~~
~~2000~~	~~$20,763~~	~~$31,605~~	~~$29,760~~
~~2001~~	~~$21,579~~	~~$31,976~~	~~$30,413~~
~~2002~~	~~$21,912~~	~~$32,661~~	~~$30,832~~

~~Source: U.S. Department of Commerce, Bureau of Economic Analysis and the Northwest Income Indicator Project; 2003 Washington State Data Book, Office of the Forecast Council, January 2004~~

~~In 2001 the County had a total personal income (TPI) of $231,257,000, which ranked 33rd in the state and was 0.1% of the state total. The 2001 TPI showed an increase of 3.25% from 2000. TPI includes earnings-wages and salaries, other labor income, proprietors' income; dividends, interest, and rent; and transfer payments received by county residents[1]. Earnings by persons employed in the County increased from $98,860,000 in 1998 to $109,098,000 in 1999 an increase of 10.4%. The largest industries in 1999 were state and local government, nondurable goods manufacturing, and durable goods manufacturing. Of the industries that accounted for at least 5% of earnings in 1999, the slowest growing from 1998 to 1999 was state and local government, which decreased 0.2%; the fastest growing was durable goods manufacturing, which increased 57.3%. (*Bureau of Economic Analysis)*~~

~~In 1988, Pend Oreille County had the lowest median household income in Washington. The median income was $17,750 compared to the State average of $28,800. The next lowest income was $18,500 in Okanogan and Ferry Counties. 1999 figures from the Office of Financial Management show Washington median household income at $48,020. Pend Oreille County was $30,994, while Stevens County was $30,769 and Ferry County was $28,389. In 2000, Census data indicates that the median household income in Pend Oreille County was $31,677. In 1999 Pend Oreille County was ranked 29th out of the 39 counties in the State. While not a factor that will lead to a strategy, this indicator does provide a basis for establishing goals and measuring progress in the economic development of the county. (Washington State OFM)~~

~~Table 3.2 Average Earnings Per Job~~

~~Year~~	~~Pend Oreille County~~	~~Washington State~~	~~United States~~
~~1989~~	~~$17,588~~	~~$23,021~~	~~$25,064~~
~~1990~~	~~$19,536~~	~~$24,524~~	~~$25,163~~
~~1991~~	~~$19,432~~	~~$25,864~~	~~$26,000~~
~~1992~~	~~$20,419~~	~~$27,907~~	~~$27,665~~
~~1993~~	~~$21,433~~	~~$28,611~~	~~$28,307~~
~~1994~~	~~$21,149~~	~~$28,646~~	~~$28,937~~
~~1995~~	~~$22,092~~	~~$29,439~~	~~$29,540~~
~~1996~~	~~$22,678~~	~~$30,713~~	~~$30,493~~
~~1997~~	~~$23,372~~	~~$32,234~~	~~$31,610~~
~~1998~~	~~$24,042~~	~~$34,385~~	~~$33,019~~
~~1999~~	~~$25,828~~	~~$36,668~~	~~$34,384~~

~~Source: Bureau of Economic Analysis and the Northwest Income Indicator Project.~~
~~(in 1999 dollars)~~

~~[1] A transfer payment is defined as a payment from the government to an individual from whom no current service is required.~~

~~Table 3.3 Median Household Income~~

~~Year~~	~~Pend Oreille County~~	~~Washington State~~
~~1989~~	~~$20,808~~	~~$31,183~~
~~1990~~	~~$22,732~~	~~$33,461~~
~~1991~~	~~$22,892~~	~~$34,456~~
~~1992~~	~~$24,077~~	~~$36,049~~
~~1993~~	~~$25,193~~	~~$36,781~~
~~1994~~	~~$26,199~~	~~$38,034~~
~~1995~~	~~$26,772~~	~~$39,171~~
~~1996~~	~~$27,705~~	~~$41,309~~
~~1997~~	~~$29,321~~	~~$43,553~~
~~1998~~	~~$29,612~~	~~$45,826~~
~~1999~~	~~$30,994~~	~~$48,020~~
~~2000 Preliminary Estimate~~	~~$32,181~~	~~$50,182~~
~~2001 Forecast~~	~~$32,491~~	~~$50,689~~

~~Source: Washington State Office of Financial Management (OFM).~~
~~(in 1999 dollars)~~

Economic Sectors

The non-agricultural employment sectors are: manufacturing; construction and mining; transportation and utilities; wholesale and retail trade; fire, insurance and real estate; services; and government. The workforce is allocated to these various sectors as a means of identifying the contributions of the different components of the economy.

Basic industries are those, which bring outside money into the County. Forest and agricultural products, minerals, and manufacturing are the foundation of the local economy. However, most of the forest, agricultural, and mineral resources are extracted or harvested here and processed elsewhere. The Ponderay Newsprint Company and Ponderay Valley Fiber are the largest resource-based employers in the County. The Pend Oreille Mine ~~is once again in operation with an estimated peak employment of 160 workers through it~~as noted above is scheduled to closu~~r~~e later in ~~2012~~2019. Non-basic industries are those generated through the spending of income that is earned by local basic industries.

~~Table 3.4 Average Monthly Employment and Total Wages In Covered Employment~~

~~Industry~~	~~% of Total Employees~~		~~% of Total Wages Paid~~	
	~~2000~~	~~1990~~	~~2000~~	~~1990~~
~~Agriculture, Forestry, Fishing~~	~~1.30~~	~~0.48~~	~~0.60~~	~~0.12~~

~~Industry~~	~~% of Total Employees~~		~~% of Total Wages Paid~~	
	~~2000~~	~~1990~~	~~2000~~	~~1990~~
~~Mining (see Other, below)~~	~~0~~	~~-~~	~~0~~	~~-~~
~~Construction~~	~~4.10~~	~~2.61~~	~~2.90~~	~~1.75~~
~~Manufacturing~~	~~21.1~~	~~19.12~~	~~38.80~~	~~36.60~~
~~Transportation, Communication, Utilities (TCU)~~	~~4.0~~	~~4.17~~	~~4.1~~	~~2.86~~
~~Wholesale Trade (see Other)~~	~~0~~	~~-~~	~~0~~	~~-~~
~~Retail Trade~~	~~16.6~~	~~14.50~~	~~8.30~~	~~7.02~~
~~Finance, Insurance, Real Estate~~	~~2.40~~	~~2.50~~	~~1.60~~	~~2.10~~
~~Services~~	~~9.10~~	~~21.83~~	~~4.90~~	~~11.34~~
~~Government~~	~~40.70~~	~~34.55~~	~~37.9~~	~~37.42~~
~~Other~~	~~0.70~~	~~0.63~~	~~0.90~~	~~0.79~~
~~TOTAL~~	~~100.0~~	~~100.0~~	~~100.0~~	~~100.0~~

~~Source: Washington State Office of Financial Management Data Books 1991, 2001~~

~~Retail trade has decreased slightly as a percentage of countywide employment from 1990 to 2000, and has increased slightly as a percentage of countywide wage earnings in that time period. Canadian trade has diminished significantly largely due to the disparity in value between the U.S. and Canadian currencies.~~

~~Table 3.5, highlights the largest employers in the County. These employers account for 1,370 or approximately 32% of a reported civilian work force of 4,320 in the County in 2001.~~

~~Table 3.5 Pend Oreille County Employers~~

~~Largest Employers in the County~~	~~Number of Full-time/Permanent Employees~~
~~Newport Community Hospital~~	~~283~~
~~Ponderay Newsprint~~	~~190~~
~~Newport School District #56~~	~~173~~
~~Pend Oreille County Government~~	~~145~~
~~Tech Cominco Mines~~	~~144~~
~~Kalispel Tribe of Indians~~	~~139~~
~~Ponderay Valley Fiber~~	~~80~~
~~Public Utility District #1~~	~~73~~
~~Selkirk School District~~	~~68~~

~~Largest Employers in the County~~	~~Number of Full-time/Permanent Employees~~
~~Aerocell~~	~~50~~
~~Cusick School District #59~~	~~50~~
~~Safeway Store~~	~~35~~
~~**TOTAL**~~	~~**1,430**~~

~~Source: Pend Oreille County EDC; Pend Oreille County Planning Department. February 2005.~~

~~Retirement is another non-traditional industry. Retirees receive transfer payments from their retirement funds. These transfer payments--including retirement, income maintenance, and unemployment--are spent in the county, in effect creating a retirement industry. In Pend Oreille County transfer payments comprised 26% of the non-farm personal income in 1999, an increase of 4.9% from 1998. The Washington State figure was 11.7%, an increase of 4.1% from 1998. (Bureau of Economic Analysis)~~

~~Table 3.6 Total transfer payments~~

~~Year~~	~~Pend Oreille County~~	~~Washington State~~	~~United States~~
~~1990~~	~~$29,856~~	~~$11,583,568~~	~~$594,761,000~~
~~1991~~	~~$36,225~~	~~$13,135,763~~	~~$669,815,000~~
~~1992~~	~~$39,502~~	~~$14,524,688~~	~~$751,635,000~~
~~1993~~	~~$42,408~~	~~$15,694,117~~	~~$798,559,000~~
~~1994~~	~~$41,625~~	~~$16,399,663~~	~~$933,776,000~~
~~1995~~	~~$48,903~~	~~$17,602,517~~	~~$885,840,000~~
~~1996~~	~~$53,012~~	~~$18,393,309~~	~~$928,697,000~~
~~1997~~	~~$52,632~~	~~$19,037,143~~	~~$962,160,000~~
~~1998~~	~~$54,322~~	~~$19,628,138~~	~~$982,965,000~~
~~1999~~	~~$56,989~~	~~$20,437,077~~	~~$1,016,203,000~~

~~Source: Bureau of Economic Analysis.~~
~~(in thousands of dollars; in 1999 dollars)~~

~~Employment Trends~~

~~Comparing 1990 to 2000 figures indicates that several employment sectors have decreased as a percentage of total employees and as a percentage of total wages paid: agriculture and forestry, mining, construction, manufacturing, wholesale trade, retail trade, and government. Only two employment sectors increased as a percentage of total employees and as a percentage of total wages paid: finance, insurance, and real estate, and services. The transportation, communication, and utilities sector increased as a percentage of total employees and decreased as a percentage of total wages paid.~~

~~Unemployment Trends~~

~~From 1990 through 2001 Pend Oreille County had an average annual unemployment rate of 12.7%, considerably above the Washington State average of 5.9% and the 5.5% U.S. average for~~

~~those years. In 2001 the county unemployment rate of 9.5% translated into an average of about 410 people unemployed out of the reported civilian work force of 4,320(Washington State Employment Security Department). There will continue to be the need to develop and implement a more diversified economic development strategy for the County to help reduce the higher unemployment rate here~~

~~Table 3.7 Annual Average Unemployment Rates~~

~~Year~~	~~Pend Oreille County~~	~~State of Washington~~	~~United States~~
~~1980~~	~~15.8 %~~	~~8.6 %~~	~~7.1 %~~
~~1981~~	~~20.1 %~~	~~9.6 %~~	~~5.8 %~~
~~1982~~	~~27.6 %~~	~~12.1 %~~	~~9.5 %~~
~~1983~~	~~17.8 %~~	~~11.2 %~~	~~9.5 %~~
~~1984~~	~~13.4 %~~	~~9.5 %~~	~~7.5 %~~
~~1985~~	~~16.1 %~~	~~8.1 %~~	~~7.3 %~~
~~1986~~	~~17.5 %~~	~~8.2 %~~	~~7.0 %~~
~~1987~~	~~17.5 %~~	~~7.6 %~~	~~6.2 %~~
~~1988~~	~~11.0 %~~	~~6.2 %~~	~~5.4 %~~
~~1989~~	~~9.5 %~~	~~6.2 %~~	~~5.3 %~~
~~1990~~	~~13.9 %~~	~~4.9 %~~	~~5.6 %~~
~~1991~~	~~14.1 %~~	~~6.4 %~~	~~6.9 %~~
~~1992~~	~~14.4 %~~	~~7.6 %~~	~~7.5 %~~
~~1993~~	~~14.1 %~~	~~7.6 %~~	~~6.9 %~~
~~1994~~	~~11.9 %~~	~~6.4 %~~	~~6.1 %~~
~~1995~~	~~13.4 %~~	~~6.4 %~~	~~5.6 %~~
~~1996~~	~~16.4 %~~	~~6.5 %~~	~~5.4 %~~
~~1997~~	~~12.9 %~~	~~4.8 %~~	~~4.9 %~~
~~1998~~	~~12.1 %~~	~~4.8 %~~	~~4.5 %~~
~~1999~~	~~10.0 %~~	~~4.7 %~~	~~4.2 %~~
~~2000~~	~~9.6 %~~	~~5.2 %~~	~~4.0 %~~
~~2001~~	~~9.5 %~~	~~6.0 %~~	~~4.8 %~~

~~Source: Washington State Employment Security Department, 2002.~~

~~Workforce Profile~~

~~There are two components of the available work force: The reported unemployed, and the people who are available for work but not classified as unemployed. A recent proposal by the EDC has pointed out the need for reliable detailed information on the workforce profile. Some of the issues related to workforce profile which are not presently known are: Percentage of county residents who work out of the County; the skills, education, and income levels of these commuters; and the skills, education, and income levels of workers employed within the County.~~

~~**Economic Trends**~~

~~One selected indication of growth trends is the Pend Oreille PUD information on new electrical line extensions, which shows for the years 1993 through 2000. (The PUD figures show that less than 15% of its residential meters are seasonal in use.)~~

~~Another indication of growth is Pend Oreille County residential building permit figures. Table 3.8, below, shows the residential building permits issued, a figure that combines on-site construction and manufactured homes. The table shows some fluctuation in building permit activity, though fairly consistent from 1992 through 1999.~~

~~**Table 3.8 New Electrical Line Extensions and County Residential Building Permits**~~

~~Year~~	~~Number of new line extensions~~	~~Total number of residential customers~~	~~Seasonal customers~~	~~Number of residential building permits issued by the County~~
~~1989~~				~~87~~
~~1990~~				~~73~~
~~1991~~				~~99~~
~~1992~~				~~122~~
~~1993~~	~~175~~			~~138~~
~~1994~~	~~165~~			~~139~~
~~1995~~	~~203~~			~~147~~
~~1996~~	~~179~~	~~6,419~~	~~760~~	~~124~~
~~1997~~	~~134~~	~~6,558~~	~~817~~	~~108~~
~~1998~~	~~108~~	~~6,660~~	~~859~~	~~124~~
~~1999~~	~~136~~	~~6,773~~	~~877~~	~~120~~
~~2000~~	~~106~~	~~6,878~~	~~963~~	~~81~~
~~2001~~		~~6,944~~	~~1,011~~	~~96~~

~~Source: Public Utility District #1; Pend Oreille County Public Works Department.~~

~~Note: Seasonal Customers based on annual usage of less than 2,500 kwh.~~

Other factors in the performance of the local and regional economy are: transportation, capital facilities and other infrastructure, distance to markets, and labor skills, training, and education of the workforce.

The information available to the EDC indicates~~AC stated that~~ employment in the County is driven by the trade, services, and government sectors. The County imports the professional, sales, processing, clerical, and packaging and material handling sectors of the economy. The County is higher than the state average in transfer payments received. Over one-third of county residents who are wage earners, commute out of county for work.

Land availability and suitability

Industrial site availability is affected by the high rate of public land ownership in Pend Oreille County. Approximately 60% of the land in the county is located within the Colville and Panhandle National Forests, and approximately 5% of the land is owned by the State or County Government. An additional 28% of the land is privately owned Agricultural Open Space, or Designated/Classified Timber. The remainder of the land is comprised mostly of incorporated areas, and private rural parcels and residences. (See Land Use Element for more information.)

Several possible commercial or light industrial sites have been identified in Pend Oreille County, generally located in the Newport area, near Ione, on Kalispel Tribal land directly north of Cusick, and at the Lafarge site at Metaline Falls. Other sites are potentially available for such development, but require a significant amount of preparation before the sites can be available as commercial or light industrial locations. The Pend Oreille EDC list and the Washington Department of Community, Trade and Economic Development have inventories of commercial and light industrial sites. ~~The non-availability~~The lack of basic infrastructure services to these sites may be~~is~~ the most significant factor holding back their development.

.5.3 Recent Studies Prepared for the EDC

In 2018, the EDC commissioned a study and a survey in 2018. The study focused on the economic impacts from two important industries. The survey identified over opinion regarding the economic future of the County..

- *Economic Importance of Ponderay Newsprint and Teck Zinc/Lead Mine* - The EDC, commissioned Jeffrey Bell Consulting and Robinson Research to examine all available data regarding Ponderay Newsprint Company (PNC) and Teck Zinc/Lead Mine (Teck) and perform an Economic Impact Analysis on the contribution one or both entities make to the economy of Pend Oreille County. The results are provided in the study report, and give an idea of the magnitude of impacts on key factors, such as jobs, income and tax revenue (2018).
- Robinson Research was commissioned by the EDC to conduct a telephone survey with voters in the County (2018). The overall purpose of this study was to measure voters' opinions regarding the economic future of the County. This survey is intended to be one of the tools EDC can use in its strategic planning process.

~~Include here a summary of the studies and findings recently prepared for the EDC (and then we can incorporate them by reference and include as an appendix)~~

~~1.1.3~~.5.2 Quality of Life

Though not a specific Economic Development Committee (EDC) issue, quality of life is a very important component of economic development. Quality of life involves parts of life such as earning a living wage, having adequate housing and dependable transportation, a vibrant downtown, accessing cultural activities, whether the community sees itself in a positive light, and employing community standards to ensure that unsightly land uses are not visible from scenic highways or county roads. Quality of life is term, like rural lifestyle, for which in the local

Commented [BF2]: http://pocedc.org/wp-content/uploads/2018/05/PendOreilleCountyEDC-EconomicImpactStudy-20180516.pdf

Commented [BF3]: http://pocedc.org/wp-content/uploads/2018/07/Pend-Oreille-County-Survey-Executive-Report-7.18.18-Presentation-and-Website.pdf context there is no single meaning. Part of that local context includes the fact that the County has been an economically distressed county, based on a consistently high unemployment rate compared to the state average unemployment figures.

.5.3 EDC Strategies

~~The EDC is focused on~~Pend Oreille County EDC provides a variety of programs and services to support local communities, businesses and other organizations in Pend Oreille County.

- **Rural Opportunities Loan Fund** program provides term debt financing for start-up and existing businesses in the three counties.
- **Associated Development Organization** – Pend Oreille County designated the EDC as the agency responsible for implementing the Associated Development program through the Washington Department of Commerce. Primary responsibilities include business recruitment, expansion and retention, and assisting startup-up businesses.
- **Comprehensive Economic Development Strategy** is an ongoing effort in the region brings the public and private sectors together to create an economic roadmap to diversify and strengthen regional economies.

Additionally the EDC is working on an industrial lands inventory, infrastructure needs and opportunities, and marketing materials for supporting additional development of these industrial lands in the County portfolio. The plan is make these lands are properly zoned and "shovel-ready" for future development opportunities.

~~.5.2~~ …~~Though not a specific Economic Development Citizen Advisory Committee (EDCAC) issue, quality of life is a very important component of economic development. Quality of life involves parts of life such as earning a living wage, having adequate housing and dependable transportation, a vibrant downtown, accessing cultural activities, whether the community sees itself in a positive light, and employing community standards to ensure that unsightly land uses are not visible from scenic highways or county roads. Quality of life is term, like rural lifestyle, for which in the local context there is no single meaning. Part of that local context includes the fact that the County has been an economically distressed county, based on a consistently high unemployment rate compared to the state average unemployment figures.~~

5.0 Housing Element

5.1 Overview

~~The Pend Oreille County Housing Committee was formed in the spring of 1994 to assist in writing the Pend Oreille Housing Needs Assessment. The Housing Committee was staffed by the County planning office and included representatives from each of the five cities, the Spokane Housing Authority, Rural Resources, Pend Oreille County Public Utilities District #1, Habitat for Humanity, the Pend Oreille Economic Development Council, the Washington Department of Health and Social Services, the Family Crisis Network, Northeast Washington Regional Support Network (NEWRESN), the Pend Oreille Bank, Pend Oreille Brokers, Pend Oreille North Realty, and local residents. The needs assessment was completed in January 1995 and is available at the County Public Works Department. The committee then devoted its time to writing draft policy statements. The draft Housing Element has been further revised in the process of revising the Comprehensive Plan.~~ The Housing element is integrated with the other elements of the Comprehensive Plan. A full understanding of the County's housing policy and plans should include a study of these elements. The Housing element includes goals and policies for preservation, improvement, and development of housing, an inventory and analysis of existing housing, and projected housing needs within the County.

5.2 Growth Management Act Requirements

The Growth Management Act (GMA), at RCW 36.70A.020, includes this specific goal:

- *Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

The Growth Management Act (RCW 36.70A.070 (2)) also requires that the comprehensive plan include a housing element that addresses housing needs and sufficiency of land for all economic segments of the community. The Growth Management Act requires that the housing element contain at least the following features:

- *An inventory and analysis of existing and projected housing needs;*
- *A statement of the goals, policies, and objectives for the preservation, improvement, and development of housing;*
- *Identification of sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and*
- *Adequate provisions for existing and projected housing needs of all economic segments of the community.*

5.3 Housing Goals

Housing Goal #1: Encourage opportunities for adequate and variety of housing consistent with the rural character and lifestyles for all economic segments of the County.

5.4 Housing Policies

In support of the Housing Goal, Pend Oreille County will implement the following Housing Policies:

Housing Policy #1: ~~Pend Oreille County shall e~~Encourage a mixed housing inventory, a variety of dwelling unit types and densities within the rural housing stock ~~to meet the needs of all income levels in our community~~.

Housing Policy #2: Pend Oreille County, in conjunction with the incorporated cities and towns, ~~shall~~ should encourage infill housing where infrastructure is already available and major employment centers and public services are reasonably accessible.

Housing Policy #3: Maintain the County's existing housing stocks and residential character.

Housing Policy #~~3~~4: ~~Pend Oreille County shall regard~~ Allow residential structures to be occupied by persons with ~~handicaps~~ disabilities ~~the same as a similar residential structure~~in compliance with the ADA.

~~**Housing Policy #4:** Pend Oreille County shall regard residential structures occupied by group care for children the same as a similar residential structure.~~

Housing Policy #5: ~~Pend Oreille County should e~~Encourage and assist developers ~~seeking opportunities~~ to build affordable housing.

Housing Policy #6: Promote affordable housing for all, especially for the younger generations, by providing options such as rental housing, tiny homes, mobile home parks etc.

Housing Policy #~~6~~7: The Pend Oreille County Development Code ~~shall~~ should ~~provide~~ allow ~~for the placement of an~~ accessory dwelling units in ~~areas where~~with single-family ~~residential use is allowed~~homes.

Housing Policy #~~7~~8: ~~Pend Oreille County shall adopt regulations for~~Allow the conversion of cabins and vacation homes into permanent residences consistent within adopted building codes.

Housing Policy #~~8~~9: ~~Pend Oreille County shall, i~~In partnership with local fire districts, make information available regarding the benefits of residential sprinkler systems.

Commented [o1]: Is this still a priority?

Housing Policy #~~9~~10: ~~The County should s~~Support local efforts to maintain existing and provide new multi-family housing opportunities in urban areas where necessary services already exist or can reasonably be provided.

Housing Policy #~~10~~11: Allow and regulate manufactured homes in the same way as site-built homes.

Housing Policy #~~11~~12: Keep plan provisions for the location of rural residential development consistent with preserving agricultural lands and maintaining the rural lifestyles of the County while also minimizing conflicts with commercial agricultural activities.

5.5 Existing Conditions

This section describes the existing housing, population, and employment conditions in Pend Oreille County. Population statistics, household characteristics and housing stock data is based on Census 201~~7~~00 ACS (American Community Survey) data. ~~While the data is a few years old,~~ It is the most up-to-date information for the County as a whole. Information is primarily presented for the County, however some relevant data is provided for the incorporated cities within the County as well. It is important to note however, that additional data gathering and analysis will need to be done over time to assess the impact on the housing market ~~as a result of the reopening of the mine near Metaline Falls and~~ through the influx of retirees moving into the community.

5.5.1 Households

Existing Households

According to the ~~2000~~ 2017 ACS Census data, ~~there are a total of 4,639 households within the County~~average household size in the County is lower in owner occupied units than in renter occupied units. In the unincorporated County household size for owner occupied units is 2.28 and renter occupied unit is 2.35. ~~Growth in the number of households closely parallels population growth in the County. Since 1990, the County has experienced a 32% growth in the number of households. As shown in Table 5.1, roughly 75% of those households are located within unincorporated areas and 25% within incorporated cities. The Countywide average household size is 2.51 persons per household~~Within the cities and towns, ~~City of Newport has the maximum household sizes, 2.20 and 2.38~~ Table 5.1 provides information for owner and renter occupied units, respectively.

Table 5.1 Households

Municipality	201~~7~~00 Population	Total Households	Total Housing Units	Average Household Size (owner occupied)	Average Household Size (renter occupied)	Percentage of Total ~~Households~~ Housing Units
Unincorporated	~~8,735~~10,140	~~3,397~~5,637	8,152	~~-~~2.28	2.35	~~73~~82.8%
Incorporated Cities	~~2,997~~3,230	~~1,242~~1,344	~~1,242~~1,691	-		~~27%~~
Cusick	*~~212~~205*	*~~87~~46*	*90*	*~~2.44~~1.63*	*3.40*	*~~7~~0.9%*
Ione	*~~479~~445*	*~~200~~178*	*268*	*~~2.40~~2.16*	*2.00*	*~~16~~2.7%*
Metaline	*~~162~~445*	*~~73~~82*	*101*	2.~~22~~34	*2.50*	*~~6~~1.0%*[1]

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Commented [LF2]: The total adds up to 3505 not 3,230 for cities. Oneza to verify and update

Commented [FO3R2]: These are the numbers from OFM, I double checked and there is this gap in data.

Metaline Falls	*~~223~~240*	*~~122~~105*	*211*	*~~1.83~~1.91*	*1.63*	*~~10~~2.1%*[1]
Newport	*~~1,921~~2,170*	*~~760~~933*	*1021*	*~~2.42~~2.20*	*2.38*	*~~61~~10.4%*[1]
Pend Oreille County Total	**~~11,732~~13,370**	**~~4,639~~6,981**	**~~4,639~~9,843**	**~~2.51~~2. 09**	**2.38**	**100%**

~~[1]Note: Percentage of total households in incorporated cities.~~ Source: OFM population estimates; ~~Census 2000~~Census ACS data 2017.

Household Characteristics

An overview of existing household characteristics is provided in Table 5.2 and discussed in greater detail below.

Table 5.2 ~~Household Characteristics and~~Special Needs Housing Trends-Pend Oreille County

~~**Characteristics**~~	~~**1990**~~	~~**% Of Total**~~	~~**2000**~~	~~**Percent of Total**~~	~~**Percentage Change**~~
~~**Number of Households**~~					
~~**Total Population**~~	~~8,915~~	~~100%~~	~~11,732~~	~~100%~~	~~31.6%~~
~~**Household Population**~~	~~8,837~~	~~99.1%~~	~~11,632~~	~~99.1%~~	~~31.6%~~
~~**Group Quarters**~~	~~78~~	~~0.9%~~	~~100~~	~~0.9%~~	~~29%~~
~~**Average Household Size**~~	~~2.6~~	~~-~~	~~2.51~~	~~-~~	~~-3.5%~~
~~**Total Households**~~	~~3,360~~	~~100%~~	~~4,639~~	~~100%~~	~~38%~~

Special Needs Groups

~~Special Needs Groups~~					
	Total in 2010	% of total	Total in 2017	% of total	
Elderly Population 65+	~~1,242~~2,485	~~14%~~19.2%	3,180~~1,750~~	24.3%~~15%~~	~~41%~~
Elderly Population 75+	~~491~~944	~~5.5%~~7.3%	1,094~~706~~	8.3%~~6%~~	~~44%~~
Single Person Household	1544	28.2%	1480	26.3%	
Group Quarters	87	0.67%	127	0.97%	
~~**Small Households (2-4 persons)**~~	~~2,233~~	~~66%~~	~~3,008~~	~~65%~~	~~34.7%~~
~~**Large Households**~~	~~357~~	~~10.6%~~	~~463~~	~~10%~~	~~29.7%~~
~~**Single Person**~~	~~770~~	~~23%~~	~~1,158~~	~~25%~~	~~50%~~
~~**Female-Headed Households**~~	~~283~~	~~8.3%~~	~~391~~	~~8.4%~~	~~38%~~

Source: ~~1990 Census, 2000~~2017 ACS~~Census~~.

Special Needs Groups

Special needs groups include the elderly, ~~female headed households,~~and small households.~~, and large households. Data on special needs groups is depicted in~~ Table 5.2~~.~~ indicates different special needs groups.

~~Elderly~~

The elderly population in Pend Oreille County has ~~remained relatively constant~~grown ~~-~~over the past decade. County residents over the age of 65 represent roughly ~~15~~24% of the total County population, from 19% in 2010.

Single person household has a slight decrease from 28% in 2010, to 26% in 2017. ~~-~~

Group Quarters

According to 20~~00~~17 Census data, a total of ~~100~~ 127 people live in group quarters, or less than 1% of the County's population. Group quarters include institutional housing such as nursing homes, hospices, schools for the mentally or chronically ill, and correctional institutions; and non-institutionalized populations such as college dormitories, military quarters, group homes, religious group quarters, agricultural works dormitories, or other non-institutional group quarters. This is ~~slightly~~ higher ~~trend~~ than in 2010, where there was a total of 87 persons living in group quarters.

~~5.5.2 Female Headed Households~~

~~5.5.3 Female-headed households with children tend to have lower incomes than married couple families or single-male headed households, and oftentimes has higher demand for affordable housing units. Nationwide, this household sector is anticipated to grow dramatically over the next decade. The total number of female-headed households is 391 households, or roughly 8.5% of total households in the County. The number of female-headed households in the County has grown by almost 40% since 1990, although this percentage change is misleading due to the sample size, the total increase of female headed households is 108 households over the past decade.~~

~~5.5.4 Small Family Households~~

~~5.5.5 Small households (2-4 persons) make up the predominant household type in **the County, comprising roughly 65% of the County's households. This is** reflected in the average household size of 2.51 persons per household. Since 1990, the number of small households increased by 35%, although the percentage as a total of all households has remained relatively constant (65%) since 1990.~~

~~5.5.6 Large Family Households~~

~~5.5.7 The percentage of large family households (five or more persons) has remained constant since 1990, comprising approximately 10% of all households in the County. As of 2000, a total of 463 households in the County have five or more people living together. Larger households are often difficult to accommodate because of difficulties with financing the purchase of a house large enough to accommodate the household size. In addition, large units are often unaffordable and rental units with 4 or more bedrooms can be difficult to find.~~

~~5.5.8~~5.5.2 Housing Units

This section describes the type, age, and occupancy of housing in the County.

Housing Stock

According to the ACS data, ~~I~~in the year ~~2000~~2017, Pend Oreille County had ~~6,608~~8,152 housing units. Single-family detached residential is the primary housing type in the County, comprising roughly 7~~2~~3% of the housing stock. –Multi-family structures (2+ units in structure) comprise almost ~~6~~5% of the housing stock. Mobile homes total 20% of the housing units in the County, while recreational vehicles (boats, RVs, vans, etc.) comprise ~~3.2~~1% of the residences in the County~~ (*2000 Census*)~~. ~~The County also has a large share of seasonal housing, comprising over~~

~~20% of the total housing units.~~ Table 5.3 provides background details on the available housing stock and trends in the County between the years ~~1990 and 2000~~2010 and 2017.

Table 5.3 Housing Characteristics

Building Type	2010	% of Total	2017	% of Total
1, detached	5,523	72.0%	5,917	72.6%
1, attached	48	0.6%	66	0.8%
2	13	0.2%	70	0.9%
3 or 4	142	1.9%	58	0.7%
5 to 9	132	1.7%	99	1.2%
10 to 19	68	0.9%	69	0.8%
20 or more	134	1.7%	118	1.4%
Mobile home	1,606	20.9%	1,672	20.5%
Boat, RV, van, etc.	4	0.1%	83	1.0%
TOTAL	7,670		8,152	

Table 5.4 Housing Occupancy

Housing Type	~~1990~~2000	Percent of Total Housing	~~2000~~2017	Percent of Total Housing
Total Housing Units	~~5,404~~7,.670	100%	~~6,608~~ 8,152	100%
~~**Housing Type**~~				
~~**Single Family (detached and attached)**~~	~~3,944~~	~~73%~~	~~4,739~~	~~71.7%~~
~~**Multifamily (2+ units)**~~	~~227~~	~~4.2%~~	~~389~~	~~5.8%~~
~~**Mobile Home**~~	~~1,185~~	~~22%~~	~~1,315~~	~~19.9%~~
~~**Recreational Vehicles**~~	48	~~0.9%~~	~~212~~	~~3.2%~~
~~**Tenure**~~				
Total Occupied Housing	~~3,395~~ 5,511	~~62.8~~71.9%	~~4,639~~ 5,637	~~70.2~~69.1%
Owner Occupied Housing	~~2,500~~ 4,225	~~73.6~~77.1%	~~3,590~~ 4,388	77.84%

Housing Type	~~1990~~2000	Percent of Total Housing	~~2000~~2017	Percent of Total Housing
Renter Occupied Housing	~~895~~ 1,254	~~26.4~~22.9%	~~1,049~~ 1,249	22.2~~6~~%
Vacancy Rate				
Vacancy Rate (owner/rental)	Owner: ~~6.2~~1.8% Rental: ~~12.4~~7.3%	-	Owner: ~~4.1~~2.4% Rental: ~~13~~7.9%	-
Vacant Housing Units	~~2,009~~2,159	~~37.2~~28.1%	~~1,969~~ 2,515	~~29.8~~30.9%
~~**Seasonal Vacant Units**~~	~~1,352~~	~~25%~~	~~1,373~~	~~20.8%~~

Source: ~~1990 Census, 2000 Census~~2010 and 2017 ACS data.

Housing Tenure and Vacancy Rates

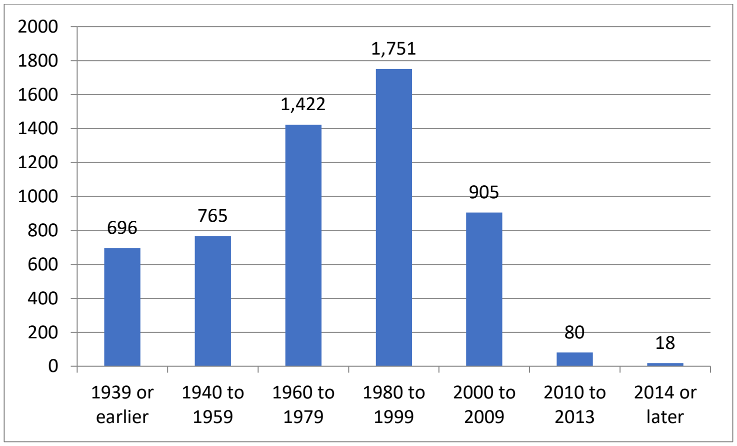
According to the ~~2000 Census~~2017 ACS data, over three-quarters of the occupied housing stock is owner occupied (See Table 5.4~~3~~). The cities within the County typically have a lower ownership rate, reflecting a slightly higher ownership rate in the rural areas of the County, and a greater percentage of rental units in incorporated areas. Renter occupied units comprise roughly 22~~3~~% of total occupied units in the County.

Almost 30% of housing units are considered vacant in the county~~, however a majority of those are seasonal housing units (70% of the vacant units are classified as seasonal)~~. Vacancy rates in the County vary according to owner versus renter occupied housing units. Vacancy rates for owner-occupied housing units is approximately 2.4%, whereas renter-occupied vacancy rates are ~~significantly~~ higher at~~, almost 14~~ 7.9%. These vacancy rates are higher than the average in Washington State. According to the U.S. Census Bureau, average vacancy rates in Washington were ~~7.9~~3.8% for rental units and ~~2~~1.4% for homeowner units in 2017 ~~(*U.S. Census Bureau Housing Vacancy Survey, 2002*)~~. These vacancy rates trend higher from 2010 to 2017.

Age of Housing

Understanding the age of housing helps determine the trend and viability of the current inventory. This will also help to identify future needs. Figure 5.1 displays by decade the amount of housing units built in the County. The majority of the housing stock, approximately ~~60~~31%, was built between 1980 to 1999~~since 1970~~. ~~Roughly one-fifth of the housing stock was built since 1990 (Table 5.4)~~About half of the total housing stock was built between 1960 and 1999. Only 17% of the housing stock is newer built in 2000 or later. Generally, housing is older within the cities of the County, especially in Metaline Falls ~~where 60% of the housing stock was built prior to 1939. A breakdown of the County's housing stock age is shown in Table 5.4.~~.

Figure 5.1: Housing Structures Built by Year



Source: 2017 ACS data

~~Table 5.4 Age of Housing~~

~~Year Structure Built~~	~~Housing Units-Unincorporated County~~	~~Housing Units-Cities and Towns~~	~~Total Units-Countywide~~	~~As a Percent of Total Housing Units~~
~~Built 1990- March 2000~~	~~1,279~~	~~165~~	~~1,444~~	~~21.8%~~
~~Built 1980-1989~~	~~972~~	~~134~~	~~1,106~~	~~16.7%~~
~~Built 1970-1979~~	~~1,181~~	~~164~~	~~1,345~~	~~20.4%~~
~~Built 1960-1969~~	~~612~~	~~117~~	~~729~~	~~11%~~
~~Built 1940-1959~~	~~767~~	~~383~~	~~1,150~~	~~17.4%~~
~~Built 1939 or earlier~~	~~353~~	~~481~~	~~834~~	~~12.6%~~
~~Total~~	~~5,164~~	~~1,444~~	~~6,608~~	~~100%~~

~~Source: Census 2000.~~

Building permit activity ~~can~~ has been used to estimate new residential construction between ~~2000~~ 2010 and 2019~~and present day~~. Since ~~2000~~2010, there have been approximately ~~460~~ 438 new residential units (including manufactured homes) constructed or under construction, or roughly ~~90~~ 48 units per year. ~~Table 5.5 shows the building permit activity between 2000 and 2004.~~

~~Table 5.5 Pend Oreille Building Permit Activity~~

~~Type of Construction~~	~~2000~~	~~2001~~	~~2002~~	~~2003~~	~~2004[1]~~	~~Total~~
~~Residential~~	~~39~~	~~41~~	~~54~~	~~55~~	~~29~~	~~218~~
~~Manufactured Home~~	~~42~~	~~55~~	~~41~~	~~59~~	~~42~~	~~239~~
~~Industrial~~	~~3~~	~~5~~	~~10~~	~~2~~	~~0~~	~~20~~
~~Commercial~~	~~6~~	~~5~~	~~10~~	~~8~~	~~0~~	~~29~~
~~Total~~	~~90~~	~~106~~	~~115~~	~~124~~	~~71~~	~~506~~

~~*Note: Includes unincorporated Pend Oreille County and Metaline Falls, Metaline, Ione and Cusick. Data does not include the City of Newport. [1]Through August 2004. Source: Pend Oreille County, August 2004.~~

~~The number of new residential units constructed each year between 2000 and 2004 closely mirrors the annual projected demand for new housing units through 2025. Future housing demand is estimated at approximately 95 dwelling units/year (based on a population increase of 230 persons per year) to accommodate future growth in population.~~

~~5.5.9 Housing Demand~~

~~5.5.10 A Housing Needs Assessment was completed for Pend Oreille County in 1994 in cooperation with the State Community, Trade & Economic Development Housing Resource Team and the County Planning Staff. While the data is out-of-date by a decade, the information from the assessment found the following existing conditions:~~

~~1.0.0 The housing stock is either in need of rehabilitation and upgrading, or is not affordable for a high percentage of the population. One of the barriers to the development of new housing is lack of or overburdened infrastructure (water and sewer systems); and~~

~~2.0.0 There is a need for a variety of housing opportunities, affordable to all **segments of the county's population.**~~

~~5.5.11~~5.5.3 Household Income

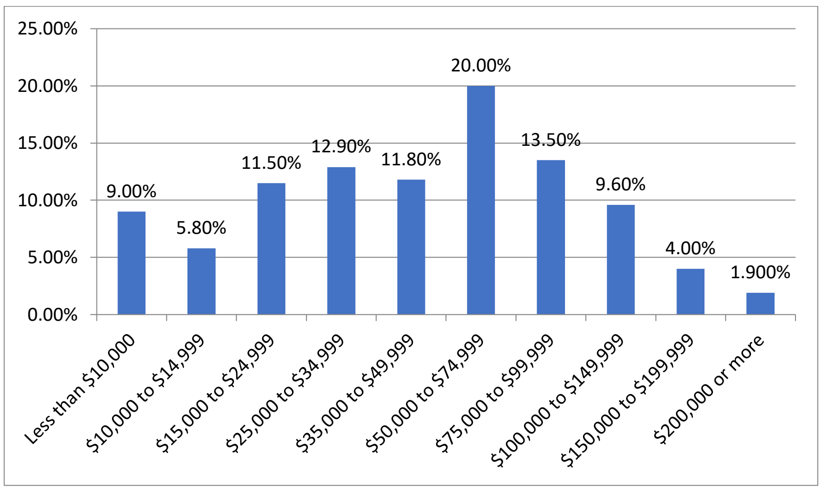
The median household income in Pend Oreille County is $49,184~~31,677~~ (Census ~~2000~~ACS 2017). Understanding household incomes in Pend Oreille County provides a basis for measuring whether housing in the County is affordable to residents. The Growth Management Act requires that the Housing Element of a comprehensive plan address all segments of a community's population. When considering the economic segments of the population, the following income ranges are suggested by the state (based on the U.S. Department of Housing and Urban Development (HUD) standards):

- Extremely Low Income: ≤30% of median income;
- Very Low Income: Between 31-50% of median income;

- Low Income: Between 51-80% of median income;
- Moderate Income: Between 81-95% of median income; and
- Middle Income: Between 96-120% o~~i~~f median income.

Table 5.6 is a breakdown of household income levels in the County. Within Pend Oreille County, about 51% of the household falls between extremely low to median income groups. Figure 5.2 indicates the household range by income group.

Figure 5.2: Household by Income



~~5.5.12 nearly one-quarter of the households have incomes equal to or below 50% **of the County's median income, and roughly 40% of households would meet**~~

~~the definition of low income (80% of the median income or lower). Approximately 50% of the population is above the median income.~~

~~5.5.13 Table 5.6 Income Levels as a Percentage of the County Median Income~~

~~Household Income Level~~	~~Income Range~~	~~Number of Households[1]~~	~~% Of County Households~~
~~County Median~~	~~$31,677~~	~~4,633~~	~~100%~~
~~0-30% Extremely Low Income~~	~~$0-$9,503~~	~~629~~	~~13.6%~~
~~31-50% Very Low Income~~	~~$9,820-$15,839~~	~~450~~	~~9.7%~~
~~51-80% Low Income~~	~~$16,155-$25,342~~	~~774~~	~~16.7%~~
~~81-95% Moderate Income~~	~~$25,658-$30,093~~	~~334~~	~~7.2%~~
~~96-120% Middle Income~~	~~$30,410-$38,012~~	~~623~~	~~13.4%~~
~~121% and above~~	~~$38,329+~~	~~1,823~~	~~39.3%~~

~~Source: Census 2000. FY 2004 HUD Income Limits Briefing Material, U.S. Department of HUD Office of Policy Development and Research, February 2003. [1]Number of households in each category do not exactly match the income ranges identified in the Census data. Breakdown as shown above is as~~

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~~follows: Less than $10,000, 10,000-$14,999, $15,000-$24,999, $25,000-$29,999, $30,000-$39,999, $40,000+.~~

~~5.5.14~~5.5.4 Housing Affordability

The United States Department of Urban and Housing Development (HUD) defines housing affordability by measuring the allocation of household income on housing related expenses. This moving target is relative not only to income but also to geographic location. According to HUD, families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care.

~~Housing Costs~~

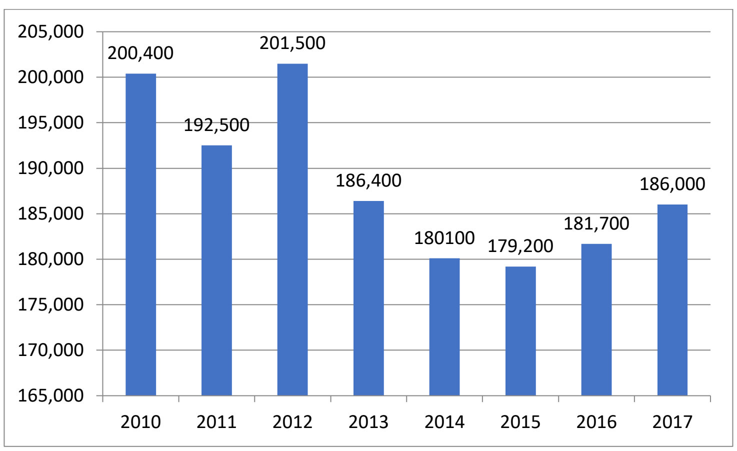
Ownership Housing

Housing ownership can be an indicator of housing being affordable to the community. It also helps to understand more about how our community members are living. About 78% of the occupied homes are owner occupied, and 22% are renter occupied (See table 5.4: Housing Occupancy). The median home value in the County is $186,000 based on the 2017 ACS data.

The median home value in Pend Oreille County has shown a decreasing pattern from 2013~~2~~ to 2015. The values are starting to creep higher ~~is on the rise~~ in 2016 and 2017, as shown in Figure 5.3.

Commented [o4]: would be good to know why home value was high in 2010-2012

Figure 5.3: Median Home Value by Year

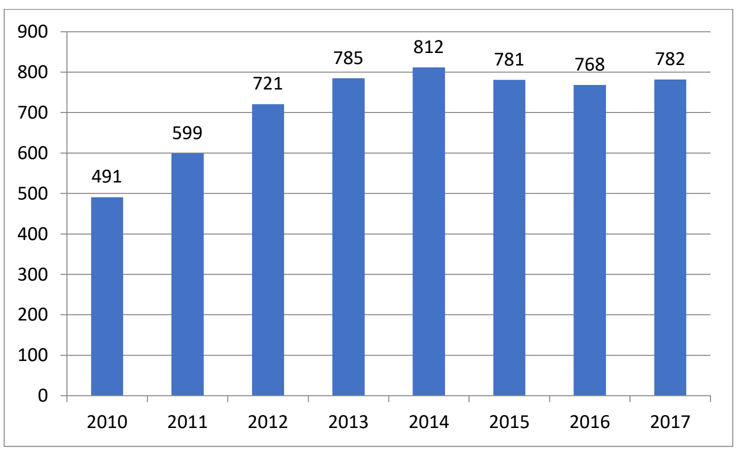


~~According to the 2000 Census, the median home price within the County is $101,100. The median home price is higher for the County as a whole than the median home price within incorporated cities and towns (median ranges from $55,000 in Cusick to $90,600 in Newport). Almost 80% of homeowners paid 30% or less of their income towards housing costs. About half of the homes in Pend Oreille County cost less than $100,000 as of 1999. Nearly 95% of all owner occupied housing units were in a price range of less than $300,000 (Census 2000). Information on more recent single family residential sales is available through the Washington Center for Real Estate Research. According to this source, the median home price in Pend Oreille County was $113,300 in the first quarter of 2004 and $106,700 in the second quarter of 2004.~~

Rental Housing

According to 2017~~00 Census~~ ACS data there are ~~roughly 1,050~~1,249 occupied rental units. The median gross rent in the County is ~~$422 in 1999~~$782. ~~In 1999, approximately 65% of all rental units cost $500 or less per month.~~ Unlike home value, the rent in the County has been steady in the last five years, holding just above or below $800 per month, as shown in Figure 5.4.

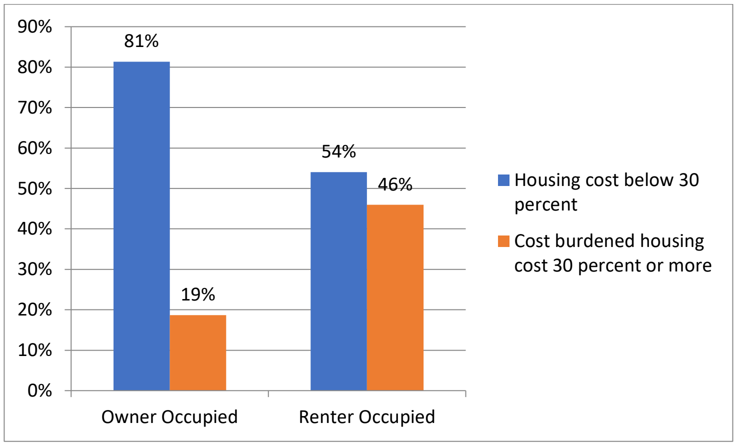
Figure 5.4: Median Rent by Year



About 19%, or 812 ~~homwowners~~homeowners are cost burdened with housing cost being 30% or more of the household income. ~~Roughly half~~About 46% of the renters in the County pay 30% or ~~less~~ more of their income towards gross rent each month ~~(Census 2000). Approximately 35% of renters pay 30% or more toward gross rent.1 The data for gross rent includes an estimated average monthly cost of utilities (electricity, gas, water, and sewer where applicable) and fuels (oil, coal, kerosene, wood, etc.).~~ (See Figure 5.5). A majority of rental units in the County are single-family homes, manufactured homes, or mobile homes due to the fact that multifamily units comprise ~~less than~~only about ~~10~~5% of the County's housing stock (Table 5.3).

~~1 Note: data was not computed for 15% of the population (U.S. Census 2000).~~

Figure 5.5: Percentage of Cost Burdened Household



~~*Housing Affordability*~~

~~The generally accepted definition of affordability is for a household to pay no more than 30% of its annual income on housing. Housing affordability is a function of income, housing costs, and interest rates. Housing affordability measures the burden of expenditures for housing relative to a household income. Households who pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care. The U.S. Census provides data on gross rent and monthly owner housing costs as a percentage of household income. For housing assistance purposes, U.S. Department of Housing and Urban Development (HUD) income limits for families of various sizes by County and metropolitan statistical area.~~

~~According to 2000 Census data, housing in Pend Oreille County is affordable to approximately 80% of homeowners and 50% of renters (30% or less of their income towards housing costs). Roughly 20% of homeowners and 35% of renters pay greater than 30% of their income toward housing costs (371 owner occupied households and 325 renter occupied housing units respectively).~~

~~If housing affordability is measured by families and their size as opposed to households, HUD's 2004 income limits can be applied to determine housing affordability2. These income limits are used to determine eligibility for housing assistance. According to HUD's definition, families at 80% of the median income or less are considered low income. As defined, in 2004, a family of four at 80% of the County median income (low-income threshold) equals an income of approximately $39,900 per year. This is higher than the County median household income of~~

~~2 The U.S. Census defines a family as a household with one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The definition of family excludes one-person households. The median family income in 2000 was $36,977 as opposed to the median household income of $31,677.~~

~~$31,677 in 2000 (Census 2000). According to the U.S. Census, the median price of a single-family residence was $101,100 in 2000. Adjusted for inflation, this equals $111,210 in 2004 dollars. This is consistent with research on 2004 home prices in the County. According to the Washington Center for Real Estate Research, the median home price in Pend Oreille County was $113,300 in the first quarter of 2004 and $106,700 in the second quarter of 2004. For simplicity, a 2004 median housing price of $110,000 was used to determine housing affordability.~~

~~As shown in Table 5.7, a family of four with an income of $39,000 can afford to purchase a home in the County. Alternatively, a family or household would need to maintain an annual income of $32,200 to afford Pend Oreille's median priced home and keep their housing costs at 30% of annual income given the assumptions in Table 5.7. If this annual income is compared to Census 2000 data, an annual income of less than or equal to $32,200 represents approximately 45-50% of the County's current households and/or 45-50% of its families. Family income below 80% of median income would not be able to afford the median priced home, but would likely be able to afford rents in the County.~~

~~Table 5.7 Pend Oreille Housing Affordability~~

~~**Housing Characteristics**~~	~~**Pend Oreille County**~~
~~Median Price-Single Family Home, 2000[1]~~	~~$101,100~~
~~Median Price-Single Family Home,2004[2]~~	~~$110,000~~
~~Monthly Mortgage Payment for 95% of 2004 Median Price (7% interest rate)[3]~~	~~$695.25~~
~~Annual Mortgage Costs for 95% of Median Sales Price at 7% interest[4]~~	~~$8,343.00~~
~~Annual Taxes on 2004 Median Priced Single Family Home (Estimated $11.00/1000 assessed value) [5]~~	~~$1,210.00~~
~~Total Annual Mortgage and Taxes, Median Priced Home in Pend Oreille County, 2004[6]~~	~~$9,553.00~~
~~Year 2004, Family of four income level at 80% Pend Oreille County median income[7]~~	~~$39,900~~
~~80% of median income x 30% of annual income, family of four8~~	~~$11,700~~
~~Annual income necessary to afford the median single family home in 2004 (≤30% on housing) excluding estimated taxes~~	~~$28,113~~
~~Annual family income necessary to afford the median single family home price in 2004 (≤30% on housing) including taxes~~	~~$32,193~~

~~[1] U.S. Census, 2000; [2] Estimated median home price in 2004 based on Q1 and Q2 2004 home prices, source Washington Center for Real Estate Research; [3] Assumes 5% down payment, 7% interest rate, excludes County property taxes; [4] Monthly mortgage costs times twelve months, excludes property taxes, homeowner insurance, and other costs; [5] For the purposes of this analysis an $11.00/1000 assessed value property tax rate was used to estimate property taxes. Actual property taxes may be higher or lower depending on the location. Property taxes in the County vary greatly depending on location and services provided (i.e. Fire District assessments, presence of sewer and water service, incorporated vs. unincorporated, etc). For example, the 2004 property tax rate in Metaline is $9.60/1000 assessed value whereas in Newport the assessed value is $11.92/1000 assessed value. In the~~

~~Diamond Lake area, without sewer and water service the assessed value is $11.82/1000 assessed value. [6]Sum of annual mortgage and estimated property taxes; [7] HUD 2004 Income Limits for a family of four at 80% of the median income; [8] Annual housing costs for a family of four at 80% of median income spending 30% or less of their income towards housing.~~

5.6 Projected Population and Households

As discussed in the Land Use Element, County's population is expected to grow from 13,746 in 2019 to 14,641 in 2039 (OFM). This represents a population increase of 895 persons between 2019-2039 or roughly 45 persons or 19 households per year. Within the unincorporated County, the population will change from 10,310 in 2018 to 11,307 in 2039.

5.7 Available Resources and Future Considerations

Since the County is predominantly rural in character, its ability to meet its fair share allocation of affordable housing will likely focus on home ownership opportunities. Roughly 78~~5~~% of the occupied housing units in the County are owner occupied. Affordable housing is likely to be achieved through the County's existing housing stock and to a lesser extent, the construction of new multifamily housing units. Since the County currently has housing affordable to all income ranges, it is important that the existing housing stock is preserved and maintained to the greatest extent feasible. In urban areas, new multifamily units with a range of unit sizes, ~~could~~ will also help to increase affordable housing units in the County. Alternative housing styles such as senior housing, cluster development, and accessory dwelling units ~~may~~ will also provide additional opportunities to accommodate a range of household incomes. Promoting tiny homes, mobile home parks and rental homes would increase access to affordable housing in the County. Affordable housing is most likely to be achieved in the urban growth areas of the cities and towns and to a lesser extent in the rural areas of the ~~c~~County. The County will cooperate with the cities and towns to achieve a mix of affordable housing in all urban growth areas.

5.8 Programs

Commented [o5]: County to check if these programs are currently operating, and if there are other programs available

The County and cities have several housing assistance programs as follows.

Section 8 Project-Based Rental Assistance. Provide rent subsidy for renter households who pay more than 30% of their income for housing, and who earn less than 50% of median income.

Low-Income Housing Tax Credit (LIHTC). The Low-Income Housing Tax Credit provides a tax incentive to construct or rehabilitate affordable rental housing for low-income households. The Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants.

Commented [o6]: Available at: https://www.taxpolicycenter.org/briefing-book/what-low-income-housing-tax-credit-and-how-does-it-work
Accessed on: September 24, 2019

Section 515 Rural Rental Housing. Rural Rental Housing Loans are mortgages made by USDA to provide affordable rental housing for very low-, low-, and moderate-income families, elderly persons, and persons with disabilities.

Section 521 USDA Rental Assistance. This rental assistance is a project-based subsidy prioritizing multi-family projects for tenants with low or very low income. The goal is for ~~them to pay~~ rent ~~that should~~to not exceed 30% of ~~their~~ adjusted household income.

Additionally, the Washington State legislature~~s~~ passed laws in 2019 that allows cities~~,~~ and counties~~,~~ to allow local real estate excise taxes be used for ~~for their own~~ homelessness and housing initiatives~~efforts~~.

Population & Residential Permits by Census Block Groups

PEND OREILLE COUNTY WASHINGTON

July 2019

LEGEND

- New Residential Building Permits 2011-2019
- Waterbody

Pop. Change between 2010 - 2019 by Census Block Groups

- 8
- 8 - 32
- 32 - 64
- 64 - 107
- 107 - 183

2010 Population

2010 US Census

13,001

2019 Population Estimate

2019 Esri Demographic Data

13,834

2011-2019 New Residential Permits

Pend Oreille County Permitting Database

438

N

0 4.5 9 Miles

Disclaimer The information on this map is intended for general reference use only. Pend Oreille County, and those operating on their behalf, cannot guarantee the accuracy or usefullness of the information shown. The user of this map assumes all responsibility for inappropriate use of the information provided herein.

6.0 Parks and Recreation

6.1 Overview

Pend Oreille County has ~~a comprehensive~~developed a plan to guide park and recreation activities titled ~~*Water Trail Concept Plan*~~*Parks and Recreation Plan in Pend Oreille County (Parks Plan)*, which was updated in 2019. Along with goals and polices the Parks Plan ~~that~~ contains a detailed inventory of parks, trail and recreational facilities in the County.~~the public access sites on the Pend Oreille River and recommendations for improvements to those sites~~. This plan is incorporated into ~~our~~ the Comprehensive ~~Land use~~ Plan ~~and the implementation of the *Water Trail Concept Plan* is a high priority for the community. A copy of this plan may be obtained from the Pend Oreille County Community Development Department.~~

~~A separate document, the *Pend Oreille County Comprehensive Parks and Recreation Plan*,~~The document was adopted by the Board of County Commissioners in ~~December 2013~~XX 2019. ~~This plan contains a more detailed inventory and planning information on the County parks and recreational facilities. A copy may be obtained by contacting the Pend Oreille County Community Development Department.~~ This Parks Element summarizes the key goals and policies from the ~~*Pend Oreille County Comprehensive Parks and Recreation*~~*Parks Plan*, and presents baseline existing conditions data for context.

6.2 Growth Management Act Requirements

The Growth Management Act (GMA), at RCW 36.70A.020, includes this specific goal:

"Open Space and Recreation: Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities."

The Growth Management Act requires the development of a park and recreation element that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities. The element shall include: (a) Estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

6.3 Parks and Recreation Goals

Commented [FO1]: Goals and policies have been reviewed updated for consistency with the Parks Plan goals and policies. But not all the goals and policies from the Parks Plan are here

Parks and Recreation Goal #1: ~~Provide facilities in Pend Oreille County parks and designated public accesses that enable and enhance a fulfilling camping experience for visitors and residents, including RV Park areas designed to accommodate the largest RV's .~~ Be good stewards of land, and conserve natural resources with designated parks and recreation areas including vegetation, wildlife, water and soil.

Parks and Recreation Goal #2: Develop and provide a wide variety of outdoor recreation opportunities that enable and enhance a fulfilling outdoor recreation experience for residents and visitors of Pend Oreille County.~~Generate revenue to provide for the maintenance, future development, and use of Pend Oreille County Park as a year-round facility.~~

Commented [o2]: Discuss - revenue for parks hasn't been mention much in the new Parks Plan

Parks and Recreation Goal #3: ~~Support the establishment of a countywide river and lake, park system~~Provide a clean, safe and well-maintained environment for all using the County's parks and recreation areas.

Parks and Recreation Goal #4: Support the identification and promotion of the full range of public and private recreational opportunities in the County for local residents and visitors.

Parks and Recreation Goal #5: Support the designation of the North Pend Oreille Scenic Byway and the Selkirk Loop, and the development of the Sweet Creek Recreation Area.

Commented [o3]: Still applicable?

Parks and Recreation Goal #6: Establish a permanent County Parks and Recreation Department.

Parks and Recreation Goal #7: Promote recreation and tourism opportunities by integrating local parks and recreation planning with economic development strategies and priorities.

6.4 Parks and Recreation Policies

In support of the Parks and Recreation Goals, Pend Oreille County will implement the following Parks and Recreation Policies:

Parks and Recreation Policy #1: Develop specific management plans for every area that is designated as park or recreation land, and wildlife area.

Parks and Recreation Policy #~~5~~2: ~~Pend Oreille County shall c~~Continue to maintain rules and regulations to manage activities within Pend Oreille County Parks and public accesses to promote harmony between wildlife, park users, and surrounding landowners.

Parks and Recreation Policy #~~1~~3: ~~Pend Oreille County shall s~~Support local efforts to integrate local parks and recreation planning with economic development strategies and priorities to promote recreational tourism opportunities.

Parks and Recreation Policy #~~2~~4: ~~Pend Oreille County should i~~Identify a funding source(s) to support the establishment of a county parks, recreation, and tourism coordinator position to develop, maintain, and promote park, recreation, and tourism opportunities and facilities;

a. Near term priorities should emphasize maintenance of existing facilities and activities to reduce on-going maintenance costs, improved signage, and support for volunteer cleanup and repair projects; and

b. Development of new facilities and/or the acquisition of new property should occur only after near term priorities are met and as funding is available.

Parks and Recreation Policy #~~3~~5: ~~Pend Oreille County should i~~Identify and/or consider establishing funding sources to support the development of new and existing parks.

Commented [o4]: Discuss with County

Parks and Recreation Policy #~~4~~6: ~~Pend Oreille County shall a~~Adopt regulations to implement National Scenic Byways requirements on designated scenic corridors.

Parks and Recreation Policy #~~6~~7: ~~Pend Oreille County shall should u~~Update the Boating Ordinance 97-27 as necessary.

Commented [o5]: Check with the County

Parks and Recreation Policy #~~7~~8: ~~Pend Oreille County should e~~Encourage facilities, displays, and exhibits at Pend Oreille County Park that offer a wide range of educational opportunities to individuals and program participants.

Parks and Recreation Policy #9: Support a desirable mix of natural resources and recreation opportunities by allowing activities such as hiking, biking, and viewing.

Parks and Recreation Policy #10: Promote access to water for water oriented recreational opportunities.

Parks and Recreation Policy #11~~8~~: ~~Pend Oreille County should, in~~In cooperation with the Fair Board, review and update the plans for the Pend Oreille County Fairgrounds to provide visitors, volunteers, and staff with modern facilities to operate and support the year-round activities of the site

Parks and Recreation Policy 12~~#9~~: ~~Pend Oreille County shall should r~~Review and update ~~its~~ standards to guide the development of public and privately owned and operated commercial RV Parks, campgrounds, and related facilities to address water and sanitary sewer requirements, access requirements, and permitted densities and uses, etc. ~~The standards shall should apply to all commercial ventures including RV Parks and or facilities that feature individual lots, pads, hook-ups, and/or airspace for use, sale, or lease on a short-term, long-term, and/or ongoing basis, provided that such standards shall not interfere with the non-commercial personal use and enjoyment of RV's on personal property.~~

Commented [FO6]: This could go in the regs – verify if it exists

Parks and Recreation Policy #13~~0~~: ~~Pend Oreille County shallshould, a~~As a part of the ongoing efforts to implement the County six-year road plan:~~;~~

a. Identify priorities for designating, signing, striping, and/or constructing bike lanes, pedestrian paths or routes; and

b. Support the design and installation of signage to identify Scenic Byways and viewpoints, boat accesses, and designated recreation areas.

Parks and Recreation Policy #14~~1~~: ~~Pend Oreille County should c~~Coordinate and collaborate with the U.S. Forest Service and other public resource agencies and managers to inventory recreational opportunities and promote the shared use and full enjoyment of publicly owned land in the County.

6.5 Existing Conditions

Parks

Pend Oreille Park

Pend Oreille Park is a ~~The County owns one~~ partially developed park owned by the County, ~~Pend Oreille Park,~~ located just west of Highway 2 approximately two miles north of the border with Spokane County. This 440-acre park was first developed by Washington State in the 1930s to preserve one of the last stands of old growth timber in the region. Pend Oreille County acquired the property from the state in the early 1980s. The County has adopted a plan for Pend Oreille County Park. Currently the Park is operated by a private contractor, who is responsible for minor maintenance and repair, and who receives all revenue from overnight camping fees.

The park has restrooms, an overnight campground, a day-use picnic area and an extensive trail system including 7 miles of hiking trails. The trail system can be accessed year-round for hiking, snow-shoeing and cross-country skiing from the park entrance parking lot. The campground has 26 camping sites. Based on the Parks Plan, current service capacity adequately meets the parks demand. However, maintenance of trees, vegetation and facilities are needed.

Other Parks and Open Spaces ~~Facilities~~

In addition to Pend Oreille Park, the County owns twelve parcels of forest land which are currently managed for timber revenue, and some undeveloped riverfront and lake properties. Some of these properties may be appropriate for recreational development, particularly those on or near the Pend Oreille River and Diamond, Sacheen and Davis lakes.

There is some interest locally in acquiring the Gardner Caves Park and Lake Newport State Park from Washington State. Gardner Caves is located north of Metaline Falls near Boundary Dam, and is currently open from Memorial Day through Labor Day. Lake Newport State Park is an undeveloped parcel located along the west side of the Pend Oreille River four miles north of Newport.

Commented [BF7]: Still applicable?

Rustler's Gulch

The Rustler's Gulch area was donated to Pend Oreille County by the Washington Department of Natural Resources in May of 2009 with the stipulation that the 560-~~-~~acre parcel be used exclusively for the purpose of providing fish and wildlife habitat, open space or recreation. It is located in the south end of Pend Oreille County approximately 1 ½ miles northwest of Pend Oreille County Park and adjacent to the West Branch Little Spokane Wildlife Refuge managed by the Department of Fish and Wildlife. The area is currently open to Off Road Vehicles (ORV) and is used mostly by surrounding landowners and some regional recreationists for hunting.

Yocum Lake Wildlife Recreation Area

The 80 acres surrounding and including the south half of Yocum Lake was acquired by Pend Oreille County through a land trade with Stimson Lumber Company in 2005. In 2008, it was designated The Yocum Lake Wildlife Recreation Area by the County Commissioners. The adjacent US Forest Service's Yocum Lake Campground, which is accessed from the west by a Forest Service road, is a primitive campground with a boat launch. No motors are allowed on the lake. This area does not have the capacity to serve large amounts of visitors, which supports a goal of protecting ~~especially since it is important that~~ the pristine and primitive aesthetics of the area ~~be protected~~.

Eagles Nest Viewing Area

Overlooking the Pend Oreille River on Highway 31, just north of Box Canyon Dam is the Eagles Nest Viewing Area. The viewing area provides paved parking and sitting locations.

Trails

The County has an intricate network of trails system within Pend Oreille County Park, and in other recreation areas. Some are discussed below.

Rustlers Gulch Equestrian Trail

Rustlers Gulch Equestrian Trail, approximately 2.5 miles long, provides a non-motorized connection from Pend Oreille County Park to the Rustlers Gulch Recreation Area. The trail is designed to accommodate hikers, mountain bikers, cross-country skiers, snow shoeing and other non-motorized activities.

~~The~~ Pend Oreille River Water Trail

The 70~~-~~-mile Pend Oreille River Water Trail is a network of resting points, access points, and attractions for users of water craft on the Pend Oreille River as it flows north into Canada.

County Fairgrounds

The Pend Oreille County Fairground, located immediately west of the Town of Cusick on Highway 20, is owned by the County. The Fairground property is bounded on the east by Highway 20, on the north and west by Calispel Creek, and on the south by a privately-owned farm. The Fairground property is composed of approximately 18.5 acres and 25 buildings, containing 61,719 square feet of space, a rodeo arena, and a campground ~~(see Table 6.1, below)~~. The Pend Oreille County Fair Board contracts for the services of a caretaker, who is responsible for grounds maintenance and site security.

~~The Fair Board has identified a need for the following improvements at the Fairgrounds:~~

a. ~~Replacement of the Main Exhibit Building: This 6,000 square foot building, currently used for Grange Booths and commercial education displays was built in the 1940s. The building has major foundation problems, several of the main supports are deteriorated, and the electrical and lighting system requires major upgrading or replacement. Estimated cost: $300,000;~~

b. ~~Little Menke Campground Upgrade: Little Menke Campground is located on the north edge of the Fairgrounds. This campground currently has limited water and electrical service. The approximately 25 camp sites require upgrading to provide water and sewer service. Estimated cost: $100,000;~~

c. ~~Campground-Rodeo Area Restroom and Showers: There are currently no restroom facilities conveniently located for the campground and north side of the Rodeo Arena. The new restroom facilities would serve these two areas and the north side of the Fairgrounds. Estimated cost: $75,000; and~~

d. ~~Irrigation System: Lawn areas are currently watered with hoses and hand-set sprinklers, which requires working time that could be better spent in other parts of Fairgrounds maintenance. A lawn sprinkler system would also improve the appearance of the lawn areas by providing more consistent irrigation. Estimated cost: $30,000.~~

~~Table 6.1 County Fairgrounds Buildings~~

~~Name/ Description~~	~~Year Built~~	~~Size (sq. ft.)~~	~~Estimated Current Value~~	~~Condition~~	~~Needed Improvements~~
~~Caretaker quarters~~	~~2001~~	~~1,200~~	~~60,000~~	~~Good~~	
~~Cattle exhibit/beef~~	~~1960~~	~~4,000~~	~~80,000~~	~~Good~~	
~~Cattle exhibit/dairy~~	~~1960~~	~~3,000~~	~~60,000~~	~~Good~~	
~~Commercial Building/arts & crafts~~	~~1980~~	~~2,880~~	~~68,432~~	~~Good~~	
~~Fair Office~~	~~2001~~	~~1,344~~	~~67,200~~	~~Good~~	
~~4H Building~~	~~1978~~	~~2,800~~	~~68,432~~	~~Good~~	
~~4H Concession~~	~~1960~~	~~600~~	~~22,500~~	~~Fair~~	
~~Horse exhibit~~	~~1975~~	~~6,000~~	~~146,640~~	~~Good~~	
~~Horse exhibit~~	~~1975~~	~~6,000~~	~~146,640~~	~~Good~~	
~~Horticulture/food exhibit~~	~~1960~~	~~2,100~~	~~42,000~~	~~Good~~	~~Electrical~~
~~Hupp exhibit~~	~~1960~~	~~2,400~~	~~146,640~~	~~Fair~~	~~Ventilation~~
~~Kitchen/concession~~	~~1950~~	~~875~~	~~43,750~~	~~Fair~~	~~Electrical; cooking surfaces~~
~~Lindsey House~~	~~1985~~	~~1,200~~	~~-see note-~~	~~Good~~	
~~Main exhibit~~	~~1940~~	~~6,000~~	~~58,656~~	~~Poor~~	~~Foundation; electrical~~
~~Mobile home cover~~	~~1995~~	~~480~~	~~10,000~~	~~Fair~~	
~~Poultry exhibit~~	~~1970~~	~~2,500~~	~~60,000~~	~~Fair~~	~~Ventilation~~
~~Restroom~~	~~1960~~	~~420~~	~~50,000~~	~~Poor~~	~~Lighting fixtures~~
~~Restroom~~	~~1985~~	~~420~~	~~60,000~~	~~Good~~	
~~Rodeo grandstand~~	~~1976~~	~~4,000~~	~~180,000~~	~~Poor~~	~~Handrails, decking~~
~~Rodeo grandstand~~	~~1997~~	~~2,000~~	~~180,000~~	~~Good~~	~~Handrails, decking~~
~~Sheep exhibit~~	~~1990~~	~~4,000~~	~~36,000~~	~~Fair~~	~~Electrical~~
~~Show ring grandstand~~	~~1989~~	~~3,600~~	~~180,000~~	~~Good~~	
~~Stage~~	~~1990~~	~~750~~	~~19,200~~	~~Good~~	
~~Swine exhibit~~	~~1970~~	~~3,000~~	~~48,000~~	~~Fair~~	~~Electrical~~
~~Ticket booth~~	~~1975~~	~~150~~	~~4,000~~	~~Good~~	
		~~61,719~~	~~$1,838,090~~		

Commented [o8]: Since we didn't get this level of details in other parks, suggest deleting this for consistency.

Commented [BF9R8]: agree

~~Note: 1) The Lindsey House is owned and maintained by the County Historical Society. 2) Where the exact year that a structure was built is unknown, that year has been estimated. 3) The caretaker quarters and the Fair Office are located in structures moved onto the site in the year 2001.~~

Other Agency Resources

In addition to county park areas, there are an abundance of other park and recreation areas throughout the county administered and managed by Federal, State and private agencies and organizations. These include recreation areas owned by USFWS, USFS, Pend Oreille PUD, Seattle City Light, WDFW, WDNR, WSDOT, and Washington State Parks and Recreation Commission. In addition, each City and town provides park facilities within the UGA.

All existing parks and open spaces and facilities are identified in map XX.

6.6 Level of Service Standards

The Parks ~~Lan~~Plan identifies LOS based on quantity, quality, distribution and access.

Currently Pend Oreille County has 1063 acres that are officially designated as park areas. With County's 2019 population of 13,746, the current park and open space land per 1000 is approximately 77 acres. The Parks Plan concludes that current facilities are meeting 100% of the demand.

~~For the purposes of this plan, no standards are established for Parks and Recreation. To be effective, LOS standards for recreation and open space will need to be developed in close coordination with a future Park and Recreation Element of the Comprehensive Plan or countywide park and recreation plan, and be based on locally-defined needs. The following recommendations are made for developing these standards:~~

a. ~~LOS standards should reflect existing or planned economic development programs, since parks can be important attractions to visitors;~~

b. ~~Additional standards should be developed for planned communities outside of incorporated jurisdictions, such as Diamond Lake, and including those group domestic water supply areas administered by the Public Utility District (PUD) which may become functional communities. Future development in these areas could be linked to dedication of additional park lands to meet the needs of residents;~~

c. ~~Standards should emphasize affordability and quality rather than simply quantity of park land. Affordability should include ongoing operation and maintenance (O&M). Sources of O&M funding should be identified;~~

d. ~~Park standards should distinguish regional parks which serve a large area and include users from outside the County, from local parks which primarily serve local residents;~~

e. ~~Park standards should recognize changing patterns of recreation including the ageing of the "baby boomer" generation, the increase in two-income families and single-person households, and the increase in violent crime rates and the use of parks by a growing population of homeless people; and~~

~~f.~~a. ~~The County should lead and coordinate park and recreational opportunities with the incorporated communities of Newport, Cusick, Ione, Metaline and Metaline Falls; Pend Oreille County Public Utility District No.1; and other state and federal agencies.~~

Commented [o10]: Parks Plan defines LOS differently as added above

6.7 Future Plans and Considerations

~~Edgewater North Recreation Area~~

~~County owns 160-acre parcel located on the east side of the Pend Oreille River just northeast of the Town of Ione and adjacent to the north side of the USFS Edgewater Campground. There is one mile of river frontage. It is currently undeveloped, but the logging skid trails are used by local off road vehicle enthusiasts. This is a large area that has the capacity to serve large numbers of visitors.~~

~~Future Needs~~

The Parks Plan concludes that there is an abundant amount of outdoor recreation opportunities in Pend Oreille County and most are not used to full capacity. An emphasis needs to be placed on maintaining and improving existing facilities in County Parks. Coordination of efforts with other agencies (USFS, DNR, DFW, PUD, etc.) and the private sector to provide campground and/or recreation site maintenance to reduce costs and keep sites open longer during the season should be investigated. ~~There is also a need for coordination and oversight of the multiple recreation agencies, public and private, in the county.~~

County owns the Edgewater North Recreation Area, a 160-acre parcel located on the east side of the Pend Oreille River just northeast of the Town of Ione and adjacent to the north side of the USFS Edgewater Campground. There is one mile of river frontage. It is currently undeveloped, but the logging skid trails are used by local off road vehicle enthusiasts. This is a large area that has the capacity to serve large numbers of visitors.

There is a need to provide pedestrian, bicycle and public transportation access to the county parks. The potential for a bike path to Pend Oreille County Park from Diamond Lake or Newport should be investigated as well as bike paths to Sweet Creek Rest Area from Metaline and Metaline Falls. Trails and bike paths in other areas should also be investigated. Plans for a non-motorized trail connecting Pend Oreille County Park and Rustlers Gulch are in the process.

~~There is also a need for coordination and oversight of the multiple recreation agencies, public and private, in the county.~~

DRAFT

1201 3rd Avenue, Suite 2600
Seattle, Washington 98101
206.287.9130

ANCHOR QEA

Memorandum

[Enter date]

To: Ben Floyd, White Bluffs Consulting

From: Adam Hill, Anchor QEA

cc: Other(s)

Re: PRELIMINARY DRAFT - Resource Lands Review – Pend Oreille County

Introduction

Pend Oreille County is amending their Comprehensive Plan through a comprehensive 2020 plan update. As part of these amendments, it was determined that a county-wide review of resource lands be completed, as the designated lands had not been reviewed and updated for several years, and to confirm a more complete set of designation factors are addressed in the updated analysis. This memorandum describes work completed as part of this review and analysis process, including the elements necessary to consider for resource land classification, findings from the review, and recommended changes to resource lands in Pend Oreille County.

Resource Land Considerations

Pend Oreille County is required to implement a comprehensive plan under RCW 36.70A.040. As part of this requirement, "the county…shall designate…agricultural lands, forestlands, and mineral resource lands, and adopt development regulations conserving these designated agricultural lands, forestlands, and mineral resource lands" (RCW 36.70A.040(3)(b). Figure 1 (UNDER DEVELOPMENT/NOT INCLUDED) shows the current natural resource land designations for Pend Oreille County.

Pend Oreille County is not considering natural resource land designations changes for publicly owned lands. A majority of the land in Pend Oreille County (over 60 percent) is publicly owned; Figure 2 shows the publicly owned lands in Pend Oreille County.

One consideration present in all resource lands is that the land must have long-term commercial significance. Long-term commercial significance is defined in RCW 36.70A.030 and WAC 365-190-030: "Long-term commercial significance includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of land" (RCW 36.70A.030(13); WAC 365-190-030(11)). WAC 365-190-030 continues its definition: "Long-term commercial significance means the land is capable of producing the specified natural resources at commercially sustainable levels for at least the twenty-year planning period, if adequately conserved" (WAC 365-190-030(11)).

Each resource land type has minimum guidelines provided in WAC 365-190 to assist counties in classifying and designating resource lands. The following sections go through the minimum guidelines in WAC 365-190 and the approach used to follow the guidelines.

Agricultural Land Use

Minimum guidelines for classifying and designating agricultural lands are established in WAC 365-190-050. The following sections go through the minimum guidelines in WAC 365-190-050 and the approach being used to follow the guidelines.

Classification/Designation Approach

WAC 365-190-050(1) states that "counties must approach the effort as a county-wide or area-wide process. Counties…should not review resource lands designations solely on a parcel-by-parcel process. Counties…must have a program for the transfer or purchase of development rights prior to designating agricultural resource lands in urban growth areas. Cities are encouraged to coordinate their agricultural resource lands designations with their county and any adjacent jurisdictions" (WAC 365-190-050(1)).

The first part of this guideline (county-wide/area-wide process) is met because analyses and approaches developed in the following sections of this memorandum are applied county-wide as part of the review process to determine if agricultural land designations need revisions. Individual parcels are not evaluated in this process.

No lands are being designated as agricultural resource lands in urban growth areas, so a program to transfer or purchase development rights is not required by Pend Oreille County.

Several cities are adjacent to Pend Oreille County planning jurisdictions. Figure 3 (UNDER DEVELOPMENT/NOT INCLUDED) shows a map of city limits and Urban Growth Areas within Pend Oreille County.

Development Regulations

WAC 365-190-050(2) states that counties "must adopt development regulations that assure the conservation of agricultural resource lands" (WAC 365-190-050(2)). Pend Oreille County has adopted regulations to meet this guideline; these regulations are coded in Pend Oreille County Development Regulations Title XX. These regulations discuss allowable uses, uses requiring permits, and building requirements.

Designation Factors

WAC 365-190-050(3) states that "lands should be considered for designation as agricultural resource lands based on three factors:" 1) specifically is not characterized by urban growth, 2) is used or is capable of being used for agricultural production, and 3) has long-term commercial significance for agriculture. Each of these factors are described in more detail and analyzed below.

Urban Growth

WAC 365-190-050(3)(a) states that lands should be considered for agricultural resource designation if “the land is not already characterized by urban growth” (WAC 365-190-050(3)(a)). Urban growth areas are characterized in WAC 365-196-310. Figure 3 ((UNDER DEVELOPMENT/NOT INCLUDED) shows the areas in Pend Oreille County already characterized by urban growth.

These urban growth areas mapped in Figure 3 were not under consideration as agricultural resource lands for this analysis.

Production Capability

WAC 365-190-050(3)(b) states that lands should be considered for agricultural resource designation if “the land is used or capable of being used for agricultural production. This factor evaluates whether lands are well suited to agricultural use based primarily on their physical and geographic characteristics” (WAC 365-190-050(3)(b)). Production capability is further detailed that lands currently used or capable to be used for agricultural production “must be evaluated for designation” (WAC 365-190-050(3)(b)(i)), and that counties “shall use the land-capability classification system of the United States Department of Agriculture Natural Resources Conservation Service as defined in relevant Field Office Technical Guides” (WAC 365-190-050(3)(b)(ii)).

The NRCS land-capability classification divides soil types into 8 classes. Classes 1 through 4 are generally suitable for cultivation, while Classes 5 to 8 are generally not suitable for cultivation. However, with certain types of land management, Classes 5 to 7 could be used for agriculture. Classes are different for the same soil type for irrigated and non-irrigated lands. Nearly all (greater than 99 percent) agricultural landcover is non-irrigated (White Bluffs Consulting 2018), so the non-irrigated land capability class was used for all areas. Figure 4 maps the NRCS land-capability classification for Pend Oreille County, splitting the classes into suitable, suitable with management, and non-suitable land for cultivation.

Figure 4 (UNDER DEVELOPMENT/NOT INCLUDED) shows that there are some areas currently designated as agricultural resource lands that are not well suited to agricultural use, areas that can be suitable for agricultural use with certain types of land management, and other areas not designated as agricultural resource lands that may be well suited to agricultural use. Figure 5 (UNDER DEVELOPMENT/NOT INCLUDED) highlights these areas.

This mapping procedure is done as an initial step to check the potential for areas to be well-suited for addition or removal from agricultural resource land designation, as one consideration in the evaluation process.

Long-term Commercial Significance

WAC 365-190-050(3)(c) states that lands should be considered for agricultural resource designation if "the land has long-term commercial significance for agriculture" (WAC 365-190-050(3)(c)). As part of determining this, counties should consider classification of prime and unique farmland soils, availability of public facilities including roads used in transporting agricultural products, tax status, public service availability, proximity to urban growth areas, predominant parcel size, land use settlement patterns, intensity of nearby land uses, history of nearby land development permits, land values under alternative uses, and proximity to markets (WAC 365-190-050(3)(c)). The considerations employed in this analysis are described in the following order:

- Parcel Size
- Tax Status
- Public Facilities and Proximity to Markets
- Nearby Urban Growth Areas, Settlement Patterns, Land Use, Land Values, and Development Permits
- Prime Farmlands

Parcel Size

Agricultural lands must be large enough in area to have long-term commercial significance. An analysis was completed that compares parcel size to land use designation with a threshold of 10 acres assumed to be needed to be long-term commercially significant, acknowledging that smaller acreages may be adequate for certain high value crops. County land use designations for smaller parcels allow for development of these higher value crops, as desired. Figure 5 ((UNDER DEVELOPMENT/NOT INCLUDED) highlights the large parcels outside of agricultural resource land designation and small parcels inside of agricultural resources designation that may have potential for change based solely on parcel size. Capability class is also included in Figure 6 (UNDER DEVELOPMENT/NOT INCLUDED) for reference.

Lands that have parcel sizes below the 10-acre threshold currently designated as agricultural resource lands include areas…

Lands with parcel sizes above the 10-acre threshold and not currently designated as agricultural resource lands include areas…

Tax Status

Parcels in agricultural resource land tax status were compared with areas that are currently growing agricultural crops as of the last Washington State Department of Agriculture survey. This comparison is shown in Figure 6 (UNDER DEVELOPMENT/NOT INCLUDED).

Generally, the tax status agrees with current agriculture locations in Pend Oreille County, so it can be considered as an appropriate indicator of areas that should be considered for agricultural resource land designation.

Public Facilities and Proximity to Markets

Most areas in Pend Oreille County have sufficient facilities available to the public for transportation of agricultural goods such that they are not limiting to long-term commercial significance. Some areas were considered for reclassification from Natural Resources to other designations if they front highways or major roads.

In terms of proximity to markets, most areas are relatively close to markets such that this element does not limit an area's long-term commercial significance.

Nearby Urban Growth Areas, Settlement Patterns, Land Use, Land Values, and Development Permits

UNDER DEVELOPMENT

Prime Farmlands

Some farmlands are designated as farmland of statewide importance or farmland of unique importance. These areas are mapped in Figure 7. Statewide important and unique important farmland are reviewed with previous elements listed to determine if any areas should be designated as agricultural resource land.

Most prime farmland areas are already designated as natural resource lands or publicly owned lands; some areas near Diamond Lake are prime farmland areas not currented designated as natural resource lands.

Food Security

WAC 365-190-050(4) states that "counties may consider food security issues, which may include providing local food supplies for food banks, schools and institutions, vocational training opportunities in agricultural operations, and preserving heritage or artisanal foods (WAC 365-190-050(4)).

Pend Oreille County does not explicitly consider food security issues as Pend Oreille County is a net exporter of agriculture, however this element was reviewed to ensure food security is not a concern for the area.

Sufficiency

WAC 365-190-050(5) states that "the process should result in designating an amount of agricultural resource lands sufficient to maintain and enhance the economic viability of the agricultural industry in the county over the long term; and to retain supporting agricultural businesses, such as processors, farm suppliers, and equipment maintenance and repair facilities" (WAC 365-190-050(5)).

To ensure the sufficiency of agricultural resource lands, an area comparison will be made of agricultural resource areas designated for removal and new agricultural resource area designations.

Local Importance

WAC 365-190-050(5) states that "counties…may further classify additional agricultural lands of local importance. Classifying additional agricultural lands of local importance should include, in addition to general public involvement, consultation with the board of the local conservation district and the local committee of the farm service agency" (WAC 365-190-050(5)).

Local importance areas?

Forestland Use

Minimum guidelines for classifying and designating forest resource lands are established in WAC 365-190-060. The following sections go through the minimum guidelines in WAC 365-190-060 and the approach being used to follow the guidelines.

Classification/Designation Approach

WAC 365-190-060(1) states that "counties must approach the effort as a county-wide or regional process. Counties…should not review resource lands designations solely on a parcel-by-parcel basis. (WAC 365-190-060(1)).

This guideline is met because analyses and approaches developed in this memorandum are applied county-wide as part of the review process to determine if forestland designations need revisions. Individual parcels are not evaluated in this process.

Designation Factors

WAC 365-190-060(2) states that "lands should be designated as forest resource lands of long-term commercial significance based on three factors:" 1) the land is not characterized by urban growth, 2) the land is used or capable of being used for forestry production, and 3) the land has long-term commercial significance (WAC 365-190-060(2)). Each of the factors are discussed below.

Urban Growth

WAC 365-190-060(2)(a) states that lands should be considered for forest resource designation if "the land is not already characterized by urban growth" (WAC 365-190-060(2)(a)). Urban growth areas are characterized in WAC 365-196-310. Figure 3 (UNDER DEVELOPMENT/NOT INCLUDED) shows the areas in Pend Oreille County already characterized by urban growth.

These urban growth areas mapped in Figure 3 (UNDER DEVELOPMENT/NOT INCLUDED) were not under consideration as forest resource lands for this analysis.

Land Capability

WAC 365-190-060(2)(b) states that lands should be considered for forest resource designation if "the land is capable of being used for forestry production" (WAC 365-190-060(2)(a)). These capabilities are primary based on physical and geographic characteristics.

In general, the land in Pend Oreille County currently designated for forest land has the physical and geographic characteristics to be used for forestry production.

Long-term Commercial Significance

WAC 365-190-060(2)(c) states that the lands should have "long-term commercial significance." Lands with long-term commercial significance for forestry production considers local physical, biological, economic, and land use (WAC 365-190-060(2)(c)).

As described in the section discussing land capability, land in Pend Oreille County currently designated for forest land has the characteristics suitable for long-term commercial significance.

Other Considerations

WAC 365-190-060 provides other elements to consider for forest resource land designation, including retaining benefits, public facility availability, proximity to urban, suburban, and rural areas, parcel size, tax status, and compatibility and history of nearby land use patterns.

An analysis was completed that compares parcel size to land use designation with a threshold of 20 acres assumed to be needed to be long-term commercially significant, acknowledging that smaller acreages may be adequate for certain forested areas. Figure (UNDER DEVELOPMENT/NOT INCLUDED) highlights the large parcels outside of forest resource land designation and small parcels inside of forest resources designation that may have potential for change based solely on parcel size.

Tax status was also compared against physical and geographic characteristics appropriate for forestry production. Timber tax status is shown in Figure 8 (UNDER DEVELOPMENT/NOT INCLUDED). In general, parcels with a timber tax status were found to be land appropriate for forestry production and should be considered for forest resource land designation.

Mineral Land Use

Minimum guidelines for classifying and designating mineral resource lands are established in WAC 365-190-070. The following sections go through the minimum guidelines in WAC 365-190-070 and the approach being used to follow the guidelines.

Classification/Designation Approach

WAC 365-190-070(1) states that "counties must approach the effort as a county-wide or regional process. Counties…should not review mineral resource lands designations solely on a parcel-by-parcel basis" (WAC 365-190-070(1)).

This guideline is met because analyses and approaches developed in this memorandum are applied county-wide as part of the review process to determine if forestland designations need revisions. Individual parcels are not evaluated in this process.

Classification Criteria

WAC 365-190-070(2) states that mineral resource lands should be classified "from which the extraction of minerals occurs or can be anticipated" (WAC 365-190-070(2)). Classification criteria are described in WAC 365-190-070(3) and are "based on geologic, environmental, and economic factors, existing land uses, and land ownership" (WAC 365-190-070(3)(a)). Lands with sand, gravel, and valuable metallic substances should be classified if they have potential long-term commercial significance for extracting (WAC 365-190-070(3)(b)). Figure 9 (UNDER DEVELOPMENT/NOT INCLUDED) maps the minerals with resource lands in Pend Oreille County.

Recommendations

Using the information presented in previous sections, multiple areas in Pend Oreille County may be considered for reclassification. In general, it is important to maintain continuity in resource land designation; unless there are sufficient reasons the resource land should be de-designated, land should remain as resource land to protect the resource. Therefore, many areas that may not be suitable as a specific resource land may remain within the resource land designation due to its proximity to lands of other types.

SPECIFIC RECOMMENDATIONS TO BE ADDED LATER AFTER SCENARIOS ANALYSIS

References

Revised Code of Washington (RCW) 36.70A. Available online at http://app.leg.wa.gov/RCW/default.aspx?cite=36.70A. Accessed September 18, 2019.

Washington Administrative Code (WAC) 365-190. Available online at http://app.leg.wa.gov/WAC/default.aspx?cite=365-190. Accessed September 18, 2019.

White Bluffs Consulting 2018. Pend Oreille County Voluntary Stewardship Program (VSP) Work Plan. Prepared with assistance from Anchor QEA. Prepared for Pend Oreille County VSP Work Group, Pend Oreille County Community Development, and Pend Oreille Conservation District. October 2018.

Public Ownership and Transportation

PEND OREILLE COUNTY WASHINGTON

June 2019

LEGEND

- City/Town
- UGA (Urban Growth Area)

Public Ownership

- Salmo Priest Wilderness
- US Forest Service Lands
- Federal Lands - OTHER
- State Lands
- County Lands
- Railroad (POVA, BNSF, etc.)
- PUD
- Seattle City Light
- Local (City/Town, Junior Tax Dist., etc.)

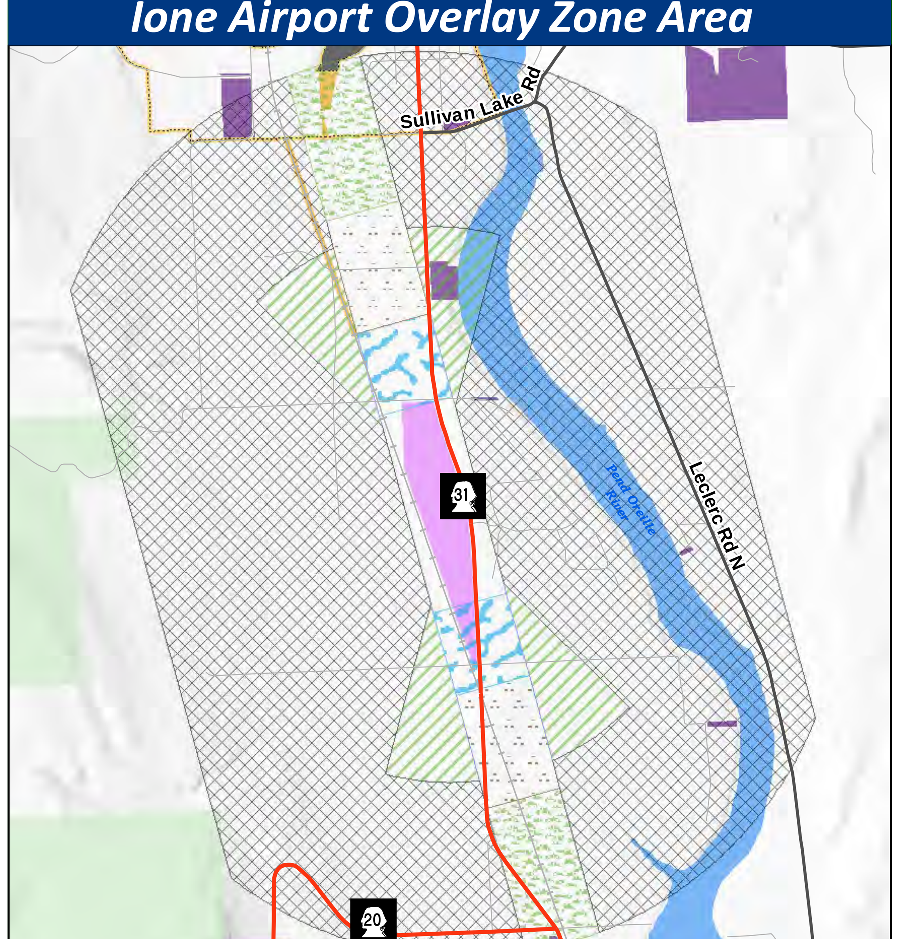
Transportation

- US Highway
- State Highway
- Major Collector Road
- Minor Collector Road
- County/Local Access Road
- Railroad
- Trail

Ione Airport Overlay Zones

- Conical Zone
- Inner Approach/Departure Zone
- Inner Turning Zone
- Outer Approach/Departure Zone
- Runway
- Runway Protection Zone

Ione Airport Overlay Zone Area



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Soil Classification and Agriculture

PEND OREILLE COUNTY WASHINGTON

September 2019

LEGEND

- Location of Agriculture, WSDA 2016
- Parcels Enrolled in Ag Tax Program
- City/Town
- UGA (Urban Growth Area)

NRCS Agricultural Soil Classification

- All areas are prime farmland
- Farmland of statewide importance
- Farmland of Unique Importance

Transportation

- US Highway
- State Highway
- Major Collector Road
- Minor Collector Road
- County/Local Access Road
- Railroad

Acreages

Ag Soil Classification	WSDA Croptypes 2016 - Acres	Parcels Enrolled in Ag Tax Program - Acres
Prime Farmland	2901	3607
Farmlands of Statewide Importance	14375	19837
Farmlands of Unique Importance	2673	4700
Farmlands Outside of Prime Farmland Soil	843	5767
Total	**20792**	**33911**

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Average Precipitation and Agriculture

PEND OREILLE COUNTY WASHINGTON

September 2019

LEGEND

- Location of Agriculture, WSDA 2016
- Parcels Enrolled in Ag Tax Program
- City/Town
- UGA (Urban Growth Area)

Average Inches of Precipitation, 1980-2011

- 17 - 19
- 20 - 24
- 25 - 29
- 30 - 34
- 35 - 39
- 40 - 44
- 45 - 49
- 50 - 54
- 55 - 59
- 60 - 65

Transportation

- US Highway
- State Highway
- Major Collector Road
- Minor Collector Road
- County/Local Access Road
- Railroad

Acreages

Precipitation Ranges for Pend Oreille County	WSDA Croptypes 2016 - Acres	Parcels Enrolled in Ag Tax Program - Acres
17"-19"	4814	5960
20"-24"	8719	13665
25"-29"	6411	11373
30"-34"	848	2820
35"-39"	0	66
40"-44"	0	27
45"-49"	0	0
50"-54"	0	0
55"-59"	0	0
60"-65"	0	0
Total	**20792**	**33911**

0 5 10 Miles

N

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