

Memorandum

August 6, 2019

To: Pend Oreille County Planning Commission

From: Ben Floyd, White Bluffs Consulting

cc: Greg Snow, Pend Oreille County Planning

Re: August 13, 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 August 13 to cover several topics:

- Feedback/notes from the public at visioning meetings held June 2019 (Attachment 1)
- Review and discuss County Wide Planning Policies ((Attachment 2)
- Review and discuss updated Preface and Section 1.0 – Introduction (Attachment 3)
 - Updated Preface to re-insert Statement of Values
 - Re-inserted GMA context and 14 Planning Goals, plus other background information
- Review and discuss updated Section 2.0 Land Use (Attachment 4)
 - Updated goals and policies and note public comments for discussion (comments highlighted in yellow)
 - Updated population information/history and projections
 - Updated agricultural lands description per 2018 Voluntary Stewardship Program work plan
 - Added new sub-section on Tribal lands (2.5.7)
 - Review where recent growth has occurred (County GIS map – Attachment 5)
 - Updated Future Land Use description by identifying new Industrial and Commercial designations; Discuss Public Lands designation (*NOTE: Update maps per PC input*)
 - Updated and reorganized Critical Areas descriptions

- Updates will be made to acreage areas as flagged; working with County GIS on this info
- Included additional references
- Review and discuss updated Section 3.0 Economic Development – We had planned to discuss an updated Section 3, but are still waiting for feedback from the County Economic Development Council on this section, so this will be covered at a future meeting (hopefully October)

Next Steps

- Planning Commission comments on draft documents addressed in this memo due by Aug __ or Sep _____
- October 8 PC workshop
 - Updated Future Land Use and Zoning maps
 - Resource Lands Review and Updated Designation map
 - Section 3 – Economic Development
 - Section 5 – Housing
 - Section 6 – Parks and Recreation
 - PC comments due by November ____
- January 14 PC workshop
 - Draft Critical Areas Code
 - Section 4 – Transportation (October 8 workshop with WSDOT planned)
 - Section 7 – Utilities
 - Section 8 – Essential Public Facilities
 - Section 9 – Capital Facilities
 - Proceeded by research/collection/interviews with all public agencies on their CIPs
 - PC comments due by February ____

Pend Oreille County Public Visioning Meetings June 11 - 13, 2019 (Cusick, Lone and Newport)

Ben Floyd with White Bluffs Consulting (WBC) gave a presentation on the Pend Oreille County Comprehensive Plan Update for 2020 which covered the Growth Management Act (GMA), Population Projections, Future Land Use and Goals, Visioning and Next Steps. The Comprehensive Plan for a County guides long term decisions for the County, reflects citizen visioning ideas, includes a goals and policy framework, and complies with the state laws (GMA). Adoption of the updated Plan is expected to happen by June 2020, after several additional public review opportunities on updated draft plan elements and to provide input at future Planning Commission and public meetings.

Questions/Comments During Presentation

Cusick:

- The Tribe is making independent decisions on land use and how can we work on this without them participating? *They are a partner with the County in planning efforts, and it is expected they will be involved in the County update process. Mike Lithgow said it does not benefit the Tribe to not have a plan that is consistent with the County's plan, so they are expecting to continue to work together. The Tribe is a major player. We are coordinating with the tribe and Cusick on the subarea planning that is happening in Cusick and its UGA.*
- On the proposed future land use map, change Wilderness Lake to the color blue instead of white, as currently depicted.
- Rural activity centers are areas where you may see more intensive rural development. These areas are identified by name in the current plan, but no boundaries were given.
- Maybe we want to add commercial areas to the map? We know there are commercial areas around Diamond Lake. *A commercial designation is being considered.*
- Same with industrial – should add industrial areas to the map, including both light industrial and heavy industrial, as appropriate.
- WBC should look at the Cusick design charrette report and detailed notes of a past meeting to inform planning efforts around Cusick.
- Responsible Growth NE Washington and Citizens Against Newport Silicone Smelter (CANSS) submitted one of four amendments for the 2018 Comprehensive Plan limited amendment process, and WBC should become familiar with this information. *These amendments are being addressed through a separate process, and whatever is approved through the County process would be incorporated into the updated plan.*

Lone:

- WBC will email attendees notes from the meeting if they provide their email address. WBC will also let interested parties on the email list know about future planning commission meetings, provide meeting materials, and provide the link to the County website where meeting materials will be posted.
- Will input from meetings tonight will go on the website for people to see? *Yes, that is the plan. Greg said they have had issues with the website host and they are working on it, so it may take a little longer to update the website with new information than is typical.*
- What is CIP? *Capital Improvement Plan.*

- Can you include a discussion of the two Chambers of Commerce – one from south (Newport) and north county (Metaline Falls) in the economic development chapter? Yes

Newport:

- How are you going to have the expertise to address all these natural resource areas? *We will rely on our professional work experience along with the expertise of others, and best available science in reviewing and updating resource land designations. Also, we hope to receive public input as part of the resource lands update process.*
- Who makes the decisions about these goals? *The County Planning Commission makes recommendations to the County Commission, and the County Commissioners ultimately approve the plan. Who decides what “unduly affects” means in goal #7? These are just goals and they are not regulatory. Goals should reflect the values of the community. There will be multiple times for public input during the process.*
- Do you feel like the public is doing everything they can or are we behind because of our own inactions? *Ben said the public is generally quite engaged compared to other counties we have worked with. It will be up to citizens on how much they participate.*
- Why hasn’t the county done any changes on the Comprehensive Plan until now? *Greg said he does not know; there have been some limited updates in recent years, but this is a more comprehensive review and update.*
- With completion of the north/south freeway, our county will change but we do not know the impact. How do we go into this process addressing a huge unknown variable? *We are coordinating with WSDOT on their planning to get as much information as possible about impacts and how that might affect the plan.*
- Are you taking into account existing development proposals and issues and concerns people have expressed? *We are aware of these issues and concerns; this update process is not about the smelter proposal.*
- Last year the EDC did a survey, and will you use that? Yes
- Can there be another survey done cause survey by EDC was flawed? *We do not have the resources to do that.*
- We are getting close to the time when the 2020 census will be conducted. If data leads us elsewhere, how does the plan respond to that? *The plan can be updated every year.*
- How will this get to the public in a reasonable amount of time? *Interested parties list, website, etc. and coming to the planning commission meetings.*

Visioning

Participants were asked to engage in a visioning process which consisted of writing their ideas about what should the future direction look like for the County, what future uses would they like to see, and what should the County look like in 20 years? There are 14 planning goals under the GMA which participants considered in providing their input:

Urban Growth ▪ Reduce Sprawl ▪ Transportation ▪ Housing ▪ Economic Development ▪ Property Rights ▪ Permits ▪ Natural Resource Industries ▪ Open Space and Recreation ▪ Environment ▪ Citizen Participation ▪ Public Facilities and Services ▪ Historic Preservation ▪ Shoreline Master Program.

After everyone had written their ideas they were shared with the full group and posted up front for everyone to see. At the end they were grouped into categories. Public input will be considered in updating the specific plan elements.

Visioning Comments

Overall common ideas: Key ideas from each public meeting from Cusick (C), Lone (I) and Newport (N) are summarized below, organized into the following categories:

- Economic Growth
- Human Services
- Housing
- Limiting Growth
- Protect Environment
- Protect Resource Lands
- Recreation/Tourism
- Development Regulations/Zoning
- Education and Job Opportunities
- Maintain Rural/Native American Lifestyle
- Community
- Infrastructure

Economic Growth:

- Turn excess hydropower into big, clean business – server farms like in Wenatchee/Ephrata (C)
- Offer tax incentives for certain businesses (C)
- Planned areas for light and heavy industry (C)
- Responsible economic growth and also global warming consideration, environmentally friendly economic growth (C)
- Manufacturing industries, not smelters (C)
- Diamond Lake, existing developed areas on the river, secondary lots that already have infrastructure in place and are good opportunity areas for development (C)
- Broadband in central and north part of County (C)
- Light industry opportunity areas needed (I)
- Hi speed internet/Broadband should be made available throughout the County to allow home businesses(I) [Study the health impacts of 5G and other technology before implementation (N)]
- Why focus on natural resource industries? (I)
- Focus on clean economic growth businesses (N)
- Designate industrial park areas (N)
- Provide opportunity areas for student and community-centered office space (N)
- Provide for business development (N)
- Highways 2 and 41 could see too much growth too soon (N)
- Encourage development within UGAs (N)
- Promote local businesses (N)
- Develop a county-wide respect for the environment visually by getting rid of junk so we can attract more people (C)

Human Services

- Portable medical trailer should travel through the County 2-3 times per week for elderly or others who have difficulty travelling – bring services to them (C)
- Easier access for mental health help, especially in mid and north county (C)
- Offer more health services (N)
- Emphasize holistic health care providers (N)
- Expand excellent health care to north county also (N)

Housing:

- Provide for more affordable housing (C and N)
- Provide opportunities for permitting tiny home parks (C)
- Need to provide for inexpensive housing for younger generations, maybe a mobile home park? (C)
- Rental housing (N)

Protect Environment:

- Maintain environment so people want to move here due to quality of life, capitalize on climate change and this being a desirable area to live (C)
- Protect Pend Oreille County brand – clean environment, air, water, land etc. All updates need to maintain this. (C)
- Promote low impact recreation activities in an effort to keep the environment the way it is as much as possible. (I)
- The health benefits of natural environment are proven and marketable (I)
- Protect our environment, which is our best attraction (I)
- Growth not at the expense of air and water quality values (I)
- Maintain clean air, water, solitude and quiet (N)
- Keep entire environment pristine (N)
- Protect animals through clean air and water (N)
- Nature has a right to exist unharmed (N)
- Better enforced fire restrictions and bans, eliminate fireworks (N)
- Be careful not to adopt a growth at any cost and maintain growth consistent with beautiful NW environment. (C)

Protect Natural Resources and Lands:

- Protect natural resource land from being split up – stick to current Pend Oreille county mission (C)
- Public land management – harvest forests for a more healthy and usable public land use (C)
- Timber management to reduce fires and fire risk (C)
- Value forest land, open space and agricultural lands. Do not expand urban growth into forest open space and agricultural lands, or over-allocate County resources. (C)
- Maintain farmland, Cusick Flats – Kalispell valley a major ag land in the County. (C)
- Account for climate, wildland urban interface, wildfire risk (C)
- Conserve, protect and buffer ag, forest and critical zones. (C)
- Protect water resources (N)
- Respect and plan for existing water shortage in Water Resource Inventory Area (WRIA 55) (N)

Recreation/Tourism:

- Provide for community gardens (C and N)

- Support ATV friendly motor sports (C)
- Provide whatever draws families, such as recreation camps (C)
- Support winter festivals with local hosts (C)
- Provide for outdoor county event center in the south (C)
- Provide for commercial areas with retail entertainment to enhance lifestyle (C)
- Encourage resort hotel on the water (C)
- Encourage well-identified and signed recreational opportunities (C)
- Support and grow eco and recreation industries (C)
- Encourage and support the art and humanities/build a community center (C and N)
- Provide opportunity for additional lodging (I)
- Support recreation destination development and light rail (I)
- Promote tourist attractions such as a zipline across river to bring people here (I)
- Private hosting of camping should be an option (I)
- Promote and pursue recreation possibilities and cottage industries (I)
- North end of the County needs more sport and recreation activities for youth (I)
- Support desirable mix of natural resources and recreation. (I)
- Support recreation opportunities, biking, hiking, etc. (N)
- Seek grants to restore historic buildings (N)
- Leave waterways open to tourism and land for recreation. (N)
- Utilize river for business and recreation – have a dinner cruise from Newport to casino (N)
- Provide river access for recreation (N)
- If it is clean and we build it, they will come (restaurants, stores, etc.) (N)
- Area could use a hotel with a meeting facility (N)
- Have festivals to draw people (N)
- We need a regional attraction like Great Wolf Lodge or something else that gets people here (N)
- Invest in US 10 bikeway (N)

Development Regulations/Zoning:

- Zoning – provide for conditional use permits that are more affordable (C)
- Establish rules and regulations that are simpler and promote cottage industries (C)
- Provide developer-friendly zoning with clear development regulations. (C)
- Need a diverse, resilient economy which includes streamline permits in Rural Activity Centers and Urban Growth Areas (UGAs). (C)
- Have the building codes better reflect and support tourism; having sprinklers is not realistic in some conditions (I)
- Streamline small business applications and approval (I)
- One size does not fit for all individual needs as far as permits are concerned (I)
- Streamline county government zoning (N)
- Zoning updates (N)
- No zoning changes (N)
- Allow for more than once a year change on zoning by County (N)

Education and Job Opportunities:

- Need more job opportunities in the area for young families to attract them (C)
- Support better job opportunities (C)
- Promote north county as fire and emergency training center (I)

- Provide for job growth and livable wages (N)
- Offer more clean economical services such as trades, schools, etc. (N)
- Encourage trades and higher education (N)
- Build a college, trade or vocation school (N)
- Provide higher education training programs for our children (N)
- Support college satellites instead of smelter (N)
- Consider this economics vision – jobs come from County’s own resources (N)

Maintain Rural/Native American Lifestyle:

- Don’t over-develop the river (C)
- Don’t let Pend Oreille County develop like North Division in Spokane (C)
- Preserving hunting, fishing and gathering heritage (C)
- Limit growth and development except in already developed areas (C)
- Grow and revive dying towns first (C)
- Maintain rural culture and property rights (N)

Community:

- Embrace retirees and climate change refugees (I)
- Have better teamwork with the Kalispel tribe (I)
- Protecting our private property rights from neighbors (I)
- County funding for library districts and shouldn’t just be a levy on homeowners to pay for it (I)
- Ensure commissions have adequate training and oversight to foster public participation (I)
- Maintain current culture of neighborly community (N)
- Downtown revitalization in Newport (N)
- User friendly communications for seniors and youth (N)
- Invest in a police dog (N)
- County should be more business friendly (N)
- Attract more young families (N)

Roads and Infrastructure:

- County wastewater treatment facility in the South (C)
- Build it and they will come (water, sewer, power, etc. and providing infrastructure)
- Recognize and plan for commercial traffic growth (N)
- Add a commercial solid waste dumping facility in north county (N)
- More affordable waste disposal so people can afford to dump their trash (I)
- Infrastructure for pedestrian traffic, shoulders on roadways and bike trails for safe biking & parks (N)

Ben Floyd concluded the meeting by talking about next steps and the timeline for the Comprehensive Plan Update going forward. The meeting notes and presentation will be shared via email with those participants who provided an email address as part of meeting sign-in, and they will be posted by the County on the website, along with maps. Members of the public will be able to continue to provide input at public meetings by attending the Planning Commission meetings held typically every other month on the second Tuesday. The next meeting is scheduled for August 13 at 6 pm and will be held in Cusick. Also, comments can be provided any time to lara@whitebluffsconsulting.com.

Meeting attendees:

Anderson, Arnold
Anderson, Timothy
Barrett, Jim and Deb
Becker, Dallas
Brandtner, Mo
Bronson, Vicki K.
Christman, Floyd
Christman, Savannah
Dahlin, Silas
Endres, John
Eugene, Bob
Evers, Chris
Farris, Mike
Furman, Kaarsten
Gibson, Lance & Lori
Heckenlively, Chuck
Hobbs, Matt
Hobbs, Susan
Hood, Desiree
Hovis/Painter, Lisa
Howell, Janet
Ibbetson, Kathy
James, Anne
Johnson, Dale
Kardos, Phyllis J.
King, A.

Koenig, Gretchen
Lithgow, Mike
Loy, Judith
Maxwell, Erin
Maxwell, Ted
Miller, Sheryl
Morgan, Tracy
Persson, Jerry
Peterson, Nancy
Posk, Joan
Rumsey, Robert
Russo, Belinda
Russo, Guy
Schoepflin, Judy
Sinclair, Leslie
Skoog, John
Styskel, Ed
Styskel, Elly
Teeples, Denise D.
Upshaw, Mary
Varpos, M.
Willett, L. Marc
Willett, Shannon
Wilson, Dan & Anna
Young, Larry

Pend Oreille County

County-Wide Planning Policies

Attachment A
Ordinance 93-2
October 25, 1993
First Revision – April 1996
Second Revision - **Month**, ~~1996~~2019

Purpose

The purpose of these policies is to promote the general health, safety and welfare of the County residents, and maintain the rural character, customs and culture of the County. It is not the intent of these policies to make a parcel of property unusable by denying reasonable use of property by its owner.

Introduction and History

~~Under the Growth Management Act, RCW 36.70A.210~~Section 2 of ReESHB 1025 ~~it is required~~s that a county-wide planning policy statement be written from which county and municipal comprehensive plans are developed. This basic framework shall ensure that all of the plans are consistent with one another as required by RCW 36.70A.100.

~~At the beginning of planning under the GMA, Pend Oreille County formed~~ The ~~a~~ Growth Management Council (GMC~~Q~~) ~~was formed with the purpose of allowing~~as part of a collaborative effort to ~~take place while writing~~develop the county-wide policies. The council was composed of one representative from each of the municipalities within the county (Cusick, lone. Metaline, Metaline Falls and Newport) appointed by each municipality; three representatives (one from each county district) which were appointed by the County Commissioners; and a member of the Kalispel Tribe.

The nine member GMC met twice a month to write, review and edit the policies. The planning Pend Oreille County Planning Department facilitated the meetings and offered technical assistance. The GMC decisions were advisory and based upon consensus. All meetings were published in the county newspaper and public participation was encouraged throughout the process. Public comment and concerns received during the process were taken into consideration and when appropriate changes were made. The first Countywide Planning Policy was adopted in 1993. It was subsequently updated in 1996, and is being updated as part of the County's 2020 Comprehensive Plan update. The GMC was inactivated after their work was completed and since this time the County has coordinated directly with the cities and towns, and Kalispel Tribe on plan updates and adjustments.

~~Upon completion of a final draft, the planning department went to each of the town councils (Cusick, lone. Metaline and Metaline Falls) and the Newport Planning Commission to receive comments and opinions. Three public hearings, one in each district, were held by the County Commissioners: October 19, 1993 — Metaline; October 20, 1993 — Cusick; October 21, 1993 — Newport. Public comments and concerns were noted and discussed at these meetings.~~

~~A public hearing for adoption was held by the Board of Commissioners on October 25, 1993, and~~

~~the policies were adopted as Ordinance 93-2. A summary of the policies were published in the local paper for two weeks and the ordinance went into effect on November 25, 1993.~~

Urban Growth Areas and Contiguous Development

Goals:

1. Encourage growth in areas already characterized by urban densities, where adequate public facilities exist or can be provided in a cost efficient manner.
2. Avoid sprawl, where adequate facilities are not available.
3. Encourage economic development by siting areas suitable for industry.
4. Encourage infill housing and new developments where infrastructure is already available and major employment centers and public services are convenient.

Policies:

1. Determining the Boundaries

- a. Urban growth areas (UGA) will be located within cost effective proximity to public water, ~~and~~ sewer and other services.
- b. The geographic boundaries will be determined by using the following guidelines:
 - ~~The combined UGA for all five (5) municipalities will be sufficient to accommodate the 20-year projected population growth in Pend Oreille County.~~
 - ~~Building permits and utility hookups will may be used in conjunction with the Office of Financial Management (OFM) figures to determine the County's 20-year population projection, in order to anticipate future housing needs.~~
 - ~~Each jurisdiction's UGA will be calculated to coincide with their projected capability to provide utilities and public services.~~
 - Within the urban growth area, urban uses should be concentrated in and adjacent to existing urban services or where they are shown on a Capital Improvement Plan to be available within 6 years.
 - ~~Topographic limitations will be considered.~~
 - Critical areas (e.g. Wetlands) will not be used to calculate the total acreage of the UGA.

2. Revising Designated UGA ~~ing the~~ Boundaries

- a. The UGA boundaries will be reviewed and, if required, amended as required. In reviewing boundaries, the County, in consultation with the Cities and towns, will review the latest OFM population projection ranges (low, medium and high, along with other relevant information.

- ~~a.b.~~ The Growth Management Council~~County~~, in coordination with the County Planning Commission and each municipality, as applicable, and the Kalispel Tribe, ~~will recommend~~ modifications to the urban growth boundaries and present them to ~~each municipality's~~ the applicable City or Town council, the Tribal Council and the Board of Commissioners.
- ~~b.c.~~ If agreeable, the Board of Commissioners will hold public hearings and ~~pass a resolution~~ go through the process for adopting the urban growth boundary ~~adjustments~~.
- ~~c.d.~~ If there is disagreement between the municipality, the Kalispel Tribe or the county over the geographic location of the boundaries, all involved entities will work together towards a mutual agreement.

3. Suitable locations for industrial and commercial development within each UGA will be mapped ~~by the Growth Management Council~~ and ~~will be~~ included in updates to the development regulations to be adopted by the county.

4. Appropriate buffers between industrial, commercial and residential development will be included in the development regulations.

5. Flexibility should be exercised in designating or revising urban growth areas to encourage a variety of housing types, densities and locations.

~~5. The Urban Growth Boundaries will be reviewed and, if required, amended every five years.~~

Joint Planning Within the Urban Growth Area

Goal:

Establish policies that will ensure the contiguous and orderly development of the UGAs and the appropriate provision of urban services to such development.

Policies:

1. To assure consistency in the UGA, the County, each municipality and the Kalispel Indian Tribe will ~~establish~~ implement a joint planning process.
 - a. Developing/Updating UGA Development Regulations:
~~The Growth Management Council will study all the development regulations currently in use within the County, Kalispel Indian Tribe and each municipality. The Council will then take each municipalities regulations, along with their main concerns and comments, to write the development regulations for the adjacent~~

~~UGA. This County, in coordination with the cities and towns, and the Kalispel Tribe, will ensure land use consistency between the municipalities and its surrounding UGAs.~~

b. Zoning Option Updates:

~~Zoning within the UGAs will be ~~an~~ reviewed and updated ~~option that will be studied~~ by the ~~e~~County and each individual municipality, ~~as necessary, but no more frequently than annually.~~~~

c. Adoption Procedure:

~~Once the development regulations have been written, they will be available for comment. Changes to development regulations will be coordinated with the cities and towns, and the Kalispel Tribe. Each adjacent municipality affected by the development regulations and UGA boundary will adopt a resolution showing approval, prior to the county formerly adopting them.~~adoption.

2. The approval process for development proposals within UGAs will require notification to the adjacent jurisdictions at each juncture of the process.

a. Proposal Process:

1. When a development is proposed within the UGA, the County Planning Department will immediately send the adjacent jurisdictions a copy of all submitted documentation with a request for written comments, along with an invitation to participate in the Planning Commission meeting.
2. The written comments will be included in the staff report given to the ~~Pend~~ Oreille County Planning Commission to assist them in making their decision. ~~(Amended April 29, 1996 per Ordinance #96-1)~~

b. Hearing Process:

1. The adjacent jurisdictions will be notified of, and invited to, the Planning Commission public hearing. ~~(Amended April 29, 1996 per Ordinance #96-1)~~
2. If the adjacent jurisdictions are not in agreement with the Planning Commission decision, they will have fourteen (14) days after written notice of the decision is mailed to appeal the decision pursuant to Ordinance #96-1, Section 12, Appeal Procedure. ~~(Amended April 29, 1996 per Ordinance #96-1)~~

The county, Kalispel Indian Tribe and each municipality shall cooperate to ensure the preservation and protection of: historic lands, sites and structures, natural resources, open space, recreational lands, community facilities, and potable water.

The siting of public facilities within UGAs will become a joint effort between the County,

Kalispel Indian Tribe, and the municipalities.

The jurisdictions will coordinate planning of urban services, which at a minimum include:

- *fire, police and emergency service systems*
- *community parks and recreation*
- *sanitary waste*
- *school and health care facilities*
- *solid waste disposal systems*
- *stormwater systems*
- *transportation - urban roads and pedestrian facilities*
- *utilities*

Affordable Housing

Goal:

The County, ~~and municipalities within~~ and Kalispel Tribe should work together to provide
Encourage an adequate housing supply for all economic ~~portions~~ segments of population.

Policies:

1. Encourage a mixed ~~ed~~ of housing stock to meet all income levels in ~~our community~~ the County.
 - a. *Define low, moderate, and high income housing costs for rural and urban areas of Pend Oreille County.*
2. Encourage infill housing where infrastructure is already available and major employment centers and public services are convenient.
3. Building permits and utility hookups ~~will~~ may be used in conjunction with the ~~OEM OFM~~ figures to determine the County's 20 ~~year~~ population projection, in order to anticipate future housing needs.
4. Innovative techniques will be pursued to provide low and moderate income housing.
5. While encouraging economic development, an equivalent effort must be made to provide housing to meet the increased demands.
6. Pursue incentives and assistance for rehabilitation of existing housing stock (e.g. Habitat for Humanity).

- a. *Encourage community efforts to organize a volunteer group to bring existing housing stock up to current building codes*

Transportation

Goal:

The existing and future land use pattern ~~shall-should~~ be supported by a balanced ~~regional~~ **transportation** system which promotes the mobility of people and goods with a variety of options. This system ~~shall-should~~ be cooperatively planned and constructed between the County, the State, the Kalispel Indian Tribe and the Municipalities.

The transportation system may include the following:

- a. *Highways, and major/minor roads*
- b. *Public transportation*
- c. *Bike/foot paths and sidewalks*
- d. *Air, rail, freight, and water transportation facilities.*

Policies:

1. Balance the interaction of transportation and land use planning to achieve desired mobility and movement of goods, including the establishment of acceptable levels of service (LOS).
2. Encourage the development of alternative transportation modes (e.g. bus, rail, car pooling and bicycles).
3. Include an element in the County and Municipal Comprehensive Plans that: plan, build and manage the capacity of the roadway system to meet planned ~~land~~ land use densities and economic activities.
4. The impacts of new development on existing roads will be assessed.
5. LOS standards for all public roads will be ~~agreed-upon~~ established and maintained by all jurisdictions within the county.
- 5-6. LOS standards will be determined ~~by~~ through coordination among the County, Washington State Department of Transportation and the Northeast Washington Regional Transportation Planning Organization (NEW RTPO) for major connecting roads between Pend Oreille County and its neighboring jurisdictions. Funding sources will be pursued to provide trail corridors, pedestrian and bicycle paths as part of the transportation system.

The non-motorized element shall be a part of the funding component of the capital improvement program. When considering new development, the safety of non-motorized travelers will be given consideration.

If a proposed development ~~will be expected to~~ lower the LOS standards to an unacceptable level, the local government will ~~disapprove~~ deny the proposal until such standards can be met.

Siting Public Facilities

Goal:

Develop criteria for appropriate siting of public facilities.

Policies:

1. When siting public facilities, the following procedures ~~will~~ should apply:
 - a. Siting of all proposed public facilities ~~will~~ should require early and extensive public participation.
 - b. An Environmental Impact Statement and an Economic Impact Assessment ~~will~~ may be required for the siting of major public facilities.
 - c. Once all impacts have been assessed ~~and~~ and the public has been ~~sufficiently~~ adequately notified and their concerns addressed, the legislative bodies of the County, Kalispel Indian Tribe and municipalities will reach a determination ~~through consensus~~.
3. The combined use of major utilities and transportation corridors is encouraged.
4. Public facilities should be sited in coordination with the county's economic development strategy.

~~Public facilities should not be located beyond UGAs, unless they are self-contained and do not require the extension of urban services.~~

Economic Development

Goal:

Encourage economic development to enhance the quality of life for all people within Pend Oreille County. Create a stable and diverse economy through job creation and retention; ~~to build a~~ partnerships between businesses es and communities.

Policies:

1. Comprehensive Plans should jointly and individually support the County and region's economic prosperity in order to promote employment and economic opportunity for all citizens.
2. The County and municipalities should partner with each other as well as with other organizations to achieve economic development throughout the region, including coordination with Tri-County Economic Development District. The County, cities and towns, in coordination with the Kalispel Tribe, all jurisdictions should actively pursue mutually beneficial partnerships that promote growth in all sectors of business and industry, including but not limited to: areas of agriculture, agri-business, industrial, commercial, public schools, recreation and tourism.
3. The County and municipalities should encourage public and private agency cooperation and participation in the comprehensive planning process. These agencies should cooperatively evaluate trends and opportunities to identify strategies meeting long-term economic needs for the County region.
- ~~1-4.~~ UGAs ~~shall~~should provide adequate residential, commercial and industrial land to accomplish economic development goals.
- ~~2.~~ Sections of the UGAs will be suggested for residential, commercial and industrial uses.
- ~~3-5.~~ A-Each jurisdiction's Capital Facilities Plan will-should be prepared that allocate budgets for appropriate infrastructure to serve commercial and industrial lands.
- ~~6.~~ Extensive pPublic participation during the development of the -input should be encouraged during the comprehensive planning will assistprocess in identifying the types of industry and commercial activities suitable for each area of Pend Oreille County.
7. In cooperation with the economic development organizations within the region, a list of current industrial sites will be maintained.
 - a. *Site information will include: surrounding land uses, transportation, appropriate housing, and infrastructure.*
8. Participate in coordinated efforts to promote tourism on a county-wide basis.
9. Educational opportunities and on-the-job training will be encouraged.
 - a. *As new or expanded business opportunities arise, pursue training programs that would prepare residents to fill the future positions.*
 - b. *Encourage local businesses to offer on-the-job training, or assistance with*

- continued education.*
- c. *Promote and encourage attainment of high school graduation and continuing education for achieving basic skills that will improve potential for employment.*

Historic, Archaeological and Cultural Preservation

Goal:

Preservation of lands, sites and structures that have historical or archaeological significance to Pend Oreille County.

Policies:

1. ~~Create and maintain~~Support maintenance of an inventory of lands, sites and structures with local historic and archaeological significance.
 - a. *The County and each municipality together with the Kalispel Indian Tribe and the Pend Oreille County Historical Society will ~~create and maintain~~ support the maintenance of an inventory of lands, sites and structures of local historic and archaeological significance.*
2. The County will ~~apply to become a certified local government through~~coordinate reviews with the State Department of Archaeology and Historic Preservation Office (~~SHPO~~DAHP) and the Kalispel tribe.
3. Evaluate and if appropriate and desired, f~~o~~rm a Landmarks Commission ~~in order to~~ review and designate lands, sites and structures to be placed on the local historic register.
 - a. *Recommendations for local designations may be made by any person or entity or by any municipality or governmental body.*
 - b. *Designations ~~shall~~ should only be made by the local legislative body if the land, site or structure has only local significance.*
 - c. ~~All such designations shall be reflected in the land use element of the comprehensive plan.~~
4. ~~Preservation of significant lands, sites and structures shall be encouraged or accomplished by the County, through any one or a combination of the following techniques, as determined by the Landmarks Commission, the local legislative body and the public:~~
 - a. ~~Designation~~
 - b. ~~Incentives for preservation~~
 - c. ~~Lands and Grants~~

- ~~d. Public Purchase~~
- ~~e. Non-development easement~~
- ~~f. Restrictive covenants~~
- ~~Regulations for protection, maintenance and appropriate development.~~

Fiscal Impact Analysis

Goal:

Assess the costs of providing public facilities and services, that will arise from decisions affecting jurisdictional responsibilities and/or boundaries and significant public and private development projects.

Policy:

1. The County ~~shall~~should establish in the development regulations appropriate levels of detail necessary for fiscal impact analysis based upon:
 - a. size of project
 - b. cost of project
 - c. location of project
 - d. type of project
 - e. potential impacts of project
 - f. timing and phasing of project
2. The fiscal impact analysis ~~shall~~should include consideration of the following factors:
 - a. taxes (property, sales, excise, other)
 - b. assessments
 - c. fees
 - d. the short-term or long-term fiscal effects, including cost avoidance, if any, on the jurisdiction making the determination and on other affected public entities.
3. The cost and revenue portions of the fiscal impact analysis ~~shall~~should cover the time period during construction and 10 years after completion.
4. ~~The County shall use the results of the fiscal impact analysis as one of the factors in determining acceptance, modification, or rejection of the proposal.~~Construction design and placement standards for roads, intersections and streets (with provisions for storm water conveyance), sewer, water, utilities and lighting infrastructure, should be determined based upon an analysis which identifies the lowest public expenditure over extended periods of time.

ORDINANCE NO. ~~93-2xx~~

AN ORDINANCE adopting county-wide planning policies pursuant to RCW 36.70A.210.

WHEREAS, 1991 amendments to the Growth Management Act codified as RCW 36.70A.210 requires Pend Oreille County in cooperation with municipalities located within the county to adopt certain county-wide planning policies; ~~and~~

WHEREAS, the policies adopted herein were originally approved in 1993, updated in 1996 and now being amended in 2019;

WHEREAS, the policies adopted herein were developed and updated through a collaborative process involving all municipalities and districts located within the county;

WHEREAS, the county-wide planning policies have been brought before the public by holding three (3) advertised public hearings, one in each district, and public comments and concerns have been noted; and **WHEREAS**, the board has held an advertised public hearing on the proposed adoption of the county-wide planning policies and finds that adoption thereof is in the public interest; now, therefore,

BE IT ORDERED AND RESOLVED BY THE BOARD OF COMMISSIONERS FOR PEND OREILLE COUNTY, STATE OF WASHINGTON, as follows:

Section 1. Adoption. The county-wide planning policies attached hereto as Attachment "A" and incorporated herein by this reference are hereby adopted.

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Section 2. Utilization. Such county-wide planning policies shall be used solely for establishing a county-wide framework from which county and municipal comprehensive plans shall be developed and adopted pursuant to Chapter 36.70A. RCW, the Growth Management Act.

ADOPTED this ~~25th day of October, 1993~~.

Attest;

B o a r d o f C o u n t y
C o m m i s s i o n e r s f o r P e n d
Oreille County. Washington

~~Alice Mitchell~~ Clerk to
the Board

~~Mike Keogh~~, Chairperson

~~Karl McKenzie~~, Member

~~Mike Hanson~~, Member

Commented [FO2]: Update this and names below

DEFINITIONS

Commented [FO3]:

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Preface

The Constitution of the State of Washington declares that a frequent recurrence to fundamental principles is essential to the security of individual right and the perpetuation of free government, and that the provisions of this Constitution are mandatory, unless by express words they are declared to be otherwise. The people of Pend Oreille County establish this Comprehensive Plan in that spirit and embrace activities which are consistent with and promote active stewardship of our customs, culture, economic viability, social stability and quality of life. Planning is how we develop a blueprint for our path into the future. It's our responsibility to ensure that future generations are provided with the means, opportunity, freedom and liberty to provide for themselves and their future generations. We are the stewards of our children's future.

Statement of Values: Why We Live Here

The customs and culture of Pend Oreille County are woven with the threads of an independent people, who have extracted their livelihoods from the natural resources of the area for the past one hundred years or more. The peace and tranquility of a sparsely populated area, affordable land, reasonable taxes, and the economic and lifestyle prospects of timber, farming, ranching, and mining have attracted hard-working people who value the self-sufficiency gained by living and working on the land.

Pend Oreille County residents value the rare opportunity of raising our families in an affordable rural environment, with friendly neighbors; where people still wave as they drive by and shopkeepers know us by name; where the lifestyle is still relaxed; where lifestyle and livelihood are connected to the land; where problems can be solved on a local level; and where the ethic of hard work brings the highest respect. We appreciate the distinct changes in the four seasons and are undaunted by the hardships the seasons may bring. We realize the benefits of the open spaces maintained by agriculture and the timber industry, and value the quality of life that results from being in close proximity to the County's mountains, valleys, lakes, rivers, and wildlife. We appreciate the clean water in the area's streams, rivers, and lakes, the clear air quality, and the abundant wildlife habitat.

As our population increases, we want to ensure that new development is compatible with the surrounding uses, sensitive to the surrounding natural areas, and retains the rural character of the community. The people of the County want to see their land use governed by local regulations that will protect their property rights, and ensure that they may continue to use their land for timber production, ranching, farming, and mining. We recognize that these rights exist provided that they do not jeopardize the health and safety of the residents of Pend Oreille County and with these rights come the responsibilities of citizenship, stewardship, and being a good neighbor. The people in our community strive to be good stewards of our own lands, to be active members of our community, and share responsibility for the community's well being.

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The people of Pend Oreille County have a clear vision of the kind of community we wish to live in, now and in the future. The purpose of this plan is to translate that vision and our values into goals and policies to guide future growth and development, to protect private property rights, preserve the quality of the natural environment and rural lifestyle that we enjoy, strengthen our local economy, and to provide direction for the allocation of our limited financial resources.

1.0 Mission

For the future of Pend Oreille County our mission is to be mindful of the following expectations:

- The next generation will still hold dear the freedoms and liberties that we do.
- The natural resources in the County will be well managed, healthy, productive, and provide products for our economic viability while maintaining our recreational opportunities.
- The current and future residents are served by an efficient and cost-effective government.
- The local economy is stable, diverse, and nimble enough to adapt to necessary change.
- The communities within the County are safe, clean, well thought out, and mindful of our heritage.

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1.1 Comprehensive Plan Development

This Comprehensive Plan has been developed to provide a framework of objectives that will help guide the development of regulations that will enhance the opportunity to realize our vision. It is intended to be a guide for identifying and respecting the customs, culture, economic viability, social stability and quality of life found in this area and applying those values to growth and development as they occur in the County.

This Plan incorporates the efforts of many County residents from various walks of life and economic sectors. It embodies the local traditions, values and visions that each of those residents brought to the effort.

Pend Oreille County has long been respectful of the constitutional concept of private property rights. It has been the custom and culture of citizens of the area to hold their private property rights free from intermeddling by outside government and interest groups, and to respect the private property rights of their neighbors.

This plan has been adopted as authorized and required by the Washington State Growth Management Act (GMA). The decision to participate in the GMA was formalized by County Resolution #90-113 on December 28, 1990. The GMA is a complex piece of legislation that was adopted by the State Legislature in an effort to protect natural resource lands and environmentally sensitive areas from the adverse effects of suburban sprawl by directing new

growth and development to urban areas where necessary public services exist or can reasonably be provided. The fourteen goals of the Growth Management Act (RCW 36.70A.020) are to be given equal consideration and include:

- **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner;
- **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans;
- **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;
- **Economic Development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities;
- **Property Rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions;
- **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability;
- **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;
- **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;
- **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water;
- **Citizen Participation and Coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts;

- **Public Facilities and Services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards;
- **Historic Preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance; and
- **Shoreline Master Plans.** The shorelines of the State are among the most valuable and fragile of its natural resources and that there is great concern throughout the State relating to their utilization, protection, restoration and preservation. It is policy to provide for the management of the shorelines by planning for and fostering all reasonable and appropriate uses.

1.2 Pend Oreille County Planning Principles

In addition to the Goals of the Washington State Growth Management Act, this Comprehensive Plan was developed in accordance with the following locally-determined planning principals:

- a. Maintain natural resource assets and preserve the rural character of the area;
- b. Regulations should be kept to a minimum to the greatest extent possible to promote compatible and responsible land uses;
- c. New developments should be compatible with the rural character of our community, while providing adequate facilities;
- d. Planning in Pend Oreille County should be a partnership that should consist of landowners, local, tribal, state, and federal agencies working together to achieve common goals; and
- e. The Pend Oreille County Board of Commissioners should support and encourage partnerships that contribute to the coordination and conservation of natural resources.

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1.3 Goal and Policy Development

The goals and policy statements in this plan are based on the efforts of dozens of Pend Oreille County citizens. The “general guiding principles” that have been presented are an attempt to capture the spirit of their work in just a few words. Those principles emphasize the difficult balance the people of the county are trying to strike between proactively managing growth to sustain a healthy rural environment and protecting individual property rights. The guiding principles also reflect the local desire for an effective voice in the management of land and water resources by state and federal agencies.

Goals and Policies are presented in each “element” or chapter of this plan. Each element contains:

- A brief overview, which establishes the context and factual background for that particular element or chapter;
- Growth Management Act Requirements;
- One or more goals;
- One or more specific policies designed to implement the goals; and
- Background information that describes the existing conditions on which the Goals and Policies are based.

1.4 The Plan Is a Beginning, Not an End

This plan is an agenda for taking responsibility for our future. Accomplishing the tasks we have identified will require a continuing commitment to the local planning process. Public participation will be essential to the success of this plan, and must involve a representative cross-section of county residents, with active participation by county officials. This includes not only the adoption of regulations and standards necessary to implement the plan, but also in monitoring our progress to make sure we are achieving the desired results. We realize that the experience gained in the early stages of the administration of this plan will likely lead to the need for amendments. These amendments may be minor and serve to clarify our intentions or may be more significant and reflect changes in conditions or circumstances. Either way, any revisions should be consistent with our Statement of Values and should honor the commitment of the local residents who helped create this plan.

Implementing the goals and policies adopted in this plan can give the people of Pend Oreille County tools to help channel growth into a pattern that is consistent with their values, and help them assert local interests in public lands management. Implementation will only occur, however, if the process of community learning and discussion by which the plan was developed continues.

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4.31.5 Public ~~Involvement~~ Participation Goals

Public ~~Involvement~~ Participation Goal #1: Encourage all residents to participate in a continuing citizen-driven planning process.

Public Involvement Goal #2: Work to inform people of the responsibilities of land ownership.

4.41.6 Public ~~Involvement~~ Participation Plan Objectives

In support of the Public Involvement Goals, for the Comprehensive Plan update, the County will prepare a tailored public participation plan that guides the public participation activities for each update. The PPP for this plan is provided in Appendix YY. ∴

Public Involvement Objective #1: The Pend Oreille County Planning Commission should dedicate at least one meeting each year to a review of the Comprehensive Plan and Future Land

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~~Use Map, and the accompanying development code. Ample notice of that meeting should be provided, and citizen participation encouraged.~~

~~**Public Involvement Objective #2:** Pend Oreille County will make copies of this Comprehensive Plan and the Appendices available at the four libraries and through the County web site.~~

DRAFT

2.0 Land Use Element

2.1 Overview

Land and the various uses of the land is an elemental feature of our society. ~~We grow food on land, borrow water from it, harvest trees and extract minerals from it, build roads and homes upon it, and enjoy its beauty. Some lands~~ Critical areas should remain open for natural, aesthetic, and recreational uses, while some lands could ~~should~~ be developed and used in a more intensive manner. How land is used and regarded is an important part of Pend Oreille County's character.

Once land is developed, the ~~entire~~ taxpaying public generally assumes an ongoing financial responsibility to provide services ~~for that development. For example, land development could means additional demand on services such as roads, police and fire protection, water and sewer, and other services.~~ Since financial resources ~~(public and private) and the supply of land are both~~ limited, careful consideration of the effects of our land use decisions will help to ensure the long term viability of the land, preserve the unique qualities of the County, focus on wise public and private investments, and provide greater predictability to property owners.

The purpose of this Land Use element is to help Pend Oreille County respond to land use changes while maintaining and preserving its rural character and way of life. Each of the other elements of the Comprehensive Plan is interrelated with the Land Use Element. All the Comprehensive Plan elements work together in a consistent and coordinated manner to help provide for orderly growth. The goals and ~~objectives~~ policies in this Land Use element promote careful and well-informed use of lands within the County and provide guidance regarding land use designations, urban growth areas, open space preservation, natural resource protection, wildlife migration corridor preservation, fish and wildlife habitat protection, wetland protection, and overall protection of the natural features in the County. These land use goals and policies will help to protect and conserve unique, fragile, irreplaceable, and valuable elements of the natural environment in the County for the enjoyment of present and future generations.

This element is organized by first identifying the land use goals and objectives policies according to: general land use, urban lands, rural lands, natural resource lands, and critical areas. Following the goals and objectives policies is an overview of the existing land use conditions, including land use patterns, land use inventory and distribution, and future land use. The existing conditions analysis is also broken down according to general land use, urban lands, rural lands, natural resource lands, and critical areas.

2.2 Growth Management Act Requirements

The Growth Management Act (GMA) at RCW 36.70A.070 includes specific requirements for the Land Use Element of a Comprehensive Plan. A land use element should include the following:

- *Distribution of general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, education facilities, and other land uses;*
- *Population densities, building intensities, and estimates of future population growth;*
- *Provide for the protection of the quality and quantity of groundwater used for public water supplies; and*
- *Where applicable, the land use element ~~shall review~~ will include consideration of drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.*

Specific requirements for rural lands and natural resource lands are identified below.

Rural Lands

The Growth Management Act (GMA) in RCW 36.70A.070 (5) states: “Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources.” Rural elements typically include the following basic components:

- Definition and protection of rural character;
- Defining and planning for rural services; and
- Developing land use designations.

The GMA focuses attention on how these rural, non-urban, non-resource lands, may be developed and on their relationship to resource lands. According to the Growth Management Act, rural character is defined as:

“The patterns of land use and development established by a county in the rural element of its comprehensive plan:

- *In which open space, the natural landscape, and vegetation predominate over the built environment;*
- *That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;*
- *That provide visual landscapes that are traditionally found in rural areas and communities;*
- *That are compatible with the use of the land by wildlife and for fish and wildlife habitat;*
- *That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;*
- *That generally do not require the extension of urban governmental services; and*
- *That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.”*

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Natural Resource Lands

One of the key planning goals of the Growth Management Act is to “*maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.*” The Growth Management Act further states that:

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“...use of lands adjacent to agricultural, forest, or mineral resource land shall not interfere with the continued use, in the accustomed manner and in accordance with best management practices, of these designated lands for the production of food, agricultural products, or timber, or for the extraction of minerals.” (RCW 36.70A.060 (1))

Each County planning under the Growth Management Act shall designate where appropriate:

- *Agricultural lands that are not already characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products;*
- *Forest lands that are not already characterized by urban growth and that have long-term significance for the commercial production of timber;*
- *Mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals; and*
- *Critical Areas. (RCW 36.70A.170).*

2.3 Land Use Goals

Land Use Goal # 1: Support new growth and development that is consistent with the demands of County residents and that support future growth and economic vitality while maintaining the rural character of Pend Oreille County.~~the approved Statement of Values and General Planning Principals.~~

Land Use Goal # 2: Maintain the rural character of Pend Oreille County~~-,~~ including: forest lands, agricultural lands, mining and natural resource~~-~~based industries, home-based businesses, and recreational properties.

Land Use Goal # 3: Protect the traditional rural ways of making a living farming and ranching, timber harvesting, and mining-from conflict with rural residential development.

Land Use Goal # 4: Encourage urban type development to be concentrated in urban growth areas or more densely populated areas where existing facilities either have adequate capacity or where appropriate levels of service can be reasonably be provided.

Land Use Goal #5: Retain sufficient flexibility in plans and regulations in order to support a wide range of economic development opportunities throughout the County.

Land Use Goal #6: Support new development that is consistent with a realistic assessment of the availability of water and that does not adversely affect the rights of existing water users.

Land Use Goal #77: Establish and maintain regulations ~~that that are consistent with the Statement of Values and General Planning Principles, that~~ respect private property rights and that do not unduly affect the private use and enjoyment of one's property.

Land Use Goal #88: Protect environmentally sensitive areas, including critical areas, to maintain ecological functions and values, and reduce cumulative adverse environmental impacts. ~~to water availability, water quality, wetlands, aquatic and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.~~

Land Use Goal #99: Protect groundwater recharge areas, ~~and~~ prevent the contamination of vulnerable groundwater resources to ensure water quality and quantity for public and private uses and critical area function.

~~**Land Use Goal #10:** Effectively involve the people of Pend Oreille County in the management of local lakes, rivers, and streams.~~

2.4 Land Use ~~Objectives~~ Policies

In support of the Land Use Goals, Pend Oreille County will establish ~~implement~~ the following Land Use ~~Objectives~~ Policies:

2.4.1 General Land Use ~~Objectives~~ Policies Policies

General Land Use ~~Objective~~Policy Policy # 1: Pend Oreille County should ~~shall~~ require that necessary public facilities (e.g., streets, water, sewer, and power) be in place, or be put in place, to serve new development. ~~Project Sponsors shall provide all required on-site facilities, and provide, or make a fair contribution to the provision of, off-site facilities significantly impacted by their activities.~~

General Land Use ~~Objective~~Policy Policy # 2: Pend Oreille County, in consultation with the incorporated cities and towns, should designate and periodically review Urban Growth Areas, and update boundaries as appropriate.

~~Pend Oreille County should encourage property tax structures that will help prevent increasing land values from driving long time residents off the land., and accelerating the development of resource lands and open space.~~

General Land Use ~~Objective~~Policy Policy #3: ~~Pend Oreille County, in consultation with the incorporated cities and towns, shall designate and periodically review Urban Growth Areas. that identify the logical outer boundary of urban services and establish a protocol for reviewing and approving development proposals in each UGA.~~

~~**General Land Use ~~Objective~~Policy Policy #4:** The Pend Oreille County Development Code shall~~ shouldwill include provisions to guide the designation of land uses inside the Urban Growth Areas (UGAs) of the County and ~~shall~~ establish a procedure for the review and approval of annexations in the approved Urban Growth Areas (see County-wide Planning Policies).

~~**Land Use ~~Objective~~Policy #4: General Land Use ~~Objective~~Policy #5:** Pend Oreille County~~ shall ~~should~~ engage in a collaborative process with the cities and towns to establish criteria for the siting of major industrial developments (MIDs).

~~General Land Use Objective Policy #6:~~ The Pend Oreille Development Code shall include regulations that set standards for the type, number, location, and size of signage.

General Land Use Objective Policy #57: Pend Oreille County ~~shall~~ will establish appropriate standards to prevent runoff and erosion from new developments. The County ~~will~~ may also encourage community efforts to control runoff from existing developments.

General Land Use Policy Objective Policy #68: Pend Oreille County should support the preservation of the Newport to Metaline Falls railroad corridor.

General Land Use Policy Objective Policy #79: Pend Oreille County ~~shall~~ should identify and preserve existing railroad crossings and promote the shared use of crossings in an effort to minimize ~~the need to approve~~ new crossings.

Intent: The railroad is an important community economic development asset that must be preserved. However, the County does not want to limit other development opportunities because of limited access across the tracks. By preserving and making more effective use of existing crossings and promoting the shared use of crossings, both objectives can be met.

General Land Use Policy Objective Policy #810: Pend Oreille County ~~shall~~ should, when updating its development regulations, give special consideration to:

- a. RV Park standards;
- b. Floodplain standards;
- c. Planned Unit Development standards;
- d. Shoreline Master Plan; and
- e. Critical Area Ordinance.

~~Land Use Objective Policy #95:~~ ~~General Land Use Objective Policy #11:~~ Pend Oreille County ~~shall~~ should actively involve the local Fire District's and other public service providers in both long-range and current planning activities.

2.4.2 Rural Land Use ~~Objective Policies~~ ~~Policies~~

Rural Land Use Objective Policy Policy #1: Pend Oreille County ~~shall~~ will establish a Future Land Use Map and Zoning Map consistent with the land use designations in the attached Rural Lands Density Criteria Matrix.

Rural Land Use Objective Policy Policy #2: The Pend Oreille County Development Code ~~shall~~ will permit residential development, forestry, agricultural, mining, and other industrial activities in all rural areas of the County in accordance with the provisions of this Comprehensive Plan. Provided that:

- a. New industrial or mining uses ~~shall~~ will be permitted as Conditional Uses or consistent with Zoning Classifications.

Rural Land Use ~~ObjectivePolicy~~ Policy #3: Pend Oreille County ~~shall~~will encourage land use compatibility by considering performance standards that address noise, traffic generation, illumination, solid waste, operating hours, signs, and similar aspects of new development.

Rural Land Use ~~ObjectivePolicy~~ Policy #4: Pend Oreille County should allow cluster development techniques in order to retain the rural character of the rural lands and to allow for a variety of residential densities.

Rural Land Use ~~ObjectivePolicy~~ Policy #5: The Pend Oreille County Development Code ~~shall~~will specify performance standards that eliminate or mitigate the potentially adverse effects of industrial or commercial uses on neighboring lands. The code ~~shall~~will also require that new industrial and commercial uses be separated from residential areas by adequate buffers.

Rural Land Use ~~ObjectivePolicy~~ Policy #6: Pend Oreille County ~~shall~~ should prepare revisions to County regulations to create special overlay districts or other techniques to guide infill and redevelopment of the densely populated lakeshores.

Rural Land Use ~~ObjectivePolicy~~ Policy #7: Pend Oreille County ~~shall~~ should review and evaluate standards for new large-scale resorts and large-scale developments in accordance with the provisions of this Comprehensive Plan.

Rural Land Use ~~ObjectivePolicy~~ Policy #8: Pend Oreille County should permit small-scale commercial uses including, but not limited to; neighborhood stores, cafes, taverns, and resorts in rural areas on non-designated Natural Resource Lands, provided that:

- a. Performance standards that address noise, light and glare, solid waste handling, odors, traffic and similar sources of conflict are established that avoid, minimize, landscape buffers or mitigate potential nuisances that could affect other properties; and
- b. Standards are established that require adequate off-road parking and safe access to public roads, with the number of points of access to arterial roads being minimized.
- c. Coordinate with the Public Works Road Department and Washington State Department of Transportation when a proposed use will increase traffic flow and or turning movements on a County road or State highway.

Rural Land Use ~~ObjectivePolicy~~ Policy #9: Pend Oreille County ~~should~~will adopt ~~guidelines to limit or~~ zoning classifications to direct commercial uses to more populated areas of the County where necessary services exist to accommodate them. ~~designated Rural Activity Centers or Limited Areas of More Intensive Rural Development.~~

Rural Land Use ~~ObjectivePolicy~~ Policy #10: Pend Oreille County may, in consultation with affected property owners, prepare sub-area plans to identify properties suitable for more intensive levels of residential development and/or rural scale commercial uses, including those uses identified in Rural Land Use ~~ObjectivePolicy~~ Policy #8. ~~This may also include, but is not limited to the designation of Limited Areas of More Intensive Rural Development (LAMIRDs) or Rural Activity Centers.~~ Potential sub-areas may include:

- a. Highway 2 Corridor from the intersection with Highway 211 to the Newport UGA;

- b. Highway 2 Corridor from the intersection with Highway 211 to the Spokane County line;
- c. Sacheen Lake (more intensive residential densities only);
- d. Diamond Lake;
- e. Highway 211 Corridor from Deer Valley Road to Fertile Valley Road;
- f. LeClerc Road Corridor from the Pend Oreille River Bridge at Usk south to the Idaho State line;
- g. Highway 20 Corridor from the Cusick UGA south to the intersection with Highway 211;
- h. Highway 20 Corridor from Outpost to Blueslide; and
- i. Highway 20 and Highway 31 intersection (Tiger).

Rural Land Use ~~Objective~~Policy ~~Policy~~ #11: Home based businesses and isolated cottage industries are a traditional form of economic development in rural communities and may be permitted by Pend Oreille County as an accessory use to any residence.

Rural Land Use ~~Objective~~Policy ~~Policy~~ #12: The County ~~shall~~will establish a process to monitor and evaluate, on a yearly basis, the number of requests for more intensive land use designations and ~~shall~~will, as a part of the annual review cycle, prepare additional criteria to further ensure that a mix of densities is maintained and that Rural and designated Natural Resource Lands are protected.

2.4.3 Natural Resource ~~Objective~~Policy ~~Policies~~ Policies

Natural Resource ~~Objective~~Policy ~~Policy~~ #1: Pend Oreille County ~~shall~~ should encourage land management techniques that will conserve and protect designated natural resource lands and critical areas.

Natural Resource ~~Objective~~Policy ~~Policy~~ #2: Pend Oreille County ~~shall~~ should periodically review and update its resource lands regulations, critical areas ordinance, and Shorelines Master Program to maintain consistency with the provisions of this comprehensive plan and Washington State Law as appropriate.

Natural Resource ~~Objective~~Policy ~~Policy~~ #3: The Pend Oreille County Development Code should require Project Sponsors to provide buffers between residential development and agricultural and timber lands, and even larger buffers between residential development and mining, industrial, and commercial uses.

Natural Resource ~~Objective~~Policy ~~Policy~~ #4: Pend Oreille County ~~shall~~ should use established guidelines to classify agriculture, forest, mineral lands, and critical areas, and to guide the evaluation of its critical areas designations and related development regulations.

Natural Resource ~~Objective~~Policy Policy #5: Pend Oreille County should support and encourage the maintenance of agricultural lands in open space ~~and current use property tax classifications. Owners who agree to keep resource lands in production or leave open space undeveloped should be granted tax incentives, with penalties for withdrawal.~~

Natural Resource ~~Objective~~Policy Policy #6: Pend Oreille County ~~shall~~ should include a notice within the dedicatory language of each new ~~short subdivision and~~ subdivision which states that the use of any residential lot therein will not interfere with any nearby, lawful natural resource operation.

Natural Resource Objective Policy #7: Pend Oreille County ~~shall should will~~ require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, open range lands, forest lands, or mineral resource lands, contain a notice that the subject property is within or near designated agricultural lands, open range lands, forest lands, or mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development.

Natural Resource ~~Objective~~Policy #8-#7: The Pend Oreille County Development Code should ~~require that encourage~~ developers to prepare and implement a site-specific weed control plan, assisted by the Pend Oreille County Weed Board.

2.4.4 Critical Area ~~Objective~~Policies Policies

Critical Area ~~Objective~~Policy Policy #1: Pend Oreille County ~~shall should will~~ maintain regulations to protect environmentally sensitive areas utilizing Best Available Science.

Critical Area Policy ~~Objective~~Policy #2: Pend Oreille County ~~shall should will~~ evaluate its critical areas designations and related development regulations ~~after adopting this as part of future comprehensive updates to the~~ Comprehensive Plan, and may alter such designations and regulations to ~~e~~nsure consistency.

Critical Area Policy ~~Objective~~Policy #3: For each critical area, Pend Oreille County ~~shall should will~~ define the classification system and prepare development regulations that govern changes in land uses and new activities.

Critical Area Policy ~~Objective~~Policy #4: In circumstances where critical areas are not mapped, Pend Oreille County ~~will should will~~ establish performance standards or definitions, so these critical areas are identified during the processing of a permit or development authorization. ~~This may require that Project Sponsors retain in most, if not all cases, a qualified specialist at their expense to assist in the identification and delineation of environmentally sensitive areas.~~

Critical Area Policy ~~Objective~~Policy #5: Pend Oreille County ~~shall should~~ participate in the open space taxation program established in State Law.

Critical Area Policy ~~Objective~~Policy #6: The Pend Oreille County Development Code ~~shall should will~~ include provisions to require Project Sponsors to document water availability, and to insure that the proposed method of sewage disposal will not pollute ground or surface water. ~~This may require that Project Sponsors, conduct at their expense, hydro geologic tests and/or retain a qualified specialist in order to provide adequate documentation.~~

Commented [BF1]: Public comment – delete as this is focused on taxation instead of critical areas – suggesting tax policy not be intertwined with land use

Critical Area ~~Policy~~Objective~~Policy~~ #7: Pend Oreille County ~~shall~~ should will establish standards so that the use, storage, and disposal of hazardous materials and generation of hazardous wastes do not adversely affect water and air quality.

Critical Area ~~Policy~~Objective~~Policy~~ #8: Pend Oreille County ~~shall~~ should will incorporate the recommendations of the approved WRIA 55 and WRIA 62 watershed plans into the County Development Codes and permit review procedures.

Critical Area ~~Policy~~Objective~~Policy~~ #9: The Pend Oreille County Development Code ~~shall~~ should will require all proposed developments to show that local and state health department approval has been obtained for the proposed sewage disposal system.

Critical Area ~~Policy~~Objective~~Policy~~ #10: Pend Oreille County ~~shall~~ should will require developments that are expected to use hazardous materials or generate hazardous wastes ~~to:~~

- Demonstrate that all necessary state and federal approvals have been obtained, or are being actively sought; and
- Comply with the Emergency Planning and Community Right-to-Know Act (42 USC 1101-11050), which provide emergency services personnel with essential information about the kind and quantities of materials they may encounter on the site.

Critical Area ~~Policy~~Objective~~Policy~~ #11: Pend Oreille County may require that development in or adjoining designated priority habitat area, prepare and implement a habitat plan.

~~**Critical Area ~~Policy~~Objective~~Policy~~ #12:** The Pend Oreille County Development Code shall require that bank stabilization be accomplished in accordance with federal and state requirements.~~

~~**Critical Area ~~Policy~~Objective~~Policy~~ #13:** Pend Oreille County shall require that muck and silt removal operations along shorelines be performed by licensed professional operators in accordance with applicable federal, state, and local regulations.~~

Critical Area ~~Policy~~Objective~~Policy~~ #124: Pend Oreille County shall require that effective buffers are maintained between all development and wetlands, lakes, rivers, and streams consistent with the County's critical areas code and SMP.

Critical Area ~~Policy~~Objective~~Policy~~ #135: Pend Oreille County ~~should will~~ direct new development, with the exception of water-dependent, away from areas that are subject to flooding.

~~**Critical Area ~~Policy~~Objective~~Policy~~ #16:** Pend Oreille County, in cooperation with the U.S. Army Corps of Engineers, the Public Utility District, Seattle City Light, and other entities and other agencies and entities, should support the management of the level and flow of the Pend Oreille River to enhance recreational opportunities, wildlife, the fishery, water quality and flood control, while recognizing power generation requirements.~~

~~**Critical Area ~~Policy~~Objective~~Policy~~ #17:** Pend Oreille County should work with the Army Corps of Engineers, Public Utility District and Seattle City Light to develop a program for the regular identification and/or removal of hazardous objects from the river. Also, signs warning boaters of the dangers of deadheads and floating debris should be placed at every public boat launch.~~

Commented [GS2]: Would we allow this type of use in a critical area at all?

Commented [BF3R2]: Yes it is possible.

Commented [GS4]: We do this already in the SMP

Commented [BF5R4]: Agree

Commented [GS6]: Is this within our jurisdiction? If so it should be covered in the SMP.

Commented [BF7R6]: The comprehensive plan and SMP should be consistent

Commented [BF8R6]: Added reference to SMP and deleted duplicate policies

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~~Critical Area PolicyObjective #18:~~ Pend Oreille County should continue its efforts to control milfoil, an exotic weed that adversely impacts the Pend Oreille River. The County should also aggressively pursue new methods of controlling milfoil.

~~Critical Area PolicyObjective #19:~~ Pend Oreille County may require that lighting along lakes, rivers, and streams should be shielded and produce the minimum amount of illumination necessary for safety.

Critical Area ~~PolicyObjective~~Policy #1420: The Pend Oreille County Development Code may require that future development include elements of undisturbed or restored shoreline corridor.

~~Critical Area PolicyObjective #21:~~ New development shall leave a shoreline buffer in which existing or restored riparian vegetation, or other acceptable means of filtration, provide an effective filter for surface runoff, while allowing continued use of the shoreline for water-dependent uses.

Critical Area ~~PolicyObjective~~Policy #1522: The type and density of new development permitted along the county's lakes and streams shall ~~should~~ be compatible with high water quality and other river and lakeshore riparian zone policies, as provided in the County's Shoreline Master Program.

~~Critical Area PolicyObjective #23:~~ Pend Oreille County shall establish a minimum setback from the ordinary high water mark for any new structure except stairways to the water and docks. Additional setback requirements should be determined on a site-by-site basis, based on slope, vegetative cover, wildlife habitat value, existing land use, and compatibility with the County Shoreline Master Plan. The width required should reflect the purpose of this strategy, which is to keep a fully functional riparian zone.

Critical Area ~~PolicyObjective~~Policy #1624: Pend Oreille County shall ~~should~~will work with other agencies to provide public access to lakes, rivers, and streams where such access is needed.

Critical Area ~~PolicyObjective~~Policy #1725: Pend Oreille County should seek funding for the acquisition and development of points of access to those lakes, rivers, and streams where more public access is needed.

~~Critical Area PolicyObjective #26:~~ Pend Oreille County shall establish criteria to govern the size and location of new docks.

~~Critical Area PolicyObjective #27:~~ Pend Oreille County should not permit the construction of private boat ramps if alternate public facilities are available year round. All boat ramps must be engineered to prevent runoff from entering lakes, rivers, and streams and shall be designed with grades and foundations sufficient to accommodate fire fighting equipment and tanker trucks.

2.4.5 Shoreline Master Program Goals and Policies

The most recent County SMP goals and policies, approved in 2015 (or subsequent updates), are adopted into this plan by reference.

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2.5 Land Use Existing Conditions

2.5.1 Population Statistics and Projections

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Existing Population

According to the 2010 Census, the total population in Pend Oreille County is 13,001 persons. This is an increase of 1,269 persons, or a 10% population increase from the 2000 population of 11,732 persons. Table 2.12 presents an overview of population in the County.

The Office of Financial Management (OFM) prepares population estimates for each city and county to adjust the Census data to present day conditions. According to OFM, the County's population in 2020 is estimated at 13,919 persons

Table 2.12 Population Data-Pend Oreille County

Municipality	2000 Population	2010 Population ¹	% Change 2000-2010	2017 Population Estimate ²	% Change 2010-2017
Pend Oreille County Total	11,732	13,001	10.8%	13,370	2.8%
Unincorporated	8,735	9,810	12%	10,140	3.4%
Incorporated Cities	2,997	3,191	6%	3,230	1.2%
Cusick	212	207	-2%	205	-1.0%
Ione	479	447	-7%	445	-0.4%
Metaline	162	173	7%	170	-1.7%
Metaline Falls	210	223	6%	240	7.6%
Newport	1,691	1,921	13.6%	2,170	13.0%

Source: ¹Census 2000; ²Office of Financial Management, April 1, 2017 Population Estimate.

Population in the County has become increasingly concentrated in the area south of Cusick, as evidenced by the redrawing of the County Commissioner District #1 after the 2000 Census. The three commissioner districts are configured to each contain an equal population base. After the 2000 Census, Commissioner District boundaries were modified such that Commissioner District #3 extends further south and Commissioner Districts #2 and #1 are now smaller in area, representing the part of the County containing most of the privately owned rural residential land (not designated as Agricultural Open Space or Assessor Timber).

Population Density

Pend Oreille County is approximately 1,400 square miles in size. The population density in the County is 8.4 persons per square mile, or an average of 1 person for every 76 acres of land (*Office of Financial Management*).

Projected Population

Projected population growth is a principal determinant in estimating future land use needs. The Office of Financial Management has prepared high, medium, and low population projections for the County through the year 2039. Table 2.23 depicts the range in population projected for the County between 2019 and 2039.

Table 2.23 Population Projections-Pend Oreille County

Population Projections	2018 Projected Population ¹	2019 Projected Population	2039 Projected Population ¹
Low	13,115	12,860	12,302
Medium	13,565	13,746	14,641
High	14,023	14,677	18,647

¹Source: Office of Financial Management Population Projections, 2017. (Note: These population projections were developed in 2017. As shown, the 2018 low population projection for Pend Oreille County is lower than the estimated population of 13,540 persons in 2018).

The County has determined that a realistic growth rate is in the medium range (between 0 to 1.4% population growth annually), taking into account the history of population growth, recent trends, and available land. Under this scenario, the County's 2019 population of 13,746 would expand to 14,641 by 2039 (Office of Financial Management). This represents a population increase of 895 persons between 2019-2039 or roughly 45 persons—or 19 households per year. Households in Pend Oreille County average 2.35 persons per household.

Commented [BF12]: <https://www.zip-codes.com/county/wa-pend-oreille.asp>

Urban Lands Population-Existing and Projected

According to the Office of Financial Management, the estimated 2018 population within incorporated areas is 3,230 persons, accounting for roughly 24% of the County's existing population. Population estimates range from 170 people in the town of Metaline to 2,170 in the City of Newport. Table 2.34 shows Pend Oreille County's five incorporated areas' existing and projected populations.

Table 2.34 Population in Pend Oreille Urban Areas

Municipality	2010 Population	2018 Population	% Change 2010-2018	% of 2018 Total Population	Projected Population 2029 ¹	Projected Population 2039	% of the Total Projected Population
Unincorporated County	9,810	10,310	5.1	76.00%	11,184	11,280	77.23
Cusick	207	205	-1	1.51	230	245	1.37
Ione	447	445	0.4	3.28	440	440	3.00
Metaline	173	170	-1.7	1.25	159	162	1.11
Metaline Falls	238	240	0.8	1.77	243	243	1.68
Newport	2,126	2,170	2.1	16	2,213	2,270	15.62

Total	13,001	13,565	4.34	100%	14,469	14,640	100
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¹Projected Population is derived from OFM 2017 estimates and each municipality's historic growth.

Projected populations are derived from OFM 2017 estimates and each municipality's historic growth through the year 2039. If the population growth assumptions from these Comprehensive Plans remain valid, it is estimated that a total of 3,334 persons will live in the incorporated areas by 2039, for a net increase of 104 persons over current conditions. This would constitute about 23 percent of the County's population living in urban growth areas.

Current trends indicate a slower rate of growth in incorporated areas. For example, the towns of Cusick, Ione and Metaline have actually experienced a net loss of population between 2010 and 2018. However, to determine whether adequate land area is available to accommodate future growth, the projected 2039 population for cities and towns is generally consistent with OFM's intermediate growth projections for the County.

Commented [FO13]: This seems like more people live in the County than in urban areas. Although this is the historic trend, the County and cities might consider allocating more population in the urban areas than in the County.

2.5.2 Existing Land Use Patterns

The land use pattern in Pend Oreille County is typical of the rural areas of the Northern Rocky Mountains and Columbia Forest Province. Mountains cloaked in a coniferous forest surround a river valley. Most of the forestland is in public ownership as national forests. Small towns that have, or had, resource-based economies are situated along the Pend Oreille River valley with hay meadows and pastures filling the level land in between those towns. There are second-home and retirement-home subdivisions along the river and lakeshores, and a scattering of large-lot subdivisions in the parts of the County nearest the cities and towns. The current land use map, Figure XX, ~~Appendix XX~~ (Please contact the Pend Oreille County Planning Department to view a copy of this map) shows the existing land use pattern, reflecting the interaction of people and the land in Pend Oreille County ~~to date~~.

Commented [BF14]: Adding map folio to appendix

This land use pattern is much like that found a decade ago or more in many of the rapidly growing rural communities in the West. While this similarity of land use patterns does not guarantee that Pend Oreille County will experience the same dynamics of population growth and land development, the County and its residents must be prepared to proactively manage land use change, or watch the rural landscape they cherish be gradually transformed into a suburban landscape.

2.5.3 Land Use Inventory and Distribution-General

Pend Oreille County contains approximately 896,000 acres of land, or 1,400 square miles. Roughly 65% is publicly owned and approximately 35% is held in private ownership. Tables 2.45 and 2.56 summarizes land ownership in Pend Oreille County according to six general land ownership and/or use categories: Federal, State, Tribal, County, Incorporated Areas and Urban Growth Areas (UGAs), and private land.

Table 2.45 Land Ownership

Land Ownership Type	Number of Acres	% of Total Acres
Private	316,131	35%

Public	587,876	65%
Tribe	6,210	<1%
Total	34,251	100%

Data source: [Pend Oreille County](#) [White Bluffs Consulting](#) 2018

Table 2.56 Estimated Pend Oreille County Land Ownership, Use, and Area

Land Ownership, Use, and/or Designation	Number of Acres	% of Total Acres
Federal	529,319	59.2%
<i>U.S. Forest Service</i>	527,725	58.9
<i>Bureau of Land Management</i>	1,594	0.2
State of Washington	34,251	3.8
County	10,937	1.2%
<i>Pend Oreille County</i>	8,011	0.9
<i>Public Utility District</i>	2,022	0.2
<i>Port of Pend Oreille</i>	904	0.1
Kalispel Tribe of Indians	6,040	0.7
Incorporated Cities and Towns [incorporated areas + interim -UGA]	5,159	0.6
<i>Cusick UGA [2,090 + 405]</i>	2,495	
<i>Ione UGA [383 + 442]</i>	825	
<i>Metline UGA [195 + 0]</i>	195	
<i>Metline Falls UGA [143 + 0]</i>	143	
<i>Newport UGA [712 + 789]</i>	1,501	
Other Public: City of Seattle	859	0.1
Private	308,797	
Agricultural Open Space	28,280	3.1
Designated Timber	223,341	24.9
Improved Parcels This figure incl. incorporated areas	4640	0.6
Unimproved Parcels (This figure includes incorporated areas)	10,722	1.2
Rural Lands	41,162	4.6
TOTAL [1,400.5 sq. mi.]	895,362	100%

Commented [BF15]: Verify/update with County GIS

*See An Open Space Framework for Pend Oreille County, page 13. ~~Note: The total area of water coverage in the county has not yet been calculated.~~ Sources: 1) Interagency Committee for Outdoor Recreation. 1999 Public Lands Inventory: Final Review Draft, July 6, 2001; 2) Pend Oreille County Assessor; and 3) Kalispel Tribe of Indians

Total Tax parcels including incorporated areas = 15,362

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Public Lands

Public lands are owned and managed by public entities such as the County, State, Federal, and Tribal governments. Public ownership accounts for roughly 65% (or 580,000 acres) of the land in the County, including over 500,000 acres in federal lands. U.S. Forest Service land and wilderness areas occupy much of the County north of Newport, both east and west of the Pend Oreille River valley. State land equals approximately 35,000 acres, primarily managed by the Department of Natural Resources and Department of Fish and Wildlife. Roughly 6,000 acres belong to the Kalispel Tribe of Indians, primarily located along the Pend Oreille River near Usk and Cusick. The County, Public Utility District #1, and Port of Pend Oreille manage roughly 10,000 acres of land.

Urban Areas

Incorporated cities and towns, including their interim Urban Growth Areas (UGA's) comprise less than 1% of the land area in the County. (The total area of the County's five cities and towns, including their interim Urban Growth Areas (UGA's) totals approximately 5,159 acres, of which 1,838 acres are within incorporated cities and towns and 3,321 acres are located within the UGA's. The interim UGA's are the areas adjacent to the cities and towns that have been designated as the land where future urban growth will take place. These interim UGA's were adopted by the Board of County Commissioners in June 1994. Table 2.45 provides a breakdown of land area for each of the cities and towns. The towns of Metaline and Metaline Falls did not designate any additional land beyond their present corporate boundaries. The City of Newport revised its interim UGA in 2000 as part of its comprehensive plan update. In 2005, upon adoption of the County Comprehensive Plan, the interim UGA's were made permanent designations, subject to future refinements through future Comprehensive Plan updates by each city and town and the County. Urban Areas are described in greater detail in Section 2.5.4.

Private Property

Within unincorporated Pend Oreille County, privately owned property comprises roughly 310,000 acres of land or approximately 35% of the total land area in the County. Of privately owned land, almost 72% is Assessor Designated Timber land. Approximately 9% of the private land is held in the Agricultural Open Space program, and just over 5% is platted in short or long subdivisions. Approximately 14% of the private land consists of rural lands-land outside the Urban Growth Areas; outside designated agricultural, forest, and mineral resource lands, and not already platted. Privately owned land is concentrated in the very south part of the County, in the Cusick Flats area, and north along the Pend Oreille River, with some private checkerboard timber holdings in the central part of the County east of the river. Subdivided land is concentrated along the Pend Oreille River, in the Highway 2 corridor from the Highway 211 junction to Newport, along the south half of the Highway 211 corridor, and around Sacheen and Diamond Lakes. Smaller private Assessor designated timber holdings abound in the southeast part of the County east of Highway 211 south of Highway 20. Industrial activity is centered near the junction of Highways 20 and 211, and near Metaline Falls.

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Subdivision Activity and Trends

Table 2.6 shows the number of short subdivisions and subdivisions approved from 1990 through the year 2004, and the total number of residential lots contained in those approved short subdivisions and subdivisions. Subdivision activity appears to have subsided, perhaps in response to the large number of vacant approved residential parcels in the County.

Table 2.6 — Approved short subdivisions and subdivisions 1990-2004

Year	Applications	Total approved lots
1990	3	5
1991	5	22
1992	19	141
1993	5	13
1994	13	56
1995	8	25
1996	9	30
1997	7	13
1998	8	21
1999	1	2
2000	3	7
2001	14	43 (32 pending)
2002	8	19 (3 pending)
2003	5	12
2004 ¹	9	4
Total	117	413

¹Through August 2004. Source: Pend Oreille County, 2004.

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2.5.4 -Urban Lands

Overview

One of the Growth Management Act's primary planning goals is to "encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner" (RCW 36.70A.020). The purpose of this Urban Lands section is to address the land within the Urban Growth Areas of Pend Oreille County's five incorporated areas, Cusick, Ione, Metaline, Metaline Falls, and Newport.

Urban lands are generally characterized by growth patterns that have made or may result in an intensive use of land for buildings, structures, and impervious surfaces. Concentration of urban lands is desirable so that other uses, such as the production of timber, hay, or food crops, which

are incompatible with urban growth patterns, can be maintained and encouraged in more rural areas of the County. This will help to maintain the rural character of the County while also helping to ensure that future population growth can be accommodated in proximity to services.

Urban Growth Areas

The Urban Growth Area (UGA) designation establishes the area within which incorporated cities and towns may grow and annex over a 20-year planning period. The UGA designation is meant to include land, which is already distinguished by urban patterns of growth, or to identify land that will be required for future urban development. Forecasted population growth, land capacity, and the ability to extend urban services are some of the key factors that are considered when UGA boundaries are defined. The specific land use designations for each of the towns in the County may be found in their respective comprehensive plans.

The Pend Oreille Countywide Planning Policies (CWPPs) ([Appendix YY](#)), adopted in 1993, ~~and revised in April 1996, and updated as part of the 2020 Comprehensive Plan update process,~~ address Urban Growth Areas and provides direction on the general process to:

- Determine UGA boundaries;
- Designate UGA boundaries;
- Locate industrial and commercial development within each UGA;
- Establish buffers between industrial, commercial and residential development; and
- Review and amend UGA boundaries.

The city and towns of Pend Oreille County are situated in the Pend Oreille River valley and, with the exception of Cusick, generally above the 100-year floodplain. The predominant land use is urban-density residential in the incorporated areas, with large-lot residential and small-scale agricultural pursuits within the Ione and Newport Urban Growth Areas. With the exception of the City of Newport, there is a relatively small amount of industrial and commercial land use in urban areas.

Each of the municipalities in the County [have](#) developed their own Comprehensive Plans ~~in 1996. At that time, Interim UGAs were developed, based on population figures from 1995. Since then, the City of Newport updated their comprehensive plan and UGA boundaries in 2001.~~ An overview of the land use inventory and distribution in each municipality is described below. Urban standards should be developed for UGAs and administered by jurisdictions within their respective UGAs.

Town of Cusick

- **Land Use Pattern:** Built on a resource-based economy, Cusick is sited in a river valley surrounded to the west by the Cusick Flats, a relatively large area of hay meadows and pastures west of the Pend Oreille River.
- **Land Use Distribution:** Residential development is the predominant land use in Cusick. Public lands are located in the northeast portion of the town and the county fairgrounds west of Highway 20. There is a small amount of industrial land north of the Calispell Creek, east

of and adjacent to Highway 20, between the railroad tracks and Highway 20 north of Kings Lake Road, and south of Kings Lake Road adjacent to the railroad. Recent Kalispel tribe development has occurred north of Cusick along Highway 20, including a rest stop, market, restaurant and casino. An RV park is also under development.

- **Future Land Use:** Future land uses include open space along the river, highway commercial uses along Highway 20, industrial areas near the rail line, and residential throughout. In the core of the town, the 'Village Center' designation includes a mix of commercial, institutional, and residential uses.
- **Urban Growth Area:** Cusick's Urban Growth Area includes the existing city limits, an area southwest of city limits, Osprey Landing and the community of Usk. The City and its UGA is approximately 2,495 acres in size. A Cusick/Usk UGA subarea planning effort is underway that will further refine future development plans for this area. Development of the subarea planning effort is coordinated by a steering and executive committee and guided by several planning principles. The draft subarea plan includes draft goals and policies, recommended zoning and development regulations, capital improvements and other information. The subarea plan is expected to be adopted by the County, Cusick and the Kalispel tribe in 2020.
- Population projections from the for Cusick Comprehensive Plan shows 346-23002 residents in the year 2029+5. Projected to 203925, the population is estimated to grow to approximately 570-245 people. See Table 2.34.

Town of Ione

- **Land Use Pattern:** The town of Ione is built on a resource-based economy, sited in a river valley with scattered hay meadows and pastures in the area to the south of the town and west of the river.
- **Land Use Distribution:** Current land use primarily consists of residential, with a village center at its core and two industrial areas-the old mill site in the southern portion of town and a small area in the northeast part of town adjacent to the east side of Highway 31.
- **Future Land Use:** Future land uses include residential along the river and in the west part of town, Village Center in the core of town and in the southwest, southeast, and northeast corners of town. Light Industrial uses are anticipated adjacent to both sides of the railroad tracks. Two small areas of Open Space are designated, along the river and in the north part of town adjacent to the eastside of Highway 31.
- **Urban Growth Area:** Ione's UGA is approximately 825 acres. Population projections for from the Ione Comprehensive Plan show is 583-4402 residents in the years 2029 and 2039, which is a projection of maintaining current population+5. Projected to 203925, the population is estimated to grow reduce to approximately 800 people 440 persons.

Town of Metaline

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- **Land Use Pattern:** Metaline is a small town built on a resource-based economy whose land use pattern is defined by a very narrow river valley with mountains framing the western boundary and forestlands surrounding the town.
- **Existing Land Use:** The current land use consists mostly of residential in the northwest and southeast parts of town, public land in the northeast and southwest, and a mix of commercial, institutional, and residential uses in the Village Center located in the south half of town along Highway 31. The rest of the town is considered vacant.
- **Future Land Use:** Future Land Use is predominantly residential with Open Space in the middle of town between the river and Highway 31, in the southwest corner of town, and a small piece along the western boundary of town. The Village Center occupies an L-shaped portion of the southwest part of town and there is a small piece of Highway Commercial use along the north boundary of town adjacent to the west side of Highway 31.
- **Urban Growth Area:** Metaline's Urban Growth Area is its existing corporate boundaries and comprises roughly 294 acres of land.

In recent years there have been no new subdivisions in and around Metaline. Population projections ~~from the~~for Metaline ~~Comprehensive Plan show is~~ 239-16659 residents in the year ~~2015~~20239. Projected to 203925, the population is estimated to ~~grow further reduce~~ to approximately ~~350-162 persons~~people.

Town of Metaline Falls

- **Land Use Pattern:** Metaline Falls is a small town built on a resource-based economy located in a very narrow valley overlooking the Pend Oreille River. The river defines the western boundary of the town, while mountains and forestlands surround the remainder of the town's perimeter. Metaline Falls is the northern terminus of the railroad in the Pend Oreille River valley.
- **Existing Land Use:** The predominant land use is residential with open space located along the river. The Central Business District is generally located in the center of town. A mix of commercial, institutional, and residential uses is located in the western, south-central, and east-central parts of town.
- **Future Land Use:** Future land uses in Metaline Falls will likely be similar to what is present today, predominantly residential with a mix of uses in the Village Center and Central Business District. Open space areas will be concentrated near existing parks and areas with severe natural limitations on development such as steep slopes and floodplain areas.
- **Urban Growth Area:** The Urban Growth Area of the town coincides with the town's corporate limits and comprises approximately 143 acres. Population projections from the Metaline Falls Comprehensive Plan show ~~290-243~~ residents in the years ~~2029 and 2039~~45 ~~which is a projection of maintaining current population. Projected to 203925, the population is estimated to slightly grow to approximately 383 people~~245 persons, however the mine is slated for closure in 2012.

City of Newport

- **Land Use Patterns:** Newport is the largest city in the County, serving as the distribution center for the County's natural resources industries and is the County seat. Newport is situated on the west bank of the Pend Oreille River where the river enters the County and bends generally to the north. To the southwest of the city is the Little Spokane River drainage. To the north and to the south the land rises fairly rapidly into forestland.
- **Existing Land Use:** The current land use consists of residential west of Highways 2 and 20. Commercial uses are located in the downtown area and north side of Highway 2 in the southwest part of town. Industrial uses are also located in the Central Business District near the railroad tracks. Public uses are located in the west of southwest portion of town, west of downtown. The City's current area is approximately 452 acres.
- **Future Land Use:** According to the Comprehensive Plan, demand for commercial and industrial uses in Newport is anticipated to increase in the planning horizon, ~~with an overall decrease in the amount of land dedicated to residential and industrial uses, along with additional residential development.~~ Open space designations include city parks, Kelly Island, and the headwaters of the Little Spokane River.
- **Urban Growth Area:** Newport's Urban Growth Area was revised in 2001 to align with the City's water system constraints. ~~The current water system cannot support development above the 2,250' contour line without considerable infrastructure investment was updated to accommodate additional growth, and the City is planning an update to its.~~ ~~The Urban Growth Area boundary in the next few years was thus revised to align with the topographic contours that delineate water pressure zones.~~ The total area of Newport's UGA is approximately 789 acres, of which approximately 400 acres is considered developable. The total area of Newport's city limits and UGA combined is approximately 1,501 acres. Population projections ~~from for~~ the City of Newport ~~Comprehensive Plan~~ shows 2,652~~2,231~~ residents in the year 2020. Projected to 2025~~39~~, the population is estimated to grow to approximately 2,964 people~~2,287~~ 70 persons. ~~The Newport Comprehensive Plan used an average residential density of 3.3 dwelling units/acre and 2.3 persons per household to calculate the total area required to accommodate population growth. Approximately 322 acres (residential 210 acres, commercial, industrial, open space 119 acres, right of way 64 acres) would be necessary to accommodate their 2020 population projection (2,652 persons).~~

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Land Capacity-Urban Lands

For the incorporated areas and their Urban Growth Areas (UGAs), future land use needs can be forecasted by comparing projected population growth with current land consumption patterns. The breakdown of land uses and the amount of vacant land as a percentage of the UGA can be used to calculate the amount of additional land necessary for the future urban population.

The total area of the incorporated areas and their ~~interim~~ UGAs is 5,159 acres. Of this area, approximately 70% of the land is vacant. A net increase of 4762~~1,075~~ persons (approximately 1900~~457~~ households) is projected in the County by 2025-2039 (230~~approximately 54~~ persons/year), of which an estimated 2,401~~130~~ persons or 840~~55~~ households may occur in cities and towns, primarily in Cusick/Usk area and in Newport.

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2.5.5 Rural Lands

Overview

‘Rural lands’ means different things to different people. Rural lands could mean broad expanses of undeveloped land, sparsely populated areas, open space, the presence of agricultural fields, large single family lots, and limited development in general. Typically, Rural Lands are those areas in the county outside the UGA boundaries and among the resource areas, neither intended for urban-type development nor well suited for agricultural, forest, or mineral resource extraction. These rural areas contain: single-family homes on various-sized lots and parcels, including recorded surveys; subdivisions and short plats; small-scale agricultural and timber operations; and commercial and industrial operations. Industrial and commercial uses in rural areas do not require urban levels of service provided they are compatible with the surrounding rural land uses. The rural areas serve as transition areas between Urban Lands and Resource Lands, and retain the rural or agrarian character of the County while also providing for a diversity of lifestyle choices to residents.

The primary purpose of this Rural Lands sub-element is to describe the existing conditions and character of the rural areas in the County, in part through an inventory of existing parcels and uses of the land.

Land Use Inventory and Distribution-Rural Lands

Pend Oreille County’s rural character is based upon traditional rural landscapes, activities, lifestyles, and aesthetic values. The rural character of Pend Oreille is best described in the Preface: A Statement of Values: Why We Live Here.

The existing rural areas of Pend Oreille County are characterized by a variety of development patterns. The predominant uses in the County’s Rural Lands are small-scale timber and agriculture activity, and large-lot residential. Residential land use patterns range from areas of dispersed very large acreage residential parcels, to single residences on 2.5 acres with private wells and septic systems, to more densely settled rural subdivisions served by community water and/or sewer. Existing platted and improved residential use covers over 5,000 acres and is predominantly single-family. Approximately 11,000 platted acres are vacant and considered potentially developable.

The most populated rural residential areas in the County are: Diamond Lake; Sacheen Lake; and along the Pend Oreille River between Newport and Usk, in the vicinity of Blueslide, and from south of Tiger to Ione. Other rural residential settlement can be found around or near other smaller lakes and along or near major roads. The southern portion of the County is the most populous and continues to develop more rapidly than the rest of the County, in part due to its proximity to Spokane’s jobs and retail attractions which are more readily accessible by good automobile transportation on Highways 2 and 211.

Small-scale timber and agricultural uses, and limited commercial and industrial areas comprise the remainder of land uses in rural areas. Rural lands comprise roughly 41,000 acres of land, or less than 5% of the County’s total land area. Including the 5,100 platted acres in residential use and approximately 11,000 acres as unimproved platted lots, the total acreage in rural areas is

approximately 57,200 acres. This is land that is neither within an Urban Growth Area nor a Resource Land area. Table 2.67 provides a breakdown of rural lands in the County.

Table 2.67 Rural Lands Inventory

Rural Land Use Types	Total Acres	% Distribution
Residential-Improved Parcels*	4,640	9%
Unimproved Parcels*	10,722	19%
Rural Lands	41,162	72%
Total	57,176	100%

*Note: Source: Pend Oreille County Assessor, January 2005.

Land Capacity-Rural Lands

This analysis examines the supply of vacant parcels, assumes that all lots are buildable, and does not account for the additional development potential of existing, developed and occupied lots. The vacant buildable lots have been compared to land capacity to determine if there is sufficient rural land available to meet future projected rural growth. According to 2000 Census data, approximately 75% of Pend Oreille County’s population lives outside the incorporated areas of the County. As previously discussed, the projected net population increase from 2004-2025 is 4,762 persons, or roughly 230 persons per year. If roughly 75% of this population increase is accommodated in rural areas, then approximately 3,570 new rural residents would need to be accommodated in unincorporated Pend Oreille County or roughly 1,425 households by 2025. There are approximately 4,000 unimproved lots in the rural areas of the County today totaling almost 11,000 acres. While the land capacity is available to accommodate growth in the rural areas of the County, the Countywide Planning Policies direct that the bulk of the growth in the County should be planned within urban areas, in proximity to services as discussed in the Section 2.5.4 Urban Lands. Rural lands policies (Section 2.4.2) and the Future Land Use Map direct the nature of future development in rural areas to ensure that the rural character is protected, to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development, and to minimize land use conflicts. Thus, it is likely that the percentage distribution of population in unincorporated versus incorporated areas will likely change to reflect increased growth in urban areas by 2025.

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2.5.6 Natural Resource Lands

Overview

Logging, ranching, farming, and mining have shaped the character of Pend Oreille County. People who are not involved in these traditional rural industries are attracted to the landscape these industries have helped create, but may not understand the realities of living in a community where people work the land.

Natural Resource products are a strong component of the economy, providing jobs, tax revenue, and valuable products and materials for local use and export. Farmlands and forests also provide aesthetic, recreational, and environmental benefits to the public while contributing to the diverse character of the County. Mining lands provide materials for development and construction

purposes. The resource land designations are tailored to each of the resources and address the guidelines provided by state law. A brief description of the state minimum guidelines and methodology used in designating forestry, agriculture, and mineral resource lands follows.

Land Use Inventory and Distribution-Natural Resource Lands

Approximately 815,000 acres are designated as public or privately-owned Natural Resource Lands in the County including forest lands, agricultural lands, and mineral resource lands. The majority of these lands (70%) are held in public ownership, however roughly 251,000 acres of private land are designated as Natural Resource Timberlands or Agricultural lands. Table 2.78 summarizes the land use breakdown of Natural Resource Lands in the County.

Table 2.78 Natural Resource Lands

Natural Resource Lands	Acreage
Public Lands	
US Forest Service	527,725
Bureau of Land Management	1,594
State of Washington (Departments of Natural Resources and Fish and Wildlife	34,251
Private Lands	
Designated Timber	223,341
Designated Agricultural	28,280
Designated Mining	unknown

Source: Pend Oreille County.

Forest Lands

The most prevalent types of trees located in the County are Douglas fir, lodgepole pine, ponderosa pine, and larch. Commercial timber in the county is found from approximately 2,500 feet to over 4,500 feet above sea level. Almost all of the timber resource in the north half of the County is contained within the Colville and Panhandle National Forests, and therefore outside the jurisdiction of the County. Several large timber companies own much of the checkerboard timberland in the center area and west edge of the County and the southwest area of the County. The Washington State Department of Natural Resources (DNR) owns approximately 34,000 acres of forest land in scattered locations throughout the County. Much of the non-industrial assessor designated timberland is located within the bounds of Highways 2, 20, and 211 in the south part of the County.

Agricultural Lands

Agriculture is the major land use on the County’s privately owned lands. There are a total of approximately 308,383 acres of agricultural landcover in the County, including forested rangeland. Rangelands are the main type of agricultural activity in the County covering

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approximately 94% of the County's private agricultural lands, including private timber lands that are also used for rangelands. A small portion of the County also produces irrigated and dryland crops. Agricultural lands located within critical areas exist in floodplain and associated wetland areas along the Pend Oreille River, in wetted and wetland valley bottoms of other drainage areas in the County, and in upland fields and forested range lands.

Rangelands are areas that are primarily kept in a natural or semi-natural state to facilitate grazing of livestock. These areas are essential for production of livestock, but also provide value to many wildlife species by preventing conversion to more intensive land uses. The limited growing season in Pend Oreille County is maximized for ranching by using higher elevation ranges as summer pasture and river valleys for hay production to feed cattle through the winter. Access to publicly-owned, forested rangeland is key to agricultural viability in the County (WBC 2018)

Current Assessor Agricultural Open Space designation totals over 28,000 acres, or approximately 3.2% of the land in the County. There are fewer than ten self-supporting farming operations in the County, mostly in the Cusick Flats area. Generally, grazing lands are located in the National Forest lands on summer range allotments and on smaller part-time farms. Annually tilled crops, such as oats, barley, and spring wheat, total fewer than 2,000 acres. Total cropland totals more than 33,000 acres predominantly in hay production.

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Mineral Lands

The mining industry has a long-standing history in Pend Oreille County. The zinc and lead mine near Metaline Falls is currently in operation and is scheduled for closure in 2012sometime in the next few years. In addition, the County owns several rock and gravel sites.

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2.5.7 Tribal Lands

Tribal lands are designated for the Kalispel Tribe reservation. The reservation is both a homeland and a refuge where the Kalispel can maintain their tribal identity and traditions. The reservation is located along the Pend Oreille River, and this river is central to Kalispel's cultural identity. In addition to the river and the reservation, many other areas within Pend Oreille County and the surrounding region are of cultural and geographic importance such as mountains and peaks, lakes and streams, hunting and fishing camps, historical summer and winter village locations, and areas important for other cultural activities (Ethnoscience 2000).

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2.6 Future Land Use

Based on the estimated population growth, Pend Oreille County needs to plan for 230 approximately 1,075 persons ~~per year or approximately 92 new households a year~~ over the next 20 years, or 54 new people and 23 new households per year.

Of the approximate 896,000 acres in the County, 93% or 833,000 acres is in large-block ownerships that are unlikely to change from their current undeveloped or relatively undeveloped state. These lands include federal and state timberlands, forests and parks, timber and agricultural resource lands and also include wetlands, streams and critical areas.

Of the remaining 7% of land, or approximately 63,000 acres:

- 3,041 acres comprise the urban growth areas (UGAs);
- Rural settlement areas, crossroad commercial centers, and highway commercial areas occupy about 27,000 acres;
- Existing developments in rural areas (suburban enclaves) occupy about 17,000 acres;
- Existing rural industrial areas occupy about 500 acres; and
- Shoreline and existing resort developments occupy less than 15,000 acres.

2.6.1 Future Land Use Designations

Future Land Use Map

Pend Oreille County has prepared a Future Land Use Map (see Appendix XX) that highlights land use designations and will be the basis for the preparation of along with the associated a zoning map to guide future development. This map is based on the matrix included in the Goals and Policies section of this element. In accordance with the provisions of this Comprehensive Plan, all parcels in unincorporated Pend Oreille County have received one of the following Future Land Use Designations:

- ~~Public Lands~~ – these lands include federal, state and locally owned lands and associated public resource, recreation and service uses;
- ~~Tribal Lands~~ – Lands included as part of the Kalispel Tribe reservation;
- ~~Natural Resource~~ – Includes both 40 and 20-acre parcel densities, including designated agricultural, mineral and forest land of long-term commercial significance;
- ~~Natural Resource 20;~~
- ~~Rural~~ – Includes both 40 and 20-acre parcel densities, with rural activities supporting single-family residential and natural resource uses, and maintaining open space;
- ~~Rural Residential~~ – This includes 10 and 5 acre parcel densities (and in some cases 2.5 acre or smaller lots that are pre-existing) supporting residential development and small acreage farm or animal grazing operations;
- ~~Rural 20 Industrial~~ – this is a new designation for the County and includes both heavy and light industrial uses in areas throughout the County;
- ~~Commercial~~ – this is a new designation for the County and includes highway and other commercial areas of development
- ~~Rural 10;~~
- ~~Rural 5; or~~
- ~~Rural 2.5;~~

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Prior to this update the County land use designations and zoning mirrored each other. The revised land use designations includes fewer and consolidated categories when compared to the zoning.

Related to the land use designations, associated zoning and density criteria are provided in Table 2.8

Table 2.84 Rural Lands Zoning Density Criteria Matrix

Factors	Rural-5	Rural-10	Rural-20	Rural-40
Density	1 dwelling unit/5 acres	1 dwelling unit/10 acres	1 dwelling unit/20 acres	1 dwelling unit/40 acres
Relation to road system	Located along U.S. highways, state routes, designated arterials, and County Major (07) and Minor (08) collectors (see list).	Parcels with frontage on maintained County roads with adequate access.	Adequate access required.	Beyond the existing all-weather county road system or private access network.
Relation to fire districts	There are no fire district or fire station location requirements for these designations.			

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Factors	Natural Resource Lands 20	Natural Resource Lands 40	Tribal Lands
Density	1 dwelling unit/20 acres	1 dwelling unit/40 acres	N/A
Relation to road system	Must have approved road access.	No road access.	N/A
Tax Status	Designated as Timber, or Agricultural Lands, or currently in use as a mine.	Designated as Timber, or Agricultural Lands, or currently in use as a mine.	Located within the boundaries of the Kalispel Reservation.

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(<https://pendoreilleco.org/wp-content/uploads/2019/04/Intersection-Report-Spring-2019.pdf>). This report is updated two times each year. As an example, Flowery Trail Rd does not intersect with HWY 20. Flowery Trail Road begins at Westside Calispel Rd at milepost 12.585. To get to Flowery Trail Rd, one needs to start by turning on to McKenzie Rd at Hwy 20 milepost 421.070; continue on McKenzie Rd (milepost 0.000) to Westside Calispel Rd at milepost 11.037. Kings Lake Rd does not intersect with HWY 20. Kings Lake Rd begins at the intersection of 5th St (Usk) (mp 0.926) and Leclerc Rd S (mp 15.539) and Leclerc Rd N. Minor Collectors:

Boundary Dam Road; Road name corrected
Cusick Meadow Road; This road is a "rural local access"

Westside Calispel Road; This road is minor collector from mp 0.000 to mp 5.7; local rural access from mp 507 to mp 11.037; rural major collector from mp 11.034 to mp 12.585; minor collector from mp 12.595 to mp 15.210, and local rural access from mp 15.210 to mp 20.268

Bead Lake Road; This is a minor collector from mp 0.000 to mp 6.934

McCloud Creek Road;

Coyote Trail Road;

Spring Valley Road;

North Shore Diamond Lake Road;

South Shore Diamond Lake Road;

Fertile Valley Road;

Camden Road;

Scotia Road; This road is rural local access from mp 0.000 to mp 9.770

Tweedie Road; and This road is rural local access from mp 0.000 to mp 1.689

Allen Road. This road is local rural access from mp 0.000 to mp 6.455

Major County Collectors:

LeClerc Road North and South;

Flowery Trail Rd from Hwy 20 to County Line;

Deer Valley Road; and

Kings Lake Road from Hwy 20 to LeClerc Road.

Minor County Collectors:

Boundary Dam Road;

Cusick Meadow Road;

Westside Calispel Road;

Bead Lake Road;

McCloud Creek Road;
Coyote Trail Road;
Spring Valley Road;
North Shore Diamond Lake Road;
South Shore Diamond Lake Road;
Fertile Valley Road;
Camden Road;
Scotia Road;
Tweedie Road; and
Allen Road.

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2.7 Critical Areas

This section provides an overview of critical areas in the County including wetlands, aquifer recharge areas, fish and wildlife habitat, conservation areas, frequently flooded areas, and geologically hazardous areas. The ~~current Resource Lands and Critical Areas Ordinance, 92-04~~ County's Critical Areas Code, was updated as part of the County's 2020 Comprehensive Plan update, to address the latest GMA requirements. Designation maps were also updated (see Appendix XX). ~~...adopted in 1992 and will be updated to be consistent with this plan.~~

Water Quality Wetlands

Wetlands in Pend Oreille County provide a range of functions for water quality, hydrology, and fish and wildlife habitat. Wetlands are characterized as areas that are inundated with water and are surrounded by vegetation adapted to saturated soil conditions. Wetlands act to reduce siltation and erosion by catching particles in vegetation or allowing sediment to settle on the bottom. Filtration of water also occurs as water is filtered through wetland vegetation. Wetland vegetation also provides shade, which acts to moderate water temperature. Additionally, wetlands act as water storage which moderates flooding and contributes to base flow. Wetlands also provide aquatic and woody vegetated habitat for fish and wildlife.

~~Wetlands, streams, rivers, lakes, and groundwater are among Pend Oreille County's most valuable natural assets. The quality of these resources may be threatened by land use change, including dense development served by on-site sewage disposal systems, the accelerated runoff and erosion that can result from road construction and other development activities, hazardous waste spills, and the destruction of the riparian vegetation that provides natural filters along lakeshores and streams.~~

~~Geologic history suggests that Diamond Lake and the other lakes of southern Pend Oreille County are groundwater regime lakes that could be affected by nearby groundwater pumping.~~

Rivers and Streams

The Pend Oreille River flows from the Idaho border near Newport northward through the County for approximately 71.5 river miles. The Pend Oreille River is the County's single most prominent landscape feature and an important economic, recreational, and scenic resource for local people and visitors. Further development along the County's rivers and their tributaries may result in the loss of scenic, recreational, and habitat values, and the economic activity those values generate. Development in stream corridors can also adversely affect water quality, and that development may be exposed to a flood hazard. Development along the Pend Oreille River may also be exposed to a bank erosion hazard. Poorly designed efforts to control bank erosion and loss of riparian areas can result in the loss of real estate and deterioration of water quality and wildlife habitat. Aquifer Recharge Areas

Aquifer recharge areas provide clean and safe public drinking water supplies by protecting areas near public water supplies from contamination from groundwater infiltration.

Wetlands, streams, rivers, lakes, and groundwater are among Pend Oreille County's most valuable natural assets. The quality of these resources may be threatened by land use change, including dense development served by on-site sewage disposal systems, the accelerated runoff and erosion that can result from road construction and other development activities, hazardous waste spills, and the destruction of the riparian vegetation that provides natural filters along lakeshores and streams.

Geologic history suggests that Diamond Lake and the other lakes of southern Pend Oreille County are groundwater regime lakes that could be affected by nearby groundwater pumping.

Fish and Wildlife Habitat Conservation Areas

Fish and Wildlife Habitat Conservation Areas (FWHCAs) include streams, riparian vegetation, and upland habitats that provide water quality, hydrology, soil, and fish and wildlife habitat functions. FWHCAs provide migration corridors; breeding and reproduction areas; forage, cover, and refugia space; and wintering habitat for wildlife species. Streams provide a key habitat, and streamside vegetation functions as a source of organic material, habitat structures and cover, streambank stabilization, and shade to help regulate water temperatures.

Large FWHCAs provide for species that require large spaces or range for migration, forage, and cover. Habitats of local importance may support sensitive species throughout their lifecycle, or are areas that are of limited availability, or high vulnerability to alteration. FWHCAs (riparian areas and wetlands) also help improve water quality, affect hydrology, contribute to soil health, and provide a variety of habitats.

Habitats and Species in Pend Oreille County

In the County, habitats include wetlands, rivers, and streams that support aquatic and terrestrial species.

Common fish and wildlife species and habitats in Pend Oreille County include:

- Bull trout
- Rainbow trout
- Kokanee
- Cutthroat trout
- Lynx habitat
- Elk and mule deer
- Riparian habitat

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Rivers and Streams

The Pend Oreille River flows from the Idaho border near Newport northward through the County for approximately 71.5 river miles. The Pend Oreille River is the County's single most prominent landscape feature and an important economic, recreational, and scenic resource for local people and visitors. Further development along the County's rivers and their tributaries may result in the loss of scenic, recreational, and habitat values, and the economic activity those values generate. Development in stream corridors can also adversely affect water quality, and that development may be exposed to a flood hazard. Development along the Pend Oreille River may also be exposed to a bank erosion hazard. Poorly designed efforts to control bank erosion and loss of riparian areas can result in the loss of real estate and deterioration of water quality and wildlife habitat.

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Management of the Pend Oreille River affects the County's economy by impacting water quality, the fishery, wildlife habitat, recreation, shoreline erosion, property values, and power generation. Despite these impacts, decisions about river flows are made at the state and federal levels, without effective participation by the people of Pend Oreille County. Current watershed planning efforts in the Pend Oreille River watershed and in the Little Spokane River watershed are two such examples of implementing this proposed strategy.

Watersheds

Pend Oreille County includes parts of two major watersheds: the Pend Oreille and the Little Spokane. Water Resource Inventory Areas (WRIAs) are the administrative boundaries for watersheds in the state of Washington. The state's 62 WRIAs were authorized under the Water Resources Act of 1971, codified as RCW 90.54, and formalized under Washington Administrative Code (WAC) 173-500-040. Enhanced Special House Bill (ESHB) 2514, the Watershed Management Act, was passed by the 1998 legislature and codified as RCW 90.58. This legislation provides a framework for locally based watershed planning and resource management efforts. The four components of watershed planning include water quantity, water quality, habitat, and in stream flows. The primary goals of local watershed planning are to:

- Assess the status of water resources within Washington's 62 WRIAs; and
- To determine how to balance competing demands for water within the WRIA.

Pend Oreille County is an initiating government of and participant in the ESHB 2514 Watershed Planning Units for WRIAs 55/57 and for WRIA 62. A brief description of each WRIA and its watershed planning process follow.

Water Resource Inventory Area-55

WRIA 55, the Little Spokane River Basin, encompasses about 432,000 acres, mostly in Spokane County. The headwaters of the Little Spokane River and its West Branch drain the southern portion of the County. This watershed includes many of the County's recreational lakes. The main stem of the Little Spokane River begins in the County just west of the City of Newport on the north side of Highway 2. The WRIA 55 Watershed Planning Unit (WPU) was formed in 1999. The WPU tasks include: to develop estimates of current water use, in stream flow, and future water needs; to determine the amount of water allocated for use in the basin; and evaluate

water quality data as related to flow. Spokane County is the lead agency for the WPU.

Water Resource Inventory Area-62

WRIA 62, the Pend Oreille River Basin, encompasses about 795,000 acres, mostly in Pend Oreille County. The WRIA 62 Watershed Planning Unit (WPU) was formed in 1998. The WPU will address water quantity, water quality, and habitat. The Pend Oreille Conservation District is the lead agency for the WRIA 62 WPU.

~~Flooding~~Frequently Flooded Areas

Frequently flooded areas (FFAs) protect public health and safety by providing temporary flood water storage and conveyance. They also provide riparian habitat and other wildlife benefits and can improve water quality and recharge groundwater. FFAs can affect surface and groundwater quality and hydrology (timing and magnitude of flows and alluvial aquifer recharge), improve or degrade soil health based on vegetative conditions, and contribute to riparian habitat diversity.

There have been three major floods along the Pend Oreille River during the past 100 years, the most recent in 1997. The flood of 1997 was designated by the Federal Emergency Management Agency as a major flood, with river flows over 140,000 cubic feet per second (cfs)-36,000 cfs above the official flood flow of 100,000 cfs. Three dams-Albeni Falls, Box Canyon, and Boundary-have been built since 1948, however those structures are not capable of controlling a major flood such as the flood of 1997. A detailed flood insurance study updating flood-rise data for the Pend Oreille River was published by the Federal Emergency Management Agency in March 2002 and adopted by the Board of County Commissioners in 2002. ~~The River Advisory Committee, involved in the policy~~Objective development of this Comprehensive Plan, strongly recommended that future~~Future~~ development in shoreline areas take into includes consideration of a~~account~~ flood hazard risks as part of the County's SMP. Pend Oreille County reviews the FIRM maps for developments within the floodplain. Due to the potential loss of life and property associated with flooding, it is important that flood hazards are considered as a part of this Land Use Element~~future land use~~.

Shoreline and Floodplain Management

The Pend Oreille River is designated as a Shoreline of Statewide Significance in the Washington State Shoreline Management Act (see RCW 90.58.030). The current shoreline master plan was ~~adopted in 1974~~updated in 2015, and is incorporated into this plan by reference. It follows a model provided by the Washington Department of Ecology at that time, and will be updated to be consistent with this plan. Recent amendments to the GMA and the Shoreline Management Act require that the County Shoreline Master plan be incorporated into the County Comprehensive Plan and the County Shoreline Regulations be incorporated into the County Development Regulations.

Additionally, Pend Oreille County's 55 lakes are important economic, recreational, and scenic resources for local people and visitors. Increasing development pressure around the lakes may compromise these valued resources. ~~Subsequent development regulations and~~The updated

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Shoreline Master Program ~~will address this as a primary concern~~addresses the balance of providing for shorelines uses and public access, while protecting resources and maintaining no net loss of ecological functions.

Wildlife ~~Habitat~~

~~The quality life in Pend Oreille County would be sadly diminished if sights (and sounds) like the flight of tundra swans and bald eagles over Calispell Lake were lost. Wildlife is also an economic asset, attracting fishermen, hunters, photographers, and visitors who simply enjoy seeing wild animals. Washington State Dept. of Fish and Wildlife Priority Habitats and Species maps show the priority habitat areas this plan and the Critical Areas Ordinance strives to protect.~~

Geologic Hazards

Geologic hazards include steep slopes, water erosion areas, landslide areas, soils more susceptible to earthquake risks, and other geologic risks.

References

<https://www.zip-codes.com/county/wa-pend-oreille.asp> accessed in July 2019.

Pend Oreille County GIS, 2019.

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Commented [BF37]: Covered under critical areas discussion above

Field Code Changed



PEND OREILLE COUNTY WASHINGTON

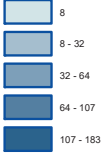
July 2019

LEGEND

New Residential Building Permits 2011-2019

Waterbody

Pop. Change between 2010 - 2019 by Census Block Groups



2010 Population

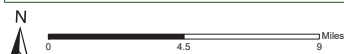
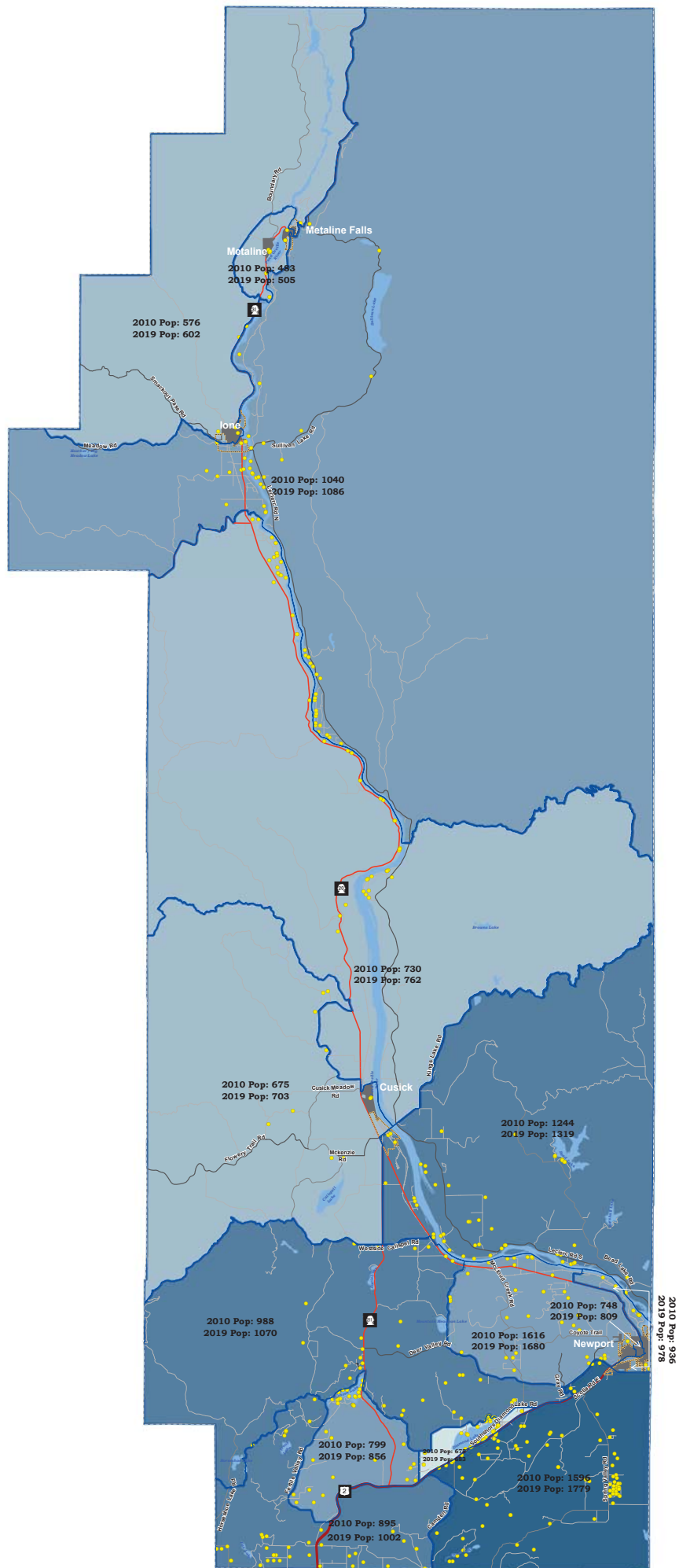
2010 US Census
13,001

2019 Population Estimate

2019 Best
Demographic Data
13,834

2011-2019 New Residential Permits

Pend Oreille County
Permitting Database
438



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