

Applicant Contact Information

Applicant: Responsible Growth * NE Washington
Mailing Address: P.O. Box 317
City: Newport State: WA Zip: 99156
Phone Number: 1.509.447.7958
Email Address: pkardos_jean@yahoo.com

Proposed Amendment

Please specify which sections of the Pend Oreille Comprehensive Plan this proposal seeks to amend?
Statement of Values; 1.2; 1.6; 2.0; 3.3; 5.3; 7.0; 8.0; 9.0

*Please attach a separate document that clearly shows how the text should be amended.

AMENDMENT CRITERIA

Please attach a separate document to answer the following questions

1. Is the public interests served by this proposed amendment being considered this year rather than the regularly scheduled update?
2. Is the proposed amendment clarifying a section of the Comprehensive Plan or correcting and inconsistency with the Plan?
3. Does this proposal promote the health, safety, and/or general welfare of Pend Oreille County?
Consider both broader area wide impacts as well as immediate geographic impacts
4. Have there been significant changes since the Comprehensive Plan was last updated? Consider both broader area wide changes as well as immediate geographic changes
5. Is the proposed amendment consistent with goals and objectives in the Pend Oreille Comprehensive Plan or the regulations of Washington's Growth Management Act (RCW 37.70A)?

The information attached to this application has been filled out to the best of my knowledge

Signature of Applicant: Phyllis J Kardos co-chair Date: 30 Aug. 2018

RECEIVED

AUG 31 2018

Comprehensive Plan Text Amendment Application

In order to expedite the process, please read carefully and submit the required information and documents.

Please submit all required materials to the Pend Oreille County Community Development Department.

General Information

- ◆ This application is for the amendment of the Pend Oreille County Comprehensive Plan. You may apply to revise portions of the text in the plan.
- ◆ Applications may be submitted any time during the year. However, all applications will be docketed until the end of the year so that they may be heard simultaneously. The three exceptions are the following and may be processed during other times of the year:
 1. The initial adoption of a sub-area plan
 2. The adoption or amendment of the Shoreline Master Plan
 3. The amendment of the capital facilities element of a comprehensive plan that occurs concurrently with the adoption or amendment of the county budget.
- ◆ It is important to consider that the proposed amendments reflect the stated goals and purposes of the Pend Oreille County Comprehensive Plan. Comprehensive plans cannot be inconsistent internally or with County regulations.
- ◆ The following criteria will be used by the Planning Commission to determine their recommendation to the Board of County Commissioners on the matter of the proposed amendment.
 - ✓ 1. Condition in the vicinity of the proposal have markedly change since the site was designated.
 - ✓ 2. The proposal is limited in scope and can fit within the planning Department's work program for the current year.
 - ✓ 3. The proposal bears a substantial relation to the promotion and preservation of public, safety, and welfare.
 - ✓ 4. The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.
 - ✓ 5. Whether the proposal complies with the applicable goals and requirements of the Growth Management Act.
- ◆ The County must notify the appropriate state agencies of its intent to adopt amendments to its comprehensive plan at least 60 days prior to final adoption. It will send a copy of the amended comprehensive plan for review.



Located at: 418 S Scott Ave

Newport, WA 99156

Mail to: PO Box 5066

Newport, WA 99156

Phone: 509-447-4821

Visit us online at

Pendoreilleco.org



RESOLUTION NO. 08-08-2018

**THIS RESOLUTION IS INTENDED FOR THE
PEND OREILLE COUNTY PLANNING
COMMISSION MEMBERS**



Responsible Growth * NE Washington,
P.O. Box 317, Newport, WA 99156



Citizens Against Newport Silicon Smelter
P.O. Box 1347, Newport, WA 99156

Resolution: No. 08-08-2018

Subject: Resolution Opposing the Rezoning of Public Land to R40 owned by PacWest Silicon, LLC.

Date: 29 August 2018

RESOLUTION NO. 08-08-2018

WHEREAS, on 19 September 2017, HiTest Sands, Inc. purchased collectively from Pend Oreille County Public Utilities District #1 four parcels of Public Land for the expressed purpose of constructing and operating a silicon metals smelter; and

WHEREAS, HiTest Sands, Inc. was fully aware that when it purchased the four parcels of land that it was zoned Public Land and was exempt from Industrial Development; and

WHEREAS, Hitest, Sand, Inc. was fully aware of the rural nature of the property and its limitations with regards to water, sewer, other utilities and accessibility prior to the purchase of the parcels, and

WHEREAS, the legalities of the sale of the parcels of land are being contested in the Superior Court for the State of Washington in and for the County of Spokane.

WHEREAS, the Land Use Map amendment should be addressed on an individual property owner basis and not collectively as Pend Oreille County proposes, since the individuals who purchased the various parcels designated public land may not share the same value or purpose for the development of that land and the environmental impact on the properties will not be the same, therefore each parcel should be addressed separately, and

WHEREAS, the Land Use Map amendment submitted by Pend Oreille County, that includes PacWest properties to be used for the intended purposes of an urban, industrialized silicon metals smelter, does not meet the criteria specified by the Pend Oreille County Development code for a comprehensive plan amendment and therefore, should be denied.

*The Proposed Amendment Will Impermissibly Promote Urban Growth in a Rural Area.*¹

¹ Pend Oreille County Development Regulations, 2015.

WHEREAS, if these PacWest Silicon, LLC properties are rezoned to an R40, the groundwork would be open for a proposed silicon metals smelter that would violate the very essence of the Comprehensive Plan's Statement of Values: Why We Live Here: and, therefore should be denied.

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.²

WHEREAS, the proposed Land Use Map amendment, which includes 188 acres of land specific to the development of a silicon metals smelter, directly contradicts the Washington Growth Management Act's (GMA) underlying goals, and should be denied. RCW 36.70A.011.

A county should foster land use patterns and develop a local vision of rural character that will: Help preserve rural-based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses that are consistent with existing and planned land use patterns; be compatible with the use of the land by wildlife and for fish and wildlife habitat; foster the private stewardship of the land and preservation of open space; and enhance the rural sense of community and quality of life.

WHEREAS, the Pend Oreille County Comprehensive Plan emphasizes the importance of maintaining rural character.³ For example:

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

WHEREAS, if these PacWest properties are rezoned to an R40, the groundwork will be open for a proposed silicon metals smelter that would emit 320,256 tons of greenhouse gases per year; 760 tons of sulfur dioxide (acid rain) per year; 610 tons of carbon dioxide per year; 70 tons of nitrous oxide per year, and other toxic emissions in direct violation of GMA and, therefore, should be denied. RCW 36.70A.020.

Environment. *Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

² Pend Oreille County Comprehensive Plan, page 1.

³ Ibid., page 13.

WHEREAS, PacWest has a Phase II plan, which includes adding two more furnaces and 1 more stack, which will double the amount of greenhouse gases, sulfur dioxide, carbon dioxide and other toxic emissions, and, therefore, the Land Use Map amendment should be denied.

WHEREAS, the sale of this property and the Land Use Map amendment has all the appearances of "spot zoning" which is basically "disfavored" in the State of Washington, and should be denied.

"Spot zoning" is thought of as zoning not in accordance with a comprehensive plan, but for mere private gain to favor or benefit a particular individual or group of individuals and not the welfare of the community as a whole, and thus in effect granting by amendment, a special exception or variance from general regulations. "Spot zoning" of this nature has been found unauthorized, discriminatory, and invalid and an unlawful usurpation of the power to grant a variance. . . .' Rhyne, *Municipal Law*, chapter 32, p. 810, 825."⁴

WHEREAS, the Planning Commission is not qualified to make legal determinations of spot zoning, it is nonetheless the gatekeeper of identifying whether that situation might exist. It is therefore appropriate for the Commission to defer its recommendations on the Public Land rezoning and consult with the County's attorney before voting to approve or deny the rezoning and referring it to the County Commissioners, and

WHEREAS, a proposed silicon metals smelter is totally incompatible with one of the key planning goals of the *Washington Growth Management Act* to "maintain and enhance natural resource-based industries, including productive timber, agricultural and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural land, and discourage incompatible uses," and, therefore, the Land Use Map amendment should be denied.

WHEREAS: those parcels of PacWest property have been managed as productive timberland as well as the adjoining acreage owned by timber interest companies managed as productive timberland for decades providing Pend Oreille County and Bonner County with an economic base of production and employment, and

WHEREAS, Land Use Goal #6 of the *Comprehensive Plan*: *supports new development that is consistent with a realistic assessment of the availability of water and that does not adversely affect the rights of existing waters users*, and

WHEREAS, Land Use Goal #9 of the *Comprehensive Plan*: *protects ground water recharge areas and prevents contamination of vulnerable groundwater resources to ensure water quality and quantity for public and private uses and critical area function*, and

⁴ Washington State Office of the Attorney General.

WHEREAS, 2.7 Critical Areas – Water Quality of the *Comprehensive Plan* states “wetlands, streams, rivers, lakes, and groundwater are among Pend Oreille County’s most valuable natural resources. 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,” and, therefore, the Land Use Map amendment should be denied.

WHEREAS, the PacWest Silicon, LLC. properties sit either on top of or in very close proximity to the City of Newport’s Water Recharge Zone; The City of Oldtown’s Water Recharge Zone; and two major watersheds – the Pend Oreille and the Little Spokane Rivers, and therefore, the Land Use Map amendment should be denied.

WHEREAS, *Pend Oreille County is in a critical Water Resource Inventory Area and is one of the administrative boundaries for watersheds in the state of Washington*, and, therefore the Land Use Map amendment should be denied.

THEREFORE, BE IT RESOLVED, the *Responsible Growth * NE Washington & Citizens Against Newport Area Silicon Smelter*, both non-profit organizations, who represents and speaks on behalf of area citizens, who would be adversely affected by a silicon metals smelter, strongly opposes the Land Use Map amendment from Public Land to R40, specifically Public Land legally described as Parcels #19182, #17036, #19193 and #19194 only, and owned by PacWest Silicon, LLC. (formerly known as HiTest Sands, Inc.), therefore,

*Responsible Growth * NE Washington & Citizens Against Newport Silicon Smelter* hereby petitions the Pend Oreille County Planning Commission to recommend to the Pend Oreille County Board of Commissioners that the Land Use Map amendment, specific to the PacWest properties only and submitted by Pend Oreille County, be denied.

Resolution No. 08-08-2018 Opposing the Rezoning of Public Land owned by PacWest Silicon, LLC.

Passed and approved by Responsible Growth * NE Washington this 29th Day of August 2018.

Passed and approved by Citizens Against Newport Silicon Smelter this _____ Day of August 2018.

Signature:  Responsible Growth * NE Washington co-chair

Signature:  Responsible Growth * NE Washington co-chair

Signature: _____ Citizens Against Newport Silicon Smelter, chair

Signature: _____ Citizens Against Newport Silicon Smelter, co-chair

Resolution No. 08-08-2018 Opposing the Rezoning of Public Land owned by
PacWest Silicon, LLC.

Passed and approved by Responsible Growth * NE Washington this _____ Day of August 2018.

Passed and approved by Citizens Against Newport Silicon Smelter this 30th Day of August 2018.

Signature: _____ Responsible Growth * NE Washington co-chair

Signature: _____ Responsible Growth * NE Washington co-chair

Signature: Michael D. Taylor Citizens Against Newport Silicon Smelter, chair

Signature: James W. Clark Citizens Against Newport Silicon Smelter, co-chair



COVER LETTER

Responsible Growth * NE Washington



August 25, 2018

Pend Oreille County Community Development Department
418 South Scott Avenue
Newport, WA 99156

Dear Pend Oreille County Planning Commission:

Responsible Growth * NE Washington is writing to provide comments and amendments to the Pend Oreille County Comprehensive Plan and also to present Resolution No. 08-08-2018, which petitions the Planning Commission to recommend to the POC Commissioners a denial of the rezoning of the four parcels of land currently own by PacWest Silicon, LLC. Specifically, Public Land parcels #19182, #17036, #19193, and #19194.

The Land Use Map rezoning change being proposed by Pend Oreille County on these four parcels of land from Public Land to a R40 would irrevocably change the rural nature of the area from designated forest lands into an urban industrial development area and this move is in violation of the Washington State Growth Management Act on many levels. It is well-documented that these parcels of land were sold and purchased for the express purpose of constructing and operating a silicon metals silicon smelter by PacWest Silicon, LLC.

Decisions made regarding comprehensive plans under GMA are guided by several planning goals - chief among them is the goal to maintain rural areas and limit urban growth development to urban areas. RCW 36.70A.011. Those parcels of land are not in an urban growth area, plus it is surrounded by forest land and rural residential.

Responsible Growth * NE Washington is dedicated to preserving the "clear vision of the kind of community we wish to live in, now and in the future" - that is so well articulated in the Pend Oreille County Comprehensive Plan. This Plan was a work in progress for over 15 years, from 1990 until 2005, when it was adopted by the Board of County Commissioners on October 17, 2005.

As with the Constitution of the United States, amendments are to be expected, but the heart and the core of the Pend Oreille County Comprehensive Plan should remain the same and that is "any revisions should be consistent with our Statement of Values and should honor the commitment of the local residents who helped create this plan." -

Responsible Growth * NE Washington appreciates your time and consideration in this request.

Respectfully,

A handwritten signature in black ink that reads "Phyllis J. Kardos". The signature is written in a cursive style.

Phyllis J. Kardos, co chair, RG * NEW

pkardos_jean@yahoo.com



AMENDMENT CRITERIA NARRATIVE

Responsible Growth * NE Washington
August 25, 2018



Pend Oreille County Community Development Department

Amendment Criteria Narrative:

1. Is the public interests served by this proposed amendment being considered this year rather than the regularly scheduled update?

Our answer to that question is a resounding, yes. The immediate threat of an urban industrialized silicon metals smelter that will produce, provide it is granted state and local permitting and built, 700 tons of nitrous oxide per year; 601 tons of carbon dioxide per year; 760 tons of sulfur dioxide per year; 200 tons of particulate matter per year; 320,256 tons of greenhouse gases per year, plus other toxic emissions and fugitive emissions is definitely in the public interest. It is a potential threat to our rural environment, our families, our health and our overall quality of life. Yes, our amendments are in the public interest.

2. Is the proposed amendment clarifying a section of the Comprehensive Plan or correcting and inconsistency with the Plan?

Our proposed amendments throughout the Comprehensive Plan is not only clarifying, but they are emphasizing the continued need to maintain and protect our rural environment, our families, and our health. This is already laid out in the Washington Growth Management Act and the Pend Oreille County Comprehensive Plan, but it needs to be reemphasized and restated, plus applied to all future developments.

3. Does this proposal promote the health, safety, and/or general welfare of Pend Oreille County?

Yes, it does as is emphasized in question #1 and #2. It is to be noted that we are not opposed to low-impact economic development, which is a consideration of the general welfare of Pend Oreille County, as long as it is compatible and consistent with the Washington Growth Management Act and the Pend Oreille County Comprehensive Plans and Development Plans, which all stress preserving and protecting our rural way of life.

4. Have there been significant changes since the Comprehensive Plan was last updated? Consider both broader area wide changes as well as immediate geographic changes.

We believe that a significant change would be to allow public land, which is classified as forest land, to be turned into an urban industrialized zone, which is in direct violation of the Growth Management Act. Any industrial growth needs to take place in an Urban Growth Area, not in a forest designated area where there a rural residential homes and families. The GMA is intended

to protect forest land, not destroy it. There are no geographical changes that we are aware of at this point.

5. Is the proposed amendment consistent with the goals and objectives in the Pend Oreille Comprehensive Plan or the regulations of Washington's Growth Management Act (RCW 37.70A)?

These amendments are not only consistent with the goals and objectives in the Comprehensive Plan and the GMA, they enhance and strengthen them. The amendments enhance public involvement and contributions; the amendments further the protection of our environment, air and water quality; the amendments point out the absolute need for more best scientific studies, research and data in making land use decisions; the amendments assert the obvious and that is the any massive industrial development of the scope and size of the proposed Newport silicon metals smelter would kill our rural lifestyle and community. The amendments reconfirm the commitment the original creators of the Comprehensive Plan had when it was written and adopted, which was 15-year process:

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.

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.

PJK



SEPA ENVIRONMENTAL CHECKLIST

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Not applicable

2. Name of applicant: [\[help\]](#)

**Responsible Growth * NE Washington
Citizens Against Newport Silicon Smelter**

3. Address and phone number of applicant and contact person: [\[help\]](#)
Phyllis J. Kardos, 2843 Scotia Road, Newport, WA 99156 – 1509.447.7958

4. Date checklist prepared: [\[help\]](#)

August 29, 2018

5. Agency requesting checklist: [\[help\]](#)

Pend Oreille County Community Development Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Not applicable

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

RG * NEW, nor CANSS does not have immediate plans for future additions, expansion or further activity related to or connected to this proposal amendment; however, that does not preclude us from further activities at a later date.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Environmental information that may be forthcoming that would related would be from the WA Department of Ecology, POC Community Development Department, WA Department of Health and there may be others that we are unaware to us.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

Yes. The WA Department of Ecology.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Not applicable

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The Comprehensive Plan Amendments submitted by Responsible Growth * WA Washington and CANSS are general throughout the plan and with the expressed

intent to support and strengthen the rural nature and characteristics of Pend Oreille County as stated in the Statement of Values on page 1 of the Plan. The Amendments are also geared towards strengthening community involvement, especially in the event of a major industrial development, which has the potential to harm our communities, environment and families. We also have geared our Amendments to include more scientific studies that include the effects of global warming and the impacts on land use development, air and water quality.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Not applicable

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____ Not applicable

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#) Not applicable

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#) Not applicable

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) Not applicable

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#) Not applicable

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) Not applicable

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) Not applicable

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) Not applicable

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) Not applicable

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Not applicable

3. Water

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#) Not applicable

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#) Not applicable

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#) Not applicable

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) Not applicable

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#) Not applicable

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#) Not applicable

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#) Not applicable

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#) Not applicable

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#) Not applicable
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#) Not applicable
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Not applicable

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Not applicable

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#) Not applicable

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#) Not applicable

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
Not applicable

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#) Not applicable

e. List all noxious weeds and invasive species known to be on or near the site. Not applicable

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Not applicable

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Not applicable

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not applicable

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Not applicable

e. List any invasive animal species known to be on or near the site.

Not applicable

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Not applicable

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

Not applicable

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Not applicable

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [\[help\]](#)

Not applicable

1) Describe any known or possible contamination at the site from present or past uses.

Not applicable

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines

3) located within the project area and in the vicinity.

Not applicable

4) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable

5) Describe special emergency services that might be required. Not applicable

6) Proposed measures to reduce or control environmental health hazards, if any: Not applicable

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#) Not applicable

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#) Not applicable

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#) Not applicable

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#) Not applicable

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#) Not applicable

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: Not applicable

c. Describe any structures on the site. [\[help\]](#) Not applicable

d. Will any structures be demolished? If so, what? [\[help\]](#) Not applicable

e. What is the current zoning classification of the site? [\[help\]](#) Not applicable

f. What is the current comprehensive plan designation of the site? [\[help\]](#) Not applicable

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#) Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) Not applicable

i. Approximately how many people would reside or work in the completed project? [\[help\]](#) Not applicable

j. Approximately how many people would the completed project displace? [\[help\]](#)

Not applicable

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#) Not applicable

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) Not applicable

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Not applicable

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) Not applicable

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) Not applicable

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#) Not applicable

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#) Not applicable

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#) Not applicable

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#) Not applicable

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) Not applicable

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#) Not applicable

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#) Not applicable

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#) Not applicable

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#) Not applicable

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
Not applicable

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
Not applicable

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
Not applicable

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
Not applicable

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
Not applicable

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Not applicable

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
Not applicable

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
Not applicable

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
Not applicable

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
Not applicable

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

Not applicable

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Not applicable

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Not applicable

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Not applicable

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Not applicable

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#) Not applicable
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#) Not applicable

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Phyllis J. Kardos

Name of signee Phyllis J. Kardos

Position and Agency/Organization Responsible Growth * NE Washington, Co-chair

Date Submitted: 31 August 2018

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed Comprehensive Amendments being submitted by Responsible Growth * NE Washington and CANSS has the intended propose to prevent further environmental negative impacts with regards to our water, air, soil quality, plus other impacts with negative consequences.

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Our Amendements would further protect our plants, animals, fish or marine life from unwarranted urbanized industrial development.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
Not applicable

3. How would the proposal be likely to deplete energy or natural resources?

Our Amendements would further protect our energy sources and natural resources from unwarranted urbanized industrial development.

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Our Amendments proposals would enhance and further protect our environmentally sensitive areas from unwarranted urban industrial development.

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not applicable

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Not applicable

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Our Amendment proposals would definitely not be in conflict with the WA State Growth Management Act or the Pend Oreille County Comprehensive Plan and Development Regulations. In fact these proposed amendments serve to strengthen our local and state laws governing the protection of the environment.



**PREFACE: STATEMENT
OF VALUES: WHY WE
LIVE HERE**

Preface (page 1)

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. We must strive to keep our air and water quality standards high and pay heed to the scientific studies of global warming due to the use of fossil fuels that threaten our health and environment. We also respect the right of nature to exist free from threat to its existence.

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. We want to encourage and promote locally-owned businesses and non-polluting, light industries that respect and share our rural values and our desire for clean air, clean water and a healthy environment in which to raise our families. 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.

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 and protect our natural resources, 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.

1.2

PEND OREILLE COUNTY PLANNING PRINCIPLES

1.2 Pend Oreille County Planning Principles (page 4)

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

- a. Maintain, protect and be prudent with our natural resource assets and preserve the rural character of the area;
- b. Regulations should be kept to a minimum, utilizing education, best available studies and research and incentives to the greatest extent possible to promote compatible and responsible land uses;
- c. New developments ~~should~~ must be of a suitable scale and compatible with the rural character of our community, while providing adequate facilities. We must recognize that a rural community and its limited resources are not capable of supporting major urban-like industries and populations without compromising its rural character and lifestyle;
- d. Educate residents, businesses and developers regarding ways to limit the community's impact upon climate change such as through development and redevelopment requirements, improved efficiency, carbon sequestration and other climate solutions;
Encourage all development and infrastructure in the public and private sectors which:
 - Use less energy and have a lower climate impact, and incorporate into developments, where possible.
 - Use less water
 - Are less toxic and healthier
 - Incorporate recycled and reclaimed, third party green certified, and locally produced materials
 - Reduce storm water runoff
 - Provide wildlife habitat, and
 - Incorporate waste water recycling
- e. Planning in Pend Oreille County should be a partnership. The partnership should consist of landowners, residents, local, tribal, state, and federal agencies working together to achieve common goals; and
- f. The Pend Oreille County Board of Commissioners should support and encourage partnerships with existing businesses and new businesses, organizations, citizens, and

other entities that contribute to the coordination and conservation of natural resources.

~~2.0 Land Use Element (page 10)~~

~~2.1 Overview~~

~~Land and the various uses of the land is an elemental essential feature of our County. We grow cultivate and raise food on the land, borrow appropriate water from it, harvest trees and extract minerals from it, build roads and homes upon it, and enjoy its beauty. Some lands should remain open for natural, aesthetic, and recreational uses, while some lands should be wisely and appropriately developed and used in a more intensive commercial manner. How land is used and regarded is an the important core part measure 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 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.~~

~~Once private land is developed the owner of that land bears the primary financial responsibility for that private development. The taxpaying public generally assumes an ongoing financial responsibility to assist in providing services provided those financial responsibilities do not impose an unfair or unreasonable financial burden on the taxpayer and the existing infrastructure, and the development is within the County's Urban Growth Area. For example, land development 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, potable water and clean air quality are all limited, careful consideration of the effects of our land use decisions will help to ensure the long term viability of the land, water and air, preserve the unique qualities of the County, focus on prudent public and private investments and provide greater protection and assurance 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~~



1.6

PUBLIC INVOLVEMENT GOALS

1.6 Public Involvement Goals

Public Involvement Goal #1: Actively encourage all residents to participate in a continuing citizen-driven planning process.

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

1.7 Public Involvement Policies

In support of the Public Involvement Goals, Pend Oreille County will adhere to RCW36.70A.035, Public participation—Notice provisions, and will implement the following Public Involvement Policies:

Public Involvement Policy #1: The Pend Oreille County Planning Commission will dedicate at least one meeting each year to a review of Comprehensive Plan the Future Land Use Map, and the accompanying development code. Ample notice of at least 14 days of that meeting will be provided, and citizen participation actively encouraged by scheduling the meeting at such a time of day that will accommodate the majority of day workers and laborers schedules; e.g., 5:30 pm to 6:30 pm start-time.

Public Involvement Policy #2: The Pend Oreille County Development Code will include a procedure for accepting and processing proposed Comprehensive Plan text and map amendments and development code revisions on an annual basis. Public notice shall be given at least 6 weeks prior to due date. The Public Notice shall contain pertinent details as to any financial costs, updates, etc. regarding the amendment process.

Public Involvement Policy #3: Pend Oreille County will seek and make available studies to be used for comprehensive planning purposes. Specifically: best available studies with statistical analysis and tools that address the reduction of greenhouse gases, and air, water and land pollution, whether natural and/or man caused. Feasibility studies, that include rail and road transportation systems. Future wildfire impacts studies on smoke concentrations, visibility, and health in Pend Oreille County and the immediate surrounding area. Any and all studies shall be made available in printed form at the county public libraries and the county courthouse in addition to being posted on the county website within 2 weeks of receiving the studies.

Public Involvement Policy #4: Pend Oreille County will cooperate with other agencies, such as the Pend Oreille Conservation District, the Pend Oreille County Weed Board, local Fire Districts, and the Washington State University Extension Service, to prepare educational materials for distribution to present and prospective landowners. The topics covered should include the following:

- a. The importance of farm and forest resource lands in the local and national economies;
- b. An explanation of the State's noxious weed, open range, fencing, right-to-farm, and trespass laws;
- c. How the policies and future development code can protect ongoing agricultural and forestry operations;
- d. The limits on emergency services response time--45 minutes in some rural areas--and that some parts of the County are not in a fire protection district;

- e. Other level-of-service limitations, including snow removal policies for county roads, that should be expected in rural Pend Oreille County;
- f. Snow loads, wildfire hazards, and other potentially unfamiliar constraints on building;
- g. Best forestry practices for small woodlots and grazing practices for pastures;
- h. Water supply and water quality issues, including on-site sewage disposal; and
- i. River and stream bank stabilization methods.
- j. Best forest management practices and research in the prevention of private land and public land wild and catastrophic forest fires.

Public Involvement Policy #5: Pend Oreille County will make copies of this Comprehensive Plan and the Appendices available at the four libraries and other sites throughout the County and through the County web site.

Public Involvement Policy #6: A summary of the Pend Oreille County Comprehensive Plan, the Appendices, and key provisions of the subsequent revised Development Code should be presented to every person who records a deed with the County Auditor and/or who applies for a building permit, or who presently has a recorded deed with the County Auditor.

Public Involvement Policy #7: The County shall establish an administrative procedure to identify and correct errors in the Future Land Use Map. This procedure shall be limited to those parcels that were erroneously mapped in accordance with the provisions of the Rural Lands Density Criteria Matrix, Table 2.1. Potential revisions due to changes in circumstances or to otherwise change a land use designation shall only be considered during the annual update process.

Public Involvement Policy #8: Heavy/Significant Industries. The County shall post public notices for any potential significant industrial land use inquiry/proposal that may cause environmental degradation within 2 weeks after receiving such an inquiry/proposal. A record of all significant Industry inquiries/proposals including the initial contact date must be made available to the public. Land use decisions or actions (selling, purchasing, spot zoning, swapping, etc.) cannot be undertaken prior to public involvement. Citizens will be given the opportunity to object to any Significant Land Use proposal via petition and referendum (See Public Involvement Policy #9).

- A. Environmental degradation includes: negative impacts to air quality; water quality; soil quality; forest health; and the generation of noise, light, and traffic levels that infringe upon the local rural character.
- B. Heavy Industries are industries that require substantial machinery, equipment, and physical and structural footprints; require significant transportation of raw materials and products; and have significant impacts on the environment and infrastructure.
- C. Industries that require public notification:
 - a. Manufacturing, mining, refining, or processing of: metals, minerals; cement, and pulp/paper

- b. Industries which rely on fossil fuels; including coal-fired power plants, smelters, and other industries
- c. Chemical manufacturing (fertilizers, pharmaceuticals, pesticides, dyes, sugar, petrochemicals, etc.)
- d. Oil refining, metal refining, hydraulic fracturing (fracking)
- e. Waste management industries (lead batteries, etc.)
- f. Factory farming
- g. Any industry that requires significant landscape/topography alteration, significant material transport (truck, rail, air), and/or requires greater than 100 megawatts of electricity.

Public Involvement Policy #9: Citizens right to petition for referenda. Citizens have the right to petition for or against any significant Land-use proposal by obtaining a number of signatures that constitutes 4% of the current county population. After petition(s) have been verified, the county will include the citizen petition language in a referendum to be voted on by the county registered voters.

Public Involvement Policy #10: The County shall establish, implement and make available to the public an administrative procedure based on the best available scientific studies and research that addresses all the issues of global warming and its impact on the local environment, community, and health of all those who would be impacted.



2.0

LAND USE ELEMENT

other entities that contribute to the coordination and conservation of natural resources.

2.0 Land Use Element (page 10)

2.1 Overview

Land and the various uses of the land is an elemental essential feature of our County. We grow cultivate and raise food on the land, borrow appropriate water from it, harvest trees and extract minerals from it, build roads and homes upon it, and enjoy its beauty. Some lands should remain open for natural, aesthetic, and recreational uses, while some lands should be wisely and appropriately developed and used in a more intensive commercial manner. How land is used and regarded is an the important core part measure 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 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.~~

Once private land is developed the owner of that land bears the primary financial responsibility for that private development. The taxpaying public generally assumes an ongoing financial responsibility to assist in providing services provided those financial responsibilities do not impose an unfair or unreasonable financial burden on the taxpayer and the existing infrastructure, and urban growth development is within the County's Urban Growth Area. For example, land development 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, potable water and clean air quality are all limited, careful consideration of the effects of our land use decisions will help to ensure the long term viability of the land, water and air, preserve the unique qualities of the County, focus on prudent public and private investments and provide greater protection and assurance 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, responsible and smart growth. The goals and 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 policies according to: general land use, urban lands, rural lands, natural resource lands, and critical areas. Following the goals and 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 (page 11)

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 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 (page 11)

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.”*

Natural Resource Lands (page 12)

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:

“. . .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 (page 13)

Land Use Goal # 1: Support new growth and development that is consistent with the approved Statement of Values and General Planning Principals, and the Washington Growth Management Act.

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 is to be concentrated in urban growth areas only where existing facilities either have adequate capacity or where appropriate levels of service can ~~be reasonably~~ reliably be provided, and as long as that urban type development does not take away from Pend Oreille County's rural character and lifestyle and is consistent with the Washington Growth Management Act.

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 and feasibility study of the availability of potable and irrigation water and that does not adversely affect or negate the rights of existing water users. The law, RCW 90.94 Streamflow Restoration, which helps protect water resources while providing water for families in rural Washington shall be applied.

Land Use Goal #7: Establish, ~~and~~ maintain and implement Land Use regulations that are

consistent with the Statement of Values and General Planning Principals in the Comprehensive Plan and that respects and protects private property rights first and that do not unduly and adversely affect the private use and enjoyment of one's property.

Land Use Goal #8: Protect environmentally sensitive areas to reduce cumulative adverse environmental impacts to water quality and quantity, and availability. ~~and water availability, water quality,~~ wetlands, aquatic and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.

Land Use Goal #9: Protect and monitor 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.~~

Land Use Goal #10: The people of Pend Oreille County shall have the timely opportunity to provide informed recommendations and input into the management of local lakes, rivers, and streams.

Land Use Goal #11: The people of Pend Oreille County shall have the timely opportunity to provide informed recommendations and input into the management of air monitoring and air quality.

Land Use Goal # 12: Protect the Pend Oreille County airshed from air pollutants that degrade human health, plant and animal ecosystems, or the tourism economy.

2.4 Land Use Policies (page 13)

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

2.4.1 General Land Use Policies

General Land Use Policy # 1: Pend Oreille County shall require that necessary public facilities (i.e. 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 Policy # 2: Pend Oreille County ~~should~~ will 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. Will encourage property tax structures that will prevent decreasing land values.

General Land Use 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 Policy #4: The Pend Oreille County Development Code shall 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.

General Land Use Policy #5: Pend Oreille County shall engage in a collaborative process with the cities and towns and citizenry to establish criteria for the siting of ~~major~~ light, non-polluting industrial developments (~~MIDs~~). No industrial development shall be built outside of the County's designated Urban Growth Areas.

General Land Use 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 Policy #7: Pend Oreille County shall establish appropriate standards to prevent runoff and erosion from new developments. The County will also encourage community efforts to control runoff from existing developments.

General Land Use Policy #8: Pend Oreille County should support the preservation of the Newport to Metaline Falls railroad corridor.

General Land Use Policy #9: Pend Oreille County shall 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 #10: Pend Oreille County shall, 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.

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

General Land Use Policy # 12: Pend Oreille County, in coordination with the Washington Department of Ecology and the Environmental Protection Agency, shall establish, implement, and maintain lowland air quality monitoring stations near Newport and Metaline Falls that measures baseline air quality for two full years prior to permitting new emission industries to develop here. Industrial developers should pay a substantial portion of the cost for this baseline data collection.

2.4.2 Rural Land Use Policies (page 15)

Rural Land Use Policy #1: Pend Oreille County shall 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 Policy #2: The Pend Oreille County Development Code shall permit residential development, forestry, agricultural, mining, and other light 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 be permitted as Conditional Uses.

Rural Land Use Policy #3: Pend Oreille County shall 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 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 Policy #5: The Pend Oreille County Development Code shall specify performance standards that eliminate or mitigate the potentially adverse effects of industrial or commercial uses on neighboring lands. The code shall also require that new industrial and commercial uses be separated from residential areas by adequate buffers. The code shall also require that new industrial and commercial uses be within the County's Urban Growth Area.

Rural Land Use Policy #6: Pend Oreille County shall 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 Policy #7: Pend Oreille County shall 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 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.

Rural Land Use Policy #9: Pend Oreille County should adopt guidelines to limit or direct commercial uses to designated Rural Activity Centers or Limited Areas of More Intensive Rural Development.

Rural Land Use 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 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 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 Policy #12: The County shall establish a process to monitor and evaluate, on a yearly basis, the number of requests for more intensive land use designations and shall, 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.

Table 2.1 Rural Lands 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.			
Factors	Natural Resource Lands 20	Natural Resource Lands 40	Public Lands	Tribal Lands
Density	1 dwelling unit/20 acres	1 dwelling unit/40 acres	N/A	N/A
Relation to road system	Must have approved road access.	No road access.	N/A	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.	Must be publicly owned.	Located within the boundaries of the Kalispel Reservation.

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.

2.4.3 Natural Resource Policies (page 19)

Natural Resource Policy #1: Pend Oreille County ~~shall~~ will encourage land management techniques based on best available land management practices and studies that will conserve and protect designated natural resource lands and critical areas.

Natural Resource Policy #2: Pend Oreille County shall 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 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 Policy #4: Pend Oreille County shall 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 Policy #5: Pend Oreille County ~~should~~ will support and encourage the maintenance preservation of traditional 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 Policy #6: Pend Oreille County shall 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 Policy #7: Pend Oreille County shall 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 Policy #8: The Pend Oreille County Development Code should require that developers prepare and implement a site-specific weed control plan, ~~assisted by~~ in cooperation with the Pend Oreille County Weed Board.

2.4.4 Critical Area Policies (page 20)

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

Critical Area Policy #2: Pend Oreille County shall evaluate its critical areas designations and related development regulations after adopting this Comprehensive Plan, and may alter such designations and regulations to insure consistency.

Critical Area Policy #3: For each critical area, Pend Oreille County shall define the classification system and prepare development regulations that govern changes in land uses and new activities. Changes in land use are not to be arbitrary and need to reflect the overall concern to protect the critical areas, the health and well-being of our communities and people, and preserve and protect our natural resources.

Critical Area Policy #4: In circumstances where critical areas are not mapped, Pend Oreille County 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 #5: Pend Oreille County shall participate in the open space taxation program established in State Law.

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

Critical Area Policy #7: Pend Oreille County shall 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 #8: Pend Oreille County shall 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 #9: The Pend Oreille County Development Code shall 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 #10: Pend Oreille County shall require developments that are expected to use hazardous materials or generate hazardous wastes to:

- a. Demonstrate that all necessary state and federal approvals have been obtained, or are being actively sought; and
- b. 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 #11: Pend Oreille County may require that development in or adjoining designated priority habitat area, prepare and implement a habitat plan- based on Best Available Habitat Science and studies.

Critical Area 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 #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 #14: Pend Oreille County shall require that effective buffers are maintained between all development and wetlands, lakes, rivers, and streams.

Critical Area Policy #15: Pend Oreille County should direct new development, with the exception of water-dependent, away from areas that are subject to flooding.

Critical Area Policy #16: Pend Oreille County, in cooperation with the U.S. Army Corps of Engineers, the Public Utility District, Seattle City Light, Kalispel Tribe of Indians, 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 #17: Pend Oreille County ~~should~~ will 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~~ will be placed at every public boat launch.

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

Critical Area Policy #20: The Pend Oreille County Development Code may require that future development include elements of undisturbed or restored shoreline corridor.

Critical Area Policy #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 Policy #22: The type and density of development permitted along the county's lakes and streams shall be compatible with high water quality and other river and lakeshore riparian zone policies.

Critical Area Policy #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 Policy #24: Pend Oreille County shall work with other agencies to provide public access to lakes, rivers, and streams where such access is needed.

Critical Area Policy #25: 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 Policy #26: Pend Oreille County shall establish criteria to govern the size and location of new docks.

Critical Area Policy #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 firefighting equipment and tanker trucks.

2.5 Land Use Existing Conditions (page 22)

2.5.1 Population Statistics and Projections

Existing Population

According to the 2000 Census, the total population in Pend Oreille County is 11,732 persons. This is an increase of 2,817 persons, or a 32% population increase from the 1990 population of 8,915 persons. This equals an average growth rate of more than three percent per year. Since 2000, the population in cities has slightly declined or remained unchanged between 2000 and 2004. Between 2000-2004, the County experienced an overall 1% population increase. Table 2.2 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 2004 is estimated at 11,900 persons (Office of Financial Management, April 1, 2004 Population Estimates). Currently, approximately 75% of the total population lives in unincorporated Pend Oreille County and 25% reside in incorporated cities and towns (Census 2000).

Table 2.2 Population Data-Pend Oreille County

Municipality	1990 Population	2000 Population	% Change 1990-2000	2004 Population	% Change 2000-2004
				Estimate	
Pend Oreille County Total	8,915	11,732	31.6%	11,900	1%
Unincorporated	6,114	8,735	42.9%	8,920	2%
Incorporated Cities	2,801	2,997	6.5%	2,980	-1%
Cusick	195	212	8.7%	210	-1%
Ione	507	479	-5.5%	425	-13%
Metaline	198	162	-18%	160	-1%
Metaline Falls	210	223	6%	220	-1%
Newport	1,691	1,921	13.6%	1,965	2%

Source: Census 2000; Office of Financial Management, April 1, 2004 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).



3.3

ECONOMIC DEVELOPMENT GOALS

3.3 Economic Development Goals

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

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

Economic Development Goal #3: Encourage Promote strategic redevelopment and sustainable employment opportunities, the retention and expansion of existing businesses, and along with new business development that is consistent with the Washington Growth Management Act.

~~Economic Development Goal #4: Promote the coordination of infrastructure development that will enhance our quality of life and attract business investment.~~ Support the role of agriculture, forestry, mining, and tourism in the economy.

3.4 Economic Development Policies

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

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

Economic Development Policy #2: The Pend Oreille County Capital Facilities Plan should include appropriate infrastructure to serve commercial and industrial lands. Pend Oreille County shall create additional training and educational programs, plus support existing programs to promote and encourage basic and continuing education, on the job training, and vocational training programs that will prepare residents to fill existing and future jobs.

~~Economic Development Policy #3: The Pend Oreille County Economic Development Council should maintain a current list of industrial sites.~~ Pend Oreille County shall make affordable business space; provide a diverse mix of business types in order to retain a diverse employment base. Industries should be of light nature and be in Urban Growth Areas zoned for industrial use in order to remain consistent with the Washington Growth Management Act.

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

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

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



5.3 HOUSING GOALS

5.3 Housing Goals

Housing Goal #1: Encourage opportunities for adequate housing for all economic segments of the County.

5.4 Housing Policies

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

Housing Policy #1: Pend Oreille County shall encourage a mixed housing inventory to meet the needs of all income levels in our community.

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

Housing Policy #3: Pend Oreille County shall regard residential structures occupied by persons with handicaps the same as a similar residential structure.

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

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

Housing Policy #6: The Pend Oreille County Development Code shall provide for the placement of an accessory dwelling unit in areas where single-family residential use is allowed.

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

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

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



7.0 UTILITIES

7.0 Utilities

7.1 Overview

The Utilities Element identifies the utilities currently available and provided to County residents, the service providers for these utilities, the ability of these providers to serve County residents, and goals and policy direction. Utilities include, but are not limited to, electricity, water, sewer, solid waste disposal, telephone, telecommunications, natural gas, cable and satellite television, Internet delivery, and other utilities required in a community in accordance with generally accepted national standards.

Utilities are addressed in the Comprehensive Plan due to the need for efficient, timely, and cost-effective provision of services. As growth occurs, utilities must be extended or developed to support new development in a timely manner. Within each urban growth area, the affected jurisdictions, and/or special purpose district or association should be consulted to determine the responsible service providers and the timing of the service. Establishing common use corridors is also an important part of future utility extensions. Utility corridors often include electricity, water, fiber optics, other telecommunications medium, and potentially natural gas.

Although Pend Oreille County has a limited role as a utility service provider, the County coordinates with service providers in order to plan for and provide efficient service, anticipate and resolve utility problems, and accommodate future population growth by maintaining current information on the existing and proposed facilities of all utilities service providers. This Utilities Element is designed to support utility providers in meeting their public service obligations to provide service on demand to existing and future customers and to minimize negative impacts resulting from the provision of services on County residents, infrastructure, and the natural environment. Goals and policies will guide the development of future utilities and will help to ensure that utility extensions are concurrent with anticipated growth.

7.2 Growth Management Act Requirements

The Growth Management Act requires that each Comprehensive Plan include a Utilities Element which addresses, *“the general location, proposed location, and capacity of all existing and (103) proposed utilities, including but not limited to, electrical lines, telecommunications lines, and natural gas lines”* (RCW 36.70A.070(4)).

7.3 Utility Goals

Utility Goal #1: Pend Oreille County should encourage local utility providers to evaluate and correct deficiencies, as well as plan for future capital facilities needs and requirements.

Utility Goal #2: Pend Oreille County should require that utilities needed to accommodate growth and new development are adequate, and are provided concurrent to the need.

7.4 Utility Policies

In support of the Utilities Goals, Pend Oreille County will implement the following Utility Policies:

Utility Policy #1: Pend Oreille County shall incorporate by reference, the County Solid Waste Plan, and the PUD #1 5-year Plan, as updated, into this Comprehensive Plan

Utility Policy #2: The Public Utility District and other public service providers shall review and update their capital facility plans to be consistent with this comprehensive plan.

Utility Policy #3: Pend Oreille County shall establish standards and application requirements to verify that adequate provisions for water and sewer service, and fire suppression have been made prior to the final approval of land use or building permit applications.

Utility Policy #4: The Northeast Tri-County Health District should continue to monitor sanitary sewer systems, private wells, and community water systems for compliance with federal, state, and local standards.

Utility Policy #5: Pend Oreille County should encourage the establishment of community water and sanitary sewer systems, provided that adequate provisions have been made to ensure that the systems remain financially viable and self-supporting.

Utility Policy #6 Pend Oreille County should support the installation of fiber optic networks and services.

Utility Policy #7: Pend Oreille County should support improved cellular and wireless communication services and encourage the installation of facilities that are designed to blend into the surroundings.

Utility Policy #8: When acquiring right-of way, Pend Oreille County and the State should acquire sufficient land to accommodate desired road improvements as well as to support the coordinated installation of utilities now and in the future.

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Utility Policy #9: The County shall require that all right-of-way permits include provisions that do not preclude other utilities to collocate facilities in or near the same location in accordance with current applicable safety standards governing utility placement.

Utility Policy #10: The county shall ensure that fully sufficient stormwater management facilities are in place concurrently with new development. GMA requires that standards for stormwater runoff be established, and that such facilities be constructed concurrently with new development at the expense of the developer and/or owner.

7.5 Existing Conditions

This section generally describes the location and extent of existing utilities in Pend Oreille County. The County has a limited role as a utility service provider, primarily consisting of the solid waste system. All utilities in Pend Oreille County are either operated by public utility districts, private companies, or by cities.

Several independent federal government agencies, such as the Federal Communication Commission (FCC) and the Federal Energy Regulatory Commission (FERC) regulate these utilities to protect the public interest. The County cannot prohibit the placement of these utilities, but can adopt standards relating to their siting and impacts associated with these facilities.

Solid Waste

The solid waste system is a Countywide, coordinated effort. The County retains ownership of the three solid waste transfer station sites, with recycling facilities. These include the transfer facilities near Newport, Ione, and Usk. The County completed closure of its Ione and Deer Valley landfills in 1995. Solid waste from each town is hauled to a County transfer station and transported out of the County to Spokane under private contract. See the Capital Facilities Element, the County's Solid Waste Management Plan, and County Transfer Station Operations Plan for more details.

Sewer Systems

The County does not maintain sewage treatment facilities. The primary method of sewage treatment in the rural parts of the County is through on-site systems provided by private developers, either for individuals or for larger developments. Northeast Tri-County Health and the Washington State Department of Health

(DOH) regulate on-site septic systems. From January 1, 1960 until June 30, 2001, 4,193 on-site sewage disposal systems have been inspected and approved in Pend Oreille County, according to the Northeast Tri-County Health District. The total number of on-site sewage disposal systems is not known. Washington State Department of Health regulations for on site sewer systems form the Level of Service Standards for these facilities.

There are limited areas in the County served by sewer. Most of the Diamond Lake area is served by the Diamond Lake Water and Sewer District and part of Sacheen Lake is served by the Sacheen Lake Water and Sewer District. Each city and town in the County maintains its own sewage treatment facility.

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Water Systems

Washington State defines public water systems as all systems serving more than one single-family residence. State health regulations now require that new public water systems serving three or more connections to be operated by a Satellite Management Agency (SMA), where one is available. Group A systems serve 15 or more connections, or 25 or more people per day for 60 or more days per year. Group B water systems are all of the smaller systems that serve more than one single-family residence but are not large enough to be considered a Group A system.

Pend Oreille County Public Utility District #1 owns and operates the Granite Shores; Greenridge Estates, Holiday Shores, Lazy Acres, River Bend Estates, River View Shores, Sandy Shores and Sunnyside Meadows, and Sunvale Acres 4th Addition/Abbie Acres subdivision water systems. The water system at Box Canyon Dam is for that facility, while the PUD owns, operates, and maintains the Metaline Falls water system.

The Diamond Lake area is served by the Diamond Lake Water and Sewer District. Population of the area ranges from about 415 in the winter to 1,380 in the summer. Since the area is unincorporated, building and other development permits, as well as roads, and police protection, are under the jurisdiction of Pend Oreille County. While the County does not supply sewer and water service, the County can permit development within the District only with the approval of the District. The County will need to work closely with the District regarding development within the District boundaries to ensure that any County action does not create an expectation that service will be provided which is beyond the District's capacity. The District has completed the Wellhead Protection Plan, which has been approved by the State Department of Health (DOH). Both District wells are in the same Wellhead Protection Zone. An unresolved issue for the District is to determine the effect of water withdrawals on the level of Diamond Lake.

Additional details on the Diamond Lake Water and Sewer District facilities can be found in the County's Capital Facilities Plan.

Stormwater Management Facilities

New development often has the potential to cause erosion and flooding during major storm events. Such events can cause considerable damage to streams through increased siltation, and to adjacent property through flooding and deposition of mud. GMA requires that standards for stormwater runoff be established, and that such facilities be constructed concurrently with new development.

Each city and town in the County maintains its own drainage system within its corporate boundaries. WSDOT is responsible for the management of runoff from state highways and the effects of this runoff. There are no regional stormwater collection facilities. Technical basin studies and analyses are needed for the County to develop a storm water management plan.

Level of service standards vary depending on terrain, soil type, vulnerability of surface water to contamination, and other factors. The County has an established level of service standard for new development, which requires that new development be designed to accommodate a 25-year, 24-hour storm.

Electrical Utilities

Pend Oreille Public Utility District #1

Electric service is provided to Pend Oreille County by the Pend Oreille Public Utility District #1 headquartered in Newport. The PUD owns and operates the Box Canyon Hydroelectric Project, the Calispel Project, and has Federal Energy Regulatory Commission (FERC) license rights to power from the Boundary Hydroelectric Project, which is owned by the City of Seattle. Energy generated from these projects is distributed to the PUD's consumers along with energy provided from the Bonneville Power Administration and other sources. There are currently seven substations in Pend Oreille County. An eighth substation is planned in order to meet near-term energy load growth, and could be built near the intersection of Highway 2 and Highway 211 to serve the south part of the Pend Oreille County as growth occurs.

The PUD serves approximately 8,200 meters. The PUD's Box Canyon Dam can produce a maximum of approximately 80 Megawatts, and the PUD has rights for up to 48 Megawatts, at cost, from Seattle City Light's Boundary Dam. Currently, the general service load, defined as all residential, business, and industrial loads within the County borders is approximately 50 megawatts. In addition to this demand, the PUD's largest customer, the Ponderay Newsprint Company, has an electric power demand of approximately 100 megawatts. The Ponderay Newsprint Company receives its electrical power from the PUD, and the PUD must purchase power in the market to satisfy Ponderay Newsprint Company's demand.

The general electrical service provided by the PUD, is served with the lowest cost power generation available to the PUD. Future large industrial customers with a demand greater than 2 MW will not be fully entitled to the inexpensive resources available to the general service customers since the PUD has a limit of 2 megawatts peak for new industrial users, after which such users will pay higher rates. By virtue of contracts with the Ponderay Newsprint Company, those customers will also purchase additional power resources other than those owned by the PUD.

The PUD has considered the addition of a combustion turbine (CT) to its power production. The PUD is a part of the regional power grid and therefore has access to other sources of electricity, though the way in which the grid will help to provide power and the cost of that power will be governed by the terms of deregulation in the power industry. The PUD always maintains exchange agreements with other power producers. New substations were commissioned in 1998-Box Canyon, Cusick, Pine Street (Newport), and Usk-all of which are under supervisory control via the PUD's new fiber optic system.



8.0

ESSENTIAL PUBLIC FACILITIES

8.0 Essential Public Facilities

8.1 Overview

Essential public facilities (EPFs) are those facilities needed to provide public services and functions that are typically difficult to site, such as airports, education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and mental health facilities, group homes and secure community transition facilities. Essential public facilities are oftentimes difficult to site due to neighborhood opposition, unusual site requirements, or other features that complicate the siting process.

The purpose of this section is to identify the essential public facilities in the County and establish a cooperative, inter-jurisdictional process for siting essential public facilities. Essential public facilities goals and policies are designed to ensure fair, efficient siting of essential public facilities through coordinated and cooperative planning efforts, consistent with Pend Oreille Countywide Planning Policies.

8.2 Growth Management Act Requirements

The Growth Management Act (GMA) requires that the comprehensive plans of each county and city include a “process for identifying and siting essential public facilities” (RCW 36.70A.200 (1)). GMA also states “no local comprehensive plan or development regulations may preclude the siting of essential public facilities” (RCW 36.70A.200 (5)).

The Washington Administrative Code (WAC) provides further guidance and interpretation:

“The term “essential public facilities” is a specialized term which refers to facilities that are typically difficult to site. “Essential public facilities” do not necessarily include everything with the statutory definitions of “public facilities” and “public service,” and should include additional items not listed in those definitions. Consistent with countywide planning policies, local governments should create their own lists of “essential public facilities,” guided by the examples set forth in RCW 36.70A.200, but not necessarily bound by those examples. The County and the municipalities may also identify other public facilities that are required in order to provide services necessary for development. For the purposes of identifying facilities to be subject to the “essential public facilities” siting process, it is not necessary that the facilities be publicly owned. If the services involved meet a locally accepted definition of public service, the supporting facilities for the services may be included on the list, regardless of ownership.” (WAC 365-195-070(4))

8.3 Essential Public Facilities Goals

Essential Public Facility Goal #1: Establish, implement, and maintain a process to evaluate the need for and criteria to site Essential Public Facilities within the County that complies with: the Countywide Planning Policies; the Statement of Values and this Comprehensive Plan; and applicable state and federal regulations.

Essential Public Facility Goal #2: Provide necessary public facilities and services, in places and at levels proportionate to planned development intensity and environmental protection.

Essential Public Facility Goal #3: Ensure the fair and efficient siting of Essential Public Facilities in the region through cooperative and coordinated planning with other jurisdictions and the population in general within the region.

8.4 Essential Public Facilities Policies

In support of the Essential Public Facility Goals, Pend Oreille County will implement the following Essential Public Facility Policies:

Essential Public Facility Policy #1: Pend Oreille County will identify and maintain a list of the existing and planned State and local Essential Public Facilities.

Essential Public Facility Policy #2: Pend Oreille County Comprehensive Plan Policy and development regulations shall not preclude the siting of any Essential Public Facility.

Essential Public Facility Policy #3: Pend Oreille County shall provide realistic opportunities for extensive and timely public participation in the process of siting Essential Public Facilities. RCW36.70A.035

Essential Public Facility Policy #4: Pend Oreille County shall consult with the cities and towns in the County and the Kalispel Tribe on matters regarding the siting of Essential Public Facilities.

Essential Public Facility Policy #5: Pend Oreille County shall establish an Essential Public Facility Siting Review Committee, on an as-needed basis, to advise the County Commissioners on the siting of new Essential Public Facilities. Committee membership should include representatives from the general public, interest groups, and the business community.

Essential Public Facility Policy #6: Pend Oreille County shall establish and implement standards to guide the siting and development of Essential Public Facilities in the County. These standards will acknowledge state and federal requirements and will

emphasize the design, construction, and landscaping of facilities that are compatible with their surroundings.

Essential Public Facility Policy #7: Pend Oreille County shall require that an environmental review will be conducted by topic-qualified examiners for all proposed Essential Public Facilities including an assessment of economic impacts.

Essential Public Facility Policy #8: Pend Oreille County should include in the process for siting Essential Public Facilities a means for mitigating disproportionate financial and environmental burdens on affected jurisdictions and the general public.

Essential Public Facility Policy #9: Pend Oreille County should require that Essential Public Facilities be located with the least disruption of natural habitat, floodplains, wetlands, geologically hazardous areas, resource lands, other environmentally sensitive areas, and residential developments.

Essential Public Facility Policy #10: Pend Oreille County should not approve the siting of an Essential Public Facilities outside an Urban Growth Area boundary unless the facility is self-contained and does not require the construction, maintenance, or extension of urban services.

Essential Public Facility Policy #11: Pend Oreille County should require that Essential Public facilities that generate substantial traffic, noise, air pollution, or visual impacts to scenic corridors, vistas, and adjacent properties be sited near major transportation corridors.

Essential Public Facility Policy #12: Pend Oreille County should identify essential public facilities that are also adequate for emergency or disaster preparedness planning, mitigation, response, and recovery.

Essential Public Facility Policy #13: Private property shall not be taken for essential public use facilities by arbitrary or discriminatory actions, nor without just and fair compensation.



9.0

CAPTIAL FACILITIES ELEMENT

9.0 Capital Facilities Element

9.1 Overview

The Capital Facilities element provides a functional description of the County's current infrastructure needs and a projection of those needs as population grows in the County. Capital facilities include roads, bridges, sewers, parks and open spaces, facilities for drinking water, wastewater, surface water, solid waste disposal and recycling, and the government buildings that house public services. These capital facilities are needed to support the future growth expected in the County.

Projections of infrastructure needs are based on measurable level of service (LOS) standards and population projections. Policies are adopted to guide future capital spending, and to require new infrastructure to be provided concurrently with new development. Each jurisdiction planning under the Growth Management Act (GMA) shall make its capital budget decisions in conformity with its comprehensive plan.

The Capital Facilities and the Capital Finance Plan help the community and its officials to make the sound financial decisions that will ensure that county services such as law enforcement, transportation facilities, parks, and solid waste disposal will continue to adequately support county residents today and through the year 2025. Particularly important are those facilities that the county funds or those facilities that influence the type and quality to the growth and development of the County.

9.2 Growth Management Act Requirements

Under the Growth Management Act (RCW 36.70A), a capital facilities element is one of the six required elements of the comprehensive plan. Under the Growth Management Act (GMA), this element must:

- *Identify public facilities that will be required during the 6-years following adoption of the comprehensive plan;*
- *Include the location and cost of the facilities, and the sources of revenue that will be used to fund the facilities; and*
- *Be financially feasible, i.e. dependable revenue sources must equal or exceed anticipated costs. If the costs exceed the revenue, the local government must reduce its level of service or otherwise reduce costs, or else the land use element of the comprehensive plan must be modified to bring development into balance with available or affordable public facilities.*

Other requirements of the GMA include forecasts of future needs for capital facilities, and the use of objective Level of Service (LOS) standards as the basis for public facilities planning. The need for public facilities in the element must be based on

quantifiable, objective measures of capacity, such as gallons of water per person, traffic volume capacity per mile of road, and acres of park per capita. These standards are used to predict the amount of service needed as population increases. Acceptable standards are expected to vary from one community to the next, depending on its size, financial resources, and the desires of its citizens. (see RCW 36.70A.020)

Responsibility for adopting specific LOS standards rests with the Board of County Commissioners.

The GMA, at RCW 36.70A.150, also requires the identification of lands useful for public purposes. These lands needed to accommodate public facilities include utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, and schools. The GMA further requires that the County work with the state and the cities in the County *"...to identify areas of shared need for public facilities."* The jurisdictions with the County are then required to *"...prepare a prioritized list of lands necessary for the identified public uses including an estimated date by which the acquisition will be needed."* This coordination among the cities, the state, and the County provides the opportunity to identify the areas of shared need and allows the possibility of shared use and other efficiencies. More information on lands useful for public purposes is provided in section 9.2 of this element.

In addition, the GMA requires that comprehensive plans must contain some process for *"identifying and siting" essential public facilities such as airports, correctional facilities, solid waste handling facilities, mental health facilities and group homes, and other hard to site facilities.* RCW 36.70A.200 (2) states: *"No local comprehensive plan or development regulation may preclude the siting of essential public facilities."* This section does not preclude reasonable review of proposals; it merely states that local jurisdictions must not arbitrarily exclude such facilities. Section 8.0 specifically deals with Essential Public Facilities within this plan.

The Capital Facilities Plan (CFP) must be updated each year. The annual update must be completed before the county's budget is adopted in order to incorporate the capital improvements from the updated CFP in the county's annual budget. Counties shall perform their activities and make budget decisions in conformity with their comprehensive plan.

Several provisions of the GMA require that public facilities needed to support development shall be available at the time of such development. This "concurrency" requirement states that no development order or permit be issued if it would result in a reduction in the levels of service below the standards adopted in the comprehensive plan (see RCW 36.70A.020, 36.70A.070, 58.17.110). Policies must be developed to insure that sufficient public facility capacity is available for each proposed development, or that development applications are denied when public facilities are not sufficient. According to Growth Management procedural criteria in WAC 365-195-210, available public facilities means that facilities or services are in place or that a financial commitment is in place to provide the facilities or services within a specified time. In the

case of transportation, the specified time in the GMA, at 36.70A.070 (6)(e), is 6 years from the time of development.

The CFP function in the context of GMA planning is the element that shows how the comprehensive plan guides capital facilities decisions and spending. The requirements to establish measurable level of service standards, to be financially feasible, and to provide facilities concurrent with development are intended to be a reality check for the vision of community's future as laid out in its comprehensive plan.

9.3 Capital Facilities Goals

Capital Facility Goal #1: Evaluate and plan to correct existing capital facilities system deficiencies, as well as plan for future capital facilities needs and requirements.

Capital Facility Goal #2: Assure that public facilities needed to accommodate growth are adequate and are provided concurrently to the need, based on the County's adopted level of service standards.

Capital Facility Goal #3: Inform citizens of the financial requirements for needed capital improvements.

Capital Facility Goal #4: Schedule capital expenditures for all infrastructure systems in a comprehensive and financially sound manner.

9.4 Capital Facilities Policies

In support of the Capital Facility Goals, Pend Oreille County will implement the following Capital Facility Policies:

Capital Facility Policy #1: The Pend Oreille County 6-year Capital Facilities Plan (CFP) shall be updated annually, in conjunction with the county budget process. When updating the Capital Facilities Plan, consideration shall be given not only to the cost-effective design, but also to maintenance and operation costs.

Capital Facility Policy #2: Pend Oreille County shall include capital projects that are required to carry out policies of other elements of the Comprehensive Plan in the Capital Facilities Plan.

Capital Facility Policy #3: Pend Oreille County shall, as projects are added to the Capital Facilities Plan, review the timing of all other projects to ensure the availability of financing and other resources.

Capital Facility Policy #4: Pend Oreille County shall prepare a prioritized list of lands necessary for the identified public county facilities, including an estimated date by which the land acquisition will be needed.

Capital Facility Policy #5: Pend Oreille County shall adopt a concurrency management plan to evaluate specific development proposals to ensure that needed capital expenditures are made concurrent with development.

Capital Facility Policy #6: Pend Oreille County shall periodically review forecasted staffing, facility, and equipment needs and establish target dates for the repair or replacement of County facilities.

Capital Facility Policy #7: Pend Oreille County should design, landscape, and maintain capital facilities to blend in with the surrounding environment and to mitigate potential adverse impacts.

Capital Facility Policy #8: Pend Oreille County should, to the greatest extent feasible, utilize dedicated capital facility funds to leverage state, ~~federal,~~ and public/private partnership grant funds.

Capital Facility Policy #9: Pend Oreille County shall work with the State and the cities and towns within the County to identify areas of common need or the opportunities for the shared use of public facilities.

Capital Facility Policy #10: Pend Oreille County shall consider collecting impact fees or other means of assisting fire districts in financing needed capital improvements.

Capital Facility Policy #11: Pend Oreille County may designate the establishment of a Countywide GIS system as a public project to be included in the County Capital Facilities Plan and/or as a public facility necessary to serve economic development purposes in this rural County.

Capital Facility Policy #12: With input from the general public, Pend Oreille County should develop and implement a written policy regarding occasional private use of public facilities.

Capital Facility Policy #13: Pend Oreille County should integrate social, educational, and cultural components in public facilities when possible (e.g. public awareness about water pollutants that enter stormwater runoff and sewage treatment facilities).

2.4.2 Rural Land Use Policies

Rural Land Use Policy #1: Pend Oreille County shall 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 Policy #2: The Pend Oreille County Development Code shall 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 and consistent with the requirements of the Growth Management Act. Provided that:

- a. New industrial uses outside of an Urban Growth Area shall comply with the requirements for a major industrial development. Criteria for the designation of a major industrial development shall be developed in the Development Code.
- b. New industrial or mining uses shall be permitted as Conditional Uses.

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Public Involvement Policy #11

Any new heavy industry development must be approved by at least 55 percent of Pend Oreille County voters participating in an applicable referendum.