

Pend Oreille County

COMMUNITY DEVELOPMENT DEPARTMENT

P. O. Box 5066 Newport, Washington 99156-5066
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**PEND OREILLE COUNTY
COMPREHENSIVE PLAN AMENDMENT
APPLICATION OVERVIEW**

This application is for an amendment to the Pend Oreille County Comprehensive Plan.

(1) Pend Oreille County is only permitted by law to amend its Comprehensive Plan annually, unless otherwise permitted by the Pend Oreille County Development Regulations or the Washington State Growth Management Act. Applications may be submitted during the period in which the Pend Oreille County Board of County Commissioners have opened the docket process.

(2) Applicants are advised that the Board of County Commissioner's decision to adopt amendments to the Comprehensive Plan is discretionary in nature. Applicants are encouraged to consider whether the proposed amendments reflect the stated goals and purposes of the Growth Management Act and the Comprehensive Plan. Comprehensive plans cannot be inconsistent internally or with existing Pend Oreille County regulations.

(3) The Board of County Commissioners has adopted a criteria under XX.90.030. The criteria is set forth as follows:

(a) Conditions in the vicinity of the proposal have markedly changed since the subject property was designated, and under those changed conditions, a plan amendment is within the public interest.

(b) The proposal is limited in scope and can fit within the Planning Department's work program for the current year.

(c) The proposal is correcting an inconsistency within the Plan or is a clarification of the Plan.

(d) The public interest is served by dealing with the proposal at the present time rather than later.

(e) The proposal bears a substantial relation to the promotion and preservation of public health, safety and welfare.

(f) The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.

(g) Whether the proposal complies with the applicable goals and requirements of the Growth Management Act.

(4) Applicants for Future Land Use Plan map amendments and associated rezones will be required to comply with the provisions of the Development Regulations for public notice.

(5) Applications are reviewed by the Pend Oreille County Planning Commission as part of the annual docketing process for further consideration. If the Planning Commission elects to include an application as part of the docket, the application is then considered on the merits after a public hearing before the Planning Commission. The Planning Commission's decision is a recommendation to the Board of County Commissioners. The Board of County Commissioners may elect to conduct a public hearing on the proposed amendments. The decision on whether to adopt an amendment lies with the Board of County Commissioners.

(6) Pend Oreille County must notify the appropriate state agencies of its intent to adopt amendments to the Comprehensive Plan at least 60 days prior to final adoption.

APPLICATION REQUIREMENTS

A. For Map Amendments:

- (i) Complete application;
- (ii) SEPA Checklist;
- (iii) Application fee;
- (iv) A written narrative describing the proposed map amendment's compliance with XX.90.030 of the Pend Oreille County Development Regulations;
and
- (v) A map of the proposed amendment site showing all parcels and parcel numbers.

B. For Text Amendments:

- (i) Complete application;

- (ii) SEPA Checklist;
- (iii) Application fee;
- (iv) A copy of the text proposed to be changed showing deletions with a strikethrough and additions underlined; and
- (v) A written narrative describing the proposed text amendment's compliance with XX.90.030 of the Pend Oreille County Development Regulations.

**PEND OREILLE COUNTY
COMPREHENSIVE PLAN AMENDMENT
APPLICATION**

Application Type:

Map Amendment Text Amendment

Applicant Information:

Applicant Name: Pend Oreille County
Mailing Address: PO Box 5066
City: Newport State: WA Zip: 99156
Tel: 509 447-4821 E-mail: gsnow@pendoreille.org

Please provide a written landowner authorization if property owner is different than applicant.

Property Owner Information (for Map Amendments):

Applicant Name: Application applies County-Wide and no individual property owner is making an application for a redesignation and rezone
Mailing Address: _____
City: _____ State: _____ Zip: _____
Tel: _____ E-mail: _____

Property Information (for Map Amendments):

Address of property: County Wide
Parcel number of property: County Wide

Legal description (*attach additional pages if necessary*): GIS and parcel information to be prepared as part of application review

Current Property Future Land Use Map Designation: Public Lands
Proposed Future Land Use Map Designation: Consistent with Rural Lands Density Criteria Matrix

Current Zoning: PL
Proposed Zoning: Consistent with Rural Lands Density Criteria Matrix

Please state the reason for the map or text amendment:

The current zoning designation of Public Lands requires that ownership of the land be by a public entity. There is no mechanism in the current regulations to allow for rezoning upon the transfer of the property to a private entity. As a result, properties that have been sold by a public entity to a private entity are heavily restricted when it comes to the allowable uses. The application is designed to (i) delete the "Public Lands" or PL zone from the Pend Oreille County Comprehensive Plan, Development Regulations and Table of Permitted Zoning Uses, (ii) amend the Pend Oreille County Table of Permitted Uses to establish a "Public/Institutional Uses," (iv) amend the Pend Oreille County Development Regulations to add a definition of "Public/Institutional Uses" (v) amend the zoning and Future Land Use Map designation for those properties currently zoned and designated as "Public Lands" consistent with the criteria found in the Pend Oreille County Code Rural Lands Density Criteria Matrix set forth in Table 2.1 of the Pend Oreille County Comprehensive Plan.

The information in this application or attached to it has been filled to the best of my knowledge.

Signature: 

Date: 02/04/18

- 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.

Pend Oreille County, Washington
Table of Permitted Zoning Uses
Proposed April 2018

Use/Zoning Designation	Rural Lands				Natural Resource Lands		Tribal Lands
	R 5	R 10	R 20	R 40	NR 20	NR 40	KT
Accessory Dwelling Unit (Detached) (2)							
Agriculture	P	P	P	P	P	P	(1)
Commercial	P	P	P	P	P	P	(1)
Essential Public Facility	C	C	C	C	X	X	(1)
Forestry (6)	C	C	C	C	X	X	(1)
Home Business	P	P	P	P	P	P	(1)
Industrial	P	P	P	P	P	P	(1)
Industrial	C	C	C	C	X	X	(1)
Marina	C	C	C	C	C	C	
Master Planned Resort(5)	C	C	C	C	X	X	(1)
Mining	C	C	C	C	C	C	(1)
Multi-Family Housing (3)	P	P	P	P	X	X	(1)
Recreation and Tourism Facility (9)	C	C	C	C	C	C	(1)
Recreational Vehicle Park (7)	P	P	P	P	X	X	(1)
Recreational Vehicle Resort (8)	P	P	P	P	X	X	(1)
Roads	P	P	P	P	P	P	(1)
Single Family Dwelling Unit	P	P	P	P	P	P	(1)
Telecommunication Facility	C	C	C	C	X	X	(1)
Utilities	P	P	P	P	P	P	(1)
Public/Institutional Uses (4)	P	P	P	P	P	P	(1)

P : May be permitted in accordance with the provisions of the Pend Oreille County Development Regulations.

C : May be permitted through the issuance of a conditional use permit in accordance with the provisions of the Pend Oreille County Development Regulations.

X : Not permitted.

Pend Oreille County, Washington
Table of Permitted Zoning Uses
Proposed April 2018

Notes:

- (1) Please contact the Kalispel Tribe for information regarding permitted land uses on property under the jurisdiction of the Tribe.
- (2) No more than one single family dwelling unit and one accessory dwelling unit may occupy a single lot provided that detached accessory dwelling units shall be limited to use by family members, visitors and guests, caregivers, and farmworkers or other seasonal
- (3) May not exceed the density of the zoning district.
- (4) The use of lands owned by a Public/Institutional entity will be consistent with that entity. i.e. If owned by a Fire District, construction of a new emergency response facility is allowed outright.
- (5) Must also comply with the provisions of Pend Oreille County Development Regulations Chapter xx.60 Master Planned Resorts.
- (6) Must also comply with the provisions of Pend Oreille County Development Regulations Chapter xx.40, Forest Practices.
- (7) Must also comply with the provisions of Pend Oreille County Development Regulations Chapter xx.48A, Recreational Vehicle Park
- (8) Must also comply with the provisions of Pend Oreille County Development Regulations Chapter xx.48B, Recreational Vehicle Resort Regulations.
- (9) Must also comply with the provisions of Pend Oreille County Development Regulations Chapter xx.44, Recreation and Tourism

Definition under XX.10.020(B) entitled "Public/Institutional Uses." -"Uses that include, but are not limited to, public agency buildings, transportation facilities, fire stations, police stations, libraries, parks, government maintenance facilities, stormwater treatment facilities, or other uses otherwise operated by a governmental entity not otherwise provided for in this code."

Supplemental Application Information

xx.90.030

- A. *Conditions in the vicinity of the proposal have markedly changed since the subject property was designated, and under those changed conditions, a plan amendment is within the public interest.*

Over the years a number of the parcels assigned the "Public Land" or "PL" zoning designation have changed ownership through the sale from a public entity to a private entity and there is no mechanism provided in the Pend Oreille County Development Regulations to assign an amended zone and comprehensive plan designation that would coincide with the transfer to private ownership.

As part of its regular update to the Comprehensive Plan, Pend Oreille County intends to amend its Future Land Use Map, Zoning Map and Development Regulations to remove the "Public Land" Future Land Use Map designation and corresponding zone. It will also revise the Development Regulations to strike references to the zone corresponding in the Development Regulations. It will then assign new zones and designations to parcels within Pend Oreille County using the criteria set forth in Table 2.1. The Development Regulations will be revised to include a definition of "Public/Institutional Uses" that will continue to provide for public and institutional uses in all zones and the Table of Permitted Zoning Uses will provide for those uses in the applicable relevant zones.

Further, according to the *Table of Permitted Zoning Uses*, adopted December 22, 2015, Agriculture, Forestry, Roads, and Utilities are the only uses permitted outright. Conditional Uses are Commercial, Essential Public Facility, Marina, Master Planned Resort, Mining, Recreational and Tourism Facility, and Telecommunication Facility. The uses listed as "Not Permitted" includes Accessory Dwelling Unit, Home Business, Industrial, Multi-Family Housing, Recreational Vehicle Park, Recreational Vehicle Resort, and Single-Family Dwelling Unit. Updating the Table of Permitted Zoning Uses aligns the zoning matrix to make it consistent with the goals and policies of the Growth Management Act and Comprehensive Plan.

- B. *The proposal is limited in scope and can fit within the Planning Department's work program for the current year.*

This proposal can be included within the annual review and update to the current Comprehensive Plan and Development Regulations.

- C. *The proposal is correcting an inconsistency within the Plan or is a clarification of the Plan.*

The Public Lands zoning designation is inconsistent with the rest of Table 2.1, Rural Lands Density Criteria Matrix in that the other zoning designation are based on the level of service serving those

parcels. The proposal allows for broader uses in many zones while continuing to protect existing natural resource lands.

D. The public interest is served by dealing with the proposal at the present time rather than later.

The public interest is served by dealing with this proposal at the present time. Pend Oreille County is experiencing continued growth and the Public Land zone and Future Land Use Map do not provide sufficient flexibility for uses.

E. The proposal bears a substantial relation to the promotion and preservation of public health, safety and welfare.

The approval of this request would allow uses of the land that would generate revenue through taxable value that it is not able to generate now. Property zoned and designated as Public Land designations are not being put to their highest and best use and therefore do not generate tax revenue for Pend Oreille County. The ability to put properties zoned as Public Land to potential use allows the ability to change that and add more much needed revenue to the taxing districts. The addition of a use defined as "Public/Institutional" will allow for public services and facilities to be sited in a wide variety of zones across Pend Oreille County.

F. The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.

This proposal does show potential long-term benefits in that it will allow more opportunities for single family housing, multi-family housing and other uses. Existing properties that could be classified as a natural resource lands will be classified with similar protections.

G. Whether the proposal complies with the applicable goals and requirements of the Washington State Growth Management Act.

The result of this proposal would take the affected parcels and apply zoning classifications that are already defined and consistent with the existing Table 2.1, Rural Lands Density Criteria Matrix, as found in the Pend Oreille County Comprehensive Plan, it would thereby comply with the goals and requirements of the Washington State Growth Management Act. The proposal will comply with the Growth Management Act by maintaining urban growth in urban growth areas and protecting natural resource lands.

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:

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:

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

1. Name of proposed project, if applicable:

2018 Pend Oreille County Development Regulations, Zoning Map, Future Land Use Map and Comprehensive Plan Amendments

2. Name of applicant:

Pend Oreille County, WA.

3. Address and phone number of applicant and contact person:

*Greg Snow, Director
Pend Oreille County Community Development Department
P.O. Box 5066
Newport, WA 99156
509-447-4821*

4. Date checklist prepared:

August 28, 2018

5. Agency requesting checklist:

Pend Oreille County

6. Proposed timing or schedule (including phasing, if applicable):

These amendments will be processed as provided for under the Pend Oreille County Development Regulations.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

The Pend Oreille County Comprehensive Plan may be subject to amendments once per year and shall be updated every seven (7) years in accordance with the provisions of the Washington State Growth Management Act. No other plans at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None.

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.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposed amendments to the Pend Oreille County Comprehensive Plan and Zoning Regulations are subject to review and approval by the Pend Oreille County Board of Commissioners.

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.)

- *Sect. 9.5.2 Revised six (6) year Capital Projects and Public Facilities table 9.7*
- *Sect.9.5.2 Revise six (6) year Transportation Improvement Plan Table 9.1*
- *Development Regulations, Zoning and Future Land Use Map- Amendments: Pend Oreille County is proposing to amend the future land use map and zoning map to reflect the removal of the current Public Land zone and redesignate and zone the affected parcels consistent with the Pend Oreille County Comprehensive Plan. Pend Oreille County will also add a new definition of "Public/Institutional Uses" and amend the Table of Permitted Zoning Uses to allow these uses across a variety of zones.*

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.

- *The Pend Oreille County Comprehensive Plan and Development Regulations applies to all lands under the County's jurisdiction. The land use designations set forth in the Comprehensive Plan will be applied to lands throughout Pend Oreille County as set forth in Rural Land Use Policy #1.*

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Pend Oreille County is typical of the rural areas of the Northern Rocky Mountains and Columbia Forest Province. Mountains cloaked in a coniferous forest surround the Pend Oreille River valley. Hay meadows and pastures fill the level land in between the towns.

b. What is the steepest slope on the site (approximate percent slope)?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

3. Water

- a. Surface Water:

- 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.

The primary water body in Pend Oreille County is the Pend Oreille River and there are two designated Watersheds in the County, WRIA 55 and 62. There are also several lakes and streams throughout the County. Environmental elements for specific projects on specific properties will be identified at the time of submission of a land use application.

- 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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

One of the Goals of the updated Comprehensive Plan is to "protect groundwater recharge areas and prevent the contamination of vulnerable groundwater resources to ensure water quality and quantity for public and private uses and critical area function" There are also several policies that address the prevention of runoff and erosion from new and existing development. This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

4. Plants

a. Check the types of vegetation found on the site:

- 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?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

c. List threatened and endangered species known to be on or near the site.

Grizzly Bear, Caribou, Bull Trout, American White Pelican, Fisher, Gray Wolf, Lynx, and Northern Leopard Frog have all been documented in Pend Oreille County. This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

e. List all noxious weeds and invasive species known to be on or near the site.

Pend Oreille County has many noxious weeds and invasive species. This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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:

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

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

b. List any threatened and endangered species known to be on or near the site.

Environmental elements for specific projects on specific properties will be identified at the time of submission of a land use application.

c. Is the site part of a migration route? If so, explain.

Yes, the County is part of the Waterfowl Fly-Way. This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

d. Proposed measures to preserve or enhance wildlife, if any:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Critical Area Policy #7 states that "Pend Oreille County should establish standards so that the use, storage, and disposal of hazardous materials and generation of hazardous wastes do not adversely affect water quality." Also, Critical Area Policy #10 explains that "Pend Oreille County should require developments that are expected to use hazardous materials or generate hazardous wastes to demonstrate that all necessary state and federal approvals have been obtained, or are being actively sought; and comply with the Emergency Planning and Community Right-to-Know Act (42 USC 1101-11050), which provides emergency services personnel with essential information about the kind and quantities of materials they may encounter on the site. This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 3) 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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 4) Describe special emergency services that might be required.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

3) Proposed measures to reduce or control noise impacts, if any:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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.

The future land use map and the zoning map in the Land Use Element of the Comprehensive Plan indicates the general types of land uses throughout the County. In general terms, approximately 65% of the land in the County is publicly owned, another 28% is designated timber and agricultural lands, 2% is urban lands in cities and their designated UGAs, and approximately 5% of the property in the County is privately owned rural lands. The redesignation and rezone portion of the application would affect these ratios.

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?

Approximately 3% of the land in the County is designated as agricultural open space. This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

c. Describe any structures on the site.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

d. Will any structures be demolished? If so, what?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

e. What is the current zoning classification of the site?

The parcels are currently zoned Public Lands(PL).

- f. What is the current comprehensive plan designation of the site?

The current Comprehensive Plan designation is Public Lands.

- g. If applicable, what is the current shoreline master program designation of the site?

Pend Oreille County's Shoreline Master Program designates applicable shorelines throughout the County.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Pend Oreille County has classified applicable areas as "critical areas" in accordance with the provisions of the Washington State Growth Management Act. Land Use Goal #8 of the Pend Oreille County Comprehensive Plan is to "Protect environmentally sensitive areas to reduce cumulative adverse environmental impacts to water availability, water quality, wetlands, aquatic and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas." Critical Area Policies #2, 3, and 4 also address the classification of environmentally sensitive areas. This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- i. Approximately how many people would reside or work in the completed project?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- j. Approximately how many people would the completed project displace?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Natural Resource Policy #2 states that "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." Critical Area Policy #1 states that "–Pend Oreille County shall maintain regulations to protect environmentally sensitive areas utilizing Best Available Science." This

application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- c. Proposed measures to reduce or control housing impacts, if any:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- b. What views in the immediate vicinity would be altered or obstructed?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- c. What existing off-site sources of light or glare may affect your proposal?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- d. Proposed measures to reduce or control light and glare impacts, if any:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The Pend Oreille County Comprehensive Parks and Recreation Plan adopted January 2014, which is adopted by reference in the Pend Oreille County Comprehensive Plan, provides detailed inventory and planning information on the County park system. This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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.

The Pend Oreille County transportation system relies heavily on State Routes (SR) 31, 20, 2, and 211, which link the communities and towns together and to outside areas. SR 31 begins at the Canadian border and terminates at Tiger Junction, where it joins SR 20. SR 20 traverses from west to east, turns south at Tiger Junction, and follows the Pend Oreille River to Newport. SR 2 traverses from Spokane to Newport, then it turns east into the state of Idaho. SR 211 connects with State Route 2 from the south, and then traverses north where it connects with SR 20 near the community of Usk. The Ione Municipal Airport is an important piece of our Transportation System. This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 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?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 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).

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 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?

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- h. Proposed measures to reduce or control transportation impacts, if any:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

- 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.

This application is for a non-project action. Environmental elements for specific projects on specific properties will be identified at the time of land use application.

C. Signature

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: 

Name of signee GREG SNOW

Position and Agency/Organization COMMUNITY DEVELOPMENT DIRECTOR

Date Submitted: 09/04/18 PEND OREILLE COUNTY

D. Supplemental Sheet for Nonproject Actions

(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 Comprehensive Plan contains goals and policies to guide future growth and development throughout the County as well as to guide the updating of the County's development regulations. For instance, Critical Area Policy #7 states that "Pend Oreille County should establish standards so that the use, storage, and disposal of hazardous materials and generation of hazardous wastes do not adversely affect water quality." Also, Critical Area Policy #10 explains that "Pend Oreille County should require developments that are expected to use hazardous materials or generate hazardous wastes to demonstrate that all necessary state and federal approvals have been obtained, or are being actively sought; and comply with the Emergency Planning and Community Right-to-Know Act (42 USC 1101-11050), which provides emergency services personnel with essential information about the kind and quantities of materials they may encounter on the site. Rural Land Use Policies #3 and #8 address noise and air impacts by directing the County to adopt performance standards that would reduce these impacts on neighboring uses. Land Use Goal #9 aims to "protect groundwater recharge areas and prevent the contamination of vulnerable groundwater resources to ensure water quality and quantity for public and private uses and critical area function." General Land Use Policy #7 addresses the prevention of runoff and erosion from new and existing development.

Proposed measures to avoid or reduce such increases are:

Project specific plans are to be developed for each project.

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

The Comprehensive Plan contains numerous goals and policies to protect plants, animals, fish, and marine life. For instance, Critical Area Policy #11 states that "The Pend Oreille County Development Code should require that development in or adjoining designated priority habitat area prepare and implement a habitat plan."

Specifically in riparian areas, Critical Area Policy # 22 states that "New development should leave a shoreline corridor in which existing or restored riparian vegetation, or other acceptable means of filtration, provide an effective filter for surface runoff and wildlife habitat, while allowing continued use of the shoreline for water-dependent uses."

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Project specific plans and mitigation are to be developed for each project when a specific application is submitted and the potential impacts to the elements of the environment are identified.

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

Utilities will be required for all proposed uses. Certain roads will require aggregate materials for operation..

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

Project specific plans and mitigation are to be developed for each project when a specific application is submitted and the potential impacts to the elements of the environment are identified.

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?

The Comprehensive Plan includes several goals and twenty eight policies to protect environmentally sensitive areas, nine policies to protect designated Natural Resource Lands, and several policies to protect parks. For instance, Land Use Goal #8 of the Pend Oreille County Comprehensive Plan is to "Protect environmentally sensitive areas to reduce cumulative adverse environmental impacts to water availability, water quality, wetlands, aquatic and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas." Natural Resource Policy #3 states. " 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." Parks and Recreation Goal #3 states "Support the establishment of a County-wide river and lake park system." To rezone and redesignate parcels under the future land use map and zoning map, the County will utilize Table 2.1 of the Comprehensive Plan to ensure that the requirements are being satisfied.

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

Project specific plans and mitigation are to be developed for each project when a specific application is submitted and the potential impacts to the elements of the environment are identified.

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?

The Comprehensive Plan contains numerous policies to protect shorelines including Critical Area policy # 11 that states "Then Pend Oreille County Development Code should require that

developments in or adjoining designated priority habitat area prepare and implement a habitat plan." Critical area Policy #12 states "The Pend Oreille County Development Code should require that bank stabilization be accomplished in accordance with federal and state requirements." Other policies call for maintaining effective buffers between all development and wetlands, lakes, and streams, that future development include elements of undisturbed or restored shoreline, and that the type and density of development permitted along the County's lakes and streams be compatible with high water quality.

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

Project specific plans and mitigation are to be developed for each project when a specific application is submitted and the potential impacts to the elements of the environment are identified.

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

The Plan contains numerous policies to guide future improvements to existing roads or the construction of new roads or the extension of utilities should that be necessary in the future. In addition, Transportation Policy #9 states: "Pend Oreille County should promote alternative transportation modes, such as bus, rail, car pooling, and bicycles."

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

Project specific plans and mitigation are to be developed for each project when a specific application is submitted and the potential impacts to the elements of the environment are identified.

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

The Pend Oreille County Comprehensive Plan was developed in accordance with the provisions of the Washington State Growth Management Act. Regulations developed subsequent to the adoption of the Comprehensive Plan will implement and be consistent with the plan. Natural Resource Policy #2 states that "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." Critical Area Policy #1 states "Pend Oreille County shall maintain regulations to protect environmentally sensitive areas utilizing "best available science." It is not anticipated that the proposal will conflict with local, state, or federal laws or requirements for the protection of the environment.