

## 8 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, 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, such as the size of the facility, location, adverse impact such as noise, odor, pollution, traffic impact, aesthetics and health and safety concerns or other features that complicate the siting process.

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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 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:** Identify and maintain a list of the existing and planned State and local Essential Public Facilities.

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**Essential Public Facility Policy #2:** Policy and development regulations should not preclude the siting of Essential Public Facilities.

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**Essential Public Facility Policy #3:** Relevant jurisdictions should provide ample public participation in the process of siting Essential Public Facilities.

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

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**Essential Public Facility Policy #5:** 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.

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**Essential Public Facility Policy #6:** Establish standards to guide the siting and development of Essential Public Facilities in the County. These standards should acknowledge state and federal requirements and emphasize the design, construction, and landscaping of facilities that are compatible with their surroundings.

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**Essential Public Facility Policy #7:** Perform environmental review consistent with SEPA requirements.

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**Essential Public Facility Policy #8:** Include means for mitigating disproportionate financial burdens on affected jurisdictions while locating such facilities.

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**Essential Public Facility Policy #9:** Locate Essential Public Facilities with the least disruption of natural habitat, floodplains, wetlands, geologically hazardous areas, resource lands, and other environmentally sensitive areas.

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**Essential Public Facility Policy #10:** Pend Oreille County should not approve the siting of 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.

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**Essential Public Facility Policy #11:** Essential Public Facilities that generate substantial traffic should be sited near major transportation corridors.

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### 8.4.1 Process to Evaluate the Siting of Essential Public Facilities (Delete)

The County has outlined a general process to evaluate the siting of essential public facilities. This process includes site selection criteria, policies for the creation of an essential public facility siting committee, and the general application phase.

#### Process Overview

1. Permit application. (Note: Application form will be developed along with the revision of the Pend Oreille County Development Code.)
2. Determination of eligibility. (Note: Eligibility requirements consistent with this process will be developed with the revision of the County Development Code.)
3. Appoint an essential public facilities (EPF) siting committee to evaluate proposed facility and sites. (See Essential Public Facility Siting Review Committee below.)
4. EPF siting review committee to establish a timeline for each project review, by agreement between the applicant and the siting committee.
5. Site search consultation with adjacent and affected jurisdictions, agencies, and utilities.
6. Identify and analyze each potential site:
  - a. Local land use review; and
  - b. Application of specific review criteria for the proposed project. (See Criteria.)
7. Consultation and coordination of review of siting issues among the various affected jurisdictions, agencies, and utilities for review and comment, and in preparing recommendations.
8. Coordinate the results of the analysis with the agency that is proposing the essential public facility
9. Rank each site based on the analysis, criteria, and public comments.

#### Essential Public Facility Siting Review Committee

The following policies must be provided for the committee:

1. How the committee is chosen, such as: number of members; selection criteria; whether a standing committee;
2. Duties of the committee, such as to: Establish a timeline for each project review; evaluate each proposed essential public facility and site(s) using the adopted review criteria consistent with the Pend Oreille County Comprehensive Plan; and
3. Rules of conduct for the committee meetings.

#### General Application Phase

1. Classify the proposed essential public facility under one of the following:

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The following have been designated by Pend Oreille County as Essential Public Facilities:¶  
Airports:¶  
<#>Robert C. Davis Airport (Ione); and¶  
<#>USFS Landing Strip (Sullivan Lake).¶  
State education facilities:¶  
<#>Newport Community College; and¶  
<#>North Pend Oreille County Center (Ione).¶  
Local education facilities:¶  
<#>Selkirk School District; . ¶  
<#>Cusick School District; and¶  
<#>Newport School District.¶  
State or regional transportation facilities:¶  
<#>WSDOT shop and sanding facilities in Newport and Ione;¶  
<#>Sanding facilities: Metaline Falls, Highway 20 north of the Outpost, near the junction of Highways 20 and 211, and Highway 2 north of Spokane county line;¶  
<#>POVA railroad; and¶  
<#>County Road Maintenance Shops: Deer Valley Road Shop, Usk Shop and Ione Shop.¶  
State and local correctional facilities:¶  
<#>County jail (Newport).¶  
Solid Waste Facilities:¶  
<#>Solid waste handling facilities;¶  
<#>North County Transfer Station (Ione);¶  
<#>Central County Transfer Station (Usk); and¶  
<#>South County Transfer Station (Deer Valley).¶  
Wastewater collection and treatment facilities:¶  
<#>Cusick;¶  
<#>Ione;¶  
<#>Metaline;¶  
<#>Metaline Falls;¶  
<#>Newport; and¶  
<#>Diamond Lake.¶  
Inpatient facilities, including substance abuse facilities, mental health facilities, and group homes:¶  
<#>Newport Community Hospital;¶  
<#>Newport Community Hospital Long-term Care;¶  
<#>River Mountain Village Assisted Living (Newport);¶  
<#>Counseling Services Building (Newport);¶  
<#>Quail Manor (Newport); and¶  
<#>Family Crisis Center (Newport).¶  
Outpatient facilities:¶  
<#>Ione Clinic;¶  
<#>Family Medicine Newport; and ¶  
<#>Family Health Center Newport.¶  
Electrical production and transmission facilities:¶  
<#>Public Utility District;¶  
<#>Box Canyon Dam;¶  
<#>Substations;¶  
<#>Transmission lines; ¶  
<#>Seattle City Light;¶  
<#>Boundary Dam;¶  
<#>Transmission lines;¶  
<#>Bonneville Power Administration;¶  
<#>Substations; and¶  
<#>Transmission lines.¶  
Privately-owned public service facilities:¶  
<#>Sand and gravel mines.¶  
Public Service facilities:¶  
<#>Washington Department of Social and Health Services (DSHS) offices;¶  
<#>Northeast Washington Rural Resources Development Association offices; and¶  
<#>North East Tri-County Health.¶

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- a. A multi-county facility;
  - b. A local or inter-local facility serving or potentially affecting residents or property in more than one jurisdiction within the county; and
  - c. A facility affecting only the jurisdiction in which it is located.
2. The project applicant shall provide early and adequate notice and opportunity for effective review to the public and to all affected jurisdictions according to county requirements in all phases of the process of the siting of EPFs.
  3. When identifying EPFs with siting difficulties, the characteristics of the facility that make it difficult to site shall be indicated.
  4. The project applicant shall provide an analysis of each alternative site considered for the proposed facility, including the following:
    - a. A description of the process used to identify and evaluate the alternative sites;
    - b. An explanation of the need for the proposed facility in the proposed location;
    - c. An evaluation of the various sites' capability to meet basic siting criteria for the proposed facility, such as size, physical characteristics, access, and availability of necessary utilities and support services;
    - d. The sites' relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger;
    - e. The project applicant shall identify the primary location, and alternate locations if applicable, of the project and the approximate area within which the proposed project could have potential adverse impacts, such as increased vehicular traffic, public safety risks, noise, glare, emissions, or other environmental impacts;
    - f. The applicant shall identify potential positive and negative impacts associated with locating the proposed facility at the alternative sites which meet the applicant's basic siting criteria: environmental, traffic, social, economic, community character, compatibility with neighboring land uses, public safety, noise, odor, and fiscal impacts, such as costs of infrastructure to serve the facility and loss of tax revenue due to public ownership of land; and
    - g. The applicant shall identify proposed mitigation measures to alleviate, mitigate, or minimize significant potential adverse impacts, such as environmental, traffic, social, economic, community character, compatibility with neighboring land uses, public safety, noise, odor, and fiscal impacts, such as costs of infrastructure to serve the facility and loss of tax revenue due to public ownership of land.
  5. The proposed project shall comply with the following:
    - a. All applicable provisions of the comprehensive plan, development code, and other county regulations;
    - b. Any EPF shall be required to meet existing State and Federal land use and other related regulations; and

c. All State Environmental Policy Act (SEPA) provisions and environmental issues shall be addressed as part of any project review and approval within Pend Oreille County.

6. Note: The nature of the facilities' operational requirements and the siting requirements of state and federal agencies may limit the siting options of some essential public facilities. These requirements shall be taken into account prior to and during the public review process.

#### Criteria for Site Evaluation for the EPF Siting Review Committee

The Committee shall consider the effects of each potential site on:

1. Critical Areas and other natural features;
2. Forest, Agricultural, and Natural Resource Lands;
3. Designated open space corridors;
4. Sites of historic, archaeological, and cultural significance; and
5. Areas outside of the County.

The Committee shall consider the following:

1. Comprehensive Plan designations of adjacent and surrounding areas;
2. Compatibility with existing neighboring land use and development in adjacent and surrounding areas;
3. Effect on the likelihood of associated development induced or precluded by the siting of the EPF;
4. Long-term as well as the short-term costs of alternative siting criteria;
5. Secondary and indirect impacts;
6. Cumulative impacts of EPFs together with other regional development; and
7. Opportunities to minimize and/or mitigate adverse environmental impacts.