

Pend Oreille County 2020 Comprehensive Plan Update – Comment Response Matrix (November 5, 2019 Version) *(in addition to comments provided at Planning Commission meetings)*

Comment No.	Commenter	Section No.	Comment	Response
1	Phyllis Kardos	General	*Public Involvement - how are you viewing Public Involvement/Participation? The truth is we view it as being actively involved in writing the updates. In other words, we want a seat at the table - a voice. The original document was written by a team of 30+ community citizens. It would appear the updated version is being written by your consulting firm, with input from Greg Snow.	SO AS MENTIONED IN THE PUBLIC INVOLVEMENT PLAN YOU REFERENCE BELOW, WE ARE PROVIDING SEVERAL OPPORTUNITIES FOR PUBLIC INPUT – THE VISIONING MEETINGS, AT THE COUNTY PLANNING COMMISSION MEETINGS, AND AT FUTURE PUBLIC MEETINGS, ALONG WITH OUR INTERESTED PARTIES EMAIL COMMUNICATIONS AND RESPONDING TO PUBLIC INPUT. WE VALUE PUBLIC INPUT.
2		General	Are there any citizens or citizen groups, outside of the Visioning meetings, providing input and comment as the updates move forward?	SEE RESPONSE ABOVE – YES THE PRIMARY MEETINGS FOR PROVIDING INPUT FOR THE NEXT SEVERAL MONTHS ARE AT THE PLANNING COMMISSION MEETINGS. WE WILL HAVE ANOTHER ROUND OF PUBLIC MEETINGS EARLY IN 2020 ONCE THE DRAFT PLAN HAS BEEN UPDATED, PRIOR TO THE PLANNING COMMISSION HEARING AND TAKING ACTION ON MAKING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS
3		General	How can our 2020 Comp Plan group become more involved?	ATTEND THE PLANNING COMMISSION MEETINGS, PROVIDE WRITTEN COMMENT, AND SHARE YOUR PERSPECTIVES
4		General	*Visioning Comments - It does not appear that the raw data comments from the Visioning workshops are available on-line or elsewhere as was stipulated in the Public Participation Plan of May 2019.	They were emailed out shortly after this comment was provided, and are available on the County's website also.
5		General	The County Commissioners were told on Monday that the Public Comments focused on Economic Development, Housing and ? There was no mention of maintaining our rural character and protecting our environment, which from our vantage points were the key focuses.	The notes capture the full range of input received at visioning meetings
6		General	It seems that the raw data needs to be disseminated to the public soon. When will this data be made available to the public? Where will it be made available?	It was sent out shortly after the meeting
7		General	*Maps - there are several maps that were going to be placed on the County's website soon after the Visioning workshops. They are still not available to the public. When will these maps be made available? Where will they be made available?	Maps are available on the County's website

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8		General	<p>*Scope of Work - it appears there is considerable updates to the original Comp Plan.</p> <p>The original Comp Plan is a good document, and we understand the need to update certain parts of it, but why is it being so intensely updated?</p>	PARTS OF IT ARE OUTDATED AND THAT IS WHAT WE ARE FOCUSING OUR UPDATE ON. WE WILL REVIEW AND UPDATE/BRING BACK INFORMATION THAT WAS UNNECESSARILY DELETED
9		General	<p>What is the goal of the County in this intense update?</p> <p>Please note that these comments and questions are not negative reflections of White Bluffs Consulting, but they are comments and questions from concerned area citizens who have a vested interest in the community. You and Ben extended yourselves out to be contact with any questions and comments. We are taking you up on it with this email. We also want to be prepared for the next Planning Commission meeting. Thank you and would appreciate a timely reply,</p>	<p>TO MAKE THE PLAN CURRENT WITH THE LATEST PUBLIC INPUT AND STATE REQUIREMENTS, and to have this work completed by June 2020</p> <p>AS MENTIONED ABOVE, WE VALUE YOUR INPUT</p>
10	John Endres	General	<p>From the 3 introductory visioning sessions, Public Comments (sticky notes):</p> <p>Comment/Question #1 We were told that all of our comments (sticky notes) would be available; but we only received a summary of the comments, and not all comment topics are included in the summary. Can you please send out all of the comments from the sticky notes of the 3 visioning sessions?</p> <p>From the Public Participation Plan, May 2019</p> <p>2. Public Participation Goals and Objectives "The goal of the PPP is to make all citizens of Pend Oreille County aware of the progress of the planning process and to offer them opportunities to comment or make suggestions." "The following activities will ensure public input is incorporated into the decision-making process:" 3 of the 5 Bullet-point Objectives: "Ensuring available comprehensive planning information is current and accessible to the public" "Clearly identifying procedures and strategies for public comment and participation, and providing adequate time for review of comprehensive planning materials and amendments prior to decision-making" "Encouraging and maintaining open lines of communication between the County, the public, and stakeholders through meetings, open houses, and workshops"</p> <p>Comment/Question #2: Please provide details as to how citizens can comment and make suggestions. What is the preferred way to comment and make suggestions? email (WhiteBluffs), meetings, etc?</p> <p>Comment/Question #3: Is there a time limit for comments/suggestions? Can we comment on material covered from earlier meetings?</p> <p>Comment/Question #4: How do we deal with comments/suggestions that are not acknowledged or addressed?</p>	<p>1. We tried to capture all comments at the visioning meetings and included them in a comprehensive summary, but please let us know if we missed something. If there was replication in answers they were sometimes combined with other answers.</p> <p>2. You can email us and the County with your comments as you did or make them at the meetings</p> <p>3. Yes, you can make comments any time and they will be accepted up until the Plan gets adopted.</p>

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			<p>3. Public Meetings, Workshops, and Open Houses Develop and maintain an interested parties list (bullet #7): Identify interest groups such as Ag users, VSP works group, Washington State Farm Bureau, Kalispel Tribe, Cooperative Extension, Rotary and Lions Clubs, Environmental groups, Lands Council, Pend Oreille Patriots, FANS group, Selkirk Alliance and Futurewise and share information with these groups and others who request to be on the list.”</p> <p>Comment/Question #5: Two important citizen groups are not included in the “interested parties list” above: Responsible Growth NE Washington (RG*NEW) and Citizens Against the Newport Silicon Smelter (CANSS). RG*NEW and CANSS are opposed to the smelter, but the pro-smelter citizen group “FANS” is included in the list. Why is FANS included, but RG*NEW and CANSS not included? Please explain. Please correct this omission by including RG*NEW and CANSS and re-send the corrected document to all parties.</p> <p>4.6 Planning Document Dissemination Documents such as reports, plans, or environmental reviews that contain or describe proposed plans, policies, maps, or regulations will be made available for public review. Such documents will be made available well in advance of opportunities for public discussion or testimony. Such documents will be made available typically at least 5 days prior to any public meeting or hearing scheduled for their discussion or a decision.</p> <p>Comment/Question #6: Documents have not always been sent well in advance (5 days prior to public meetings). Can documents be sent out a week in advance? Will hard copies be placed in libraries?</p> <p>Comment/Question #7: Map-type documents received with October 8 meeting materials. Too small, and may have some inaccuracies. Not everyone may have the capability to “zoom in” on the maps—please provide tips and/or directions.</p> <p>Overall Comment: There are numerous changes being made and it is difficult for citizens to find the time to read through and comment on all of the changes. Please try to provide more time for citizens to view documents and to comment.</p>	<p>4. Please let us know if there was a comment that was not addressed. We are trying to address them all</p> <p>5. Yes, it looks like we did not include RGNNew and CANSS on the interested parties list in the public participation plan and we will change that</p> <p>6. We sent out documents one week in advance of the last PC mtg and we do our best to get the info. out as far in advance as possible depending on when the documents are ready. Regarding the Plan being available at the library. It is digitally but a hard copy is available at the County in the Planning Dept.</p> <p>7. The maps presented at the last PC mtg. can be opened in adobe PDF and zoomed in on. They are working drafts and several updates will be made on them over time. Your suggestions are noted.</p> <p>We will try to make the documents available as soon as they are ready for sharing. In addition to providing the specific updated elements, a complete draft will also be available for a public review process in Spring 2020.</p>

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11	Bob Eugene	General	Make the Public Participation Plan readily available for review.	It is available on the County website
12	Mike Hanson	General	An amendment to remove, from the County Comp Plan, rural minimum lot size requirements placed on parcels within existing municipal service district boundaries is proposed as follows: Parcels located within LID municipalities i.e. water and sewer districts, formed to service defined geographic areas, shall be allowed to subdivide into parcels of a land area (square footage) not less than 75% of the average land area (square footage) of the existing legal subdivided lots of the same current municipality.	Comment will be shared and discussed with the PC and the County
13	Tracy Morgan, RG New	5	Important article about Wild Urban land Interface (WUI) and development...  <a href="https://www.msn.com/en-us/money/realestate/analysis-california-is-becoming-unlivable/ar-AAJBbJF?ocid=spartandhp">https://www.msn.com/en-us/money/realestate/analysis-california-is-becoming-unlivable/ar-AAJBbJF?ocid=spartandhp</a>  "If building in the WUI is so dangerous, why do it? In part because building new housing is so very difficult in many urban regions in California, due to opposition from existing homeowners and strict building codes. The number of people living on the streets in San Francisco and Los Angeles is related to the extreme cost of rent in those cities is related to the statewide housing shortage is related to the pressure to sprawl into the periphery.  So housing sprawls into the periphery. And each time major fires happen—in the WUI, as well as in unpopulated regions and urban areas—the state’s housing crisis gets a little worse. Rental prices surge. Families struggle with displacement and homelessness. Vacancy rates fall to near zero. The cost of homebuilding goes up. And resources for families without stable housing get stretched even thinner."  I would hope we could avoid this pattern for the county - not sure how but let's try!	Comment noted and there will be some provisions added related to FireWise principles
14	Phyllis Kardos	Preamble and 1	The Statement of Values are the foundation of the Comp Plan and they should reflect the views of the citizens who live here; we feel these updates do not accurately reflect us at all. Who wrote it and why was it changed? Can we revert back to the original statement of values?	Statement of values and other contextual information added back in.

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15		1	Were the Visioning Sticky notes taken into consideration with the updated version?	The Visioning notes will be considered in the updates to specific plan elements
16	Bob Eugene	Section 2.1 Table 2.1	<p><i>Delete the word "Tax" before the word status in the "Factors" column of Table 2.1 and delete the "Public Lands" column.</i></p> <p>Reason/Impact: Removing this single word, would allow current "PL" designated land to include "NR 20" and "NR 40" rezone designations rather than just "R 5", "R 10", "R 20" and "R 40" on publically owned land. It would also properly conform to the adopted definition: "Resource Lands" or "Natural Resource Lands" (which) means designated agricultural, mineral and forest land of long-term commercial significance. Ownership is not a land use and this recommendation segregates ownership from land use. Only privately owned property have tax status designation (classification). The exemption for taxing public lands is not locally recognized as a tax status designation.</p>	We will consider these comments as part of the comprehensive update being made to the Land Use designations map for the County.
17		Section 2	<p>Regarding major and minor collectors: You should coordinate these with the Pend Oreille County Intersection Report (<a href="https://pendoreilleco.org/wp-content/uploads/2019/04/Intersection-Report-Spring-2019.pdf">https://pendoreilleco.org/wp-content/uploads/2019/04/Intersection-Report-Spring-2019.pdf</a>). This report is updated two times each year.</p> <p>As an example, Flowery Trail Rd does not intersect with HWY 20. Flowery Trail Road begins at Westside Calispel Rd at milepost 12.585. To get to Flowery Trail Rd, one needs to start by turning on to McKenzie Rd at Hwy 20 milepost 421.070; continue on McKenzie Rd (milepost 0.000) to Westside Calispel Rd at milepost 11.037.</p> <p>Kings Lake Rd does not intersect with HWY 20. Kings Lake Rd begins at the intersection of 5<sup>th</sup> St (Usk) (mp 0.926) and Leclerc Rd S (mp 15.539) and Leclerc Rd N.</p> <p>Minor Collectors:</p> <ul style="list-style-type: none"> <li>Boundary <del>Dam</del> Road; Road name corrected</li> <li><del>Cusick Meadow Road</del>; This road is a "rural local access"</li> <li>Westside Calispel Road; This road is minor collector from mp 0.000 to mp 5.7; local rural access from mp 507 to mp 11.037; rural major collector from mp 11.034 to mp 12.585; minor collector from mp 12.595 to mp 15.210, and local rural access from mp 15.210 to mp 20.268</li> <li>Bead Lake Road; This is a minor collector from mp 0.000 to mp 6.934</li> <li>McCloud Creek Road;</li> <li>Coyote Trail Road;</li> <li>Spring Valley Road;</li> <li>North Shore Diamond Lake Road;</li> <li>South Shore Diamond Lake Road;</li> <li>Fertile Valley Road;</li> <li>Camden Road;</li> <li>Scotia Road; This road is rural local access from mp 0.000 to mp 9.770</li> <li>Tweedie Road; and This road is rural local access from mp 0.000 to mp 1.689</li> <li>Allen Road. This road is local rural access from mp 0.000 to mp 6.455</li> </ul>	The list of major and minor collectors will be updated with the County Public Works department.

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18		2.4.3	In Section 2.4.3 Natural Resource Policy #5, delete the words " <del>and current use property tax classifications</del> ". Reason/Impact: 84.34 RCW tax policy (tax shift) should not be intertwined with land use under 36.70A RCW. Both provisions encourage preservation, but utilize separate tools. Only privately owned property have tax classifications (designations). The exemption for taxing public lands is not locally recognized as a tax classification (designation). These six words eliminate all publicly owned lands (more than 500,000 acres) to be recognized as "Natural Resource Land" zoning classifications.	Agree tax classification not always the best designation factor. It will be considered still in the resource lands designation as a factor but along with several other factors, with the primary being that the lands are of long-term commercial significance.
19		2.4	In Section 2.4. Critical Area Policy, delete Critical Area Policy #5, and renumber the balance of the Section. Reason/Impact: 84.34 RCW tax policy (tax shift) should not be intertwined with land use under 36.70A RCW. Both provisions encourage preservation, but utilize separate tools.	We will consider this comment in the next update for this section
20		2.6.1	Regarding the strikethrough of Critical Area Policy #19, I would recommend that as a general provision, that outdoor lighting should be shielded, sharp cutoff, and minimum required for safety in order to preserve the dark skies.	Dark sky is not a critical area function; this policy may be appropriate in another plan section but not under critical areas.
21		2.6.1	Regarding Section 2.6.1, "Public Lands:" should be deleted. <b>Ownership is not a land use.</b> Pend Oreille County created a serious flaw in the Comprehensive Plan in 1985 when they created a "land use zone" of Public Land (PL). The majority of the currently zoned "PL" should be designated in one of the natural resource categories. This resulted in a requirement of an update to the Future Land Use Map (FLUM) prior to submitting an application for a conditional use permit. This is a hardship on the purchaser of "PL" parcels, because these cannot be built upon for more than a year. There should be no reference, direct or indirect that segregates parcels based on ownership. "Tax status" should be removed from Table 2.1 and be replaced by just the word "status". The owner, public or private, can identify the intended status use.	We will consider these comments as part of the comprehensive update being made to the Land Use designations map for the County.
22		2.6.1?	Make the proposed Current Land Use Map (Appendix XX) readily available for review. I do not have any GIS software, so I cannot identify the shape files that may be utilized for creating the draft map. About 2/3 of the shape files in the current GIS map do not correspond with parcel numbers. I recommend that, when you publish your first map in Appendix XX, that you utilize the use designations identified in the Table 2.1 criteria column. <b>This table is significantly different than the table (map) that was associated with the CPU-18-POC because this table allows for currently "PL" land to be categorized as Natural Resource uses rather than only Rural uses.</b> The table below identifies my interpretation of the most flexible appropriate use categories identified in Table 2.1 and proposed Section 2.6.1 with the exclusion of Public Lands, Tribal Lands, and Rural 2.5. This was developed by looking for "PL" parcels utilizing the Pend Oreille County GIS map of ownerships, where there was a unique parcel number, or entire or partial sections coded by range, township, and section". I prefaced the numerical values with the alpha character "S" so that I could sort each record in my table. I took into consideration the road segment that may have an impact on the recommended classification in accordance with Table 2.1 criteria. My personal preferences would be to place more parcels into natural resource designations rather than rural designations. The "Designation" column was developed from public resources such as the Colville National Forest Plan and plans from DNR and WDFW.	Thank you for these detailed comments on the LU map and we will work with you to make sure you are able to the updated map electronically.  We will consider these comments as part of the comprehensive update being made to the Land Use designations map for the County.

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			I may have unintentionally omitted a few parcels (see table)	
23	Phyllis Kardos		<p>Affordable housing has a very clear definition and formula as you are probably aware. It is a common term. I had pulled it up last night but didn't get a chance to address it as Norris wanted to move on. It should be included as part of the Comp Plan. It is a key component when talking about housing issues. Thank you, Phyllis</p> <p><a href="https://affordablehousingonline.com/what-is-affordable-housing">https://affordablehousingonline.com/what-is-affordable-housing</a></p>	Include in definitions
24	Phyllis Kardos		<p>Will the Comp Plan update 2020 include any movement on the present UGA boundaries? Will the boundaries be addressed or extended anywhere in POC?</p> <p>Specifically, too, I am concerned about the UGA around Newport and extending over and including the PacWest properties. Can UGA only be changed during Comp Plan updates or during open dockets?</p> <p>Has the City of Newport requested extending the UGA to the County?</p>	We are not expecting many, if any, UGA changes. We have been coordinating with the City of Newport and others regarding their intentions regarding their UGA boundary changes.
25	Phyllis Kardos		<p><a href="http://pocedc.org/wp-content/uploads/2018/07/Pend-Oreille-County-Survey-Executive-Report-7.18.18-Presentation-and-Website.pdf">http://pocedc.org/wp-content/uploads/2018/07/Pend-Oreille-County-Survey-Executive-Report-7.18.18-Presentation-and-Website.pdf</a></p> <p>While I am thinking about it I wanted to send you the EDC survey. There was a large protest over this survey and how it was done, critical pieces that were left out, duplication in phone calls and etc. The Tribe contributed \$5,000 to the cost of the survey and it was left out of the employer status. In the Executive Summary there is even this disclaimer:</p> <p>"On occasion, surveys of this nature reveal a strong mandate or "silver bullet," a clear-cut set of marching orders for the economic direction of the county. This survey did not reveal either of the above. There were numerous places in this survey where it would appear that some industry or focus of direction on would be supported by at least a significant plurality of voters only to be negated by the responses to other questions."</p>	Comment noted – we plan to at a minimum qualify the survey reference, and could possibly entirely remove the discussion about it.
26		John Endres 3.1 overview	<p>The Economic Development element includes a range of economic goals, policies, and implementation strategies, that when implemented will promote the economic <a href="#">vitality wellbeing</a> of Pend Oreille County. Economic <a href="#">vitality wellbeing</a> can be described as job retention, creation, and training; public and private capital investment; and business and community capacity-building. The region's economic <a href="#">vitality wellbeing</a> is an important determinant affecting the overall condition and quality of life in our community. <del>This element also summarizes basic economic and demographic data from a variety of sources, most notably the work accomplished by the Economic Development Citizens Advisory Committee (ECDAC), that helped to define the priority policy issues and to refine the goals and policies contained within this plan.</del></p>	<p>Suggested edits will be considered in the next update of this element</p> <p>Regarding question about who is involved in the EDC, that is something you would need to ask the organization.</p>

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			<p>Economic development is accomplished with the cooperation and collaboration of the public and the private sectors in the County, <u>and with the involvement of county citizens and citizen groups.</u> (jme)  This partnership is essential to ensure that commitment of County and other resources will implement the vision for the County, which will benefit current and future residents of Pend Oreille County. <u>The County has established an Economic Development Council (EDC) to help guide economic development efforts in the County. The EDC is comprised of private sector and local government representatives, and is supported by an EDC director.</u> <i>Question: Why aren't members of Citizen Groups or Nonprofit organizations invited to be part of the EDC?</i> (jme)</p>	
27	John Endres	3.2.1	<p>In the regional context, this element is to be coordinated, cooperative, and consistent with the plans and efforts of the Pend Oreille County Economic Development Council (EDC) and the Tricounty Economic Development District (TEDD). This element presents economic development in the framework of the County's other comprehensive planning goals as contained in the Comprehensive Plan. <del>In April 2002, the Economic Development Council signed a contract with Tri-county Economic Development District to join in economic development efforts in the County.</del> <i>Question: Is the contract between the EDC and the Tri-county Economic Development District still current? If not, please include current status of the contract.</i></p>	<p>We believe it is still intact, and plan to include additional information on TEDD and the Comprehensive Economic Development Strategy for the Stevens, Ferry and Pend Oreille County area.</p>
28		3.3	<p><u>Economic Development Goal #5: Designate and prepare industrial sites with infrastructure, updated current (jme) development regulations, and documentation of existing environmental conditions and future environmental impacts of each industry development opportunity.</u> (jme) <del>"shovel-ready" development opportunities.</del></p>	<p>Suggested edits will be considered in the next update of this element</p>
29		3.4	<p><b>Economic Development Policy #1:</b> Pend Oreille County <del>shall</del> <b>should</b> <u>update land use designations and</u> develop land use regulations that support and encourage economic development. <u>that is consistent with the overall values described in the Preface Statement of Values.</u></p> <p><b>Economic Development Policy #2:</b> The Pend Oreille County Capital Facilities Plan <b>should</b> include appropriate infrastructure to serve commercial and industrial lands.</p> <p><b>Economic Development Policy #3:</b> The Pend Oreille County Economic Development Council EDC <b>should</b> maintain a current list of industrial sites, <del>and do all they can to support making these sites "shovel-ready." for development.</del> <u>"and support these sites for development that is within the best interests of the community as a whole."</u></p> <p><b>Economic Development Policy #4:</b> Pend Oreille County <b>should</b> encourage and participate in</p>	<p>Suggested edits will be considered in the next update of this element.</p>

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			<p>coordinated efforts to promote tourism on a countywide basis. <i>Define “coordinated”. Are citizen groups and citizens involved? Add: “Coordinated efforts involve government officials, businesses, citizens, citizen groups and nonprofit organizations.”</i></p> <p><b>Economic Development Policy #5:</b> Pend Oreille County <b>should</b> promote and <b>encourage support</b> basic and continuing education, on the job training, and vocational training programs that will prepare residents to fill existing and future jobs.</p> <p><del><b>Economic Development Policy #6:</b> Pend Oreille County should support efforts to conduct a feasibility study of establishing a marina with a fueling facility on the Pend Oreille River.</del></p> <p><b><i>Economic Development Policy #6: Define and characterize the various types of industries and industrial sites. (jme)</i></b></p> <p><b><i>Heavy Industries</i></b> are industries that require substantial machinery, equipment, and physical and structural footprints (i.e., capital-intensive); require significant transportation of raw materials and products; and have significant impacts on the environment, infrastructure, and employment. Heavy industries often sell their products to other industries rather than to end users and consumers. In other words, they usually make products that are used to make other products. Accordingly, when a down economy begins to recover, heavy industry is often first to show signs of improvement. This makes the sector a leading economic indicator. Oil, mining, shipbuilding, steel, chemicals, machinery manufacturing and similar industries are examples of heavy industry. They are very capital-intensive, meaning that they require a lot of machinery and equipment to produce. Often, they are recognized for their adverse environmental impacts. Heavy industry often requires a special designation in local zoning laws. This allows industries with heavy impacts (on environment, infrastructure, and employment) to be sited with forethought. (jme)</p> <p><b><i>Light industries</i></b> are typically less capital-income intensive than heavy industry and are more raw material-oriented than business-oriented, as they typically produce smaller consumer goods. Most light industry products are produced for end users rather than as intermediates for use by other industries. Light industry facilities typically have less environmental impact than those associated with heavy industry. For that reason zoning laws are more likely to permit light industry near residential areas (jme)</p> <p><b><i>Note: definitions of heavy and light industry are from various sources, including Wikipedia, (jme)</i></b></p> <p><a href="https://en.wikipedia.org/wiki/Heavy_industry">https://en.wikipedia.org/wiki/Heavy_industry</a>  <a href="https://en.wikipedia.org/wiki/Light_industry">https://en.wikipedia.org/wiki/Light_industry</a></p> <p style="text-align: center;"><b><i>Also, copied from: Cusick/Usk Urban Growth Area Plan  Revised Working Draft  August 31, 2017</i></b></p>	<p>Thank you for providing these definitions for our consideration.</p>

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			<p>A. Definitions. In addition to the definitions contained in the County Development Regulations, Chapter XX.10 Definitions, the following definitions shall be used to implement the development regulations applicable to the Cusick/Usk Urban Growth Area:</p> <ol style="list-style-type: none"> <li>1. <b>Industry-Heavy</b> means facilities used for the purpose of manufacturing, processing, assembly, fabrication, bulk handling, storage, warehousing, distribution, shipping, heavy trucking activity, and other related uses that typically generate or cause nuisance, odors, noise, vibration, contamination, chemical exposure/release, and or explosions. Heavy industries include, but is not limited to: <ol style="list-style-type: none"> <li>a. The mechanical or chemical conversion of raw materials;</li> <li>b. The blending or production of materials such as lubricating oils, plastics, resins, or solvents;</li> <li>c. Battery manufacture and reprocessing or the processing of toxic materials;</li> <li>d. Refinery or storage of crude petroleum, coal, or minerals;</li> <li>e. Stockyards, hog farms, and slaughterhouses; and</li> <li>d. Manufacture and storage of explosives.</li> </ol> </li> <li>2. <b>Industry-Light</b> means facilities used for the purpose of manufacturing, processing, assembly, fabrication, bulk handling, storage, warehousing, distribution, shipping, and other related uses that typically occur indoors and/or do not typically impact neighboring uses. Light industries include, but is not limited to: <ol style="list-style-type: none"> <li>a. Data centers and other high technology uses;</li> <li>b. Research facilities;</li> <li>c. Production and assembly facilities;</li> <li>d. Maintenance and repair facilities; and</li> <li>e. Warehouses and storage facilities.</li> </ol> </li> </ol> <p><i>Comment: Please consider incorporating the above Heavy and Light Industry definitions from the Cusick/Usk Urban Growth Area Plan Revised Working Draft into the Pend Oreille County 2020 Comprehensive Plan. These clear definitions will provide consistency across our county. (jme)</i></p>	

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			<p><i>And also please consider the Heavy Industry discussion copied from the Sheridan County, Wyoming Comprehensive Plan (Dec. 2008) below: (jme)</i></p> <p><b>LOCATIONAL CRITERIA FOR FUTURE HEAVY INDUSTRIAL USES</b>  The following criteria address where additional heavy industry locations can occur and how such future industry should be sited. It should be:</p> <p><b>a)</b> Away from developed communities and residential areas, such that noise, vibrations, and visual impacts will not disturb existing or future uses.</p> <p><b>b)</b> With access to major transportation facilities and utilities—railroad or interstate roads and necessary water. Industry will pay costs associated with improving county roads.</p> <p><b>c)</b> Must consider topography, groundwater vulnerability, and other environmental factors (i.e., Class 5 Groundwater Vulnerable Areas and riparian corridors).</p> <p><b>PERFORMANCE STANDARDS FOR HEAVY INDUSTRY</b>  New industry will mitigate its impacts on adjacent lands. Performance standards will address noise, odors, water and air quality, light, vibration, and outdoor storage.</p> <p><i>Link to the Sheridan county Comprehensive Plan (jme):</i>  <a href="http://www.sheridancounty.com/wp-content/uploads/2014/08/sheridan_cty_nomaps_plan_ch1-3_jan09.pdf">http://www.sheridancounty.com/wp-content/uploads/2014/08/sheridan_cty_nomaps_plan_ch1-3_jan09.pdf</a></p> <p><i>Note: Sheridan County: population 30,233 (US Census Bureau, 2018). Area: 2,527 Sq. Mi. approximately 12 people/square mile</i></p> <p><i>Pend Oreille County: population 13,602 (US Census Bureau, 2018). Area: 1,425 Sq. Mi. Approximately 9-10 people/square mile. (jme)</i></p> <p><i>There is some similarity between Sheridan and Pend Oreille Counties. Reading through the Sheridan County Comp Plan may give some good insight. (jme)</i></p> <p><i>Comment: Please don't use the phrase "shovel ready" Please be consistent with "shall" or "should"—use either term, but not both.</i></p>	
30		3.5	Historically, Pend Oreille County has had a cyclical economy dependent on the extraction of the abundant natural resources of the area, such as timber and minerals. The County unemployment rate is consistently among the highest in the State, and per capita income levels <u>are</u> well below the state average. An important part of the background for this plan is the rapid economic change that is affecting attractive rural areas throughout the West. Traditional extractive industries are no longer the principal source of income in places like Pend Oreille County. <u>A recent profile of</u>	These comments will be considered in the next update of the Economic element of the plan

Comment No.	Commenter	Section No.	Comment	Response
			<p><del>the County economy is provided in Appendix ZZ. where is Appendix ZZ? (jme) Agriculture, forestry, and mining sectors of the local economy accounted for no more than 2% of total wages paid in the County and no more than 1.2% of total employees in 2000 (Washington State Databook). However, in the manufacturing sector at least 280 full-time jobs are dependent upon raw wood supplies, either in the form of logs or wood chips. The mine (</del>  <del>A lead and zinc mine is expected to) will close by the end of 2019, eliminating more than 200 jobs in the County Note: approximately 75% of the mine employees are from outside of Washington state. (jme) the year (Sept or Oct with 210 jobs eliminated) and the paper mill, Ponderay Newsprint Co., may be at risk of closing in the next few years lose also. Comment: Please provide proof of this statement (jme) Replacing these jobs is a key focus of the economic development strategies outlined in this plan element.</del></p> <p><b>Commented [BF1]:</b> Provide most recent ESD profile of county:  <a href="https://esdorchardstorage.blob.core.windows.net/esdwa/Default/ESDWAGOV/labor-market-info/Libraries/Regionalreports/County-Profiles/Pend%20Oreille%20County%20profile.pdf">https://esdorchardstorage.blob.core.windows.net/esdwa/Default/ESDWAGOV/labor-market-info/Libraries/Regionalreports/County-Profiles/Pend%20Oreille%20County%20profile.pdf</a></p>	
31		3.5.1	<p>The County has acknowledged the significance of economic development through its membership in the Tri-County Economic Development District (TEDD) and through its part in funding the work of the <del>Pend Oreille County Economic Development Council</del> EDC <i><b>Pend Oreille County Economic Development Council (EDC)</b></i> (Comment: Both the TEDD and EDC were mentioned with full names in section 3.2.1; since they were both fully described, they should both have the full name disclosed. These acronyms can cause confusion; best to fully describe the organizations with the acronym in parentheses at least twice so the reader can be accustomed to them). (jme) <del>Recent economic plans include</del> *See "Recent economic plans include:" below. (jme)</p> <ul style="list-style-type: none"> <li>• <del>(EDC UPDATE) those generated by the Pend Oreille County EDC-the Pend Oreille County Economic Development Plan 2000 and TEDD-Overall Economic Development Program: June 1999:</del></li> <li>• <del>Several significant projects included in the revision of the Pend Oreille County EDP completed in 1999 have been accomplished:</del></li> <li>• <del>The County website is in operation and has had extensive revision;</del></li> <li>• <del>The commissioners of the Port District, the PUD, and the County jointly conduct a regular series of meetings to help resolve countywide issues of concern;</del></li> <li>• <del>Hospital District 1 has implemented enhanced diagnostic capacity at its medical center in Newport;</del></li> <li>• <del>The assisted living center in Newport, River Mountain Village, with 42 residential units, began operation in June 2001;</del></li> <li>• <del>A new bridge over the Pend Oreille River at Usk has funding committed to replace the present</del></li> </ul>	Names will be updated and defined for the reader

Comment No.	Commenter	Section No.	Comment	Response
			<p><del>structure;</del></p> <ul style="list-style-type: none"> <li><del>• The Public Utility District completed an operational fiber optic network in February 2001;</del></li> <li><del>• The Newport Shuttle has been in operation between Newport and Spokane since 2002; and</del></li> <li><del>• The PUD has made its video-conferencing facilities available for use by other agencies.</del></li> </ul> <p><del>Other positive economic development projects not specifically addressed in the revised EDP have occurred: The lone Community Center began operating in 2001 and is the home for the lone branch of the Newport Community College, as well as the local branch of the library district. The EDC became a full partner with Tri-county Economic Development District in 2002.</del></p> <p><i>Comment: I disagree with the above crossed-out 3.5.1 sections. This history of accomplishments should be captured (somewhere). It is important to have a record of historical successes, accomplishments, failures, and difficulties in order to learn and to guide us with future challenges and endeavors. (jme)</i></p> <p><i>*Recent economic plans include:</i>  <u><i>August 2017. The HiTest/PacWest Newport silicon smelter; a project of “state-wide significance”. This controversial project has received significant citizen opposition due to health and environmental concerns; and government transparency issues. A legal challenge to land sales between the County, the PUD, and HiTest/PacWest was initiated by citizen groups Responsible Growth NE Washington and Citizens Against the Newport Silicon Smelter.</i></u></p> <p><i>Comment: Since this is a project of “statewide significance”, and can be considered either a significant opportunity or a significant threat to the county; you would be remiss not to include it in the Comprehensive Plan. Precedent setting initiatives like this need to be acknowledged and recorded so as to provide guiding examples of how the handling of risks and/or opportunities impact the county’s overall welfare.</i></p>	<p>These are dated studies and the history is maintained in prior versions of the plan.</p> <p>These comments will be considered in the next update of the Economic element of the plan</p>
32		3.5.2	<p><b>Selected Indicators of the Economy</b></p> <p>The indicators that are included in this section of the Economic Development Element assist the informational and analytical considerations of local economy. (See the Pend Oreille County Economic Development Plan for more a more detailed inventory of the indicators.) These indicators help to form a more complete picture of the economic situation in the county:</p> <ul style="list-style-type: none"> <li><del>• Population;</del></li> <li><del>• Income;</del></li> <li>• Economic sectors;</li> <li>• Employment trends=sectors;</li> <li>• Unemployment trends=seasonal factors;</li> </ul>	<p>These factors are fairly well covered in the Comprehensive Economic Development Strategy for Stevens, Pend Oreille and Ferry Counties. We will provide a reference and brief discussion of this plan in this element, that will refer readers to the more detailed document.</p>

Comment No.	Commenter	Section No.	Comment	Response
			<ul style="list-style-type: none"> <li>• <del>Workforce profile;</del></li> <li>• <del>Economic trends;</del></li> <li>• Land availability and suitability; and</li> <li>• <del>Infrastructure.</del></li> </ul> <p><i>Comment: the crossed-out sections above seem to be important “Indicators of the Economy”; why are they not included? (jme)</i></p> <p><b>Economic Sectors</b>  The non-agricultural employment sectors are: manufacturing; construction and mining; transportation and utilities; wholesale and retail trade; fire, insurance and real estate; <i>the Kalispell Tribe (jme)</i>; services <i>Define “services”*: health services (hospital and clinic), etc. (jme)</i>; and government. The workforce is allocated to these various sectors as a means of identifying the contributions of the different components of the economy. Basic industries are those, which bring outside money into the County. Forest and agricultural products, minerals, and manufacturing are the foundation of the local economy. However, most of the forest, agricultural, and mineral resources are extracted or harvested here and processed elsewhere. The Ponderay Newsprint Company and Ponderay Valley Fiber are the largest resource-based employers in the County. The Pend Oreille Mine <del>is once again in operation with an estimated peak employment of 160 workers through it</del>as noted above is scheduled to closure later in <del>2012</del>2019. Non-basic industries are those generated through the spending of income that is earned by local basic industries.  <i>*Define “services”: Home maintenance and repair, Auto maintenance and repair, other health services</i></p> <p><del>Table 3.5</del>, highlights the largest employers in the County. These employers account for 1,370 or approximately 32% of a reported civilian work force of 4,320 in the County in 2001.</p> <p><del>Table 3.5 Pend Oreille County Employers</del>  <b>Largest Employers in the County Number of Full-time/Permanent Employees</b>  Newport Community Hospital 283  Ponderay Newsprint 190  Newport School District #56 173  Pend Oreille County Government 145  Tech Cominco Mines 144  Kalispell Tribe of Indians 139  Ponderay Valley Fiber 80  Public Utility District #1 73  Selkirk School District 68</p>	<p>These comments will be considered in the next update of the Economic element of the plan</p>

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			<p><b>Largest Employers in the County Number of Full-time/Permanent Employees</b>  Aerocell 50  Cusick School District #59-50  Safeway Store 35  <b>TOTAL 1,430</b>  Source: Pend Oreille County EDC; Pend Oreille County Planning Department. February 2005.  <i>Comment: A list of Largest Employers is essential— why is the list crossed-out? Do we have a current list of major employers? It is important to maintain a list of past and current employers to identify employment trends. (jme)</i></p> <p>Retirement is another non-traditional industry. Retirees receive transfer payments from their retirement funds. These transfer payments--including retirement, income maintenance, and unemployment--are spent in the county, in effect creating a retirement industry. In Pend Oreille County transfer payments comprised 26% of the non-farm personal income in 1999, an increase of 4.9% from 1998. The Washington State figure was 11.7%, an increase of 4.1% from 1998. (Bureau of Economic Analysis)  <i>Comment: Retirement is an important industry and economic indicator; why is it crossed-out? (jme)</i></p> <p><b>Economic Trends</b>  Other factors in the performance of the local and regional economy are: transportation, capital facilities and other infrastructure, distance to markets, and labor skills, training, and education of the workforce.  The information available to the EDC <u>indicates</u> <del>AG stated that</del> employment in the County is driven by the trade, services, and government sectors. The County imports the professional, sales, processing, clerical, and packaging and material handling sectors of the economy. The County is higher than the state average in transfer payments received. Over one-third of county residents who are wage earners, commute out of county for work. <i>Where is the data that supports the highlighted section above? (jme)</i></p> <p><b>Land availability and suitability</b>  Industrial site availability is affected by the high rate of public land ownership in Pend Oreille County. Approximately 60% of the land in the county is located within the Colville and Panhandle National Forests, and approximately 5% of the land is owned by the State or County Government. An additional 28% of the land is privately owned Agricultural Open Space, or</p>	

Comment No.	Commenter	Section No.	Comment	Response
			<p>Designated/Classified Timber. The remainder of the land is comprised mostly of incorporated areas, and private rural parcels and residences. (See Land Use Element for more information.) Several possible commercial or light industrial sites have been identified in Pend Oreille County, generally located in the Newport area, near Lone, on Kalispel Tribal land directly north of Cusick, and at the Lafarge site at Metaline Falls. Other sites are potentially available for such development, but require a significant amount of preparation before the sites can be available as commercial or light industrial locations. The Pend Oreille EDC list and the Washington Department of Community, Trade and Economic Development have inventories of commercial and light industrial sites. <del>The non-availability</del><u>The lack</u> of basic infrastructure services to these sites <del>may be</del> the most significant factor holding back their development.</p> <p><i>Comment: Please include references and discussion of Climate Change, and also include a reference to the importance of Forested Lands. These are immediate concerns to our county and region, and are also an opportunity to contribute to the overall Quality of Life both within and beyond our county borders. (jme)</i></p> <p><i>Some useful links (jme):</i>  <b>Smart Carbon Policy for Washington (Washington DNR)</b>  <a href="https://www.dnr.wa.gov/climate-change">https://www.dnr.wa.gov/climate-change</a></p> <p><b>Assessment of Climate change related Risks (Washington DNR)</b>  <a href="https://www.dnr.wa.gov/publications/em_climate_assessment010418.pdf?306913h">https://www.dnr.wa.gov/publications/em_climate_assessment010418.pdf?306913h</a></p> <p><b>Climate Change Resilience Principles (Washington DNR)</b>  <a href="https://www.dnr.wa.gov/publications/em_resilience_principles.pdf?k0sf2zi">https://www.dnr.wa.gov/publications/em_resilience_principles.pdf?k0sf2zi</a></p> <p><b>20-Year Forest Health Strategic Plan: Eastern Washington Summary (2017)</b>  <a href="https://www.dnr.wa.gov/publications/rp_forest_health_summary.pdf?p10hd">https://www.dnr.wa.gov/publications/rp_forest_health_summary.pdf?p10hd</a></p> <p><b>20-Year Forest Health Strategic Plan, Eastern Washington: Proposed Planning Areas (2018)</b>  <a href="https://www.dnr.wa.gov/publications/rp_fh_advisory_planarea5546brief.pdf">https://www.dnr.wa.gov/publications/rp_fh_advisory_planarea5546brief.pdf</a></p>	<p>Climate change is a topic that will be addressed in the natural resources element of the plan.</p>
33		3.5.3	<p><u><b>3.5.3 Recent Studies Prepared for the EDC</b></u></p>	<p>Comment noted – we plan to at a minimum qualify the survey reference, and could possibly entirely remove the discussion about it</p>

Comment No.	Commenter	Section No.	Comment	Response
			<p>In 2018, the EDC commissioned a study and a survey in 2018. The study focused on the economic impacts from two important industries. <del>The survey identified over opinion regarding the economic future of the County.</del> <i>Comment: what does this sentence mean??</i></p> <ul style="list-style-type: none"> <li>• <u>Economic Importance of Ponderay Newsprint and Teck Zinc/Lead Mine - The EDC, commissioned Jeffrey Bell Consulting and Robinson Research to examine <i>all</i>* See comment below available data regarding Ponderay Newsprint Company (PNC) and Teck Zinc/Lead Mine (Teck) and perform an Economic Impact Analysis on the contribution one or both entities make to the economy of Pend Oreille County. The results are provided in the study report, and give an idea of the <i>magnitude-of</i> impacts on key factors, such as jobs, income and tax revenue(2018).</u></li> <li>• <u>Robinson Research was commissioned by the EDC to conduct a telephone survey with voters in the County (2018). The overall purpose of this study was to measure voters' opinions regarding the economic future of the County. This survey is intended to be one of the tools EDC can use in its strategic planning process. NOTE: This survey is controversial and yielded inconclusive results. The dominant source of information listed by survey respondents was the Newport Miner; The Newport Miner declared its support of the smelter (October 4, 2017)) and can be considered as a somewhat biased reference.</u></li> <li>• <i>Comment: A "Mixed-Mode" survey should be considered by using existing information: (1) the number of the Smelter Environmental Impact Statement scoping questions submitted to the Department of Ecology regarding the smelter, (2) The Newport Miner Smelter Poll showing that 70% out of 553 respondents oppose the smelter(October 25, 2017) and (3) the overwhelming number of citizens opposed to the smelter at Public hearings. (jme)</i></li> <li>• <del>Include here a summary of the studies and findings recently prepared for the EDC (and then we can incorporate them by reference and include as an appendix)</del> <u>Include the Key Findings through the Conclusion (pages 2 – 4) of the Pend Oreille County Economic Development Study, Executive Summary Report. Also include the number of the Smelter Environmental Impact Statement scoping questions submitted to the Department of Ecology regarding the smelter.</u></li> </ul> <p><i>*Please substantiate that "all" available data was used. (jme)</i></p>	
34		3.5.2	<p><b>5.2 Quality of Life</b></p> <p><del>Though not a specific Economic Development Committee (EDC) issue,</del> <u>Quality of life is a very important component of economic development. Quality of life involves various aspects parts of life, such as: earning a living wage, having adequate housing and dependable transportation, a vibrant downtown, a healthy environment (clean air and water), access ing to cultural activities, whether the community sees itself in a</u></p>	These comments will be considered in the next update of the Economic element of the plan

Comment No.	Commenter	Section No.	Comment	Response
			<p><del>positive light, a positive community self-image, and employing community standards to ensure that unsightly land uses are not visible from scenic highways or county roads where community standards are equitable and upheld to the benefit of all residents and visitors.</del></p> <p><del>Quality of life is term, like rural lifestyle, for which there can be different meanings in different contexts. in the local context there is no single meaning. Part of that local context includes the fact that the County has been an economically distressed county, based on a consistently high unemployment rate compared to the state average unemployment figures.</del></p> <p><del>Commented [BF2]: <a href="http://pocedc.org/wpcontent/uploads/2018/05/PendOreilleCountyEDCEconomicImpactStudy-20180516.pdf">http://pocedc.org/wpcontent/uploads/2018/05/PendOreilleCountyEDCEconomicImpactStudy-20180516.pdf</a></del></p> <p><del>Commented [BF3]: <a href="http://pocedc.org/wpcontent/uploads/2018/07/Pend-Oreille-County-Survey-Executive-Report-7.18.18-Presentation-and-Website">http://pocedc.org/wpcontent/uploads/2018/07/Pend-Oreille-County-Survey-Executive-Report-7.18.18-Presentation-and-Website</a>.</del></p>	
35		3.5.3	<p><b>3.5.3 EDC Strategies</b></p> <p><del>The EDC is focused on</del> Pend Oreille County EDC provides a variety of programs and services to support local communities, businesses and other organizations in Pend Oreille County.</p> <ul style="list-style-type: none"> <li><del><b>Rural Opportunities Loan Fund</b> program provides term debt financing for start-up and existing businesses in the three counties.</del></li> <li><del><b>Associated Development Organization</b> – Pend Oreille County designated the EDC as the agency responsible for implementing the Associated Development program through the Washington Department of Commerce. Primary responsibilities include business recruitment, expansion and retention, and assisting startup-up businesses.</del></li> <li><del><b>Comprehensive Economic Development Strategy</b> is an ongoing effort in the region that brings the public and private sectors, and citizens and citizen groups together to create an economic roadmap to diversify and strengthen regional economies.</del></li> </ul> <p><del>Additionally, the EDC is working on an industrial lands inventory, infrastructure needs and opportunities, and marketing materials for supporting additional development of these industrial lands in the County portfolio. The plan is make these lands are properly zoned and “shovel-ready” for future development opportunities. Comment: please do not use the term “shovel-ready”. (jme) Please define “Public Sector” and “Private Sector”; for example: The Private Sector is composed of organizations that are privately owned and not part of the government. These usually include corporations (both profit and non-profit) and partnerships. The Public Sector is composed of organizations that are owned and operated by the government. This includes federal, state, county, or municipal governments. (jme)</del></p>	These comments will be considered in the next update of the Economic element of the plan
36		5 Housing	<p><b>5.1 Overview</b></p> <p><del>The Pend Oreille County Housing Committee was formed in the spring of 1994 to assist in writing the Pend Oreille Housing Needs Assessment. The Housing Committee was staffed by the</del></p>	These are dated activities and the history is maintained in prior versions of the plan.

Comment No.	Commenter	Section No.	Comment	Response
			<p>County planning office and included representatives from each of the five cities, the Spokane Housing Authority, Rural Resources, Pend Oreille County Public Utilities District #1, Habitat for Humanity, the Pend Oreille Economic Development Council, the Washington Department of Health and Social Services, the Family Crisis Network, Northeast Washington Regional Support Network (NEWRESN), the Pend Oreille Bank, Pend Oreille Brokers, Pend Oreille North Realty, and local residents. The needs assessment was completed in January 1995 and is available at the County Public Works Department. The committee then devoted its time to writing draft policy statements. The draft Housing Element has been further revised in the process of revising the Comprehensive Plan. The Housing element is integrated with the other elements of the Comprehensive Plan. A full understanding of the County's housing policy and plans should include a study of these elements. The Housing element includes goals and policies for preservation, improvement, and development of housing, an inventory and analysis of existing housing, and projected housing needs within the County.</p> <p><i>Comment: The Lined-Out section contains valuable history of the county's planning process. Can this history be placed somewhere (in an appendix, etc.)? (jme)</i></p>	
37		5	<p><b>5.4 Housing Policies</b>  In support of the Housing Goal, Pend Oreille County will implement the following Housing Policies:</p> <p><b>Housing Policy #1112:</b> <u>Keep plan provisions for the location of rural residential development consistent with preserving agricultural lands, forested lands, and wetlands and while maintaining the rural lifestyles of the County while also and minimizing conflicts with adverse impacts (jme) of commercial agricultural activities.</u></p>	These comments will be considered in the next update of the Economic element of the plan
38		5	<p><b>5.5.2 Housing Units</b>  This section describes the type, age, and occupancy of housing in the County.  <i>Housing Stock</i></p> <p><b>Housing Tenure and Vacancy Rates</b></p> <p>According to the <del>2000 Census</del> 2017 ACS data, over three-quarters of the occupied housing stock is owner occupied (See Table 5.43). The cities within the County typically have a lower ownership rate, reflecting a slightly higher ownership rate in the rural areas of the County, and a greater percentage of rental units in incorporated areas. Renter occupied units comprise roughly</p>	

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			<p>223% of total occupied units in the County.</p> <p>Almost 30% of housing units are considered vacant in the county, <del>however a majority of those are seasonal housing units (70% of the vacant units are classified as seasonal).</del> <b>Comment: The percentage of seasonal-use housing units (considered vacant) is important—why isn't a current % of seasonal-use housing included? (jme)</b> Vacancy rates in the County vary according to owner versus renter occupied housing units. Vacancy rates for owner-occupied housing units is approximately 2.4%, whereas renter-occupied vacancy rates are significantly higher at, almost 14 7.9%. These vacancy rates are higher than the average in Washington State. According to the U.S. Census Bureau, average vacancy rates in Washington were 7.93.8% for rental units and 21.4% for homeowner units in 2017 <del>(U.S. Census Bureau Housing Vacancy Survey, 2002).</del> <u>These vacancy rates trend higher from 2010 to 2017.</u></p> <p><i>Age of Housing</i></p> <p><u>Understanding the age of housing helps determine the trend and viability of the current inventory. This will also help to identify future needs. Figure 5.1 displays by decade the amount of housing units built in the County.</u> The majority of the housing stock, approximately 6031%, <b>How can “31% be a majority? (jme)</b> was built <u>between 1980 to 1999 since 1970. Roughly one-fifth of the housing stock was built since 1990 (Table 5.4)</u> <u>About half of the total housing stock was built between 1960 and 1999. Only 17% of the housing stock is newer built in 2000 or later.</u> Generally, housing is older within the cities of the County, especially in Metaline Falls <del>where 60% of the housing stock was built prior to 1939. A breakdown of the County's housing stock age is shown in Table 5.4.</del></p>	