

Pend Oreille County
County-Wide Planning Policies

Attachment A
Ordinance 93-2
October 25, 1993
First Revision – April 1996
Second Revision - June 2020

Purpose

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

Introduction and History

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

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

The nine member GMC met twice a month to write, review and edit the policies. The Pend Oreille County Planning Department facilitated the meetings and offered technical assistance. The GMC decisions were advisory and based upon consensus. All meetings were published in the county newspaper and public participation was encouraged throughout the process. Public comment and concerns received during the process were taken into consideration and when appropriate changes were made.

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

A public hearing for adoption was held by the Board of Commissioners on October 25, 1993, and the policies were adopted as Ordinance 93-2. A summary of the policies were published in the local paper for two weeks and the ordinance went into effect on November 25, 1993.

It was subsequently updated in 1996 and has been updated as part of the County's 2020 Comprehensive Plan update. The GMC was inactivated after their work was completed and since this time the County has coordinated directly with the cities and towns, and Kalispel Tribe on plan updates and adjustments.

Urban Growth Areas and Contiguous Development

Goals:

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

Policies:

1. Determining the Boundaries

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

2. Revising Designated UGA Boundaries

- a. *The UGA boundaries will be reviewed and, if required, amended as required. In reviewing boundaries, the County, in consultation with the Cities and towns, will*

review the latest OFM population projection ranges (low, medium and high), along with other relevant information.

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

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

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

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

Joint Planning Within the Urban Growth Area

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

Policies:

- 1. To assure consistency in the UGA, the County, each municipality and the Kalispel Indian Tribe will implement a joint planning process.
 - a. Updating UGA Development Regulations:
The County, in coordination with the cities and towns, and the Kalispel Tribe, will ensure land use consistency between the municipalities and its surrounding UGAs.*
 - b. Zoning Updates:
Zoning within the UGAs will be reviewed and updated by the County and each individual municipality, as necessary, but no more frequently than annually*
 - c. Adoption:*

Changes to development regulations will be coordinated with the cities and towns, and the Kalispel Tribe prior to adoption.

2. The approval process for development proposals within UGAs will require notification to the adjacent jurisdictions at each juncture of the process.
 - a. *Proposal Process:*
 1. *When a development is proposed within the UGA, the County Planning Department will immediately send the adjacent jurisdictions a copy of all submitted documentation with a request for written comments, along with an invitation to participate in the Planning Commission meeting.*
 2. *The written comments will be included in the staff report given to the Pend Oreille County Planning Commission to assist them in making their decision.*
 - b. *Hearing Process:*
 1. *The adjacent jurisdictions will be notified of, and invited to, the Planning Commission public hearing.*
 2. *If the adjacent jurisdictions are not in agreement with the Planning Commission decision, they will have fourteen (14) days after written notice of the decision is mailed to appeal the decision pursuant to Ordinance #96-1, Section 12, Appeal Procedure.*

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

The siting of public facilities within UGAs will become a joint effort between the County, Kalispel Indian Tribe, and the municipalities.

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

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

Affordable Housing

Goal: The County, municipalities and Kalispel Tribe should work together to provide an adequate housing supply for all economic segments of population.

Policies:

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

Transportation

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

The transportation system may include the following:

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

Policies:

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

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

Siting Public Facilities

Goal: Develop criteria for appropriate siting of public facilities.

Policies:

1. When siting public facilities, the following procedures should apply:
 - a. *Siting of all proposed public facilities should require early and extensive public participation.*
 - b. *An Environmental Impact Statement and an Economic Impact Assessment may be required for the siting of major public facilities.*

- c. Once all impacts have been assessed and the public has been adequately notified and their concerns addressed, the legislative bodies of the County, Kalispel Indian Tribe and municipalities will reach a determination.*
3. The combined use of major utilities and transportation corridors is encouraged.
4. Public facilities should be sited in coordination with the county's economic development strategy.

Economic Development

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

Policies:

1. Comprehensive Plans should jointly and individually support the County and region's economic prosperity in order to promote employment and economic opportunity for all citizens.
2. The County and municipalities should partner with each other as well as with other organizations to achieve economic development throughout the region, including coordination with Tri-County Economic Development District. The County, cities and towns, in coordination with the Kalispel Tribe, should actively pursue mutually beneficial partnerships that promote growth in all sectors of business and industry, including but not limited to: areas of agriculture, agri-business, industrial, commercial, public schools, recreation and tourism.
3. The County and municipalities should encourage public and private agency cooperation and participation in the comprehensive planning process. These agencies should cooperatively evaluate trends and opportunities to identify strategies meeting long-term economic needs for the County region.
4. UGAs should provide adequate residential, commercial and industrial land to accomplish economic development goals.
5. Each jurisdiction's Capital Facilities Plan should allocate budgets for appropriate infrastructure to serve commercial and industrial lands.
6. Public input should be encouraged during the comprehensive planning process in

identifying the types of industry and commercial activities suitable for each area of Pend Oreille County.

7. In cooperation with the economic development organizations within the region, a list of current industrial sites will be maintained.
 - a. *Site information will include: surrounding land uses, transportation, appropriate housing, and infrastructure.*
8. Participate in coordinated efforts to promote tourism on a county-wide basis.
9. Educational opportunities and on-the-job training will be encouraged.
 - a. *As new or expanded business opportunities arise, pursue training programs that would prepare residents to fill the future positions.*
 - b. *Encourage local businesses to offer on-the-job training, or assistance with continued education.*
 - c. *Promote and encourage attainment of high school graduation and continuing education for achieving basic skills that will improve potential for employment.*

Historic, Archaeological and Cultural Preservation

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

Policies:

1. Support maintenance of an inventory of lands, sites and structures with local historic and archaeological significance.
 - a. *The County and each municipality together with the Kalispel Indian Tribe and the Pend Oreille County Historical Society will support the maintenance of an inventory of lands, sites and structures of local historic and archaeological significance.*
2. The County will coordinate reviews with the State Department of Archaeology and Historic Preservation Office (DAHP) and the Kalispel tribe.
3. Evaluate and if appropriate and desired, form a Landmarks Commission to review and designate lands, sites and structures to be placed on the local historic register.
 - a. *Recommendations for local designations may be made by any person or entity or by any municipality or governmental body.*
 - b. *Designations should only be made by the local legislative body if the land, site or structure has only local significance.*

Fiscal Impact Analysis

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

Policy:

1. The County should establish in the development regulations appropriate levels of detail necessary for fiscal impact analysis based upon:
 - a. size of project*
 - b. cost of project*
 - c. location of project*
 - d. type of project*
 - e. potential impacts of project*
 - f. timing and phasing of project*

2. The fiscal impact analysis should include consideration of the following factors:
 - a. taxes (property, sales, excise, other)*
 - b. assessments*
 - c. fees*
 - d. the short-term or long-term fiscal effects, including cost avoidance, if any, on the jurisdiction making the determination and on other affected public entities.*

3. The cost and revenue portions of the fiscal impact analysis should cover the time period during construction and 10 years after completion.

4. Construction design and placement standards for roads, intersections and streets (with provisions for storm water conveyance), sewer, water, utilities and lighting infrastructure, should be determined based upon an analysis which identifies the lowest public expenditure over extended periods of time.

ORDINANCE NO. xx

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

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

WHEREAS, the policies adopted herein were originally approved in 1993, updated in 1996 and now being amended in 2020;

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

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

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

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

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

ADOPTED this __day of _____, 2020.

Attest;

Crystal Zieske, Clerk to
the Board

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

Mike Manus, Chair

-Steve Kiss, Vice-Chair

-Karen Skoog, Member