

Memorandum

December 17, 2020

To: Pend Oreille County Planning Commission
From: Ben Floyd, White Bluffs Consulting
cc: Greg Snow, Pend Oreille County Planning

Re: January 21, 2021 Planning Commission Workshop

Introduction

Pend Oreille County is amending their Comprehensive Plan. This January workshop will focus on updated development regulations and County-wide Planning Policies, and also provides a status on draft Sensitive Areas and Comprehensive Plan documents and outline next steps.

In December, we reviewed with the Planning Commission the following:

- Proposed changes to Comprehensive Plan and Future Land Use map to remove Rural Community Areas and Higher Density Rural designation, along with other minor adjustments
- Military Flight Path – revised language
- Next steps

Development Regulations

This January workshop will include a review of suggested updates to the development regulations with a focus on Chapters:

- XX.26 – Zoning, with primarily updates to match proposed Future Land Use Designations
- XX.64 – Subdivisions, with new sections added for Lot-Line Adjustments, Planned Unit Developments and Family Exemption from Platting
- XX.84 – Building Code, with several miscellaneous updates made

All edits to all the regulations have been identified in the Planning Commission meeting tab of the County's webpage: : <https://pendoreilleco.org/your-government/community-development/public-involvement-and-planning-commission/> (see the bottom of the page for the link titled: [Proposed Dev Reg Update 2020](#))

Additionally, the County is currently updating the zoning map to match the proposed Future Land Use map. This updated zoning map will be provided at the next Planning Commission meeting.

County-Wide Planning Policies

We have made some minor updates to the CWPP by including policies and process for forecasting and allocating population and for making future CWPP revisions. Changes are tracked.

Sensitive Areas

We had discussed making some minor modifications to the Sensitive Areas code but after further review decided the revisions discussed with the Planning Commission and included in the December 2019 draft are adequate. No further changes are planned.

Comprehensive Plan

No additional changes are planned to this document beyond those discussed at the December 2020 Planning Commission workshop. The latest documents are being posted to the County website.

Next Steps

We are proposing the following schedule for Planning Commission review, SEPA review and Planning Commission hearing on the draft development regulations, Comprehensive Plan, Sensitive Areas and CWPPs:

- January 21 Planning Commission workshop to discuss draft documents (as described above)
- January 27 – Issue SEPA determination and conduct 14-day SEPA review
- February 4 (*tentative*) – Virtual Public Meeting/Open House (6 – 8 PM)
- February 18 Planning Commission workshop
- Public comments from SEPA and proposed responses
- Additional Planning Commission comments
- Feb 19 – March 11: Finalize documents per comments
- March 18 Planning Commission hearing/recommendations to BOCC