

Appendix A-2

Land Capacity Analysis

Stevens County Land Capacity Analysis Report

Prepared By: Adam Cares, *Planner*, Stevens County Land Services
Updated July 19th, 2021

Attachments:

Appendix A: Land Capacity Maps

Appendix B: GIS Model for Land Capacity Analysis

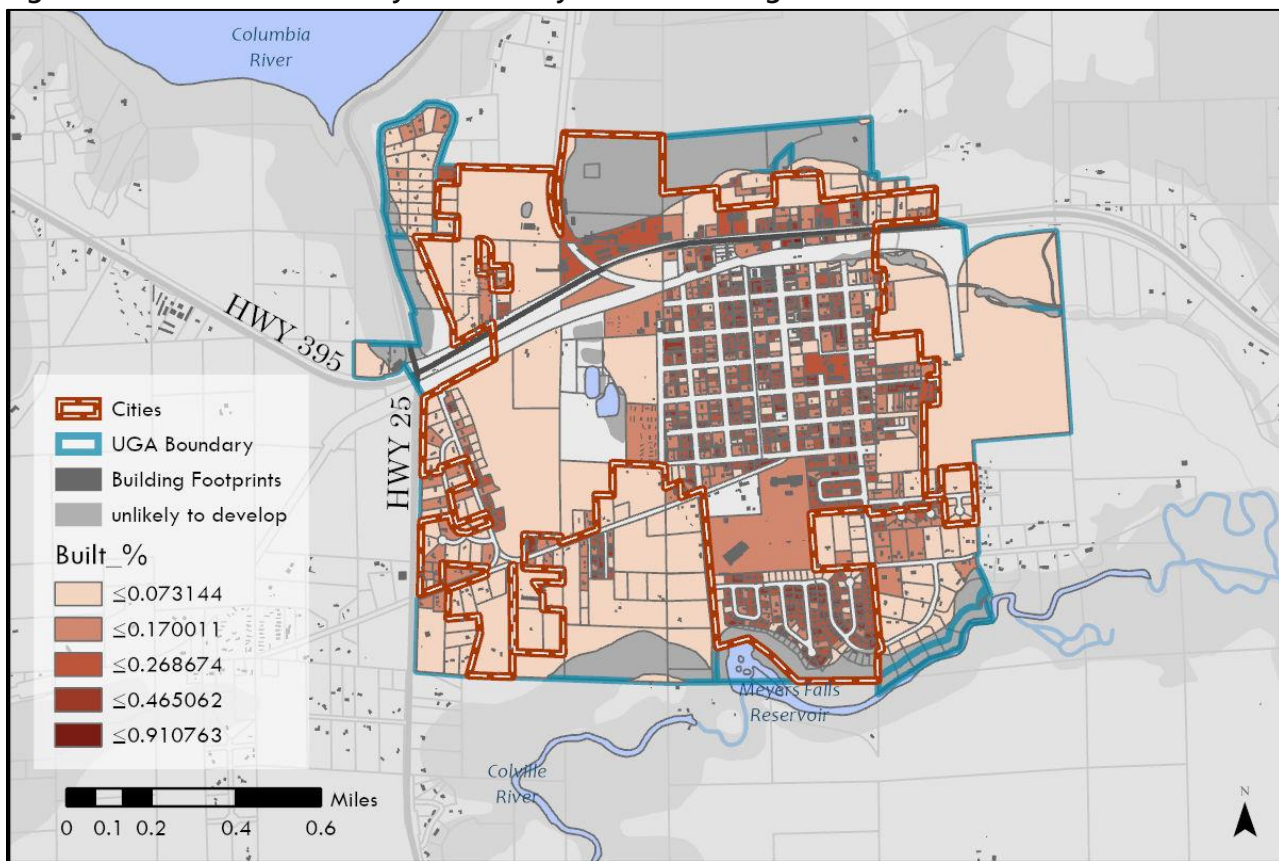
Summary

Stevens County conducted land capacity analysis to assess whether adequate land exists in each jurisdiction to accommodate population growth over the next 20 years. Data sources included county GIS layers, assessor's records, building permit data, and population projections from the Washington Office of Financial Management (OFM). The County used GIS to estimate the amount of developable land in each city and UGA, and then compared the available land to population growth projections. Adjustments were applied to account for market supply and infrastructure requirements.

Buildable Lands Analysis

The analysis focused on parcels within Cities and UGAs, excluding public lands. Parcel data was filtered to exclude areas where future development is unlikely, such as wetlands, steep slopes, floodplains, and non-residential zones. Building footprints were overlaid onto the parcel layer to calculate the "built percentage" of each parcel. The built percentage statistics were used to identify a subset of undeveloped or underdeveloped parcels, where additional development is readily possible. The County did additional QA/QC using institutional knowledge and assessor records to exclude parcels with limitations to future development, such as parcels owned by a fire district or occupied by a grocery store parking lot.

Figure 1: Kettle Falls Parcels Symbolized by Built Percentage



Projected Growth & Land Requirements

Projected population growth was used to determine the amount of land required for future development in each city and UGA. Stevens County used two methods to estimate population growth. The first method used growth projections and historic population data from Washington's Office of Financial Management and the US Census Bureau. The second method used historic residential construction data from the Stevens County Building Department and the Stevens County Assessor.

Method 1: OFM Projections

Medium population growth projections from OFM were used to estimate the amount of land needed in each jurisdiction to accommodate future growth. The OFM 2018-2040 countywide population growth projection was multiplied by the percentage of the 2018 population that fell in each city/town to calculate 2018-2040 growth estimates and required lands for each jurisdiction.

Table 1: Projected Growth – OFM Projections

City/Town	% of 2018 Total Population	2018–2040 Population Increase ¹	Land Required for Growth (acres) (assumes 2.48 ppl per household ² and 4 unit/acre density)
Unincorporated	78.1%	4,705	474
Chewelah	5.9%	357	36
Chewelah UGA	0.1%	5	0.5
Colville	10.5%	634	64
Colville UGA	1.0%	58	6
Kettle Falls	3.6%	219	22
Kettle Falls UGA	0.7%	40	4
Marcus	0.4%	23	2
Marcus UGA	0.1%	3	0.3
Northport	0.7%	39	4
Springdale	0.7%	42	4
County Total	100.0%	6,020	--

Method 2: County Buildout Data

Stevens County analyzed buildout data from 2007-2018 (the available data since Comp Plan adoption) to determine how many new residences were built in each jurisdiction over that time. These buildout numbers were used to project future buildout over the next 20 years, and to estimate the land required for growth.

Table 2: Projected Land Needs– County Buildout Data

City/Town	New Homes Per Year	20-Year buildout projection based on historic rate	Land Required for Growth (acres) (assumes 4 unit/acre density)
Addy UGA	0.25	5	1
Chewelah	5.75	115	29
Chewelah UGA	0.08	2	0
Clayton UGA	0.42	8	2
Colville	2.67	53	13
Colville UGA	0.83	17	4
Hunters UGA	0.08	2	0
Kettle Falls	3.00	60	15
Kettle Falls UGA	0.75	15	4
Lake Spokane	16.08	322	80
Marcus	0.67	13	3
Marcus UGA	0.33	7	2
Northport	0.25	5	1
Springdale	0.17	3	1
Valley UGA	0.33	7	2
Total	31.66	634	

Market Factors

The land capacity analysis included the application of a ‘market supply factor’. The purpose of the market supply factor is to account for the percentage of land within a jurisdiction that, due to market forces, is likely to remain undeveloped. To obtain a market supply factor, the County used property sales data from the Stevens County Assessor to find the percentage of undeveloped parcels within each jurisdiction that had not transacted over the past 20 years. These percentages ranged from 49% to 89%. The median percentage of 67% was used as the market supply factor across all jurisdictions, except in cases where a jurisdiction developed its own market factors. Land capacity was also adjusted to account for the infrastructure associated with new construction, such as water, sewer, and roads. Infrastructure deductions were 10% in cities and 20% in UGA’s. These percentages were selected based on the institutional knowledge of city and county staff, and metrics used in comparable jurisdictions.

Land Capacity Results

The results of the land capacity analysis are characterized in Table 3 and Table 4. The analysis indicated that while cities and UGAs had wide discrepancies in their future growth projections, almost all jurisdictions have a surplus of available land to accommodate that growth. Minor deficits of developable land, totaling less than 5 acres, were projected for the Addy UGA and the Town of Northport. The County anticipates that these jurisdictions will be able to address these projected deficits through local land use planning mechanisms as needed in the future.

Table 3: Land Capacity Analysis Results – OFM Projections

City/Town	% of 2018 Total Population	2018–2040 Population Increase ¹	Land Required for Growth (acres) (assumes 2.48 ppl per household ² and 4 unit/acre density)	Available Land (acres)	Market Supply Factor ³	Infrastructure Adjustment	Developable Land (Acres)	Surplus Land (acres)
Unincorporated	78.1%	4,705	474	--	--	--	--	--
Chewelah	5.9%	357	36	258	67%	10%	60	24
Chewelah UGA	0.1%	5	0.5	57	67%	20%	8	7
Colville	10.5%	634	64	212	40%	10%	106	42
Colville UGA	1.0%	58	6	762	40%	20%	305	299
Kettle Falls	3.6%	219	22	150	67%	10%	35	13
Kettle Falls UGA	0.7%	40	4	142	67%	20%	19	15
Marcus	0.4%	23	2	23	67%	10%	5	3
Marcus UGA	0.1%	3	0.3	57	67%	20%	8	7
Northport	0.7%	39	4	9	67%	10%	2	-2
Springdale	0.7%	42	4	82	67%	10%	19	15
County Total	100.0%	6,020	--	--	--	--	--	--

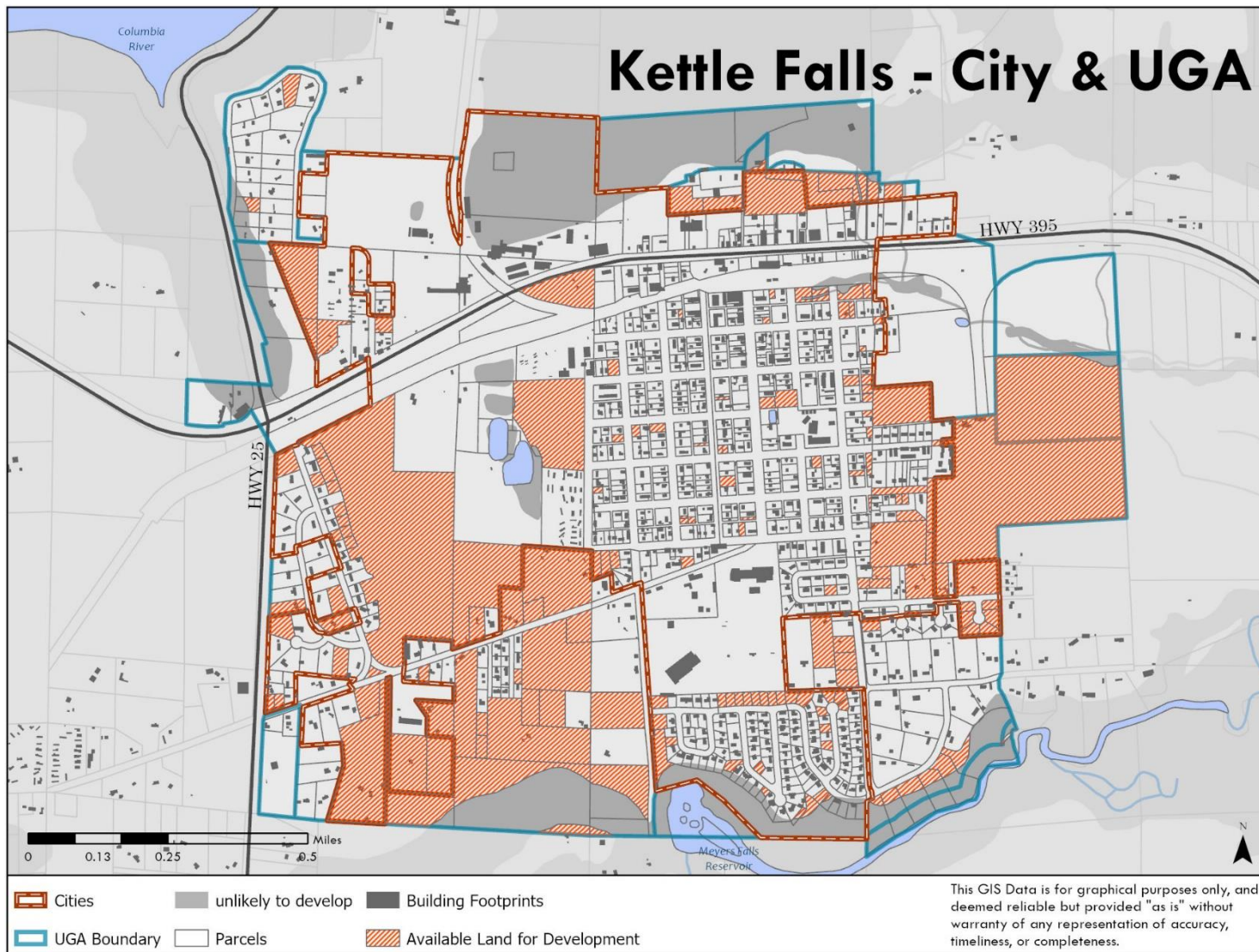
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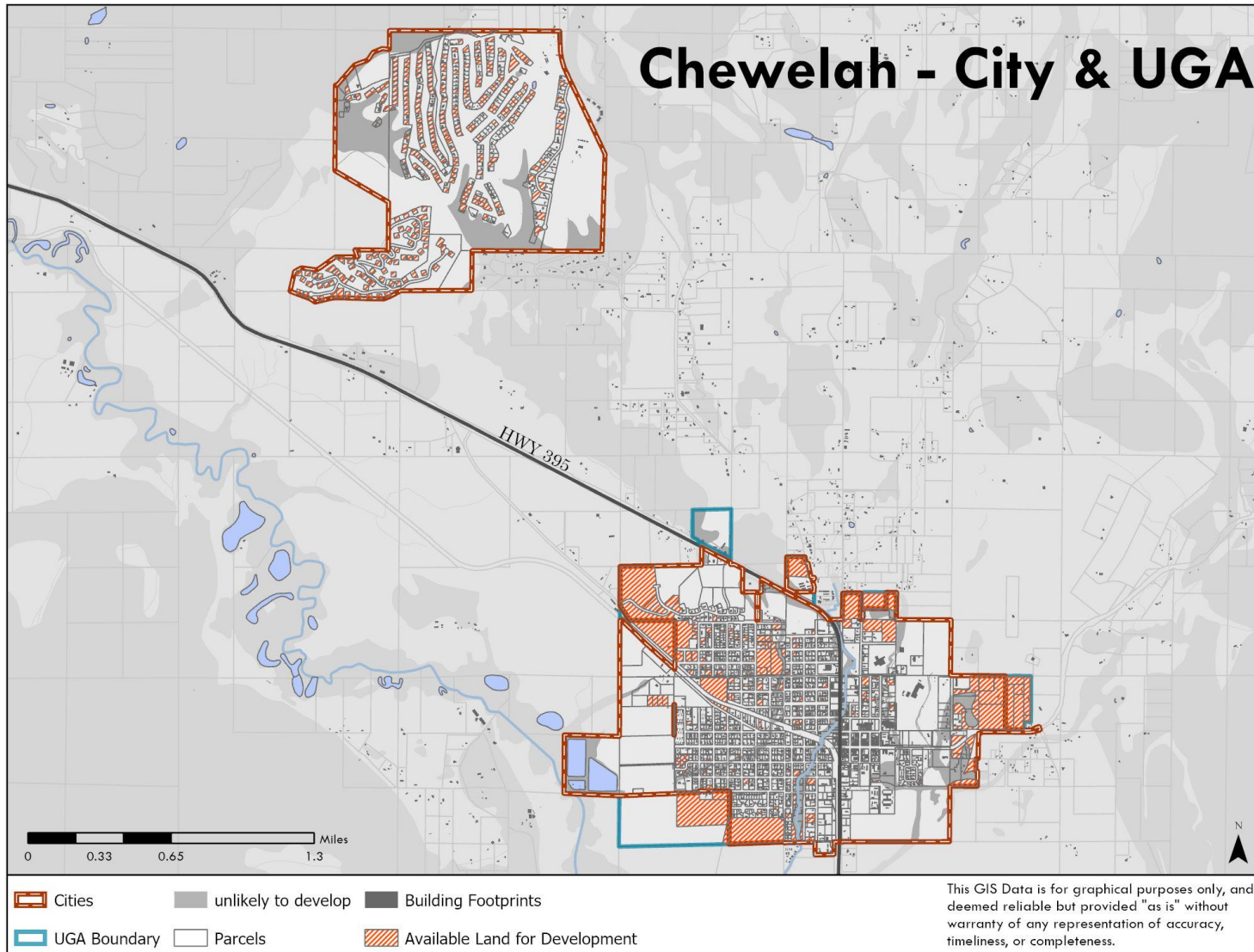
1. OFM Medium Growth Projection 2018-2040 used to estimate county, city, town and community population growth.
2. US Census Bureau, 2018
3. Market supply was calculated by analyzing the percentage of available parcels in each jurisdiction that had not transacted over the past 20 years. The market supply factor represents the percentage of parcels that, based on historical sales data, are unlikely to be available for development over the next 20 years.
4. The City of Colville conducted a separate land capacity analysis in 2020. The market factors from that analysis were applied for Colville and the Colville UGA.
5. --: not applicable

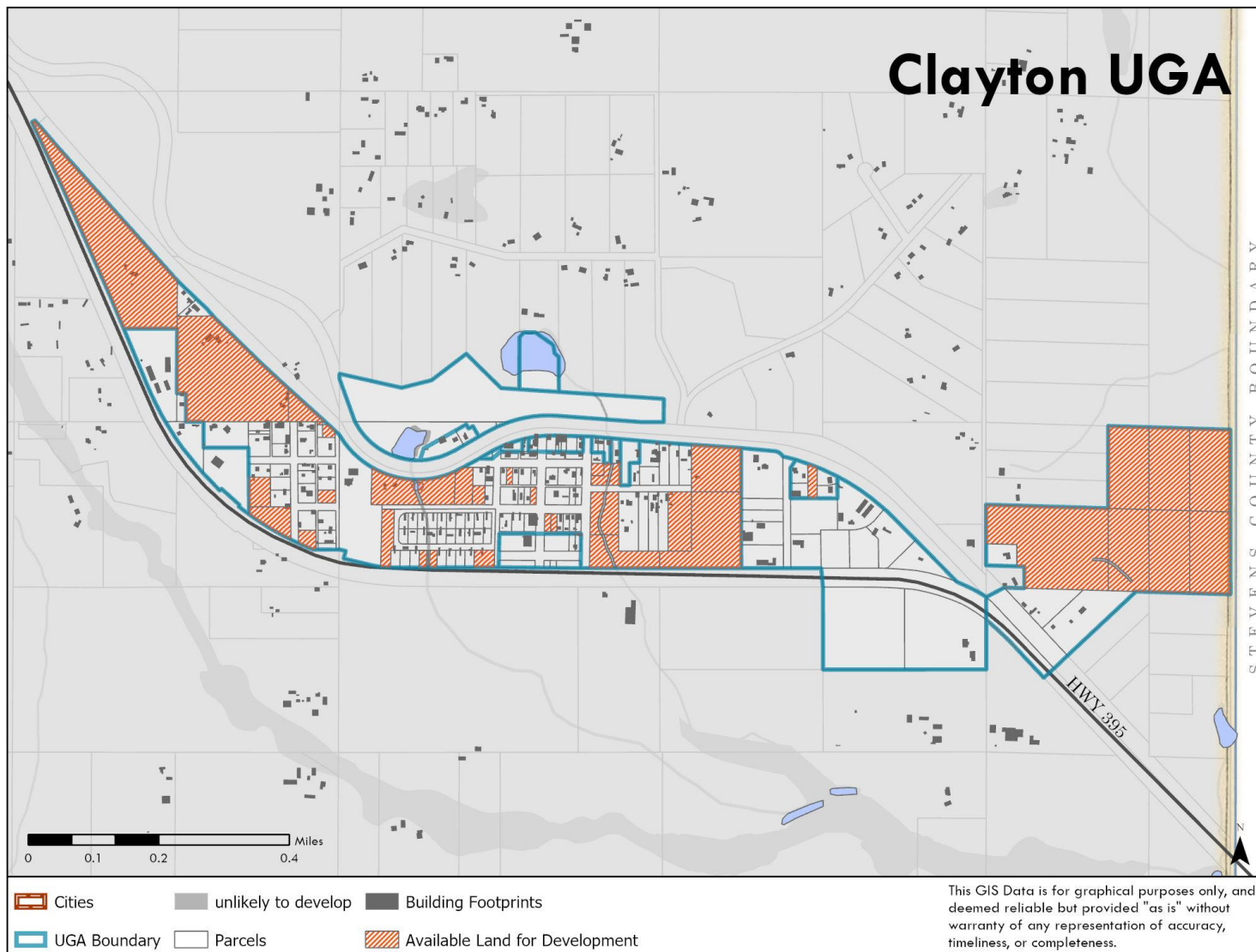
Table 4: Land Capacity Analysis Results – County Buildout Data

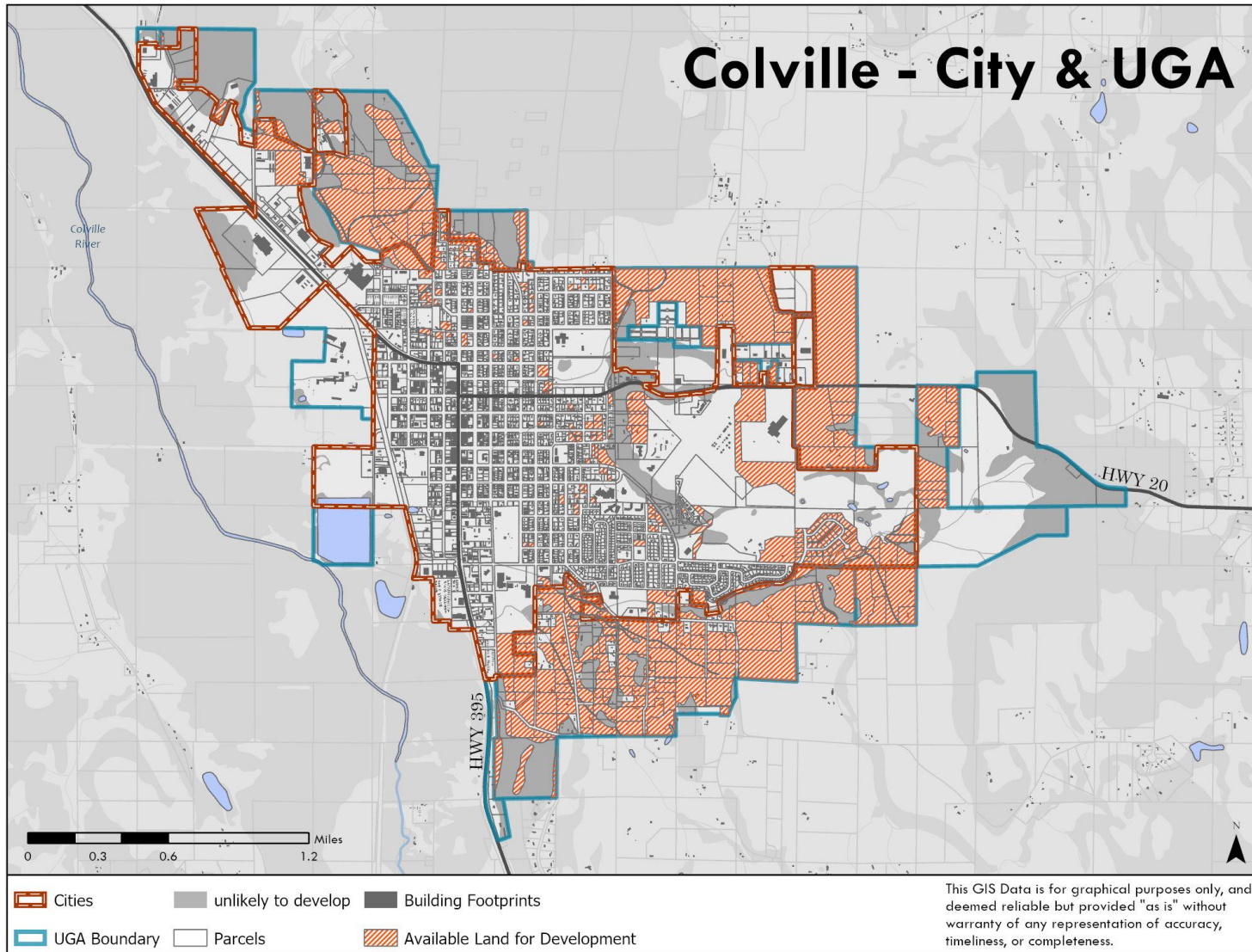
City/Town	New Homes Per Year	20-Year projection based on historic buildout rate	Land Required for Growth (acres) (assumes 4 unit/acre density)	Available Land (acres)	Market Supply Factor ¹	Infrastructure Adjustment ²	Developable Land (Acres)	Surplus Land (acres)
Addy UGA	0.25	5	1	5	67%	20%	1	-1
Chewelah	5.75	115	29	258	67%	10%	60	32
Chewelah UGA	0.08	2	0	57	67%	20%	8	7
Clayton UGA	0.42	8	2	98	67%	20%	13	11
Colville	2.67	53	13	212	40%	10%	106	93
Colville UGA	0.83	17	4	762	40%	20%	305	301
Hunters UGA	0.08	2	0	22	67%	20%	3	3
Kettle Falls	3.00	60	15	150	67%	10%	35	20
Kettle Falls UGA	0.75	15	4	142	67%	20%	19	15
Lake Spokane	16.08	322	80	779	67%	20%	104	24
Marcus	0.67	13	3	23	67%	10%	5	2
Marcus UGA	0.33	7	2	57	67%	20%	8	6
Northport	0.25	5	1	9	67%	10%	2	1
Springdale	0.17	3	1	82	67%	10%	19	18
Valley UGA	0.33	7	2	48	67%	20%	6	5
Total	31.66	634	158	2,704			695	537

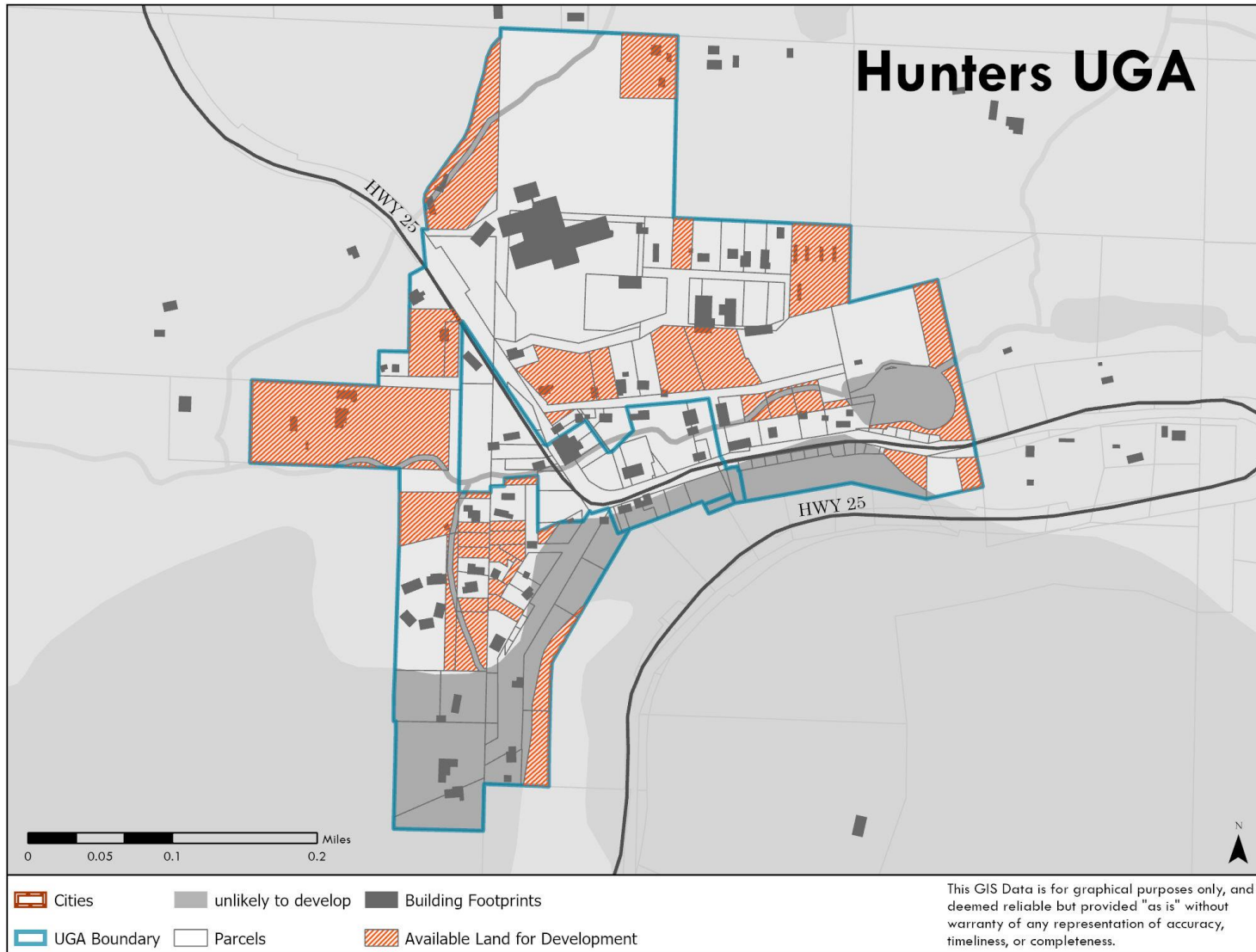
1. Market supply was calculated by analyzing the percentage of available parcels in each jurisdiction that had not transacted over the past 20 years. The market supply factor represents the percentage of parcels that, based on historical sales data, are unlikely to be available for development over the next 20 years.
2. Infrastructure adjustment was determined based on institutional knowledge of city and county staff. The infrastructure deduction was 10% for cities and 20% for UGAs

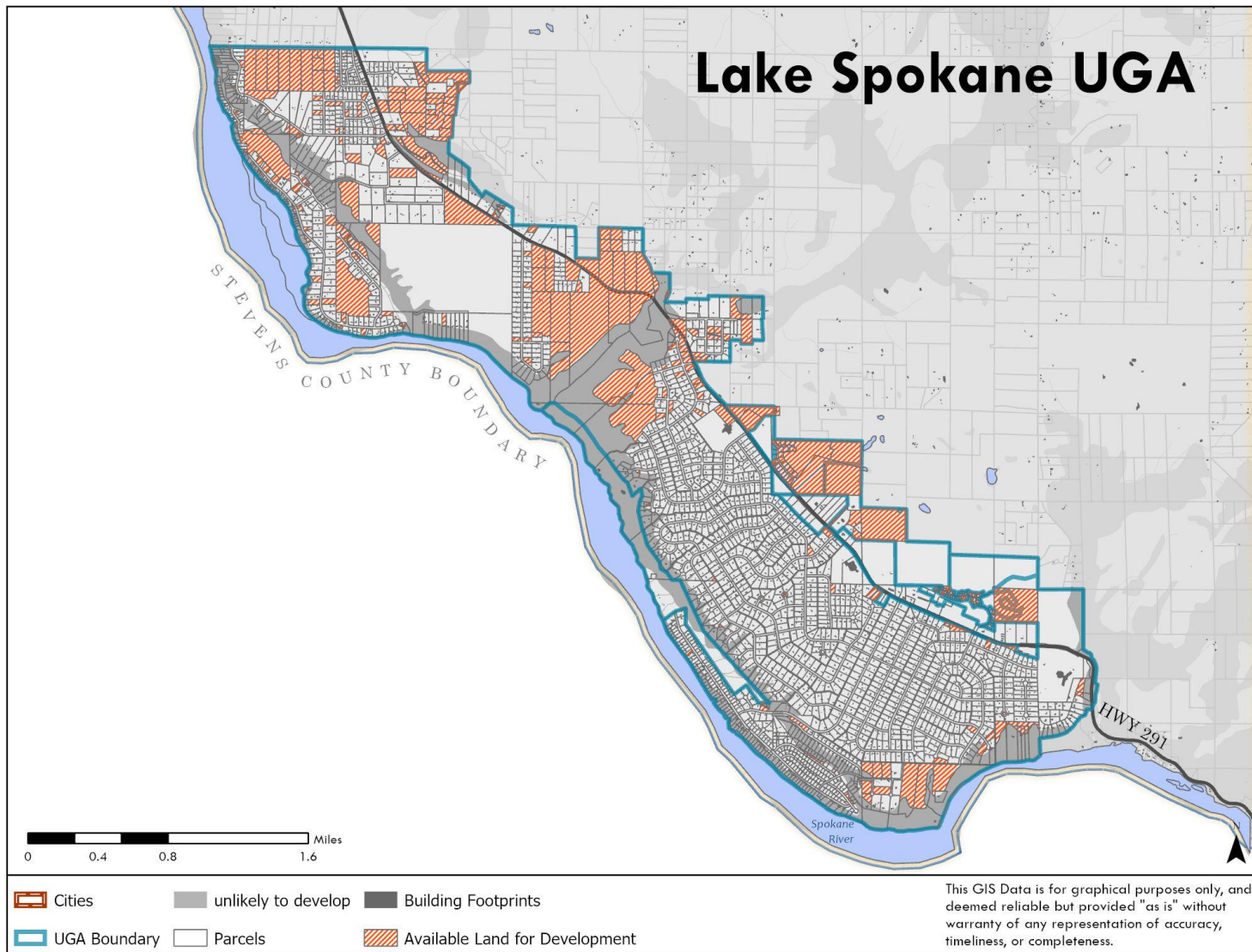


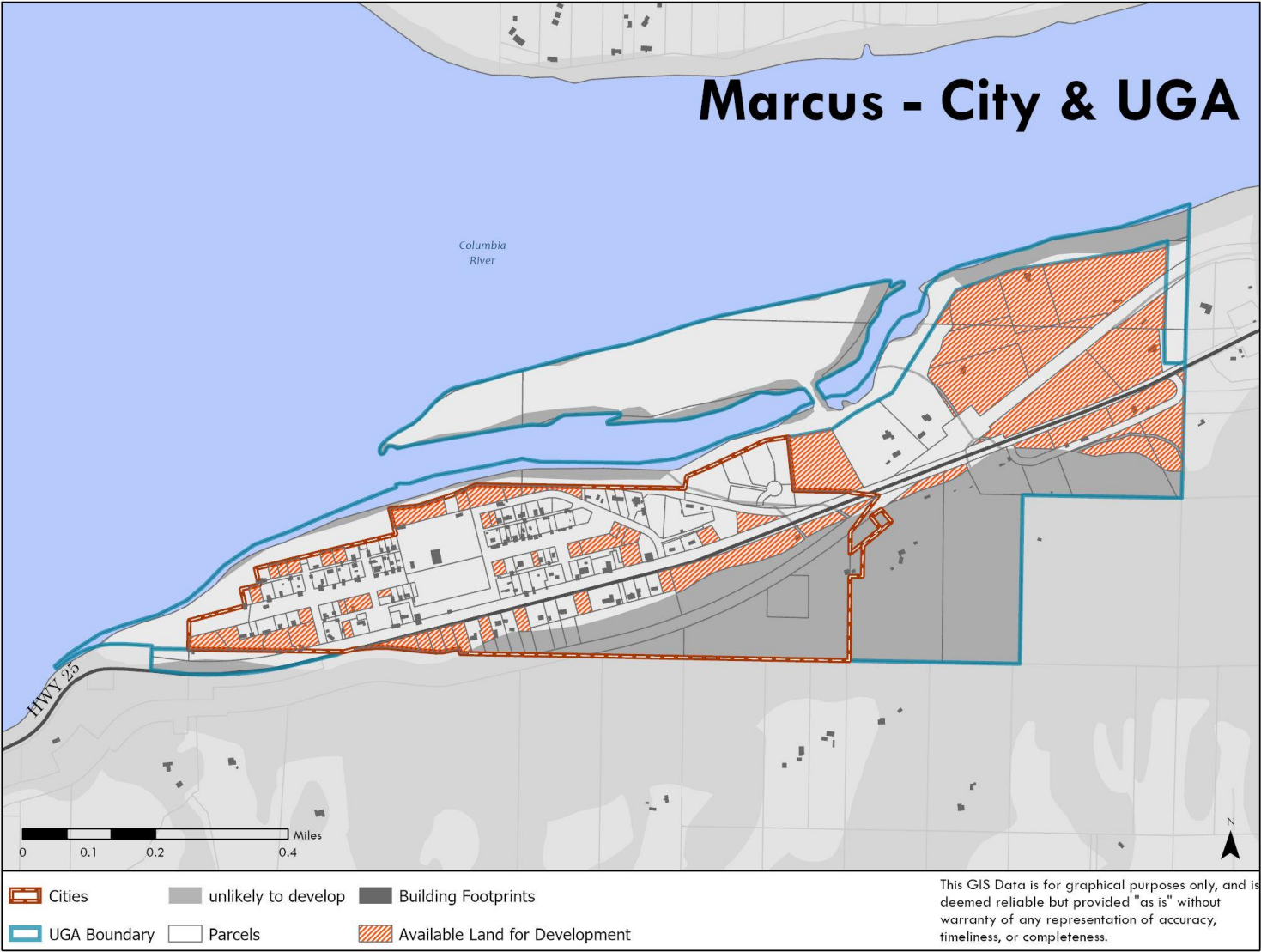


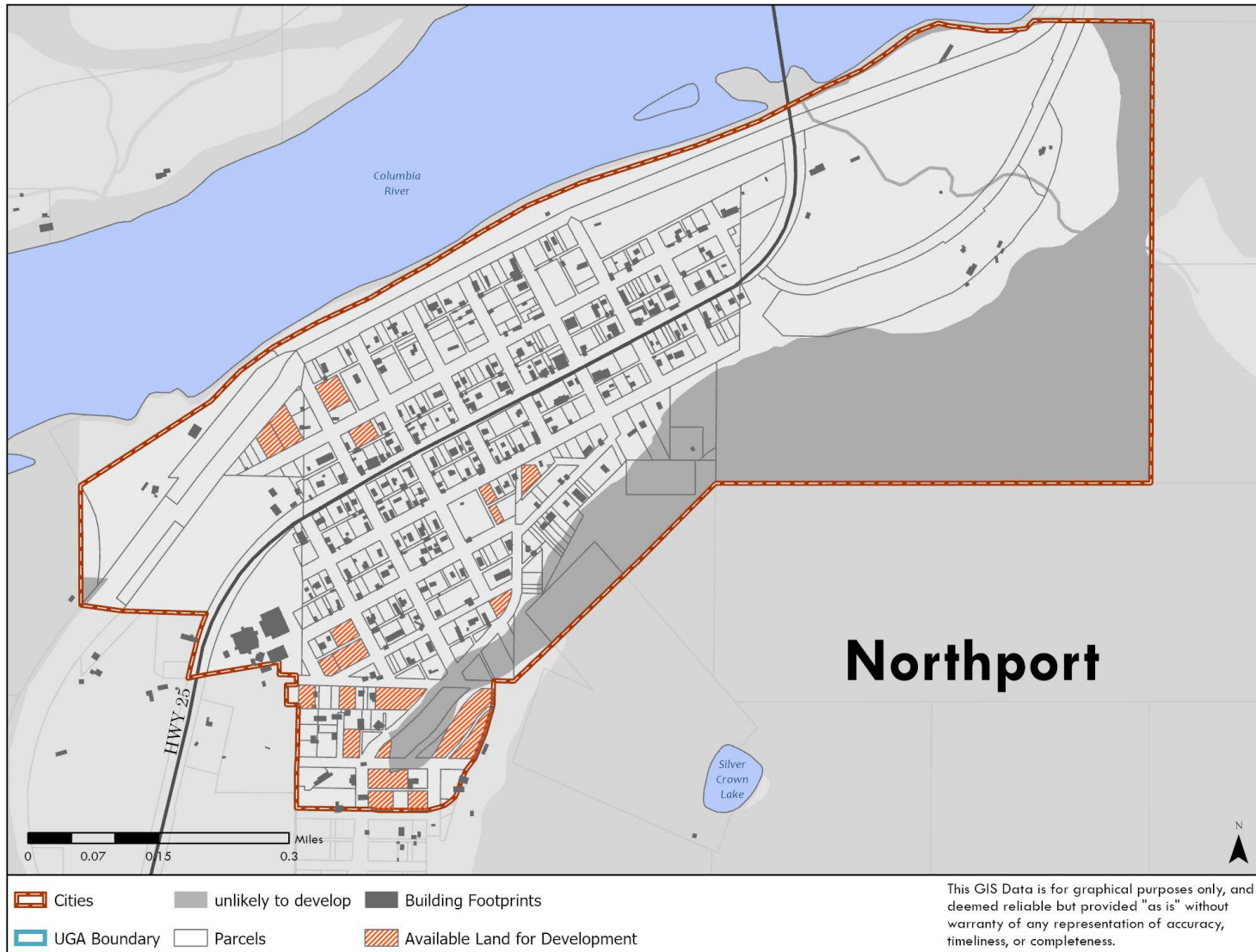


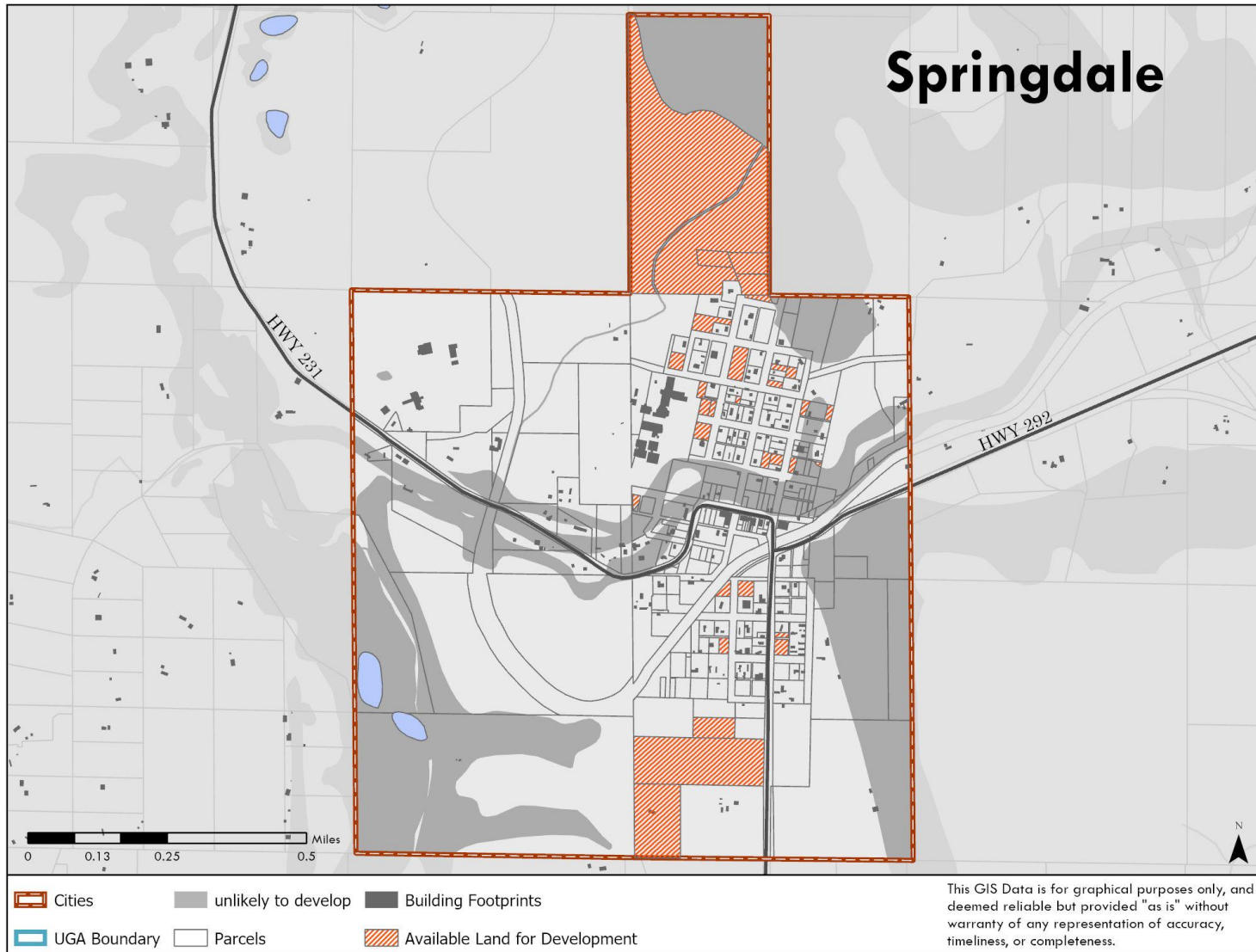


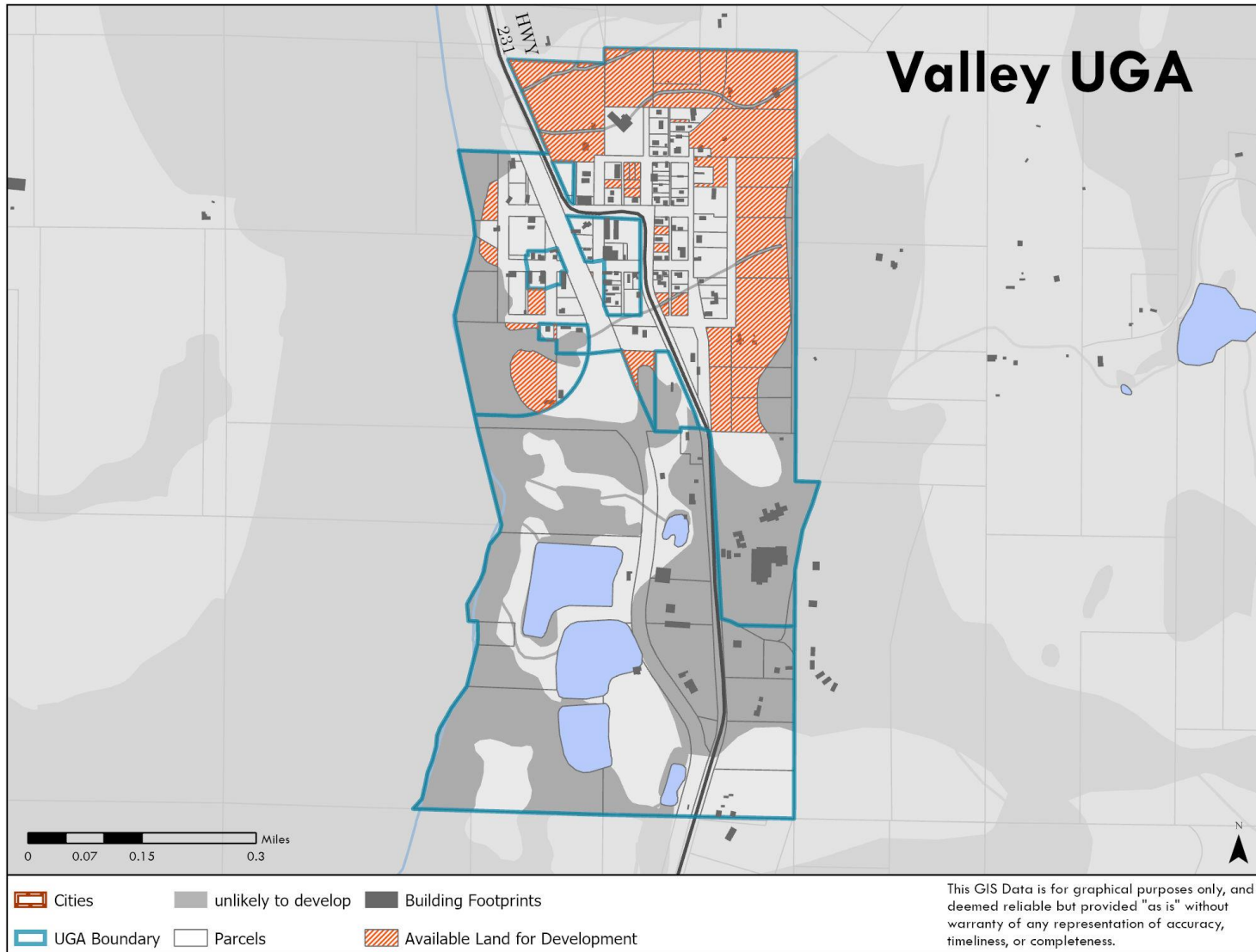




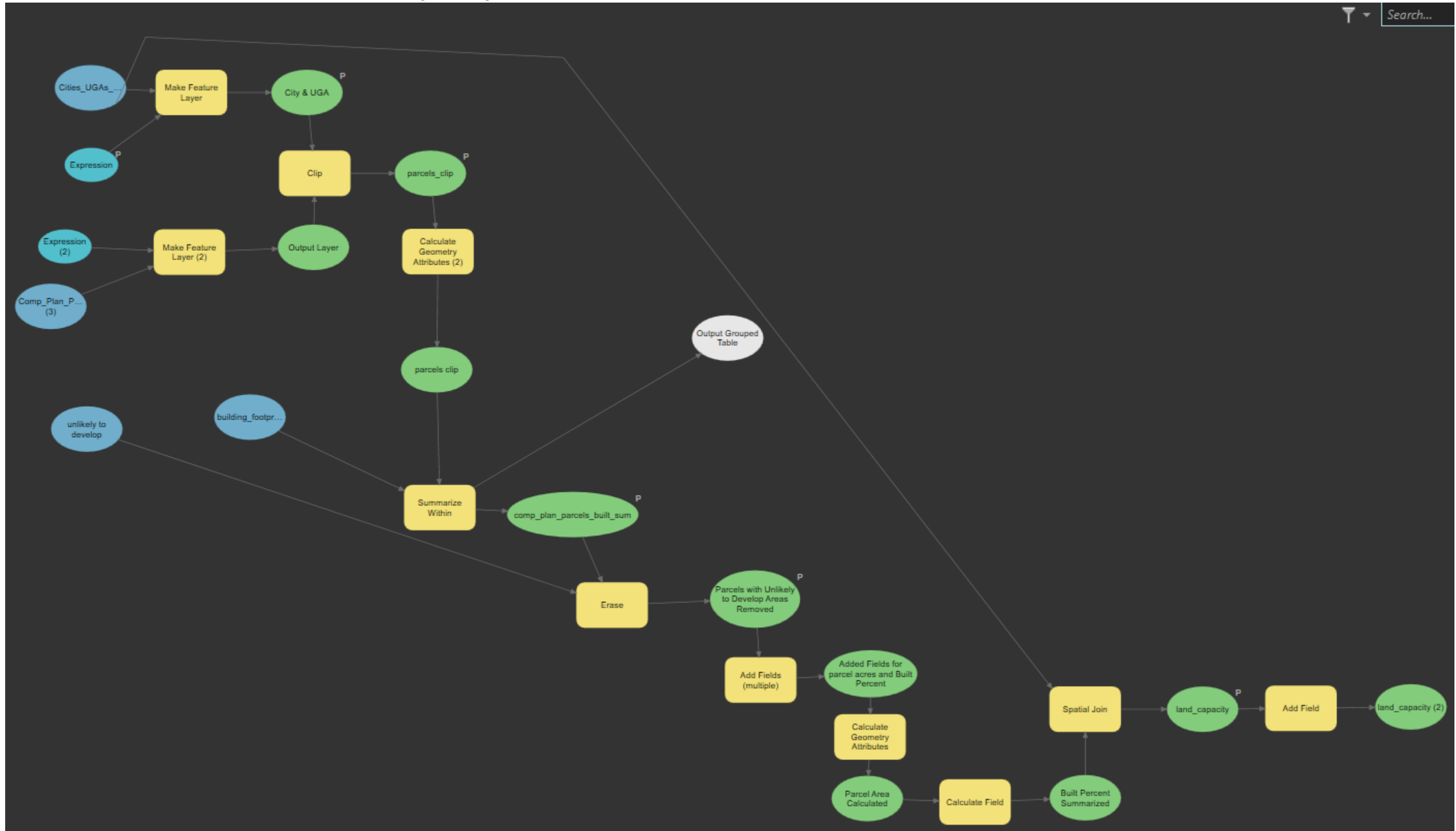








Appendix B: GIS Model for Land Capacity Analysis



Appendix B

Definitions

Definitions

Agricultural Land: Land primarily devoted to the commercial production of horticultural, viticulture, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock, and that has long-term commercial significance for agricultural production.

Capacity: The measure of the ability to provide a level of service.

Capital Improvement: Physical assets constructed or purchased to provide, improve, or replace a public facility, and that are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing.

Comprehensive Plan: A generalized, coordinated, use set of goals and policy statements that is adopted by the Board of County Commissioners.

Consistency: Compatibility of features of a plan or regulation with other features of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system.

Coordination: Consultation and cooperation among jurisdictions.

Critical Areas: Critical areas include the following areas and ecosystems: a) wetlands; b) areas with a critical recharging effect on aquifers used for potable water; c) fish and wildlife habitat conservation areas; d) frequently flooded areas, and e) geologically hazardous areas.

Density: Measure of the intensity of development, generally expressed in terms of dwelling units per acre that can also be expressed in terms of population density (i.e., people per acre). Useful for establishing a balance between potential local service use and service capacities.

Development Regulations: Any controls placed on development or land use activities by a county, including, but not limited to, zoning ordinances, subdivision ordinances, rezoning, building construction, binding site plan ordinances, or any other regulations.

Domestic Water System: Any system providing a supply of potable water for the intended use of a development.

Forest Land: Land primarily devoted to growing trees, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, for commercial purposes and that has long-term commercial significance.

Geologically Hazardous Areas: Areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

Household: Includes all the persons who occupy a group of rooms or a single room that constitutes a housing unit.

Infrastructure: Those man-made structures that serve the common needs of the population, such as the following: sewage disposal systems, potable water wells serving a system, solid waste disposal sites or retention areas, stormwater systems, utilities, bridges, and roadways.

Intensity: A measure of land uses activity based on density, use, mass, size, and impact.

Land Use Map: The Land Use Map for the Comprehensive Plan that designates the future general location and extent of the uses of land in the County and urban growth areas for, housing, commerce, industry, open spaces, and other land uses.

Level of Service (LOS): An indicator of the extent or degree of service provided by or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service means an established minimum capacity of capital facilities or services provided by capital facilities that must be provided per unit of demand or other appropriate measure of need.

Long-Term Commercial Significance: Includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration of the land's proximity to population areas, and the possibility of more intense uses of the land.

Master Planned Resort: A self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.

Minerals: Gravel, sand, valuable metallic substances, rock, and rock quarries.

Multi-Family Housing: As used in this Plan, all housing which is designed to accommodate three or more households.

Natural Resource Lands: Agricultural, forest, and mineral resource lands primarily devoted to commercial production and having long-term commercial significance.

Policies: Policies embrace the general goals of the County. Policies define course or method of action selected from among alternatives and in light of given conditions to guide and determine present and future decisions.

Public Facilities: Streets, roads, highways, sidewalks, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.

Public Services: Fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

Regional Transportation Plan: The transportation plan for the regionally designated transportation system that is produced by the Regional Transportation Planning Organization.

Regional Transportation Planning Organization (RTPO): The voluntary organization conforming to RCW 47.80.020, consisting of local governments within a region containing one or more counties that have common transportation interests.

Rural Lands: All lands which are not within an urban growth area and are not designated as natural resource lands primarily devoted to the commercial production of and having long-term commercial significance for production of agricultural products, timber, or the extraction of minerals.

Sewer Systems: All facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment, or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial, or industrial waste.

Single Family Housing: A structure maintained and used as a single dwelling unit.

Solid Waste Handling Facilities: Any facilities for the transfer or ultimate disposal of solid waste, including landfills and transfer stations.

Urban Growth: Growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and designated natural resource lands. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it or to land located adjacent to an area with urban growth and thus to be appropriate for urban growth.

Urban Growth Areas (UGAs): Those areas designated by a county pursuant to RCW 36.70A.110.

Wetland: Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape

amenities. However, wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate conversion of wetlands, if permitted by the County and other government agencies.

Appendix C
Environmental Impact Statement
Addendum



July 2021
Stevens County



Appendix C

Environmental Impact Statement Addendum

Prepared for Stevens County

July 2021
Stevens County

Appendix C

Environmental Impact Statement Addendum

Prepared for

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Fact Sheet

Project Title:

Stevens County Comprehensive Plan Environmental Impact Statement Addendum

Project Proponent:

Stevens County

Location:

The area represented by this Environmental Impact Statement (EIS) Addendum is Stevens County (County). The County is located in northeast Washington and encompasses approximately 2,482 square miles.

Proposed Action:

Stevens County is updating their Comprehensive Plan consistent with the Growth Management Act (GMA; Revised Code of Washington 36.70A). The Plan is used to guide decisions about development and growth within the County and in the UGAs. It is also designed to help the County meet its long-term vision for growth. The following two alternatives are being considered:

Alternative 1: No Action Alternative

The No Action Alternative, Alternative 1, would maintain the County's existing Plan and development regulations without modifications. This means no changes to the plan goals and policies, including an addition of water resources goals and policies, or changes to development regulations, including critical areas (Title 13) and the Unified Development Code (Title 3) consistent with the latest guidance/Best Available Science and changes in state laws and regulations since 2008. The SMP and VSP work plan would remain separate from the plan, and not be incorporated by reference.

Alternative 2: Proposed Action Alternative

The Proposed Action Alternative, Alternative 2, would include changes in the Plan to update goals and policies to comply with changes in state law and regulations. It also incorporates changes to development regulations, including critical areas (Title 13) and the Unified Development Code (Title 3) consistent with the latest guidance/Best Available Science and changes in state laws and regulations since 2008. Land use designations do not change; they are identical for both Alternatives 1 and 2. This alternative also incorporates the County's Shoreline Master Program (SMP) Update (2020)¹, which is adopted by reference in the Plan. This alternative also incorporates planning efforts

¹ Stevens County Shoreline Master Program, September 9, 2020.

under the Voluntary Stewardship Program (VSP; RCW 36.70A.700) which is promulgated under the GMA. The VSP Work Plan² is incorporated by reference in the Comprehensive Plan.

Lead Agency:

Stevens County Land Services Department
260 S. Oak Street
Colville, WA 99114

State Environmental Policy Act Responsible Official:

Erik Johansen, Director
Stevens County Land Services

EIS Contact Person:

Jenni Anderson, Managing Planner
Stevens County Land Services
Phone: (509) 684-2401
E-mail: janderson@stevenscountywa.gov

Required Permits and/or Approvals:

The following actions would be required for adoption of the Comprehensive Plan Update:

- Final approval of the Comprehensive Plan by the Board of Stevens County Commissioners.

Authors and Principal Contributors:

This EIS Addendum was prepared under the direction of Stevens County. Research and analysis was provided by:

- White Bluffs Consulting, LLC, Lead Author
- Stevens County Development Services staff, Alternatives Development and Analysis

Date of Final EIS Issuance:

December 2005

Date of Draft EIS Comments Due:

September 7, 2005

² Stevens County Voluntary Stewardship Program Work Plan, December 15, 2017.

Date of Draft EIS Issuance:

May 27, 2005

Public Meetings:

- August 2005
- July 2005
- June 2005

Final Action:

County Commission adoption of the Final Comprehensive Plan Update is planned for later in 2021 (subject to change).

Related Plans and Documents:

- Stevens County Draft Comprehensive Plan 2021 (July 2021)

A limited number of hard copy EIS documents are available at the Stevens County Development Services. The EIS and addendum is also available online at:

<http://stevenscompplanupdate.com/documents.php>

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TABLES

Table 3-1	Summary of Impacts and Mitigation Measures by Alternative	10
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ABBREVIATIONS

Addendum	Environmental Impact Assessment Addendum
County	Stevens County
CRP	Conservation Reserve Program
GMA	Growth Management Act
OHWM	ordinary high water mark
Plan	Comprehensive Plan
RCW	Revised Code of Washington
SEPA	State Environmental Policy Act
SMP	Shoreline Master Program
UGAs	Urban Growth Areas
VSP	Voluntary Stewardship Program

1 Introduction

Stevens County (County) is conducting a review and update of its Comprehensive Plan (Plan) and development regulations consistent with the Growth Management Act (GMA; Revised Code of Washington [RCW] 36.70A). The Plan consists of goals, policies, and analyses of the following elements: economic, land use, natural resources, rural, housing, parks and recreation, transportation, utilities and capital facilities. The Plan is used to guide decisions about development and growth within the County and in the Urban Growth Areas (UGAs). It is also designed to help the County meet its long-term vision for growth.

This 2020 update builds on the extensive process used to prepare the prior version of the Plan and environmental review, and the preparation of associated development regulations, which collectively began in 2004 and was completed in 2008 (Stevens County 2008³). This past update resulted in:

- Identification of five unincorporated UGAs, and policies to guide their intensification over time
- Designation of a master planned resort at 49° North Mountain Resort
- Adjustments to identified resource lands, (agriculture, forest and mineral resources per GMA criteria), and recognition and protection of additional rural agricultural lands, which may not meet the GMA criteria for resource lands, but which are valuable to the County's economy, lifestyle, and rural character
- Identification of limited areas of more intensive rural development, including larger communities, crossroad areas, and recreational and tourist uses (e.g., small resorts), and policies to guide their future growth
- Guidance for determining appropriate rural uses and a range of rural densities, which will be addressed in greater detail in the development regulations
- Creation of a subarea planning process, which will be used to help plan urban and rural areas in the future, and identification of the Loon Lake watershed as the County's highest priority for subarea-area planning.

A more detailed description of this process is provided in the 2008 version of the County's Comprehensive Plan.

³ Stevens County, 2008. *Stevens County Comprehensive Plan*. 2008.

The purpose and intent of the Plan and development regulations update is to provide for local needs relating to the use of land and infrastructure, including the protection of property rights, and in so doing, to meet the state’s minimum legal requirements.

This Environmental Impact Assessment Addendum (Addendum) provides an environmental analysis of two alternatives to support the Plan: a “No Action” alternative and a proposed action alternative. Alternative 1, the “No Action” alternative, calls for keeping the County’s existing Plan without modifications. Alternative 2, the Proposed Action alternative, allows for changes in the Plan to address legal requirements that have come into place since the last update, and accommodating growth based on the most recent population growth projections for the County.

Proposed changes to the Plan include:

- Updating policies to reflect changes in state law and administrative code since the 2008 update
- Updating Economic Element to further emphasize strategies for implementation
- Incorporating the Shoreline Master Program (SMP) goals and policies by reference⁴
- Including a new set of water resources policies
- Updating the Transportation and Capital Facilities elements to address current requirements, and to incorporate future updates to facility plans by reference

The County has prepared this Addendum to amend the *Stevens County Final Environmental Impact Statement* (2005) prepared for the existing Plan (Stevens County 2008). This Addendum is intended to satisfy the requirements of the State Environmental Policy Act (SEPA) pursuant to RCW Chapter 43.21C and Washington Administrative Code 197-11-625. This Addendum evaluates Plan alternatives and impacts that propose a similar policy direction, land use patterns, and environmental impacts that are expected to be associated with the proposed action. Therefore, the proposed alternative does not substantially change the analysis of significant impacts and alternatives in the existing environmental document.

1.1 SEPA Requirements

SEPA (RCW 43.21C) requires government officials to consider the environmental consequences of actions they are about to take and seek better or less damaging ways to accomplish those proposed actions. Officials must consider whether the proposed action would have a significant, adverse environmental impact on the following elements of the natural and built environment: earth, air, water, plants and animals, energy and natural resources, environmental health, land and shoreline use, transportation, and public services and utilities.

⁴ Stevens County Shoreline Master Program, September 9, 2020.

SEPA empowers local government to protect environmental quality, and it requires state and local officials to make decisions consistent with the policy set forth in the act. When necessary, SEPA can be used to supplement agencies' authority to address gaps in laws affecting environmental quality. Under SEPA, policies, plans, and regulations adopted per GMA are considered "non-project" actions subject to SEPA review.

1.2 SEPA and GMA Integration

The GMA requires compliance with both SEPA and GMA in the comprehensive planning process. Due to similarities, integration of SEPA with GMA eliminates duplication of effort and assures consistency between them. The procedural and substantive requirements of SEPA and GMA have been integrated at several points in the County's planning process:

Public Participation Both SEPA and GMA recognize public participation and agency coordination as fundamental to the planning process. The public participation process for the Plan began in 2004, extending through 2005 where the SEPA analysis is an integral part of the public draft of the Plan; the initial SEPA scoping meeting for the Plan was held in 2004. Additional public participation activities occurred in 2005 and then through 2008, when the final County Comprehensive Plan was approved. In 2019, the County conducted several public input workshops to obtain input on multiple topics addressed in the draft Comprehensive Plan and development regulations (proposed action alternative) and vision and goals for the Plan. Background information on the Plan and development regulations, maps and other information were provided at the meetings and public verbal input recorded in meeting notes and comment cards helped capture feedback.

Public Input and Scoping Public input (for the Plan and development regulations) and scoping (for the EIS addendum) are the fundamental beginning points of each process. Key topics to address in the Plan and development regulations were gathered during the outreach process. A summary of input from the meetings is available at:

<http://stevenscompplanupdate.com/resources/pdfs/FinalJuly-August2019StevensCountyPublicInputmtgsSummary.pdf>

Existing Conditions Both SEPA and GMA require collection and analysis of information regarding existing conditions. The draft Plan contains a description of existing conditions for the various planning issues/resources.

Goals and Policies Goals and policies play an important role in the development of the GMA comprehensive plan and the SEPA evaluation of plan alternatives. The policies and goals in the 2008 Plan, as minimally amended to reflect GMA requirements for critical areas, UGAs, rural lands, transportation and capital facilities, are drivers for the Plan, along with the general goals of GMA, and the Countywide Goals and Planning Policies to be adopted by the cities, towns and the County.

Impact Analysis GMA requires collection and analysis of data for natural resource lands, critical areas, the mandatory plan elements (i.e., land use, rural, housing, transportation, utilities, capital facilities elements), UGAs, and the siting of essential public facilities. SEPA requires the analysis of the Plan's significant adverse impacts on elements of the natural and built environment. The Plan contains the data inventories and descriptions of resources to which the required SEPA analysis is applied in this addendum.

Mitigation GMA requires plan and development regulations to reduce the impacts of growth on the natural and built environment (e.g., designate and protect by regulation critical areas, protect water quality). Accordingly, the Plan map, text, goals, and policies along with the updated development regulations incorporate SEPA required mitigation.

Documents Both SEPA and GMA require preparation of documents for the public participation and decision-making processes, but each has specific guidelines on the information and analysis that must or should be included. This Addendum contains the requirements of SEPA; this Addendum is an integrated portion of the draft Plan document, which has been prepared to satisfy GMA requirements.

1.3 County Location and Overview

The County is located in Northeast Washington. As noted in the Comprehensive Plan, Stevens County is 2,481 square miles (the fifth largest in Washington) and in the middle one-third in population size (45,570) (OFM 2019⁵). Its low population density (18.4 people per square mile) is widely dispersed, with 78% living in unincorporated areas. About 40% of the total land area is owned by the federal government, state governments, or the Spokane Tribe. There are six incorporated cities, varying in population size from a few hundred people (Marcus, Northport, and Springdale) to between 1,500 and 5,000 (Kettle Falls, Chewelah, and Colville). There are also 20 developed (unincorporated) places which provide housing and a range of retail, commercial, and community services to the surrounding population. These vary in size and may appear as either rural or urban/suburban in character. Some are small rural villages with homes, a general store, gas station/auto repair, and meeting facility, while others are large suburban subdivisions with commercial areas. Historically, resource-based industries—agriculture, forestry, and mining—have been strong drivers of the County's economy. While there are some large, corporate landowners and operators, small, independent farms predominate in terms of total number. Recreation and tourism are significant and growing components of the economy—access to skiing, hunting, fishing, hiking, and other recreational pursuits is fueling the growth of local resorts and sales of recreational property and homes.

⁵ OFM (Washington State Office of Financial Management), 2019. Stevens County: Population Information. Accessed 2019. Available at: <https://ofm.wa.gov/washington-data-research/county-and-city-data>.

2 Alternatives

In this EIS addendum, the County has updated the alternatives based on projected future growth patterns. The alternatives and how they were developed are described further below.

2.1 How the Alternatives were Developed

Alternative 1, the No Action Alternative, is required under SEPA and includes keeping the County's existing Plan and development regulations without any modifications. As noted in the Comprehensive Plan Introduction, major updates were made to the 2008 plan.

Alternative 2, the Proposed Action Alternative, was developed based on public input during the initial public meetings, and the plan and development regulation changes as described below. While additional changes were made in the 2020 update, the changes are much more modest than those made in the 2008 plan. Regulation changes were more substantial.

Changes to the 2020 Plan include:

- Updating policies to reflect changes in state law and administrative code since the last update
- Updating Economic Element to further emphasize strategies for implementation
- Incorporating the Shoreline Master Program (SMP) goals and policies and the County Voluntary Stewardship Program (VSP) by reference⁶
- Including a new set of water resources policies
- Updating the Transportation and Capital Facilities elements to address current requirements, and to incorporate future updates to facility plans by reference

Development regulation updates included revisions to Countywide Planning Policies, the County Critical Areas Code (Title 13) and Unified Development Code (Title 3).

Countywide Planning Policies

- Add shoreline management policy
- Clarify UGA modification and annexation procedures
- Modify procedures for providing for essential public facilities
- Updated transportation, economic development and other policies and clarifications to existing language

For Critical Areas, Title 13 has been updated to:

- Include the latest State guidance on wetland protections
- Stormwater management provisions for subdivisions

⁶ Stevens County Voluntary Stewardship Program Work Plan, December 15, 2017.

- Provide riparian buffer protections consistent with Best Available Science documentation prepared specific to the rural developable lands in Stevens County⁷
- Modifications to designation and protections for geologic hazards

Title 3 updates include:

- Permitting process detail for group and family home care facilities
- Clarifications around accessory dwelling unit size calculations
- Provisions for clustered developments taking advantage of bonus density by conserving open space
- Additional detail on non-conforming uses and structures expansion and replacement requirements
- Electric vehicle infrastructure regulations and requirements
- Military flight path regulations and requirements
- Several other minor procedural clarifications and updates to comply with existing state laws and regulations or to improve process clarity and consistency

2.1.1 Locally Identified Issues

UGAs, Rural Character, Housing and Density:

- Provide opportunities for affordable, safe and clean housing, including flexible ways to provide affordable housing and accessory dwelling units or guest houses
- Provide growth opportunity areas within Kettle Falls and other cities and towns
- Maintain rural areas and character, and reduce sprawl
- Promote lower growth rates and limit new housing developments
- Maintain and provide additional open space, parks, and shoreline access

Public Services:

- Promote economic development through infrastructure investments - roads, fiber, and other services
- Maintain road surfaces and capacities in general throughout the County
- Improve road capacity and safety in Lake Spokane area
- Provide public transportation to Lake Spokane area
- Maintain water and sewer systems
- Improve emergency response services

⁷ Anchor QEA Memorandum, Proposed Riparian Buffers within the Stevens County Critical Areas Code Update, dated February 25, 2020.

Protection of the Private Property Rights:

- Maintaining owner-builder exemption
- Reducing regulatory burden on landowners
- Fees and taxes are increasing and creating burden for those on fixed incomes
- Continued access to streams for livestock use
- Limit accumulation of unusable vehicles, and other unusable personal property that creates unsightly views and personal safety risk

Protection of Agricultural and Forest Lands, and the Natural Environment:

- Protect range areas
- Protect clean air, water and habitat for fish and wildlife
- Improve public access to open space lands
- Protection of the natural environment, specifically fish and wildlife habitat, with an emphasis on preserving riverine and wetland habitats, and mountains

2.2 Alternatives

2.2.1 *Alternative 1: No Action*

SEPA requires an EIS to contain a “No Action” alternative. This alternative would maintain the County’s existing Plan and development regulations without modifications. This means no changes to the plan goals and policies, including an addition of water resources goals and policies, or changes to development regulations, including critical areas (Title 13) and the Unified Development Code (Title 3) consistent with the latest guidance/Best Available Science and changes in state laws and regulations since 2008. The SMP and VSP work plan would remain separate from the plan, and not be incorporated by reference.

Overall, land use in Stevens County has several categories: urban, rural, agriculture, industrial, public shorelands, and open space lands. Land use designations are discussed in Chapter 3 of the Plan and are unchanged between the 2008 and 2020 plan. Generally, the more intense the land use designation and the higher the residential densities allowed, the general increase there is in impacts to all systems (e.g., water resources, air quality, capital facilities and infrastructure, public services, biology, ecology, and residential living environments). These impacts were evaluated in the 2005 EIS, and for land use impacts the characterized effects are not expected to change in the 2020 Comprehensive Plan update.

2.2.2 *Alternative 2: Proposed Action*

Alternative 2, the Proposed Action Alternative, allows for changes in the Plan to update goals and policies. It also incorporates changes to development regulations, including critical areas (Title 13)

and the Unified Development Code (Title 3) consistent with the latest guidance/Best Available Science and changes in state laws and regulations since 2008. Land use designations do not change; they are identical for both Alternatives 1 and 2 as described in Section 2.2.1. This alternative also incorporates the County's Shoreline Master Program (SMP) Update (2020), which is adopted by reference in the Plan. The SMP addresses the Columbia, Spokane and Colville rivers, the many streams within the County with a mean annual flow of greater than 20 cubic feet per second (cfs), and the many lakes within the County larger than 20 acres, such as Deer, Loon and others. The SMP also includes land within 200 feet of the ordinary high water mark (OHWM) of these rivers, their floodways, contiguous 100-year floodplain extending up to 200 feet inland of the floodway, and associated wetlands. The SMP implements the goals of the state's Shoreline Management Act and is designed to be compatible with the GMA and Comprehensive Plan. It also provides the framework for future decision making and a guide for future development of lands within the County's SMP jurisdiction boundaries.

This alternative also includes planning efforts under the Voluntary Stewardship Program (VSP; RCW 36.70A.700) which is promulgated under the GMA. The County VSP work group recently adopted a VSP Work Plan to voluntarily protect critical areas on agricultural lands. Implementation of the Work Plan is largely designed to fit within the framework of established programs. The VSP Work Plan is incorporated by reference in the Comprehensive Plan.

3 Affected Environment, Impacts, and Mitigation Measures

3.1 Affected Environment

The physical and human elements of the affected environment are described in the 2008 Comprehensive Plan and 2005 EIS. This Addendum is focused on incremental additional effects as described in the following sections.

3.2 Impacts and Mitigation Measures

The impact analyses for a non-project action such as the Plan are based on the amount of planned growth, areas where growth will occur, land use type and character, and associated adjacent higher density areas. The Plan itself would not result in direct changes to the physical and human environment. However, the Plan provides a policy framework that is intended to guide future development and any impacts to the environment would be indirect. Table 3-1 describes potential impacts to physical and human elements of the environment from the two alternatives described herein. In most cases the analyzed effects are not materially different between the two alternatives, primarily because the County land use plan designations remain unchanged for this update, and in most cases the effects are positive to the natural environment per the updated plan and/or development regulations.

Mitigation measures are primarily based on updated development regulations, county plans adopted by reference, regional plans and policies developed to address the impacts of the forecasted growth. Similarly, improvements to important infrastructure systems needed to accommodate planned growth are identified. Under the Proposed Action Alternative, the Plan references goals and policies intended to address ways to anticipate and mitigate the potential impacts of planned growth on the environment and the County's quality of life. Table 3-1 also includes mitigation measures to address potential impacts from future development. For additional detail on impacts and mitigation measures please see the County Final EIS for the Comprehensive Plan, dated December 2005.

**Table 3-1
Summary of Impacts and Mitigation Measures by Alternative**

Element	Alternative 1: No Action	Alternative 2: Proposed Action	Mitigation Measures
<i>Physical Environment</i>			
Earth	Earth-related impacts under the No Action Alternative would be related to development, scaling with the intensity of future land uses within the planning areas. Existing land use designations would allow development to continue. Future development would be subject to environmental review.	Under the Proposed Action, the County would experience similar earth-related impacts as the No Action Alternative, but with updated development and critical areas regulations. Future development would remain subject to environmental review. The SMP and VSP work plan would further protect earth resources.	<ul style="list-style-type: none"> • Compact soils at densities appropriate for planned land uses. • Provide vegetative cover or soil cement on exposed surfaces. • Protect steep slopes through avoiding development or mitigating impacts through engineered protections • For agricultural practices, implement voluntary conservation measures described in the Voluntary Stewardship Program Work Plan (Stevens County 2018)
Air/Greenhouse Gases	The No Action Alternative would contribute to air quality and greenhouse gas impacts, primarily from increased transportation associated with growth and recreation-based tourism. Future development potentially impacting air quality would be subject to project-specific environmental review by the County, with oversight by Washington State Department of Ecology (Ecology).	The Proposed Action would have similar impacts to air quality/greenhouse gases as described for the No Action Alternative.	<ul style="list-style-type: none"> • Maintain compliance with State and federal requirements for vehicle emissions • Comply with dust control requirements during construction activities to reduce temporary impacts
Water	Water quality impacts could occur from development activities with the potential to cause erosion or increase impervious surfaces that could discharge pollutants or sediment-laden water to nearby surface waters. Water-related impacts under the No Action Alternative would be related to development and traffic levels for stormwater, scaling with the intensity of future land uses within the designated	Water-related impacts under the Proposed Action would also be scaled with development. Additionally, reduced surface and groundwater quality impacts are expected through updated development regulations. Water supply impacts would also be scaled with future growth. Mitigation strategies for addressing permit exempt wells would be provided under this alternative to allow rural development within the County,	<ul style="list-style-type: none"> • Comply with critical areas code revisions that protect surface and groundwater quality • Comply with Shoreline Master Program regulations • Comply with state requirements for exempt well withdrawal limits and mitigation requirements

Element	Alternative 1: No Action	Alternative 2: Proposed Action	Mitigation Measures
	areas. Water supply impacts would also be scaled with future growth.	while not detrimentally impacting surface waters.	
Fauna and Flora	Development puts pressure on terrestrial and aquatic ecosystems that provide important habitat features. Habitat fragmentation caused by development has the potential to alter habitat connectivity, causing some species to migrate into remaining undeveloped areas. The conversion of undeveloped or underutilized land would continue to occur under the No Action Alternative. Development of these parcels could fragment wildlife habitat. Impacts to flora would scale with the intensity of land uses within the planning areas. Rural areas would be most impacted under this alternative by allowing higher-density development to occur.	As land use does not change for Alternative 2, the development pressures described for Alternative 1 would apply to this alternative as well. The updated critical areas regulations, the SMP and VSP implementation plan would further protect fish and wildlife and their associated habitats by applying the latest standards and requirements.	<ul style="list-style-type: none"> • Comply with critical areas code for fish and wildlife conservation areas, wetlands, and frequently flooded areas • Provide erosion and stormwater control measures during construction, particularly in areas adjacent to surface waters that provide fish and wildlife habitat
Noise	Temporary noise-producing activities associated with future development under the No Action Alternative would be subject to the Stevens County requirements in Title 3 and SEPA regulations, and State requirements as administered by Ecology.	The Proposed Action would see similar impacts to the No Action Alternative for noise.	<ul style="list-style-type: none"> • For construction activities, comply with local and state requirements.
Light and Glare	The generation of light and glare would scale with future development. Under the No Action Alternative, light and glare impacts from development would be more diffuse, particularly in rural areas where higher-density development would continue to occur.	The Proposed Action Alternative would see similar impacts to the No Action Alternative for light and glare.	<ul style="list-style-type: none"> • Incorporate directional lighting into streetscapes and other development design, as applicable

Element	Alternative 1: No Action	Alternative 2: Proposed Action	Mitigation Measures
Land Use	The No Action Alternative would allow development to occur according to existing land use designations. Future growth would be required to meet existing land use designation criteria previously designed to accommodate ongoing development trends in the County.	The Proposed Action would see similar impacts to the No Action Alternative for Land Use as designations were not changed in the plan.	<ul style="list-style-type: none"> • Utilize existing higher-density areas for future population and employment growth within the County • Continue to implement rural area protection or preservation measures to maintain the character of rural areas within the County.
Natural Resources	Impacts to many of these natural resources would be scaled with the intensity of future land uses and population growth, along with the use of natural resources to support the Stevens County economy and rural character of the County. Under the No Action Alternative, development would occur according to existing land use designations and development regulations.	<p>As land use does not change for Alternative 2, the development pressures and use of natural resources to support the Stevens County economy and rural character of the County described for Alternative 1 would apply to this alternative as well.</p> <p>The updated critical areas regulations, the SMP and VSP implementation plan would further protect and conserve natural resources by applying the latest standards and requirements, along with voluntary conservation measures for agricultural lands.</p>	<ul style="list-style-type: none"> • Comply with critical areas code • For agricultural practices, implement voluntary conservation measures described in the Voluntary Stewardship Program Work Plan • Protect mineral resources per the provisions of the GMA
Risk of Explosion or Hazardous Emission	The No Action Alternative is not expected to increase the risk of explosion or hazardous emissions.	The Proposed Action Alternative is not expected to increase the risk of explosion or hazardous emissions.	<ul style="list-style-type: none"> • Manage the risk of explosion or hazardous emissions in accordance with local building and environmental codes
<i>Human Environment</i>			
Population	The No Action Alternative would allow development to occur to accommodate projected population growth according to existing land use designations.	As land use does not change for Alternative 2, the development to support the Stevens County economy and rural character of the County described for Alternative 1 would apply to this alternative as well.	<ul style="list-style-type: none"> • Support development consistent with the county land use plan and zoning, and associated capital improvement plans • Mitigate development impacts, as applicable, consistent with updated development regulations, including critical areas code

Element	Alternative 1: No Action	Alternative 2: Proposed Action	Mitigation Measures
Housing	The No Action Alternative would allow development to occur according to existing land use designations. The location and type of housing allowed within these land use designations would not change.	As land use does not change for Alternative 2, the development to support the Stevens County economy and rural character of the County described for Alternative 1 would apply to this alternative as well.	<ul style="list-style-type: none"> • Apply measures as described in “population” above
Transportation/ Circulation	The No Action Alternative allows development to occur according to existing land use designations.	The Proposed Action Alternative also allows development to occur according to the established land use designations and zoning. Accommodate growth in rural areas through updates to the County road system, consistent with the <u>Six Year Road Program</u> , which is incorporated by reference in the Plan and identifies capital projects to be implemented each year.	<ul style="list-style-type: none"> • Work with development applicants to oversee that appropriate coordination with affected agencies and property owners occurs upon future development • Implement transportation improvements in accordance with this plan • Meet targeted levels of service
Public Services	The No Action Alternative maintains a continuation of demand on public services, that increases as population increases consistent with the adopted land use plan and designations.	Similar to the No Action Alternative, the demand on public services would continue to increase with projected population growth.	<ul style="list-style-type: none"> • Locate and expand, as applicable and consistent with available funding, public services near areas of need and consistent with targeted service standards
Energy	Energy demand would continue to increase with future population growth.	Similar to the No Action Alternative, energy demand would continue to increase with future population growth.	<ul style="list-style-type: none"> • Provide incentives for businesses and households to supply alternative energy to the grid • Support efforts by energy service providers to encourage and educate County residents on energy conservation opportunities
Utilities	Future population and employment growth would result in increased demand on certain rural utilities, such as power and telecommunications.	Similar to the No Action Alternative, future population and employment growth would result in increased demand on utilities. Significant growth in rural areas would occur and increase demand for rural utility services.	<ul style="list-style-type: none"> • Implement similar mitigation measures to “Energy” as described above • Help identify where utility corridors are located for development community

Element	Alternative 1: No Action	Alternative 2: Proposed Action	Mitigation Measures
Human Health	The No Action Alternative would not have any direct impacts on human health. Indirect impacts to human health could occur through impacts to other elements as the environment such as air or water quality from development.	Similar to the No Action Alternative, it is not expected that the Proposed Action Alternative would have direct impact to human health. The Plan includes several goals for protecting human health, including ensuring that land uses are compatible with surrounding uses that maintain public health, safety, and general welfare.	<ul style="list-style-type: none"> • Employ environmental protection measures according to the elements of the environment as described above
Aesthetics	Continued population and employment growth are not expected to change the character and visual quality of the County.	Similar to the No Action Alternative, it is not expected that the Proposed Action would change the character and visual quality of the County	<ul style="list-style-type: none"> • Encourage rural land uses in rural areas and support higher density development to cities and UGAs • Ensure future development is consistent with the aesthetic character of the neighborhood or land use designation in which it is located. • Future development should comply with SMP and VSP to protect and/or enhance shorelines and critical areas within the County.
Recreation	Demand for recreational areas would continue to increase with population growth and tourism interest in Stevens County under the No Action Alternative.	The plan continues to support and encourage recreation activities and opportunities under the Proposed Action Alternative. The Plan includes goals and policies to encourage these activities.	<ul style="list-style-type: none"> • Continue to provide the many recreation opportunities that exist in the County • Provide shoreline access where feasible consistent with the SMP
Archaeological/ Historical	Future development under the No Action Alternative may result in indirect impacts to archaeological or historical sites.	Similar to the No Action Alternative, indirect impacts may occur from future development. The Plan includes goals and policies for avoiding or mitigating for impacts to archaeological and historical sites from development.	<ul style="list-style-type: none"> • Continue to support efforts to comply with applicable federal and state laws and regulations regarding protections and mitigation of impacts to cultural and historic resources.

Notes:

GMA: Growth Management Act

SMP: Shoreline Master Program

VSP: Voluntary Stewardship Program

4 Comments and Responses

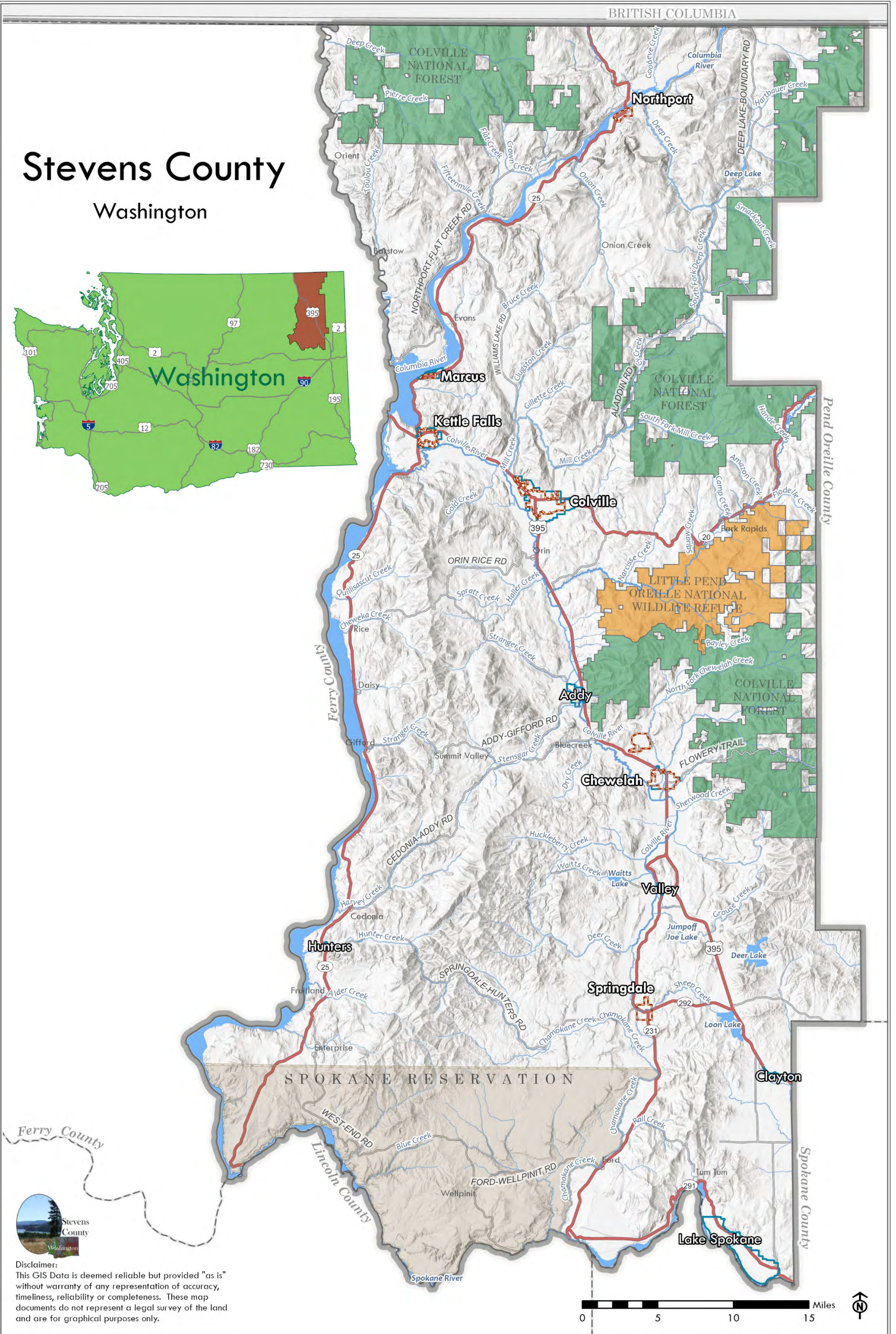
Comments on this EIS Addendum for the Stevens County Comprehensive Plan and development regulations received during the review process and associated responses will be characterized in the final EIS addendum.

Appendix D

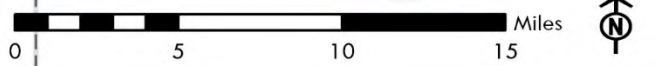
Map Folio

Stevens County

Washington



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Figure 1
Overview Map

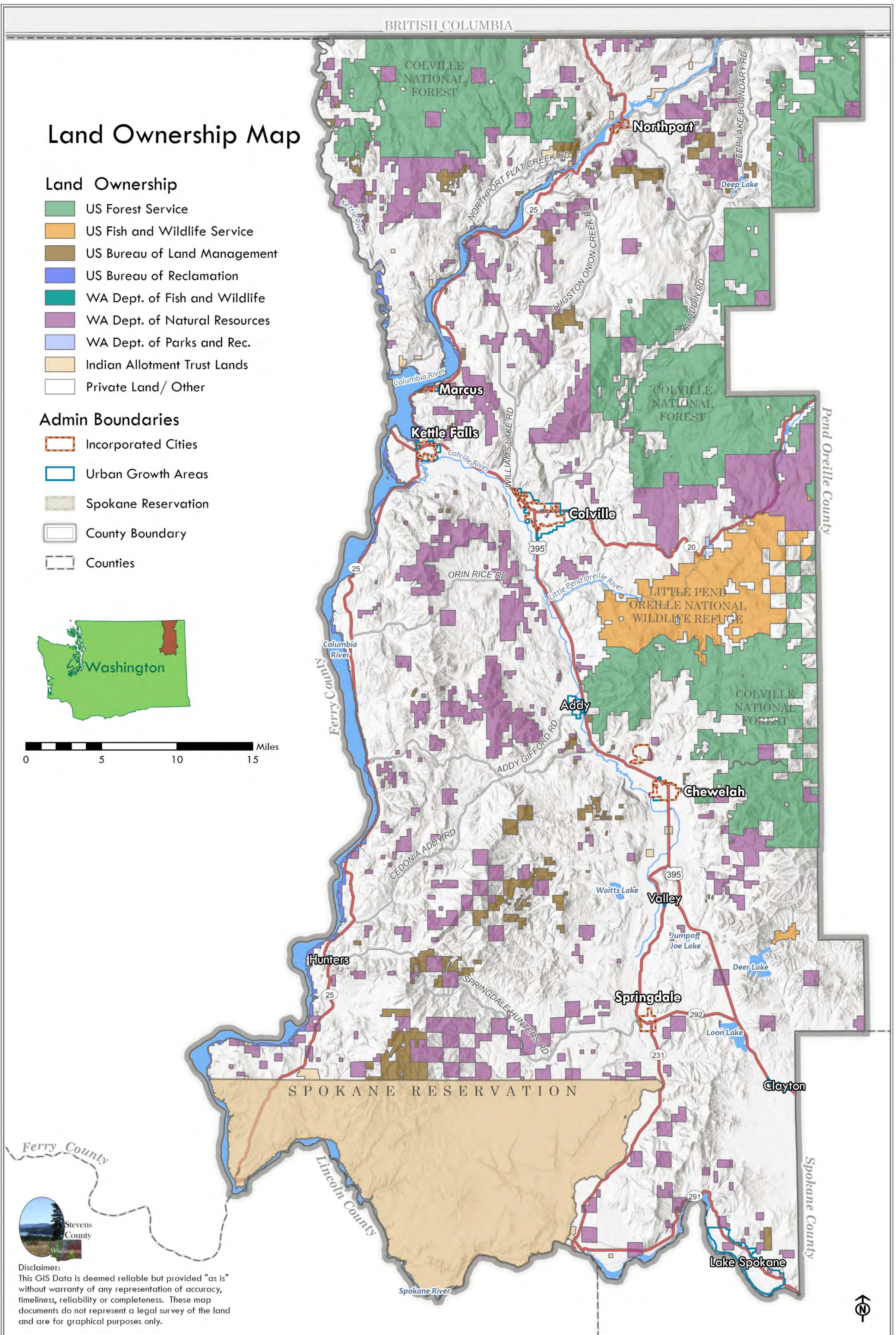
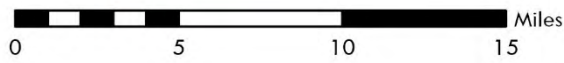
Land Ownership Map

Land Ownership

- US Forest Service
- US Fish and Wildlife Service
- US Bureau of Land Management
- US Bureau of Reclamation
- WA Dept. of Fish and Wildlife
- WA Dept. of Natural Resources
- WA Dept. of Parks and Rec.
- Indian Allotment Trust Lands
- Private Land/ Other

Admin Boundaries

- Incorporated Cities
- Urban Growth Areas
- Spokane Reservation
- County Boundary
- Counties



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Figure 2
Land Ownership
 Stevens County Comprehensive Plan

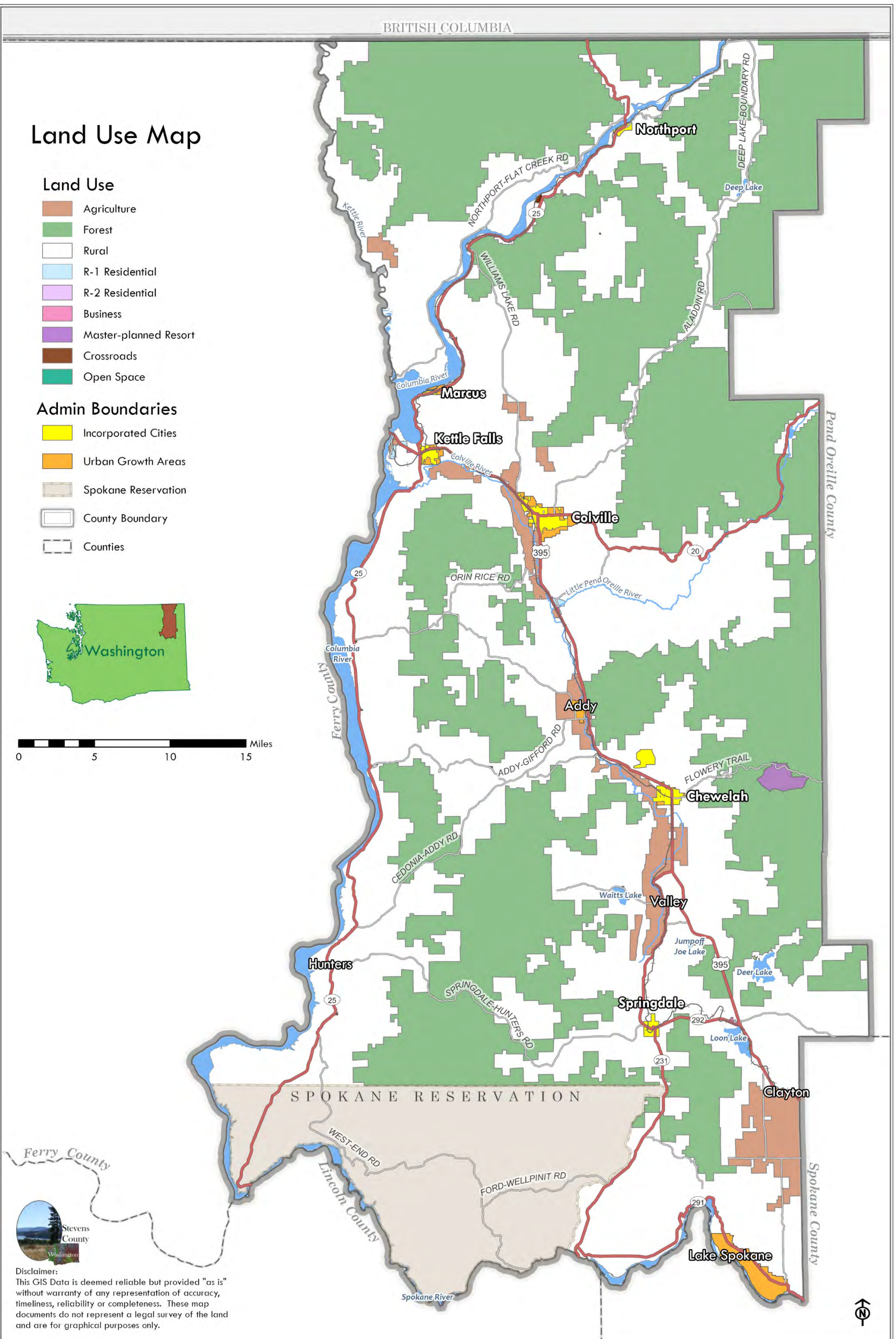
Land Use Map

Land Use

- Agriculture
- Forest
- Rural
- R-1 Residential
- R-2 Residential
- Business
- Master-planned Resort
- Crossroads
- Open Space

Admin Boundaries

- Incorporated Cities
- Urban Growth Areas
- Spokane Reservation
- County Boundary
- Counties



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Figure 3
Land Use

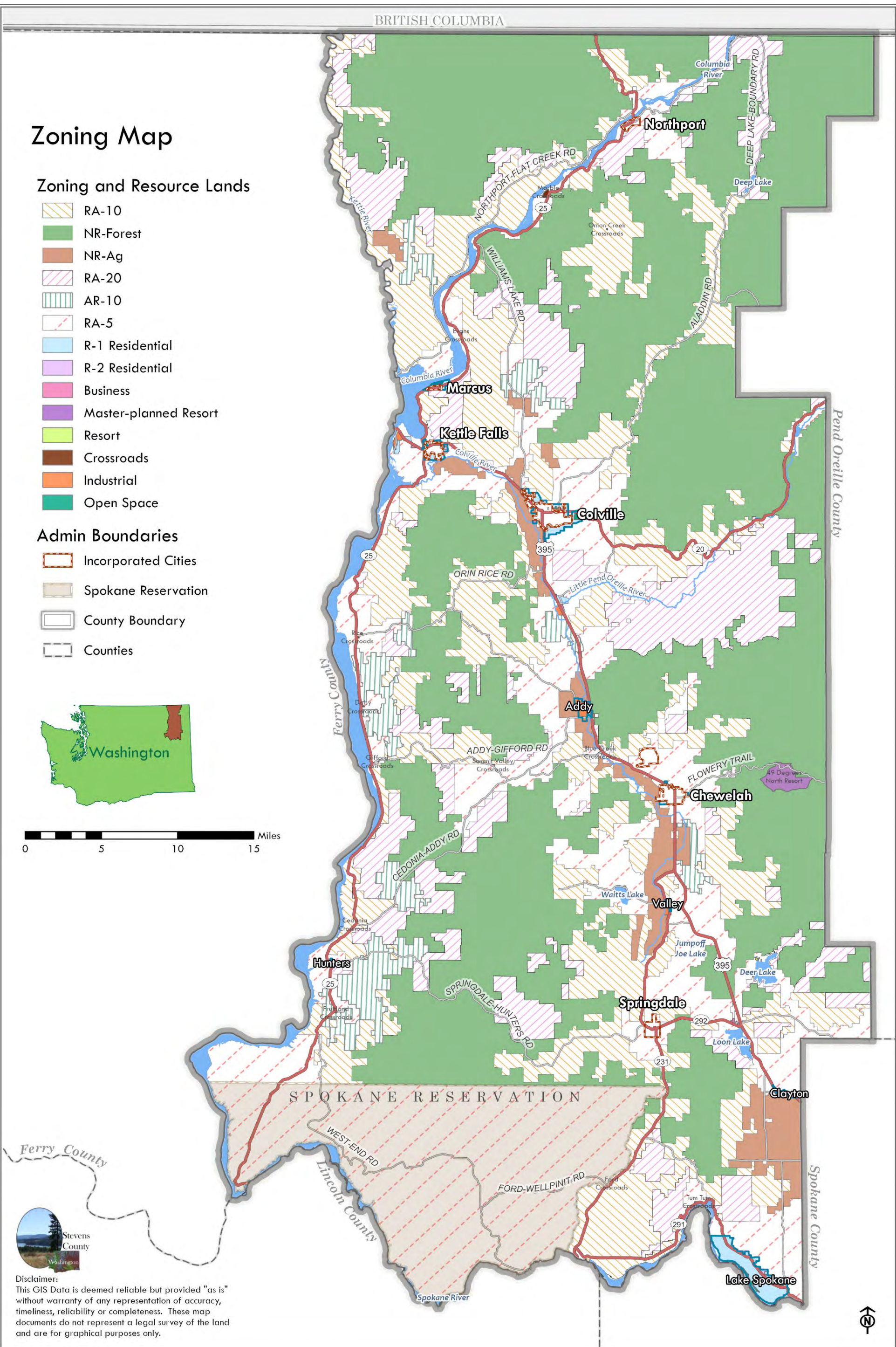
Zoning Map

Zoning and Resource Lands

- RA-10
- NR-Forest
- NR-Ag
- RA-20
- AR-10
- RA-5
- R-1 Residential
- R-2 Residential
- Business
- Master-planned Resort
- Resort
- Crossroads
- Industrial
- Open Space

Admin Boundaries

- Incorporated Cities
- Spokane Reservation
- County Boundary
- Counties



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Figure 4
Zoning

Resource Lands Map

Stevens County Resource Lands

- Natural Resource - Agriculture
- Natural Resource - Forestry

Mineral Resources

- x Potential Mineral Resource Locations

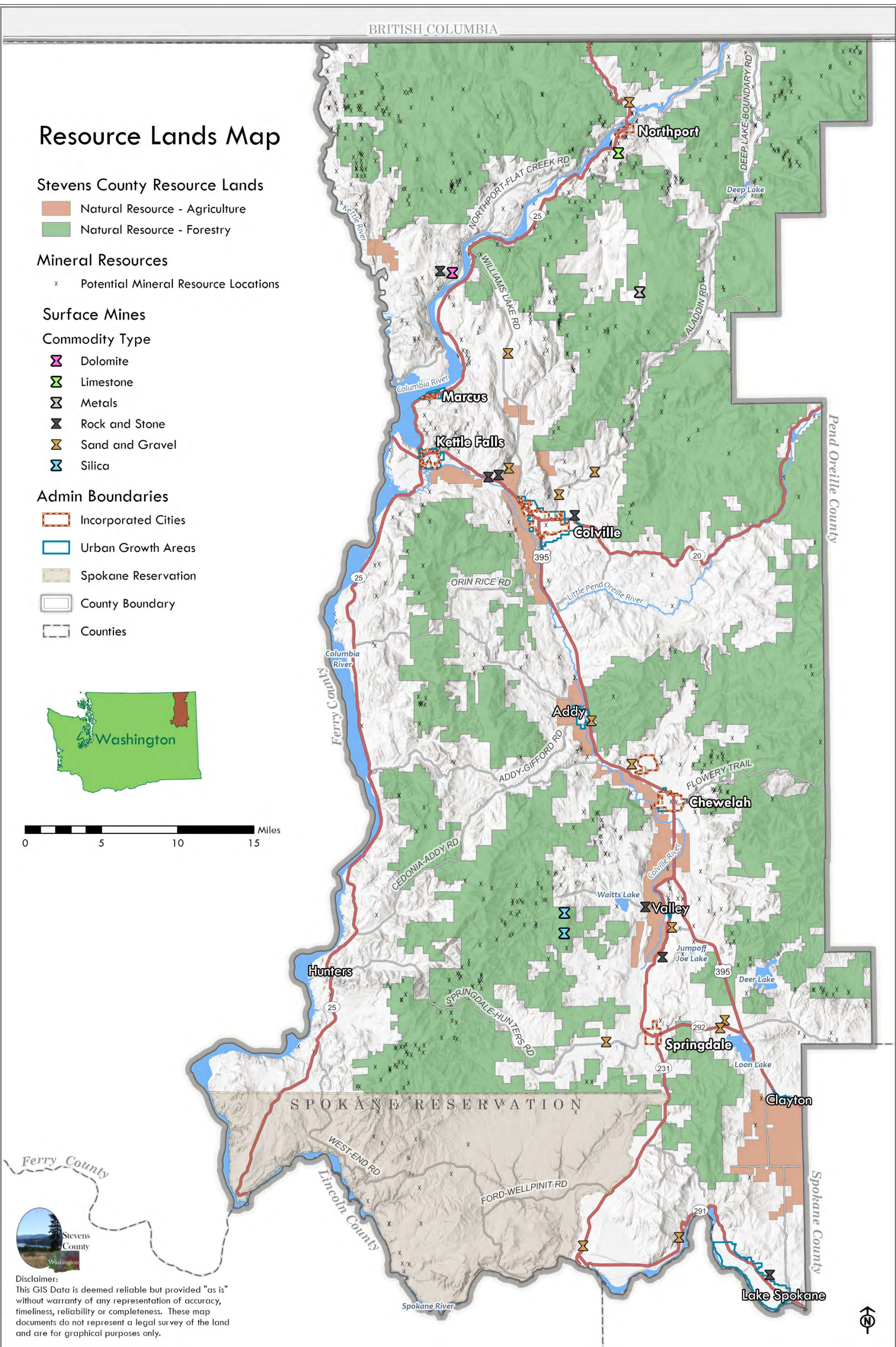
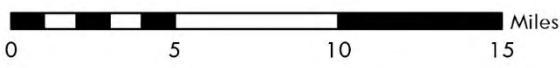
Surface Mines

Commodity Type

- Dolomite
- Limestone
- Metals
- Rock and Stone
- Sand and Gravel
- Silica

Admin Boundaries

- Incorporated Cities
- Urban Growth Areas
- Spokane Reservation
- County Boundary
- Counties



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Figure 5
Resource Lands and Mineral Resources

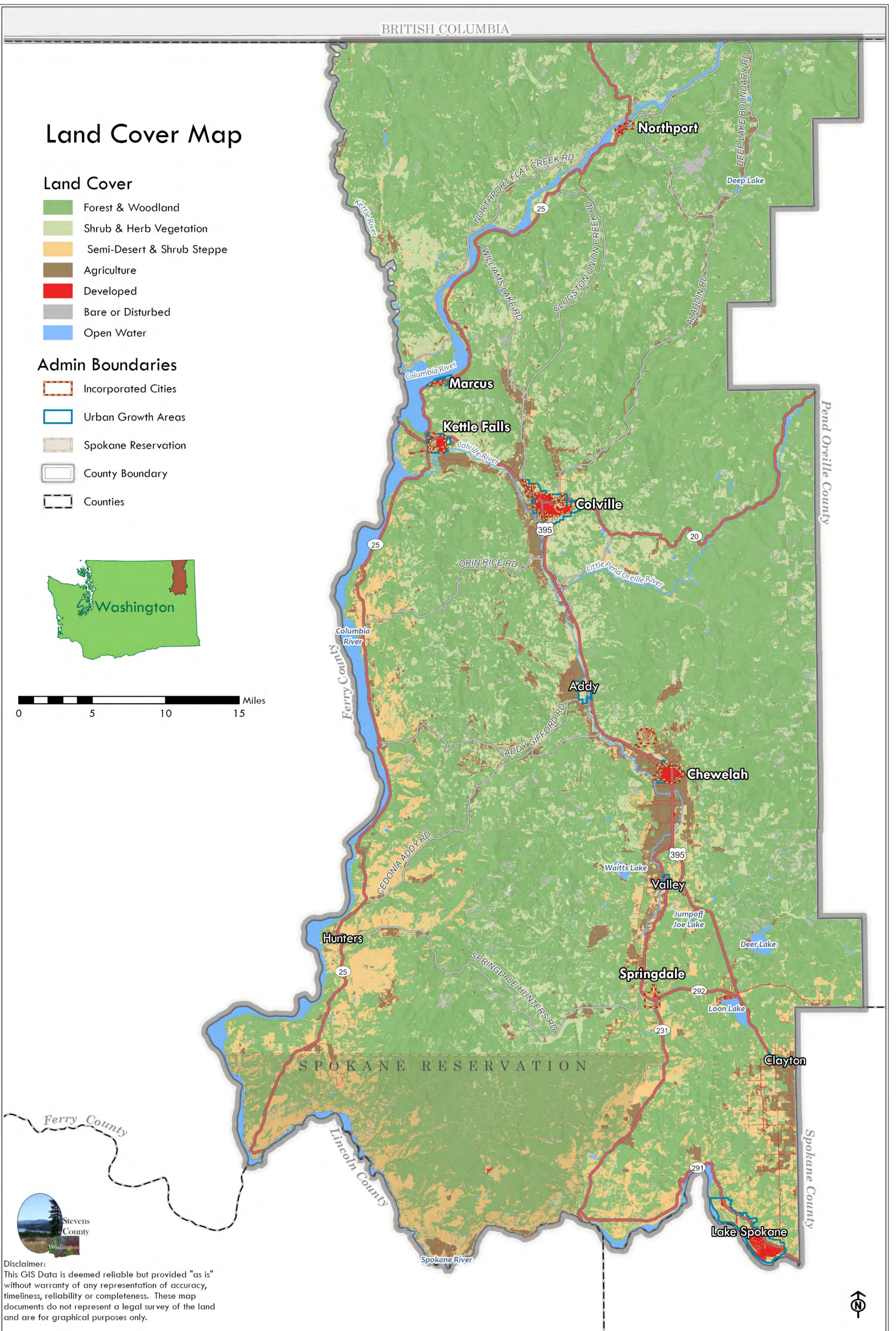
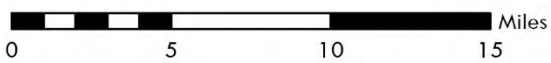
Land Cover Map

Land Cover

- Forest & Woodland
- Shrub & Herb Vegetation
- Semi-Desert & Shrub Steppe
- Agriculture
- Developed
- Bare or Disturbed
- Open Water

Admin Boundaries

- Incorporated Cities
- Urban Growth Areas
- Spokane Reservation
- County Boundary
- Counties



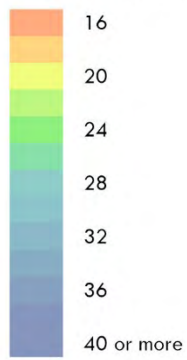
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Figure 6
Land Cover

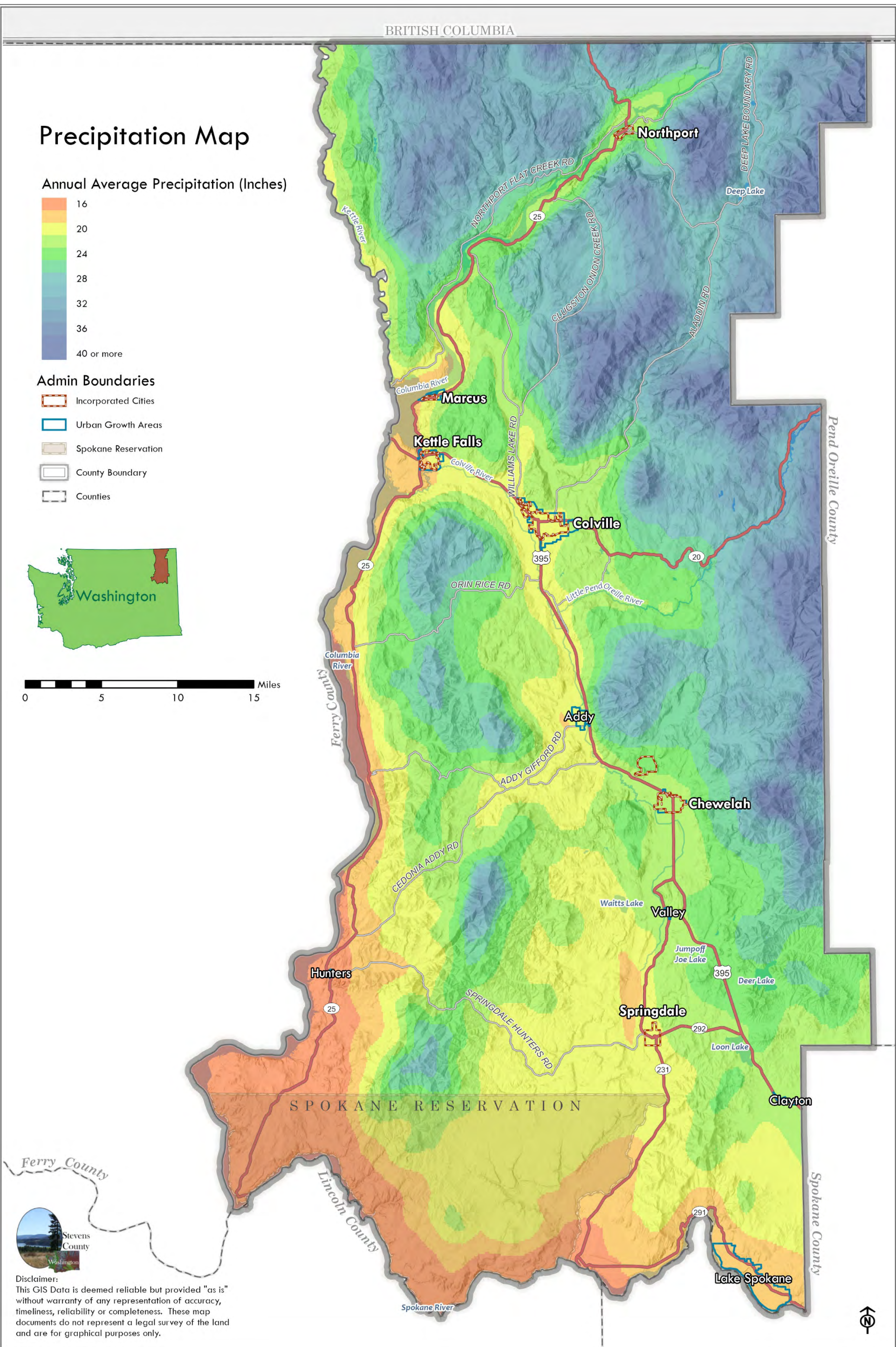
Precipitation Map

Annual Average Precipitation (Inches)



Admin Boundaries

- Incorporated Cities
- Urban Growth Areas
- Spokane Reservation
- County Boundary
- Counties




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Figure 7
Average Annual Precipitation
 Stevens County Comprehensive Plan

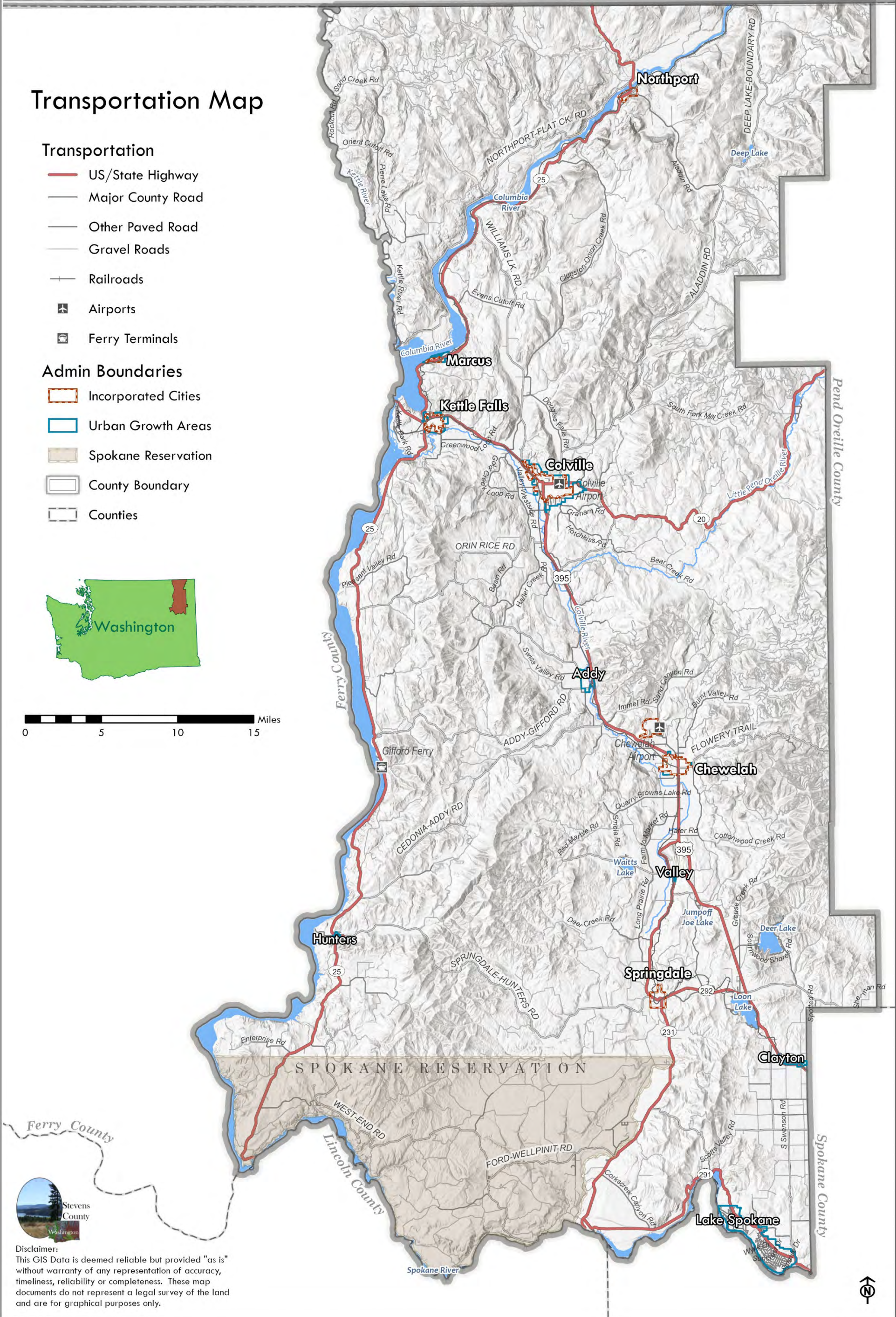
Transportation Map

Transportation

-  US/State Highway
-  Major County Road
-  Other Paved Road
-  Gravel Roads
-  Railroads
-  Airports
-  Ferry Terminals

Admin Boundaries

-  Incorporated Cities
-  Urban Growth Areas
-  Spokane Reservation
-  County Boundary
-  Counties



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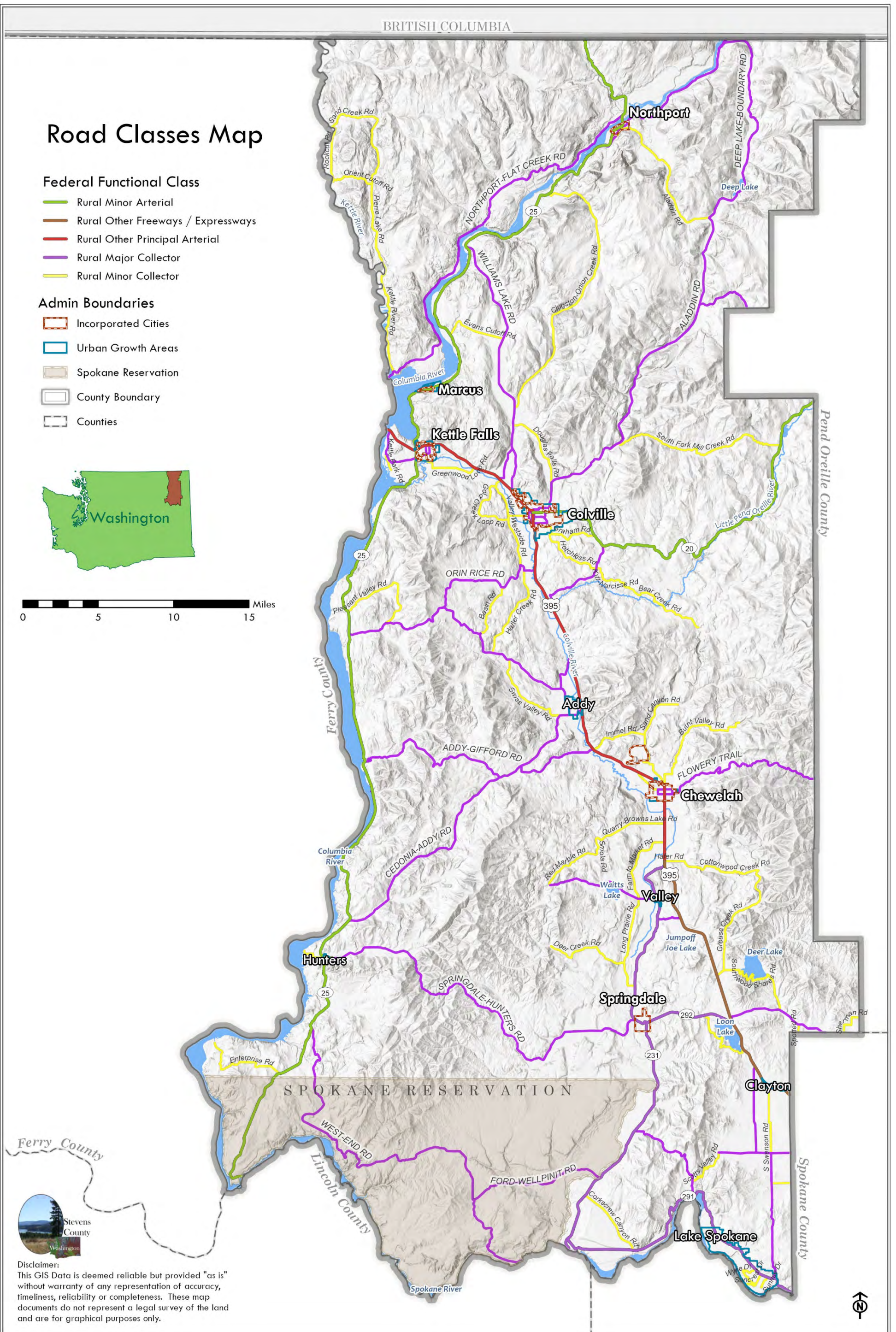
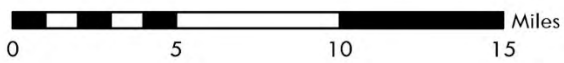
Road Classes Map

Federal Functional Class

- Rural Minor Arterial
- Rural Other Freeways / Expressways
- Rural Other Principal Arterial
- Rural Major Collector
- Rural Minor Collector

Admin Boundaries

- Incorporated Cities
- Urban Growth Areas
- Spokane Reservation
- County Boundary
- Counties



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Figure 9
Federal, State, and County Road Classes

Fire District Map

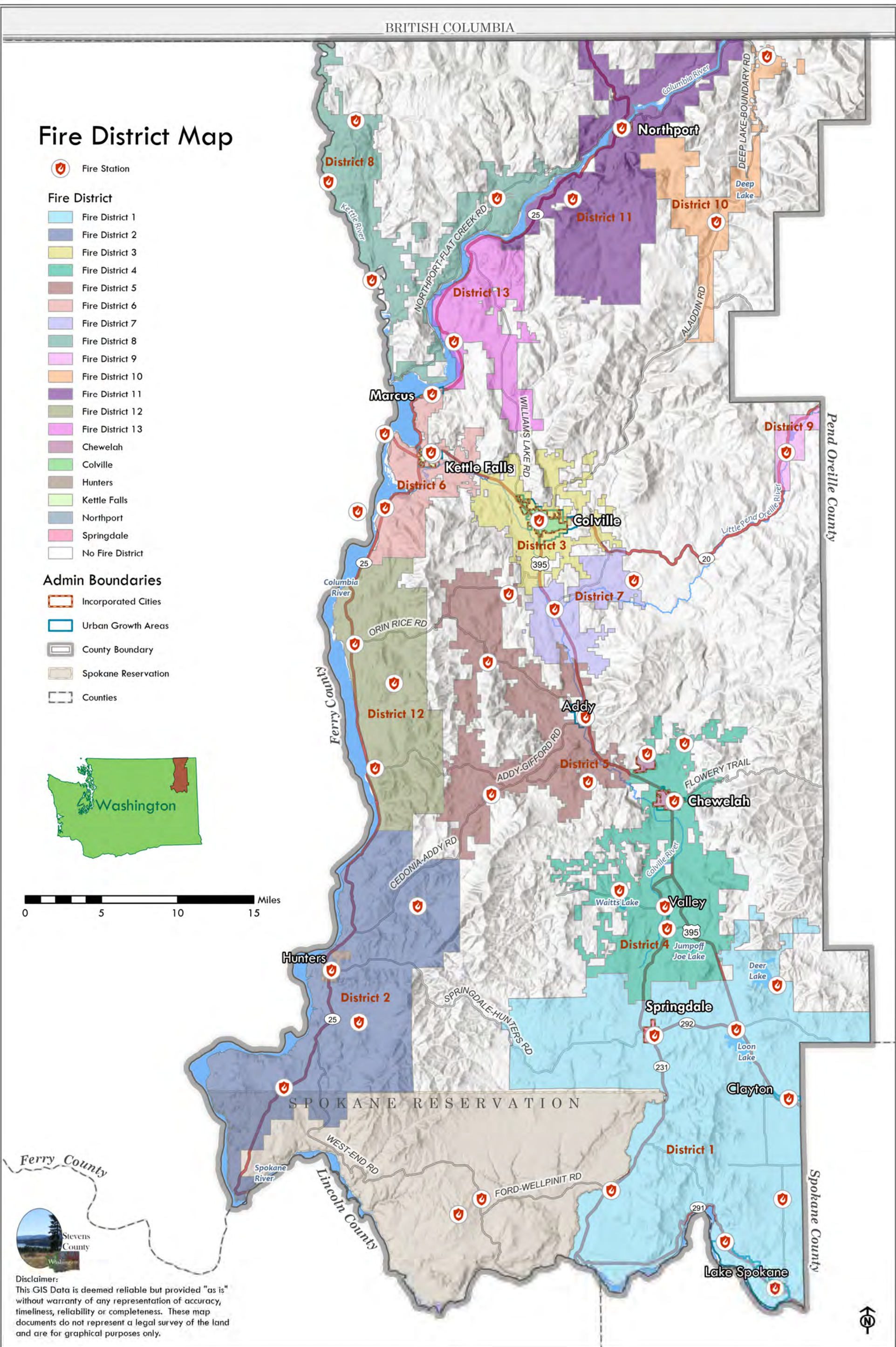
Fire Station

Fire District

- Fire District 1
- Fire District 2
- Fire District 3
- Fire District 4
- Fire District 5
- Fire District 6
- Fire District 7
- Fire District 8
- Fire District 9
- Fire District 10
- Fire District 11
- Fire District 12
- Fire District 13
- Chewelah
- Colville
- Hunters
- Kettle Falls
- Northport
- Springdale
- No Fire District

Admin Boundaries

- Incorporated Cities
- Urban Growth Areas
- County Boundary
- Spokane Reservation
- Counties



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 Sources: Airbus,USGS,NGA,NASA,CGIAR,NCEAS,NLS,OS,NMA,Geodatastyrelsen,GSA,GSI and the GIS User Community Washington DOT, Stevens County GIS).

Figure 10
Fire Districts

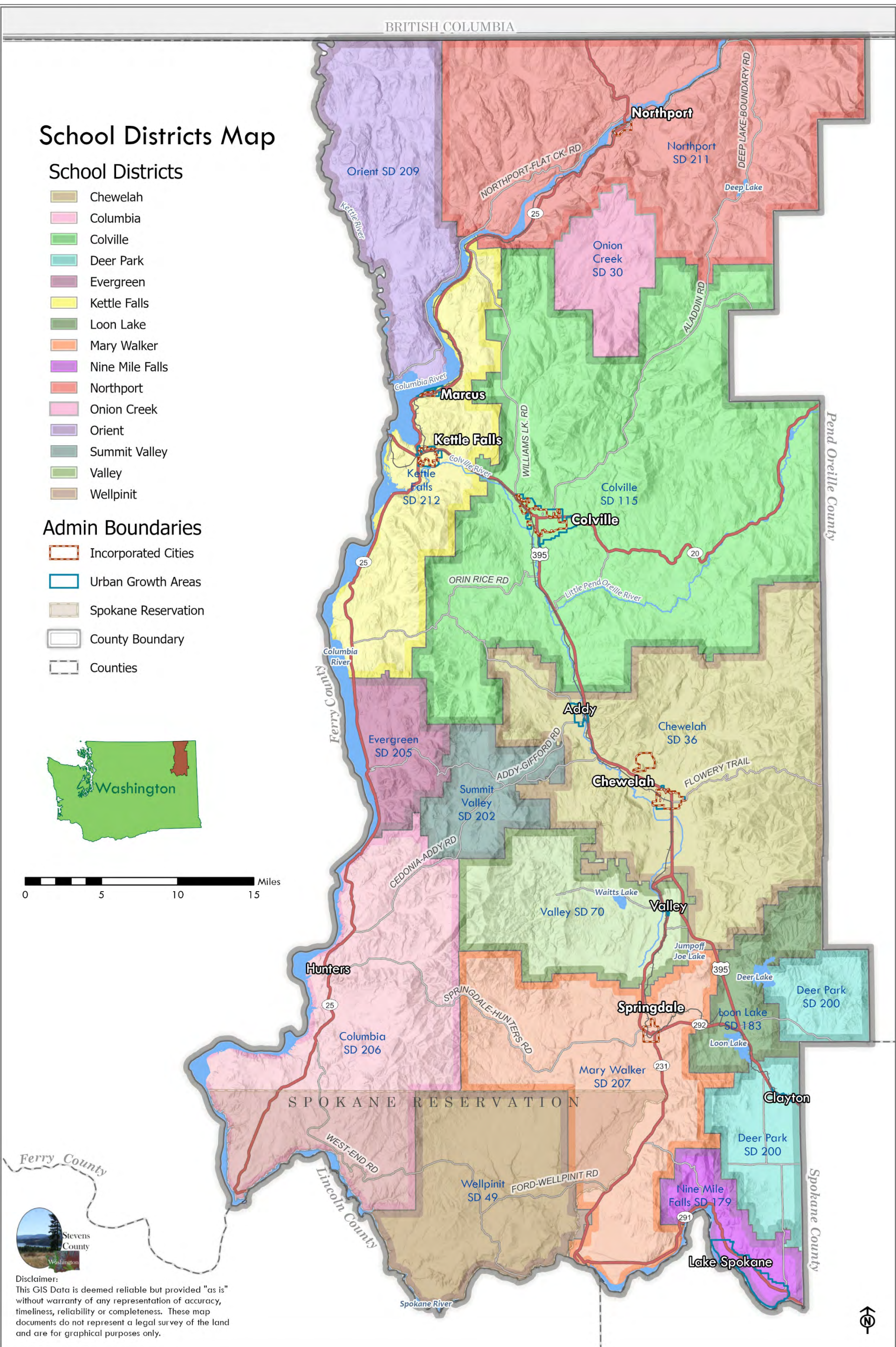
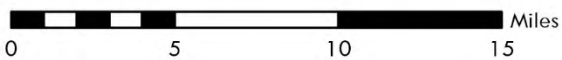
School Districts Map

School Districts

- Chewelah
- Columbia
- Colville
- Deer Park
- Evergreen
- Kettle Falls
- Loon Lake
- Mary Walker
- Nine Mile Falls
- Northport
- Onion Creek
- Orient
- Summit Valley
- Valley
- Wellpinit

Admin Boundaries

- Incorporated Cities
- Urban Growth Areas
- Spokane Reservation
- County Boundary
- Counties



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Figure 11
School Districts

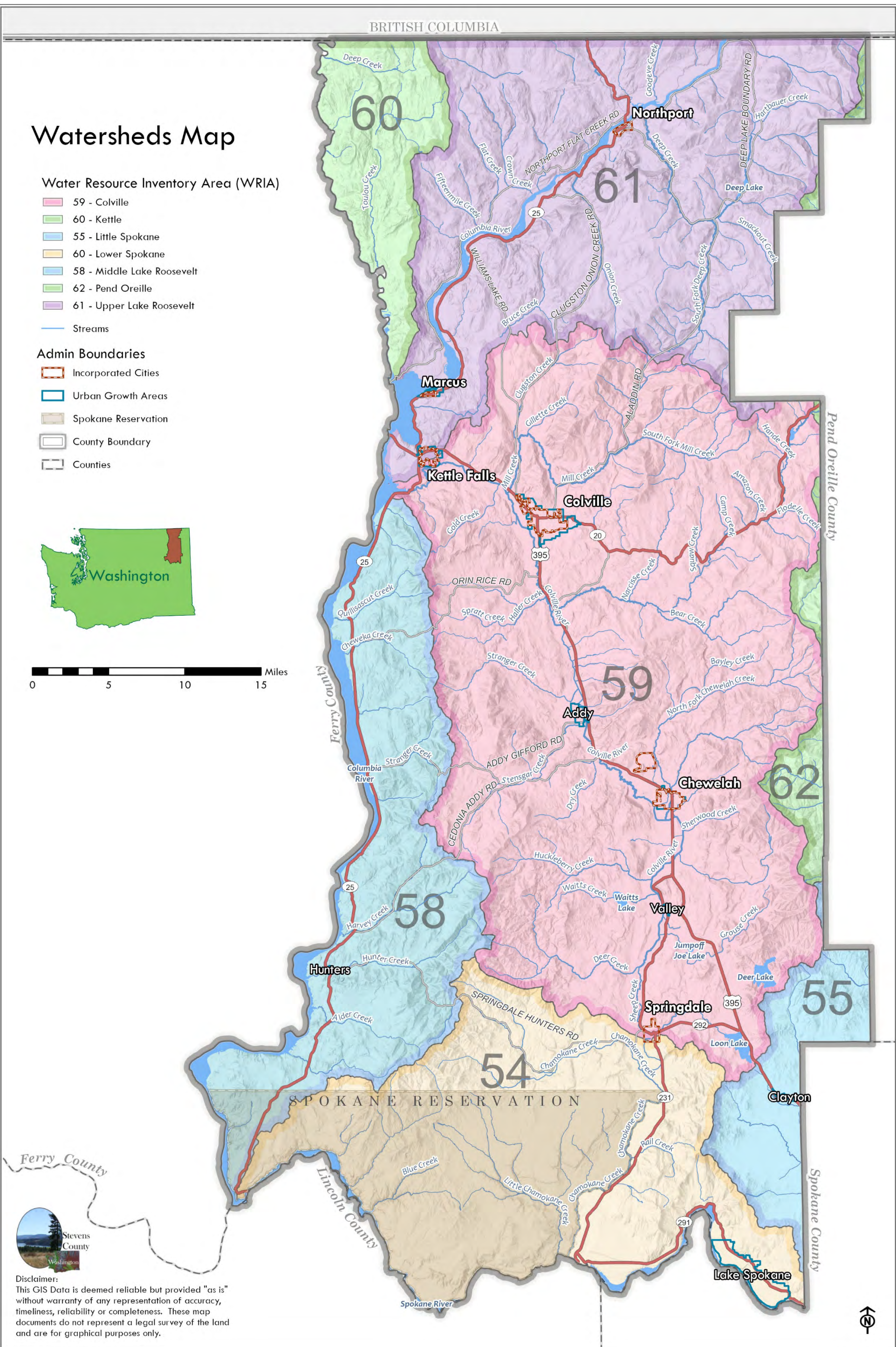
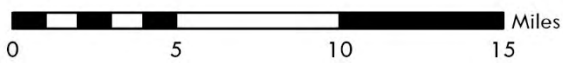
Watersheds Map

Water Resource Inventory Area (WRIA)

- 59 - Colville
- 60 - Kettle
- 55 - Little Spokane
- 60 - Lower Spokane
- 58 - Middle Lake Roosevelt
- 62 - Pend Oreille
- 61 - Upper Lake Roosevelt
- Streams

Admin Boundaries

- Incorporated Cities
- Urban Growth Areas
- Spokane Reservation
- County Boundary
- Counties



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Figure 12
Water Resources

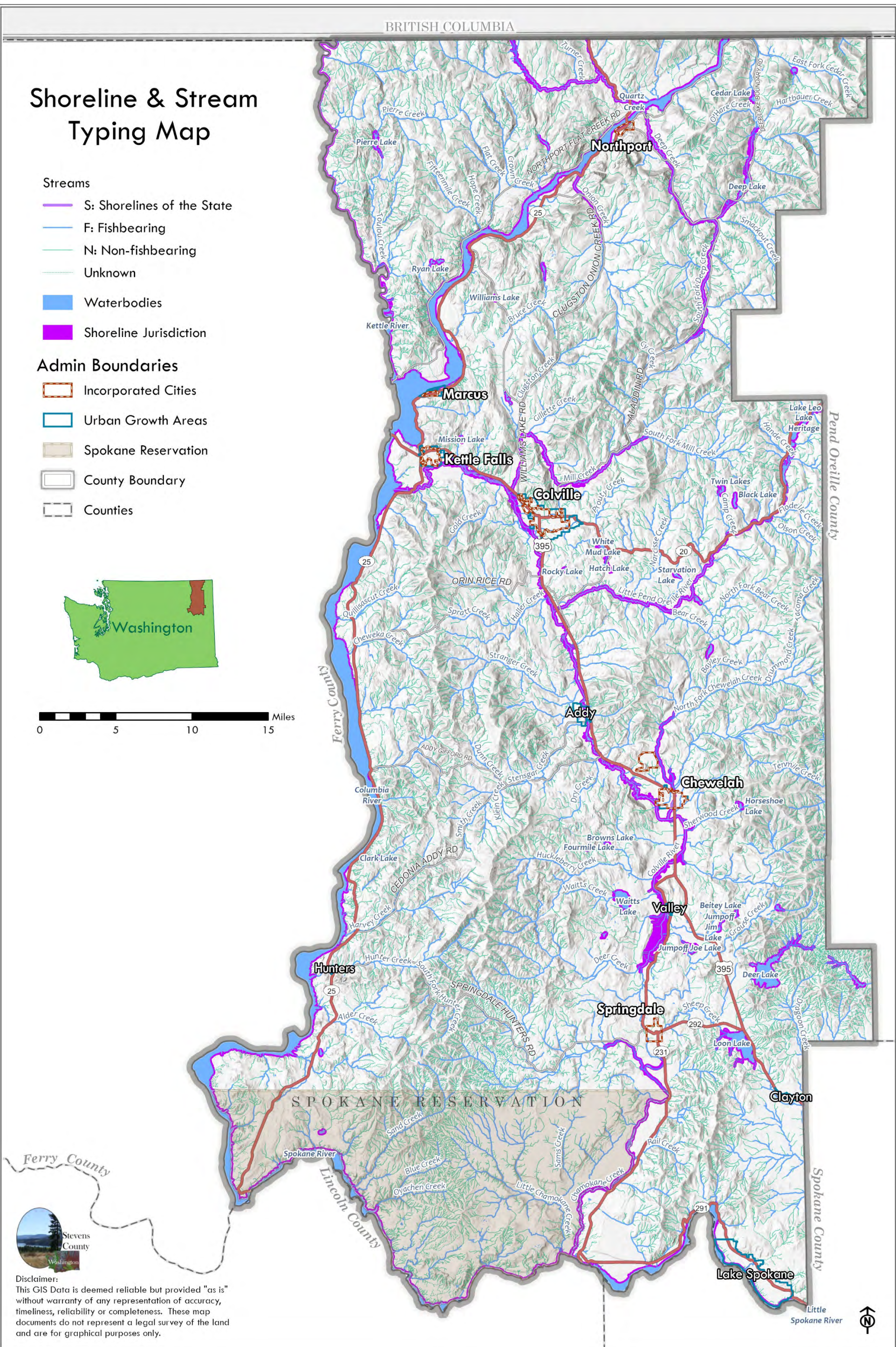
Shoreline & Stream Typing Map

Streams

- S: Shorelines of the State
- F: Fishbearing
- N: Non-fishbearing
- Unknown
- Waterbodies
- Shoreline Jurisdiction

Admin Boundaries

- Incorporated Cities
- Urban Growth Areas
- Spokane Reservation
- County Boundary
- Counties

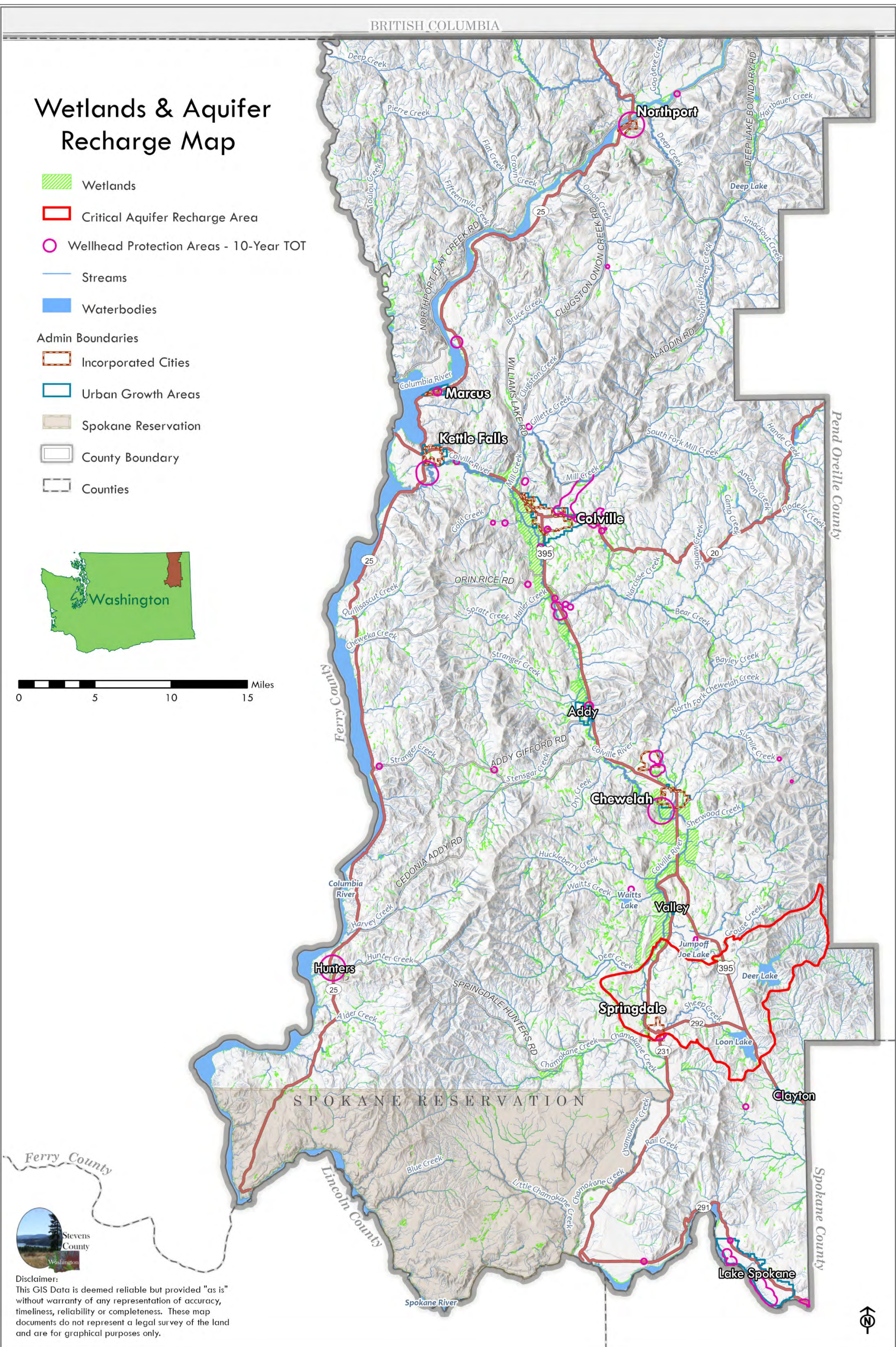
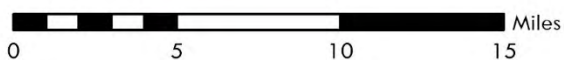


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Wetlands & Aquifer Recharge Map







-  Wetlands
-  Critical Aquifer Recharge Area
-  Wellhead Protection Areas - 10-Year TOT
-  Streams
-  Waterbodies
- Admin Boundaries
 -  Incorporated Cities
 -  Urban Growth Areas
 -  Spokane Reservation
 -  County Boundary
 -  Counties

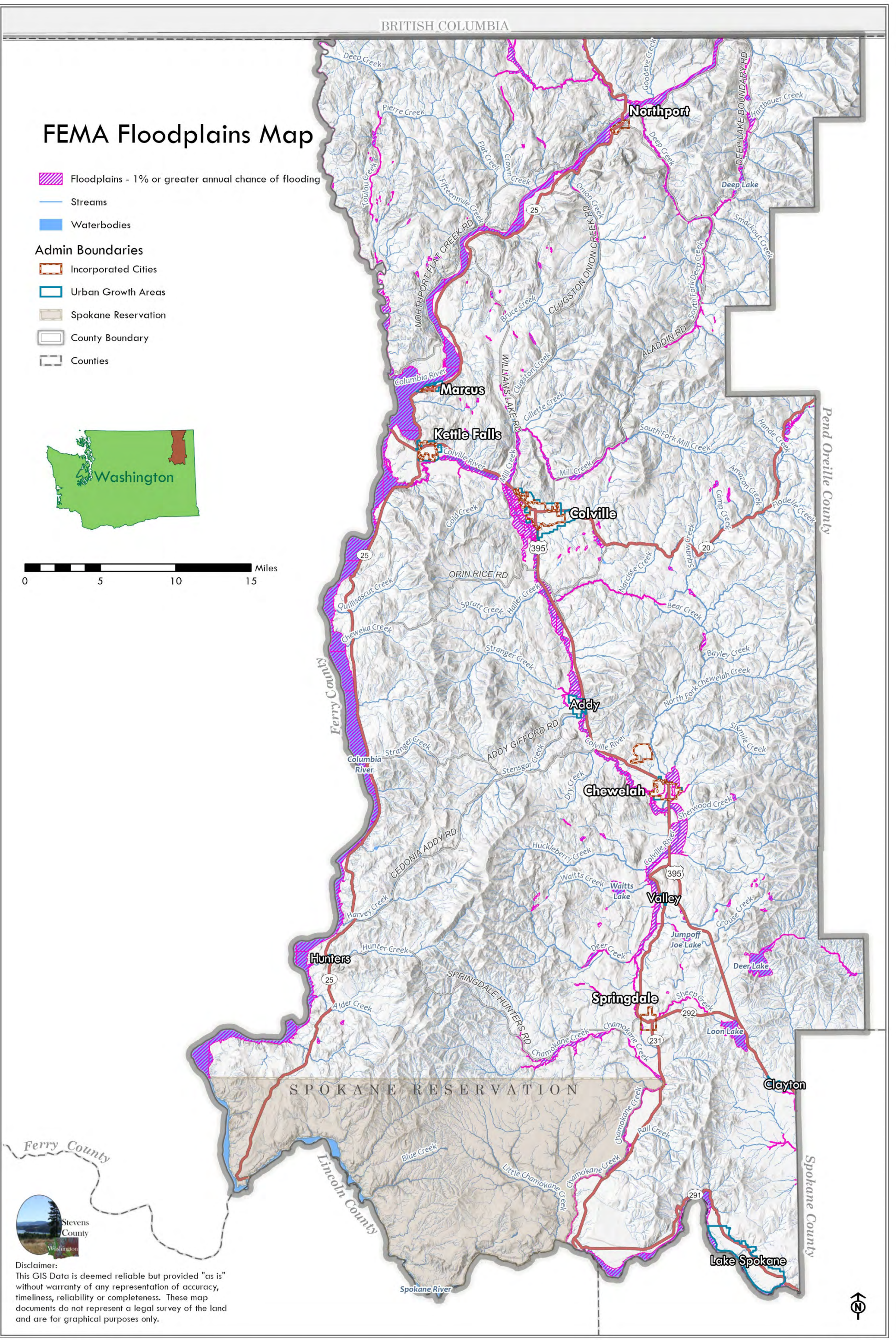


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FEMA Floodplains Map

-  Floodplains - 1% or greater annual chance of flooding
 -  Streams
 -  Waterbodies
- Admin Boundaries**
-  Incorporated Cities
 -  Urban Growth Areas
 -  Spokane Reservation
 -  County Boundary
 -  Counties



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Figure 15
Floodplains

Geologically Hazardous Areas Map

>40% Slopes

Streams

Waterbodies

Admin Boundaries

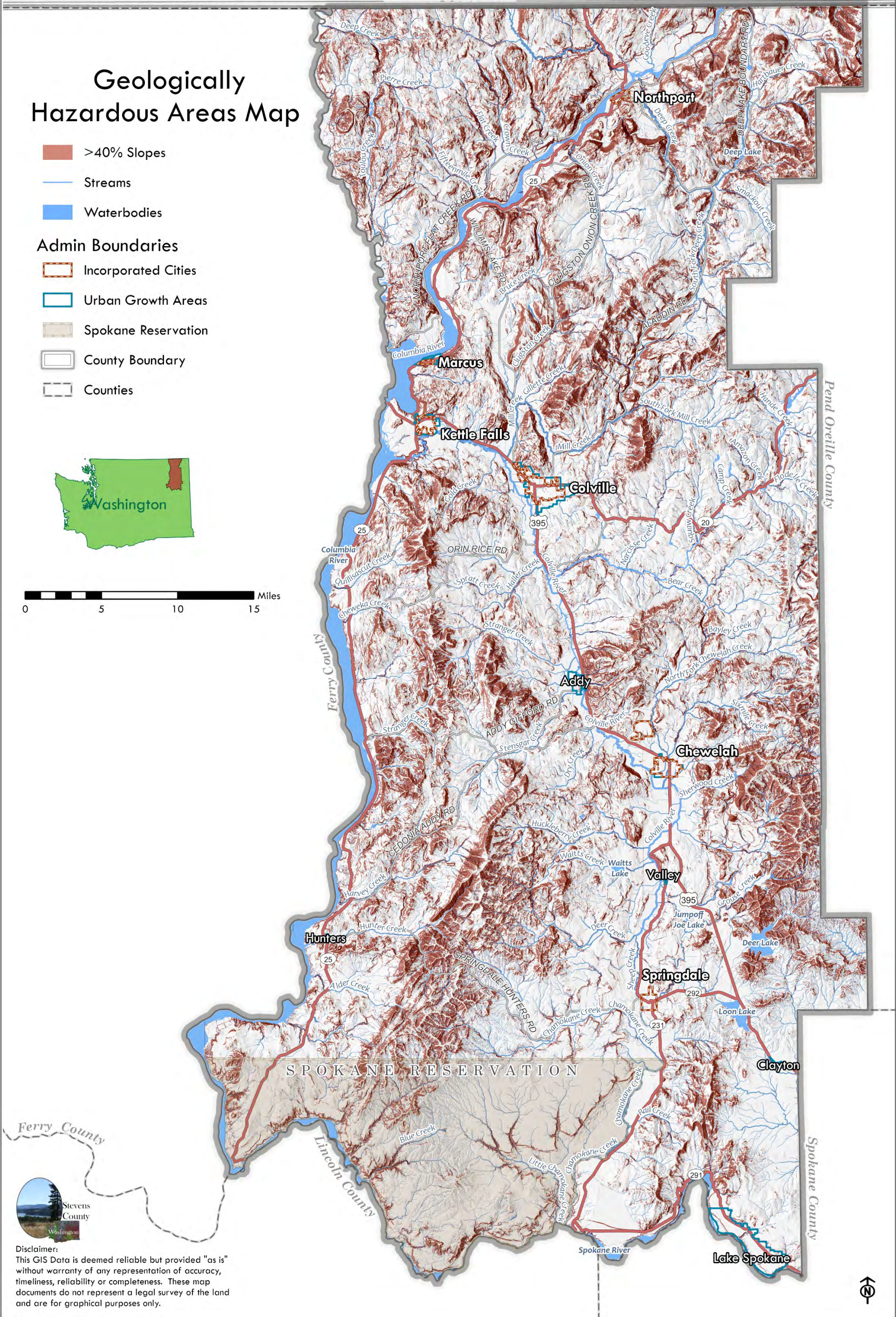
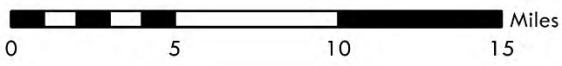
Incorporated Cities

Urban Growth Areas

Spokane Reservation

County Boundary

Counties



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Fish & Wildlife Habitat Map

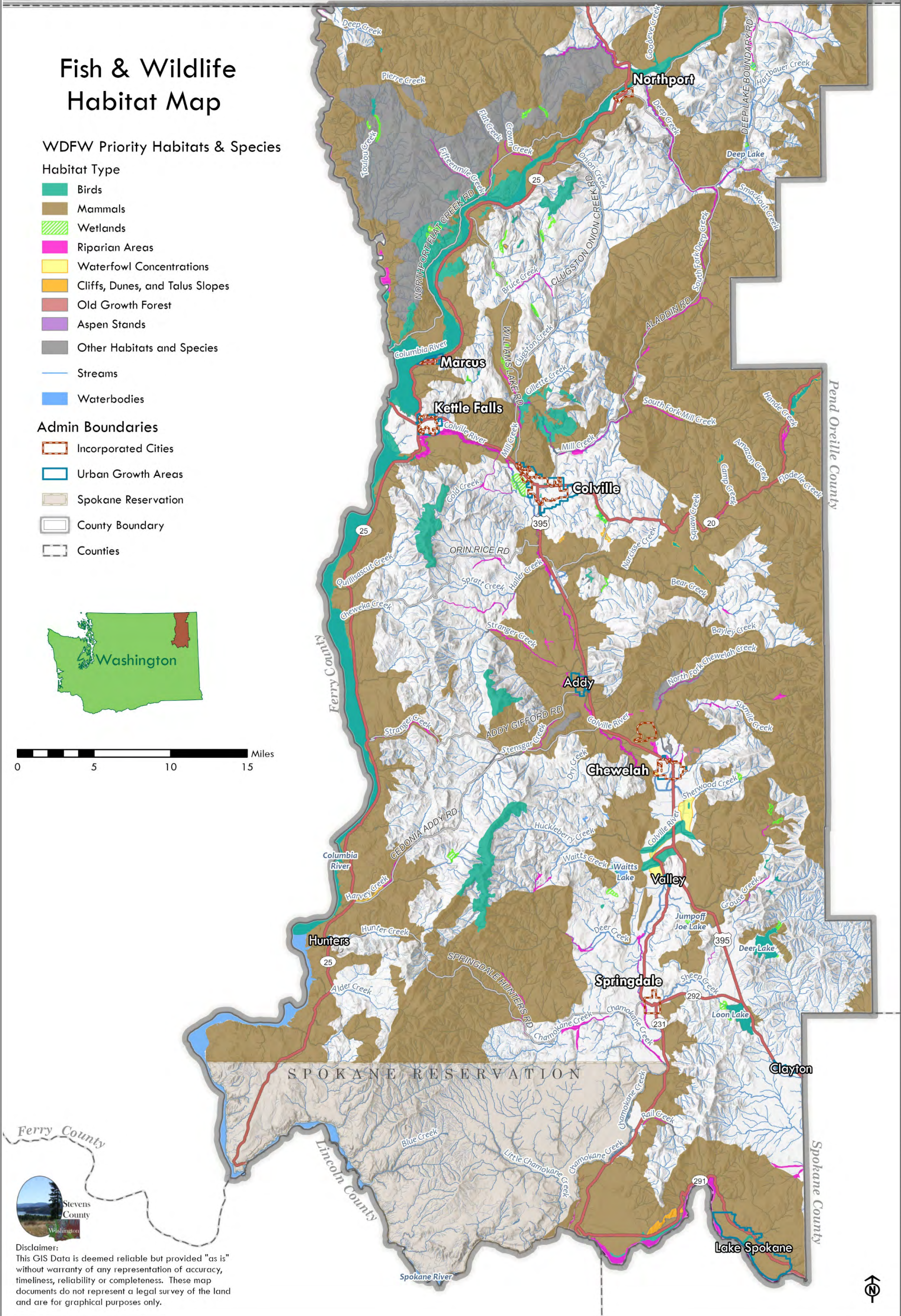
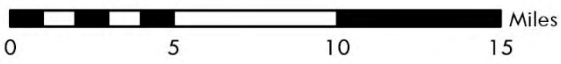
WDFW Priority Habitats & Species

Habitat Type

- Birds
- Mammals
- Wetlands
- Riparian Areas
- Waterfowl Concentrations
- Cliffs, Dunes, and Talus Slopes
- Old Growth Forest
- Aspen Stands
- Other Habitats and Species
- Streams
- Waterbodies

Admin Boundaries

- Incorporated Cities
- Urban Growth Areas
- Spokane Reservation
- County Boundary
- Counties



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Sources: Airbus,USGS,NGA,NASA,CGIAR,NCEAS,NLS,OS,NMA,Geodatastyrelsen,GSA,GSI and the GIS User Community, National Wetlands Inventory, WDNr hydrology, WDFW, Stevens County GIS.

Figure 17
Fish and Wildlife Habitat

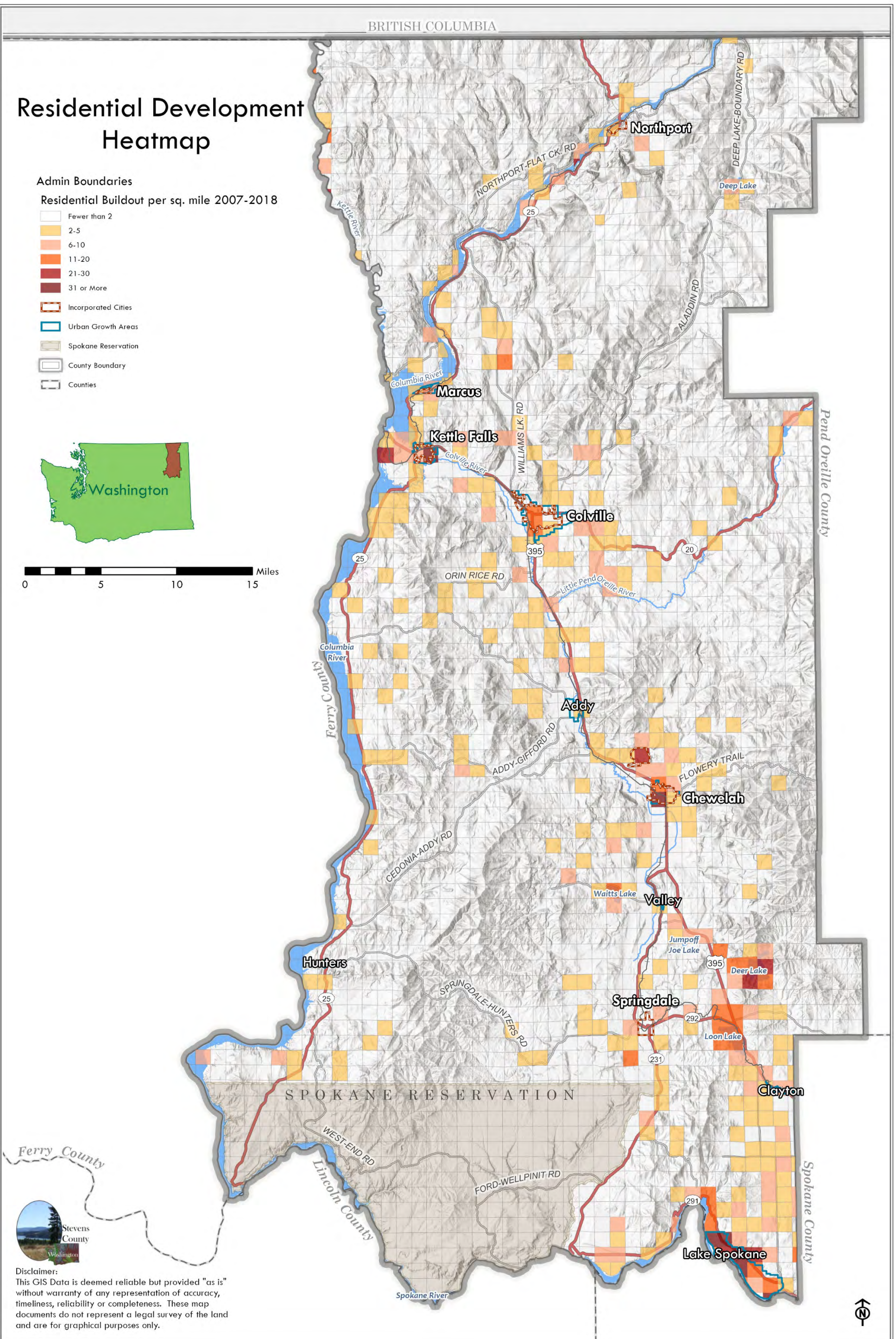
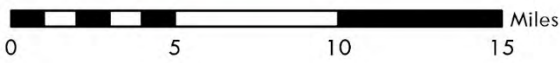
Residential Development Heatmap

Admin Boundaries

Residential Buildout per sq. mile 2007-2018

- Fewer than 2
- 2-5
- 6-10
- 11-20
- 21-30
- 31 or More

- Incorporated Cities
- Urban Growth Areas
- Spokane Reservation
- County Boundary
- Counties



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Special Use Airspace Map

Military Training Route Corridors

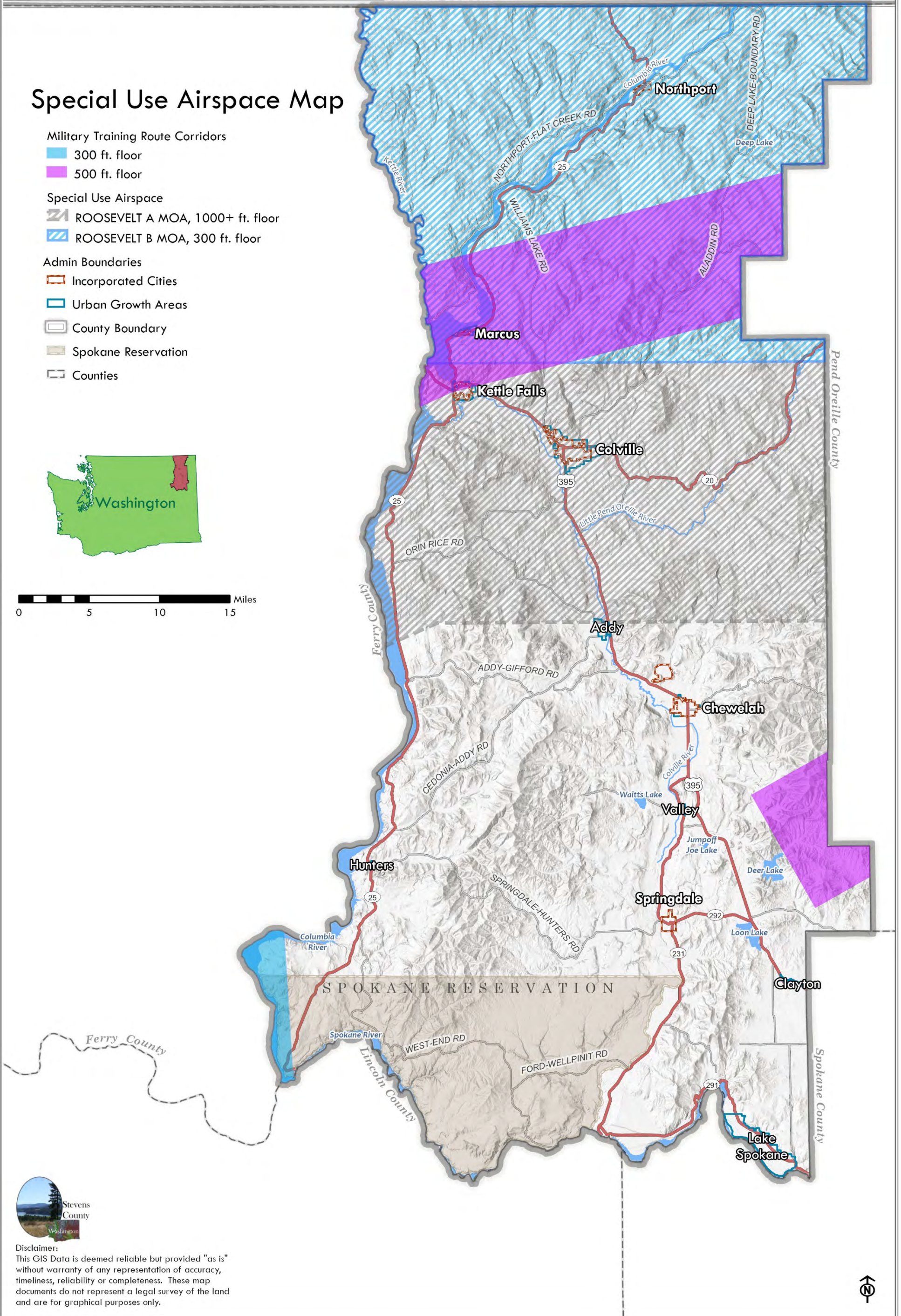
- 300 ft. floor
- 500 ft. floor

Special Use Airspace

- ROOSEVELT A MOA, 1000+ ft. floor
- ROOSEVELT B MOA, 300 ft. floor

Admin Boundaries

- Incorporated Cities
- Urban Growth Areas
- County Boundary
- Spokane Reservation
- Counties




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Open Space Corridors Map


 Open Space Corridors

Admin Boundaries

 Incorporated Cities

 Urban Growth Areas

 Spokane Reservation

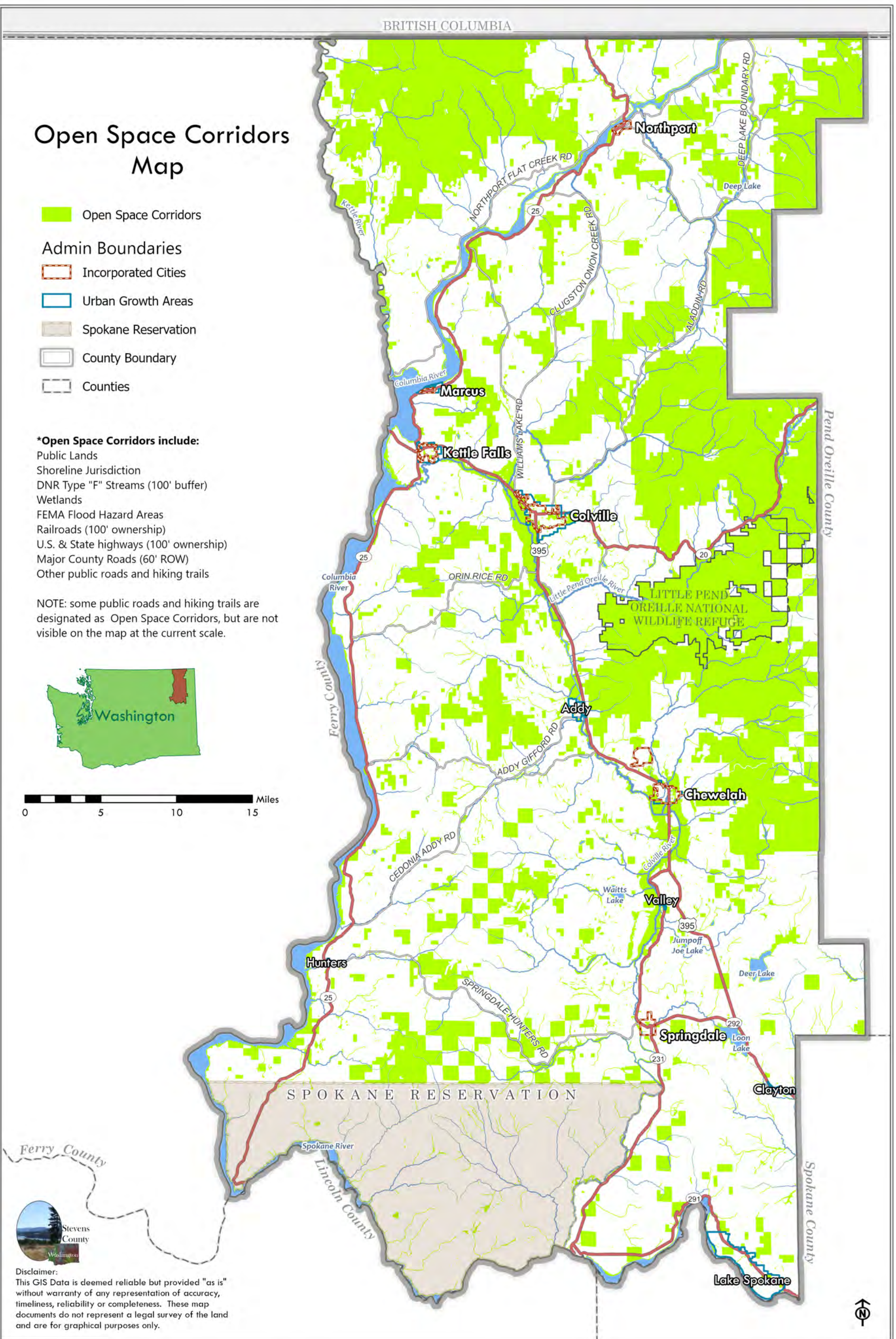
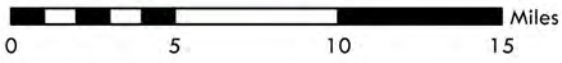
 County Boundary

 Counties

*Open Space Corridors include:

- Public Lands
- Shoreline Jurisdiction
- DNR Type "F" Streams (100' buffer)
- Wetlands
- FEMA Flood Hazard Areas
- Railroads (100' ownership)
- U.S. & State highways (100' ownership)
- Major County Roads (60' ROW)
- Other public roads and hiking trails

NOTE: some public roads and hiking trails are designated as Open Space Corridors, but are not visible on the map at the current scale.

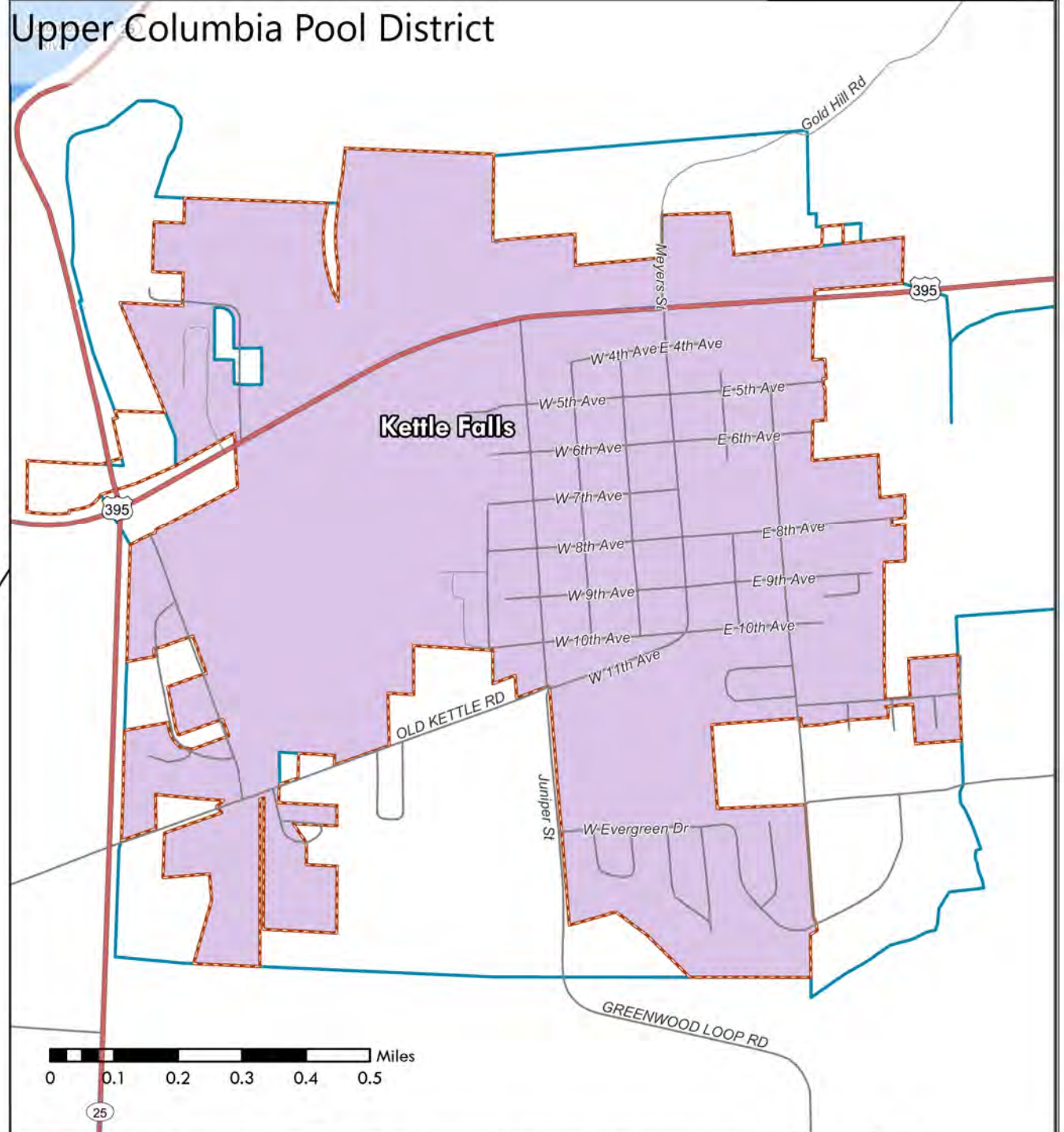


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Figure 20
Open Space Corridors

Park & Recreation Districts Map

-  Park & Rec. Districts
-  Incorporated Cities
-  Urban Growth Areas
-  Spokane Reservation
-  County Boundary



Stevens County
Washington

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Sources: , Washington DOT, Stevens County GIS (2011 Kettle Falls Zoning Layer and Nine Mile Falls School District Boundaries.

Figure 21
Park & Recreation Districts
Stevens County Comprehensive Plan

Appendix E
Six-Year Transportation Improvement
Program (Incorporated by Reference; see
County for latest version)

Appendix F
Public Participation Plan



June 2019 (Updated September 2020)
Stevens County Comprehensive Plan and Development
Regulations Update



Appendix F

Public Participation Plan Addendum

Prepared for Stevens County

June 2019 (Updated September 2020)
Stevens County Comprehensive Plan and Development Regulations Update

Public Participation Plan Addendum

Prepared for
Stevens County
260 South Oak Street
Colville, Washington 99114

Prepared by
White Bluffs Consulting
189205 East 36th Avenue
Kennewick, Washington 99337

Anchor QEA
1201 3rd Avenue, Suite 2600
Seattle, WA 98101

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ABBREVIATIONS

County	Stevens County
GMA	Growth Management Act
PPP	<i>Stevens County Public Participation Plan Addendum</i>
RCW	Revised Code of Washington

1 Introduction and Overview

The *Stevens County Public Participation Plan Addendum* (PPP) includes guidelines and procedures for early and continuous public participation related to Washington’s Growth Management Act (GMA; Revised Code of Washington [RCW] 36.70A) and Stevens County (County’s) Code (SCC 3.31) in the development and subsequent updates and amendments of the County’s Comprehensive Plan and Development Regulations. These guidelines and procedures are intended to engage the policy makers from the local jurisdictions and key stakeholders.

This PPP is intended to guide and form the basis for public participation. The County will comply with the PPP and SCC 3.31. As the planning process develops, it should be expected that deviations from the PPP may be warranted. The GMA recognizes such deviation may occur per RCW 36.70A.140.

[Note: In September 2020 this document was amended to address modifications to PPP guidelines and procedures from the COVID-19 pandemic, and the order by the Washington State Governor that restricts public meetings, preventing the in-person meetings outlined in this PPP from occurring. This amendment to the addendum provides additional flexibility to Stevens County staff in completing the updates and amendments to the Comprehensive Plan and Development Regulations by allowing virtual meetings as a substitute until in-person meetings are allowed to resume.]

2 Public Participation Goals and Objectives

The County recognizes the importance of early and continuous public participation in order to adequately reflect the County's citizens' input. The goal of the PPP is to make all citizens of the County aware of the progress of the planning process and to offer them opportunities to comment or make suggestions. To achieve this goal, the County has adopted the following plan to encourage public participation throughout the remainder of the planning process. Taken individually, the activities are not expected to reach and inform each and every citizen of the County. Collectively, however, the plan activities are designed to effectively and efficiently provide broad-based dissemination of information and maximize opportunity for citizen involvement and comment.

The following activities will ensure public input is incorporated into the decision-making process:

- Providing procedures for broad dissemination of proposals and alternatives
- Establishing a strategy to educate the public and stakeholders about the Comprehensive Plan and Development Regulations update and amendment processes and requirements
- Ensuring available information is current and accessible to the public at the following link: <http://www.stevenscompplanupdate.com/index.php>.
- Clearly identifying procedures and strategies for public comment and participation and providing adequate time for review of comprehensive planning materials and code 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, including virtual formats for these when necessary to continue progress on the planning and code amendments process.

3 Public Meetings, Workshops, and Open Houses

The following are key meetings, workshops, and open houses that will be hosted by the County and the Stevens County Planning Commission in order to encourage outreach and public involvement throughout the GMA planning processes:

- **Workshops/Open Houses.** Stevens County Land Services will host public workshops or open houses in July 2019 in each Commissioner District to inform the citizens of the growth management planning process, update them on progress to date, and validate or revise previously developed goals and values. Following the workshop(s), the County will draft an updated County vision statement, which will be used to guide the development of the plan, especially its goals and policies.
- **Planning Commission Workshops.** Upon completion of preliminary drafts of updated or amended Comprehensive Plan elements, the Stevens County Planning Commission will conduct a series of public workshops to present the Comprehensive Plan elements that have been evaluated and updated. This may include virtual meeting formats if in-person meetings are restricted.
- **Public Officials Workshops/Public Meetings.** The County will conduct one or more workshops with public officials, including the Stevens County Board of County Commissioners, city officials, special district officials, and others, to present technical information regarding the Comprehensive Plan. These meetings could be conducted in conjunction with the Stevens County Planning Commission workshops identified above or at a separate time and place. The meetings will be designed to give officials an opportunity to ask questions and gain a better understanding of the implications of growth management for their jurisdiction or special district and to discuss the issues with other public officials in the same position. The time and place of these meetings will be determined as the plan development proceeds. The County will make final arrangements for accommodations for the workshops. This may include virtual meeting formats if in-person meetings are restricted.
- **Meetings with City and Town Representatives.** The County will meet with representatives of the cities and towns to discuss their urban growth area boundaries, review population projections, County-wide planning policies, and discuss general GMA concerns.
- **Coordination with State Agencies.** Coordination will be conducted with affected agencies, including the Washington State Department of Commerce, Washington State Department of Natural Resources, Washington State Department of Ecology, Washington Department of Fish and Wildlife, Washington State Department of Transportation, and other interested state and local agencies to keep them informed of plan development progress and to solicit their comments early on in the process. Copies of the environmental review documentation will also be provided to affected agencies for review and comment as part of the plan review and adoption process.

- **Public Hearing and Formal Comment Periods.** Once the Final Draft Comprehensive Plan is completed, a formal public review will be conducted under the State Environmental Policy Act (RCW 43.21C) including a public hearing and public comment period. All comments received during the public hearing and public comment period will be compiled and an updated Comprehensive Plan will be developed.
- **Develop and Maintain an Interested Parties List.** Identify interest groups such as the following and share information with these groups and others who request to be on the list (contact: StevensCompPlanUpdate@AnchorQEA.com):
 - Affected property owners
 - Confederated Tribes of the Colville Reservation
 - FutureWise
 - National Park Service
 - Natural Resources Conservation Service
 - Northeast Tri-County Health District
 - Spokane Tribe of Indians
 - Stevens County Conservation District
 - Stevens County Water Conservancy Board
 - Stevens Public Utility District
 - Stevens County Voluntary Stewardship Program work group
 - The Lands Council
 - Tri-County Economic Development District
 - U.S. Army Corps of Engineers
 - U.S. Bureau of Land Management
 - U.S. Bureau of Reclamation
 - U.S. Fish and Wildlife Service
 - U.S. Forest Service Three Rivers Ranger District
 - Washington Department of Fish and Wildlife
 - Washington State Department of Natural Resources
 - Washington State Farm Bureau
 - Washington State Parks and Recreation
 - Washington Department of Health

Stevens County Land Services staff will place legal notices of hearings and comment periods in the County's official paper, currently the Chewelah *Independent*. Hearing notices should be published as required by state law and County Code. Legal notifications notifying dates and times of open houses and public hearings and comment periods will be distributed to the public via email, the U.S. Postal Service, and other public postings. Notices will also be provided on the Land Services page of the County website and the GMA Update website.

4 Public Involvement and Outreach Strategies

Described below are key strategies developed to encourage outreach and public involvement throughout the GMA planning processes. Implementation of these strategies is expected to generate meaningful public participation.

4.1 Website

The County's GMA website (<http://www.stevenscompplanupdate.com/index.php>) will include a page regarding growth management and comprehensive planning. This site will provide a public forum for obtaining comprehensive planning information, including but not limited to the following:

- Status updates
- Meeting notices and agendas
- Comprehensive Plan draft documents and maps
- Contact lists
- An email address for submitting public comments
- Email distribution list registration

4.2 Communications

As public participation proceeds, interested citizens will have opportunities to place their names on a mailing list to receive additional information regarding the planning process via direct mail. The County will compile and maintain this mailing list. Names included on the list will originate from meeting and hearing sign-in sheets, written correspondence, and recognized community groups, as well as individual requests to be included. This list will be used for newsletter circulation, special mailings, and notices as appropriate.

An email distribution list will be maintained for individuals and groups who wish to receive periodic project announcements, public notices of upcoming public meetings, and other comprehensive planning and development codes update-related information. Those interested in being included on the email distribution list should contact the Stevens County Land Services Department.

4.3 Work Products

A hard copy of draft planning work products will be available at the Stevens County Land Services Department. The comprehensive planning website will be updated with documents as they become available, along with hard copy locations. Hard copies will be available for the cost of reproduction upon request from Stevens County Land Services.

4.4 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 business days prior to any public meeting or hearing scheduled for their discussion or a decision.

Documents will be disseminated as follows:

- Digital versions will be posted on the County's GMA website.
- Hard copies will be made available for review at the Stevens County Land Services Department.
- Hard copies will be made available for the cost of reproduction through the Stevens County Land Services Department.

Meeting and hearing notices will state the availability and location of documents.

5 Public Involvement Implementation and Documentation

5.1 Documentation

All public outreach efforts and the results of those efforts will be documented in the administrative record maintained by the County. Documentation will include invitation letters and responses, meeting and hearing notices, meeting materials, meeting notes with attendance and comments received, draft and final work products, and other information as applicable.

Appendix G

Visioning Workshops Summary



Stevens County 2020 Comprehensive Plan and Development Regulations Update

Public Input Meetings Summary

Prepared July 2019 (Updated August 2019 to include Lake Spokane second meeting information)



Introduction

Stevens County's existing Comprehensive Plan, prepared under Washington's Growth Management Act (GMA), serves as a centerpiece to local planning efforts and guides long term decisions for the County, reflects citizen public input ideas, and includes a goals and policy framework.

The County is in the process of conducting a periodic review of the County's Comprehensive Plan and development regulations. Periodic reviews are conducted every 8 years under the GMA to determine whether existing plans and regulations are consistent with the most current regulations and to develop updates if necessary.

Community Workshops Structure

The County planned and conducted four public input meetings in Marcus, Colville, Chewelah and Lake Spokane in July 2019. Meetings were opened with a prayer and introductory remarks by Commissioner Steve Parker. He noted that the state is having the County do this update. He reminded all attendees of the current preamble in the plan:

The Constitution of the United States of America is declared by the Constitution of the State of Washington as the supreme law of the land. Both of these documents contain the protections for the rights of Stevens County citizens and they guarantee our freedoms to pursue activities protected by those documents. The Constitution of the State of Washington declares that a frequent recurrence to fundamental principles is essential to the security of individual right and the perpetuation of free government, and that the provisions of this Constitution are mandatory, unless by express words they are declared to be otherwise. The people of Stevens County establish this Comprehensive Plan in the spirit of those Constitutions, and embrace all activities which are consistent with the provisions of those basic founding documents and promote active stewardship of our customs, culture, economic viability, social stability and quality of life of Stevens County. Planning is the means by which society develops a blueprint for our path into the future. It is the responsibility of the current generation to ensure that future generations are provided with the means, opportunity, freedom and liberty to provide for themselves and their future generations. We are the stewards of our children's future.

He noted that private property rights must be upheld, which is one of the County's goals. Every time there is an update there are areas where there are disagreements and competing ideas, but we want to make

sure the future generation has a good quality of life and that we don't do harm to our environment.

Ben Floyd with White Bluffs Consulting (WBC) then gave a presentation on the Stevens County Comprehensive Plan and Development Regulations Update for 2020 which covered the Growth Management Act (GMA), Population Projections, Future Land Use and Goals, Public Input and Next Steps. Adoption of the updated Plan is expected to happen by July 2020, after several additional public review opportunities on updated draft plan elements and public input at future Planning Commission and public meetings.

During the meetings, public comments were captured. Participants were asked to engage in a public input process which consisted of writing their ideas about what future uses would they like to see, and what should the County look like in the next 10 to 20 years? There are 14 planning goals under the GMA which participants considered in providing their input:

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Property Rights
- Permits
- Natural Resource Industries
- Open Space and Recreation
- Environment
- Citizen Participation
- Public Facilities and Services
- Historic Preservation
- Shoreline Master Program (SMP)

After participants had written their ideas they were shared with the full group. Public input will be considered in updating the specific plan elements.

Attendees were encouraged to provide additional feedback through the Stevens County Comprehensive Plan update website (<http://www.stevenscompplanupdate.com>). The website is intended to facilitate continued communication and public involvement by providing an opportunity for interested parties to access additional information, including meeting announcements, status updates, and Comprehensive Plan and Development Regulations update materials. The public input meeting presentation and meeting notes are also posted to the website.

Outreach and Attendance

The four meetings were held July 15, 16, and 17, 2019, and were attended by a combined total of over 147 individuals, including County and consultant staff and others who attended but did not sign in. Meetings were held at the following locations:

- Marcus Town Hall, Marcus, Washington – July 15 at 6:30 p.m.
- Colville city library, Colville, Washington – July 16 at 9:00 a.m.
- Senior Center, Chewelah, Washington – July 16 at 6:30 p.m.
- Pizza Factory, Lake Spokane, Washington – July 17 at 6:30 p.m.

*An additional public input meeting will be held in the Lake Spokane area sometime later in August due to limited space for attendance at the initial meeting on July 17.

The following outreach measures were conducted to notify the public of upcoming events:

- **Newspaper** –Legal notice was published in the *Chewelah Independent* on July 3 and 10, in advance of the public input meetings.
- **Email** – Email announcements were distributed to stakeholders including members of the public and business community; environmental stakeholders; tribes; local, county, state, and federal agencies; and other interested parties.
- **Postcards** – A postcard was mailed to all landowners within the unincorporated portion of the County. This was an extensive mailing, and approximately 19,000 postcards were mailed.
- **Website** – An announcement of the upcoming events was posted to the Stevens County Comprehensive Plan update website and the Stevens County Land Services Department.

Questions and General Concerns during the meetings: (responses in italics)

- What does SEPA stand for? *State Environmental Policy Act*
- What does reduce sprawl mean? *It means the GMA is designed among other things, to focus higher density growth in cities and towns in those areas. We also want to put growth in the unincorporated parts of the County with economic development and it becomes a balancing act between the two.*
- How can you reduce sprawl and what control do you have on private property? *The County has countywide zoning with a variety of densities, such as 5, 10 and 20 acre areas. When a development is proposed, zoning and development regulations come into play.*
Are you going to add more regulations to what we already have? We will update some of the regulations the County has now, incorporate the updated Shoreline Master Program (SMP), and also update some of the standards in the County's Critical Areas Ordinance (CAO) updating buffers for streams, Critical Aquifer Recharge Areas (CARA), etc. All provisions will be reviewed and updated according to best available science. Critical areas exist to protect wetlands, fish and wildlife conservation areas, CARAs, frequently flooded areas and steep slopes and other geologic hazards. The County will be updating this Critical Areas Code with help from WDFW, DOE and with public input. Agricultural lands are covered through a non-regulatory approach under the Voluntary Stewardship Program instead of going through the regulatory process. They will also incorporate the SMP when it is adopted.
- Are the standards going to be similar to what is being done in other areas like Seattle? *We will tailor the standards to environmental conditions in this County.*
- How do you break it down among cities with the population growth projections? *It's an educated guess with what is already happening. We have a meeting scheduled with mayors and administrative staff from cities and towns to share this, and we will update the projections based on their input.*
- Biggest impact I feel is the people living in unincorporated areas who want sprawl and separation from other people. The people will have to become focused to protect their rights. The County or state is primarily interested in economic development. This area is unique to any other place with the water, fishing opportunities, etc. Everyone locally needs to spend time looking at this. What do we want this part of the County to look like in the future?
- Will we be able to review this presentation later? *It will be on the Stevens County Comprehensive Plan update website.*
- When will the development regulations be worked on? *Probably this fall and into winter. If you have a specific comment on the regulations, please submit it soon.*

- This is a public government meeting and having a prayer is out of line.
- Is well drilling on your property a part of this? *No* Does this involve meters on wells? *No*
- I thought Counties are able to opt in or out of the GMA. *Yes, and our County opted in, in the past.* Currently, the County cannot opt out.
- What is an exempt well? *Wells that are exempt from water rights permits. There are specific rules for Stevens County and a separate process to verify that you have legal water, etc. Erik Johansen from the County Land Services department added that well use is not administered by the County but by the Department of Ecology.*
- I have lived in multiple counties and implementing these things with common sense is what needs to happen but streamlining so we aren't waiting months for things to happen. Property taxes have gone up so much in other areas is why I have had to move. *Our obligation is to review and revise if necessary and look at things that have come through the court system since the last update. They have shifted how some land use laws are applied. We have to amend our codes with changes that have happened. We will make sure we have good background information and look at how this practically applies in our County. Of the 14 planning goals, land use, environment, natural resources, economic development, transportation, and capital facilities are the bigger items that need updates for Stevens County.*
- Since we are under GMA by the law, if this County adopted it, how can it be so open ended? *It's something we can't change so don't want to spend a lot of time discussing during this meeting. Erik offered to talk more about it after the meeting.*
- Commissioner Parker was asked if the County is going to address owner/builder exemption in the County? *He said the only mandate is following all applicable codes and the County wants to maintain this.* You still have to comply with health standards such as septic and water, right? *Yes*
- Someone asked Sandy Dotts from WA Department of Fish and Wildlife about the state putting conservation easements on property. *She replied that it is voluntary, and landowners can do have easements established if they would like them.*
- It concerns me that these population projections are based on the GMA. *These don't really limit us, and it is a rolling update.*
- We have run into several individuals who have moved here from the west side and they are on assistance programs and there is a lower cost of living here and that is why they were moved here. How does the County address this? *This is not part of the update. Looking at affordable housing is one of the items considered in the plan update.*
- Is the County looking at wanting the County to grow, or stagnate and stay the same? *Commissioner Parker said they would like to see growth and opportunity for people to have good paying jobs.*
- Did these population projections come from the Office of Financial Management? *Yes.* Does this incorporate birth rate also? *Yes, and also aging population and estimated death rates.*
- Are there plans to keep big corporations from taking over and pushing out small businesses? *This isn't something we are addressing as part of this plan, but they all have to comply with zoning and other development regulation requirements.*
- Housing that isn't fit for people is a problem in certain areas in the County (on edge of Colville) and wonder if the County is addressing this? My property worth goes down because of it. *There is a housing element and we will be updating this element and will note this as a concern.*
- What input does the County have for cities to look into this same problem? *We will make the comments provided available to them.*

- Is there anyone looking at changing open range areas laws? *Commissioner Parker said it is a forest issue. It is always being looked at and they continue to work on it.*
- A question was raised about fees and taxation changes on designated forest land. *Jenni Anderson from the Land Services department said that it changes by numbers of acres and what you do with that land. The state law has a penalty and if it is removed from this tax classification and is based on land valuation, it goes into the current expense account. What justified it being raised so high as in the past it was \$500? Jenni said it is based on current land values and value of timber, and you will have to ask the Assessor's office for more detail.*
- Can we opt out of GMA? *It is not something that can happen from the local level.*
- Who makes that decision in state government? *The WA state legislature.*
- Did the County receive disaster money for the flooding that occurred? *Commissioner Parker said the state repaired all roads, but the County did not receive grant money to pay for it.*
- Do you include The Nature Conservancy or other land trusts? *It is part of the natural resources area and we do acknowledge this in the plan.*
- Considering the plan, the city of Chewelah is somewhat independent of what the County decides. What if this city decides they want to do their own thing? *There are countywide planning policies that were agreed upon like with UGAs (Urban Growth Areas) and how established, transportation, etc. but the County is planning for the unincorporated areas. Chewelah is working on their own plan and has the opportunity to provide input to the County and vice versa. Will the public be invited to provide input? Yes, all of the plans will be made available for public review. Can all of these meetings be recorded in the future? Notes are being taken and they and the presentation given will be posted on the website.*
- Who invited White Bluffs Consulting into Stevens County to do this? *Commissioner Parker said the County commissioners went through a selection process and picked White Bluffs Consulting. Ben is very experienced in this area and wants what is best for the people in the County. He has been working for five years with the County.*
- The City of Chewelah has weird boundaries. The property on either side of Flowery Trail Road is not in the city limits. Can they annex your property without your permission? *The County Wide Planning Policy talks about how an annexation occurs, the County has to approve it, but rarely would that happen without talking to the landowner. The GMA prohibits annexation of ground that's not in a UGA already. Is this UGA going to expand? It is the review and revise as necessary approach. There may be expansions but we have not come up with those answers yet. Chewelah would have to do a whole series of actions in order for it to happen and the landowner would know about it ahead of time.*
- What is the history of the GMA? *Passed in 1990, County opted in 1993. There was a threshold to opt out but had to have a population of 25,000 or less. Is it part of agenda 21? I don't know the answer to that. State legislators and a governor signed GMA into law, and we have to comply with these requirements.*
- I'm concerned about the spraying of chemicals that happens without the public knowing. Does the plan update address things like this happening near creeks and other water, etc.? *The Critical Areas Code may address this, along with the updated SMP, and there will be goals and policies that reference it also. There is also the County Voluntary Stewardship Program (VSP) which looks at ag practices that protects wetlands and streams, etc.*
- This is generated from state rules and regulations. The DOE policies are wrong in a lot of places and if we are to follow policies we don't agree with, should we note that in our plan? *We try to apply them (state laws and administrative code) in a way that makes sense here and at least meet the minimum*

requirements. You are building a document that represents the government and if we don't agree then we have no recourse. *There is always a recourse by talking to your local leaders.*

- When I bought my property I found out I had certain buffer restrictions and when I went to the County I found out it was through DNR (Department of Natural Resources) and they had put the restrictions on years ago. My recourse was to come up with an agreeable concept and you can go to the County with these types of issues. *How buffers get applied depends on stream type and we have to maintain those buffers by state law and Critical Areas Code will be updated.*
- The planning policies in the presentation, how did you pick which ones to represent? *We picked a variety of them but they are all in the current plan. They will be reviewed and updated if needed.*
- The idea of outside developers coming into the County to build condos, etc. we have heard about. With the goals regarding development, does this talk about our rent going up? *There is a housing element that will be reviewed, and we will take comments about it. The plan does not really talk about this currently. The County does address affordable housing.*
- Every time we vote on a bond our taxes go up and therefore rent and taxes go up. You also have people coming from Spokane and other areas that are more expensive and that changes the market.
- It takes citizens getting involved in trying to oppose some of these things.
- What is infill? *An area with pockets of development on either side that can be developed, instead of developing in a new area without services nearby.*
- Does the plan address community development and not just economic development? *Yes, there are a lot of unincorporated communities in the County. Those areas can develop and other aspects of community development get accounted for in this process.*
- How does transportation come into this? *The County updates an annual six-year Transportation Improvement Plan developed by the Public Works department, and it has a twenty year look ahead also. In this process we will incorporate it every year by reference and coordinate with state DOT and what improvements are planned.*
- What is happening with busy intersections and who do we talk to about this? *You can share those comments here or with a city or town, depending upon where it is located.*
- I recommend keeping in touch with our County Commissioners as well as they are available along with those on the planning commission and County planning staff.
- When it is adopted, will it be for the whole County? *Yes*
- Would you clarify the term input from the community? Does it have to be written rather than spoken? *We will take down verbal input tonight and include it in the notes, or you can write on comment cards, or call or email and make comments on the website. There are multiple ways to provide input.*
- I have a fish bearing stream on my 80 acres but there is a 90-foot stretch where you can't touch it and there is no water in it. *We call that an intermittent stream and we will have a buffer associated with it. You can always ask for a study to be done to try and reclassify it.*
- Who is making the decisions? *Ultimately, it is the Board of County Commissioners.*
- How do we make sure a change happens like the example you gave with the intermittent stream? *Contact Jenni or Erik with the County for additional information on this process.*
- How does growth benefit people that already live here? It seems to just make us pay more in taxes and services. *The growth is most likely going to happen, and we have to plan for it.*
- We already have a sheriff's department, schools, fire department and roads that are overwhelmed financially due to growth already.

- Right now, we can split parcels up into ¼ acre lots (in Lake Spokane) unless you have a homeowner's association that prevents that.
- Stevens County goes up SR 291 all the way to Long Lake Dam. To try to get the fire department and medical emergency out there is difficult.
- Is what is being done on the west side of the state going to be incorporated over here with the 2030 plan? *No*
- What plans are there for updating SR 291 near Lake Spokane? *One thing we will be doing is coordination with WSDOT and identifying growth and looking at the County road system and what can be done about these issues. There will be a transportation element and appendices that should be on the website along with the other areas reviewed in the Plan.*
- Can we find out the population of the Suncrest area? *We will look into this.*
- What is the time frame on this population projection? *It goes through 2040.*
- Are you taking into consideration school districts in this? *Yes, we ask about enrollment, etc. and will incorporate the information into the Capitals Facilities element.*
- One thing that needs to be addressed is fire safe communities with emergency service access. We don't even have an ambulance service here (Lake Spokane).
- Suncrest Fire department has EMTs on hand 24/7 but no ambulance service.
- Does the County have service standards in the Plan? *There are a level of service standards for roads for example. Other levels of service have not been established in the Plan.*
- If they deem us urban growth on one side of the highway and differently on the other, will the new housing development be able to burn because they are on the certain side of the highway? *Commissioner McCart said they can talk more about this later.*
- Is there any legality of having all Planning Commission meetings in Colville? Can some of them be down here in Lake Spokane? *The County will consider this.*
- Can the Planning Commission meetings be televised somehow or on Facebook live? *The County will consider this.*

Summary of Public Input Comments

Public comments received during the public input meetings are summarized below:

Urban Growth

- Important to help grow rural areas within Kettle Falls and we need to know our rights
- Increased farming stops urban sprawling

Reduce Sprawl

- If population expands by 10,000 in the County over 20 years (high), where are the 50,000 acres located at a minimum of five-acre parcels versus one or two acre lots?
- Encourage sprawl
- Rural area in north and some growth in south county. No more city extensions to cities like the Chewelah country club
- Maintain owner property rights and limit rural growth
- No tract homes, no strip malls, limited growth, large open areas, no freeways
- Favor small town over new economic development, allow sprawl, slow growth is desired

- You keep pushing urban development and most people moved here because they wanted a rural setting.
- Stop new housing developments.
- Would like to see a moratorium on housing development in Lake Spokane until a plan is done to build infrastructure.

Transportation

- Road improvements
- Massive commercial trucks which once used Highway (Hwy) 25 to/from Colville are more frequently using Williams Lake Road. This creates a traffic problem and destroys the infrastructure of the road which may raise our taxes and it affects quality of life in our rural area.
- Bullet trains to reduce road traffic on 395 to Spokane
- Expand 395 capacity in key areas
- Chip and seal more gravel roads
- Clean up County roadsides
- We need public transportation
- Increased traffic needs to be addressed
- We need a freeway from Spokane through here
- No roundabouts
- Center turn lanes at busy intersections (example: 395 and Kramer)
- More cloverleaves
- Mass transit is available for the Lake Spokane area but the BOCC needs to talk with Spokane Transit
- I'm concerned about increased traffic on SR 291 from Francis in Spokane out to Suncrest. There is recent news that there will be homes built along SR 291 where the golf course is and the plan is to send children in that development to Suncrest. Unless there are changes to SR 291 that will be a bad idea. The area is already growing fast and we have noticed a big increase in traffic since we have lived here the last 10 years.
- Increase input to DOT for SR 291 improvement.
- Reduce speed limits on SR 291 approaching Mariah and the middle school going south.
- Slow the speed limit on SR 291, especially at middle school area and along S curves.
- Road/traffic planning must consider increased traffic.
- There is not much you can do to widen SR 291. Many would lose much of their property. The homes on the bluff above the Little Spokane River would have to go and you would still have a race track which would not lower deaths on the roads.
- Road management for safer, quicker travel at peak travel times
- Traffic revisions such as speed limits lower in business and school zones
- A safe road to town – decrease speed limit and don't allow for more growth without allowing for traffic on the highway along the river.
- Deny building permits until SR 291 is able to carry more traffic.
- Widen SR 291 along Lake Spokane to Suncrest.
- No self-driving cars allowed.
- Can our one road in and one road out really support this rapid increase in house building?
- Glen Grove Staley road is awful, and I thought it was to be chip sealed. It is a poorly built, rutted road with no hope in site.

Housing

- Affordable, safe and clean housing
- More housing
- Create land size and small housing for low income retired people to live in the County.
- Suncrest – respect for duplex/fourplex housing projects
- Sewer system should not be mandatory for existing septic system houses, only new housing.
- Allow guest houses on R20 and acres.

Economic Development

- Look at how to update economic development regulations to promote new business.
- Develop local business.
- Let the County have total control over-growth.
- Shoreline development and economic support
- Curious to learn how to start a business in the city limits (Kettle Falls)
- I would like to see economic development in the form of agriculture growing hemp and building a processing plant in our area.
- Widespread broadband internet services (would help with economic development, medical services, education and working from home)
- Incentivize higher paying instead of lower, negative impacting employment.
- Keep big box stores out of our area.
- Focus economic development on rural culture as well as industry.
- Stevens County should be an example of local self-government with maximum individual liberty and economic opportunity.
- Don't like higher taxes, more traffic, and businesses closing. Create opportunities for businesses to succeed.
- No Home Depots, keep mom and pop shops
- More cell phone towers
- No massive apartments and complexes
- Better zoning for business
- Is growth expected between TumTum, Springdale and Ford?
- Are there plans in place for developing near the bible camp on Happy Hill road?
- We don't need any more storage facilities (multiple people).
- Developers must have infrastructure in place before building.

Property Rights

- Minimize restrictions for property owners.
- Property rights of landowners protected
- Reduce mountain lions, wolves and other predators.
- Hold what few property rights we still have and keep liberal environmental organization from trying to put ridiculous rules on us.
- Property rights enforce the laws we have and no more government over-reach.
- Private property rights do not take precedence over water quality and protection.
- Address land use regulations concerning junk cars, abandoned structures, and dangerous conditions to adjacent property owners.

- As taxes increase, people need to have protection from losing their property due to property tax increase exceeding fixed income capabilities.
- The people who own the land should govern it and people in the city should govern the city.
- Protect landowners from prosecution when someone enters the property without consent.
- Make rules that allow for removal of trees on rural property without having to jump through DNR hoops
- Expand private property rights.
- Need a rule for number of unusable vehicles allowed on a property – too many personal junk yards.
- With owner-built homes, septic systems should be adequate for the number of people living there.
- Property rights and constitutional rights stay
- Leave our private wells alone.
- No abrogation of private property rights, no big housing development, common sense regulation about Tier 1 apex predators and their economic impact.
- Keep property owner rights/water rights, keep building permits the same.
- We need a noise ordinance and you can't call police at 11 pm when neighbors are making noise.
- Land use? How can you or I stop the slum lord purchase of acreage. They rent to druggies and meth heads while not having sanitary conditions like no water, sewer or power. Shut down such camps to protect the property owner that pays taxes and votes. Need policies and funding to ensure enforcement of regulations. This is critical when anticipating continual growth.
- People who have a stream or creek should be able to use it and their animals should be able to drink from it and not have to fence it off.
- Breaking up acre lots to smaller parcels is ultimately going to require a sewer system which is not practical. No one wants a lien on their property or an increase in taxes.

Permits/Development Regulations

- Want owner/builder exemption maintained
- Limited regulations – limit to permits/restrictions/protect private property rights
- Less regulations over shorelines, rivers and water in general
- Seeing how the regulations have changed since adoption of GMA, we need to immediately address holding the line legally to stop more regulations being added. We need to get out before we end up like King County.
- Avista – Put definitions in zoning code on utilities and power facilities
- The County needs to opt out of this through petition process directly to the Governor's office who authorizes for non-compliance
- Simplify short plat process
- Reduce road easement width for rural short plat from 50 feet to 30 feet.
- Deregulate as much as possible because it is the best way to promote economic growth.
- Limit number of marijuana-growing operations and notification of neighbors to such plans and approval.
- Keep and enforce noxious weed regulations to keep alfalfa and hay fields viable.
- Lower fees for building permits.
- Too many lands being closed off, back off of regulations.
- Building lots no smaller than one acre.
- Managed growth should require environmental fee from all new home building.
- Why does new building and remodeling require permits?

- There needs to be a twenty-acre limit on subdividing large pieces of land due to water (wells).
- There needs to be a limit to licenses given out to the marijuana business, we have at least 8 grow operations within a couple of miles.
- We do not want one acre lots to be able to be subdivided to smaller parcels. Most of us moved to this area to avoid city lot sizes. (multiple people had this comment).

Natural Resource Industries

- Protect range areas and expand range dates
- Protect clean water, air, wildlife
- Encourage farm use along Colville river
- Water needs to stay clean and free range extended
- Would like to see more family farms

Open Space and Recreation

- Open access to more of our local natural resources
- No parks allowed on BLM and state-owned land
- No bikes on narrow roads in Stevens County.
- We need a public rifle range out to 400 to 500 yards.
- Public bike/walking trails
- Colville river recreation
- More recreation
- Open up lands for horseback riding and ATVs.
- Would like to see more places for families to enjoy the local lakes like Loon and Deer lakes. Everything is full and there are no places to take RVs for the weekend.
- More free public access to the lake
- More parks that are family friendly
- Build us a park and pool in Lake Spokane area (many seniors would benefit and schools could compete).
- Open our shooting ranges back up.

Environment

- Waterways protected not by state's criteria but our Counties.
- Necessary improvements? These can become environmental and health hazards: smart meters, cell towers, 5G, etc.
- There are more people moving here and homeowners along bodies of water are overirrigating out of streams and spraying herbicide at the water's edge. Livestock is left to overgraze riparian areas and enter water ways.
- Compliance for trash and accumulated junk due to health hazards, rodents, etc.
- Preserve wetlands
- To be fire safe, the military and government should stop spraying chemical trails in the sky.
- Preservation of our shoreline and mountain areas which most of us moved here for.

Citizen Participation

- Continue public input
- County open house for information and comments
- Better communication system from Commissioners and Colville

- Keep the website updated.
- Residents in Lake Spokane would like to be more involved but live 1:20 minutes away from Colville.
- Must notify people by mail of all zoning changes and have public meetings

Public Facilities and Services

- Small local schools
- Need full service humane society – existing shelter is not sufficient
- Solutions and proactive policies for the homeless problem
- Need a much larger and new jail
- Reduce load on law enforcement
- Make diverse educational opportunities a priority.
- With the poor services we already have in south Stevens County who is going to pay for all these requested services – not to exclude social services? The residents are already taxed enough. You can't count "pie in the sky" revenue.
- Better police overage
- Need sheriff presence 24 hrs. per day and need ambulance service (multiple people)
- Road emergency services and fire department response.
- We need an ambulance or fire station that knows when to call life flight. My husband died because of ambulance delay.
- Can there be consideration for sheriff, fire, etc. in the area of SR 291 near the SR 231 intersection? Currently it takes 40 minutes for any response.
- Before we voted for new fire station 8, we were promised that our fire insurance would go down if we voted yes. We did but my insurance companies are saying our fire code hasn't changed?
- Allow more police on SR 291 for speeders.
- Stevens County school district should be within the County in lower area of Suncrest.
- Sheriff office in Lake Spokane
- Already overcrowded high school yet we can't get funding for improvement or anything.
- Fix our high school so it can be safely locked down.
- We only have volunteer firemen.
- We had a fire July 13 started by a renter who had no water or cell phone service to report it.

Rural Character

- Continue to honor rural farming culture and not cave to "political correctness"
- Maintain rural character of entire area

Historic Preservation

- Need historic preservation

Shoreline Master Program

- Talk to us about the Shoreline Master Plan and how that affects growth management

Other

- Clean up farms
- Quality of life with no over-population and everyone following the rules.
- Incorporate good science in all plans
- Thank you for taking population count in the plan

- Please review the state public meetings rules. It was totally inappropriate to open a public meeting with a prayer. Separation of church and state. If the commissioner insists on this then meeting attendees who do not want to hear it should be given the opportunity to leave before the prayer and return afterwards.
- What can be done about rural properties that people are living in that are not habitable?
- Have older residents pay property taxes while in their home at original value rates.
- State parking subsidized citizens in lower cost of living counties is inflating population numbers and it needs to be looked at.
- Minimize protected land and classes.
- Encourage firearms owners.
- Tie tax rates to what land will produce.
- Respect your neighbors who arrived before you came
- Stop the GMA, follow our founding documents, less government, remove agenda 21
- Don't want County to accept any refugees from the United Nations settlement refugee program
- Safe, friendly clean and a great place to live
- Keep our wildlife safe
- Distribute water equally by water lines
- Several times you mentioned making changes for incoming residents. It seems you are more concerned about incoming revenue than the people already residing here in Stevens County.
- Better enforcement of burning and outlaw private sale and use of fireworks (multiple people)
- Animal control – stop killing wolves
- Should have an agenda for meetings and bullet points to be covered.
- People should be able to burn on both sides of the road.
- Neighbors should not be encouraged to tell on their neighbors if they don't have to pay as much property taxes.
- Controlled burning must be allowed on all lands of five or more acres to control wildfires.
- Sewage control with growth increasing and need to have sewage system protected.
- Our urban areas need to have a leash law.
- As a forty-year Suncrest resident I would like to see two weekends in the spring and fall where we can maintain a fire-resistant yard by burning debris without having to pay to go to a chipper!
- Changes should be orderly and voluntary and funded by those who benefit, not just by those who happen to be here.
- In twenty years the County should be a good, peaceful, law-abiding community with no tolerance for vagrancy, living off the resources of others and no tolerance for illegal immigration.

Next Steps

The meeting notes and presentation will be posted to the website. A link to the website will be shared via email with those participants who provided an email address as part of meeting sign-in. Members of the public will be able to continue to provide input at public meetings by attending the Planning Commission meetings. Also, comments can be provided any time by going to the website (<http://StevensCompPlanUpdate.com>). The public feedback provided during the public input meetings provides valuable information for the next steps of the Comprehensive Plan and Development Regulations Update.

August 22, 2019 Lake Spokane meeting comments and public input summary

Commissioner McCart opened the meeting, welcomed those in attendance and shared that the County was holding this second meeting in the Lake Spokane area as follow up to the July 17 meeting at the Pizza Factory, where there was not enough room for everyone to safely attend and participate. He introduced a group called the SCCAT group (Stevens County Community Action Committee) or the Cop Shop. They also have the NOBS group which is a neighborhood observation group and a school activities group which provides security at high school games, etc. The groups are additional eyes and ears for the sheriff's department. A brief overview was shared of the organizations and their purposes, and how citizens can get involved.

Erik Johansen, the Land Services Director from Stevens County, introduced the reason the County is doing the Comprehensive Plan and development regulations review and update, and how it is time to review and revise the various documents, as necessary. The Plan and development regulations need to be updated by June of 2020.

Ben Floyd with White Bluffs Consulting gave the presentation about the County's Comprehensive Plan Update.

Questions/Concerns:

- Are you going to give out copies of the updated plan and development regulations before they go to the Commissioners? *There is a website with draft materials plus there is a series of Planning Commission workshops where these documents will be discussed and public input can be provided, and they will also be shared for a formal public comment period prior to being provided to County Commission for action.*
- I'm considering doing development and I'm concerned public meetings may change the existing plan that we have now. *Erik said this community engagement and the review will likely result in proposed changes.*
- Please define sprawl. *It is generally talking about how you already have infrastructure investments in certain areas and putting the growth in those areas instead of larger lot areas that require new infrastructure and impact more land area. We don't have sewer though. You do have water and roads already in place though. There are areas where there is high density but not planning to change them to a higher density.*
- Can you give me an example of where you would reduce sprawl? *By making areas less dense, so for example, if there is an area with 5 acre minimums currently and we propose to change them to 40 acre minimums. Erik shared that the maximum density in many areas within the Lake Spokane UGA is 4 dwelling units per acre and there is also some R2 zoning which allows up to 12 units per acre.*
- If you have an existing HOA will you allow splitting of that? *The zoning may allow further subdivision but covenants for the HOA may not. The County does not enforce HOA restrictions; that is left to the provisions on the deed and the HOA.*
- If there is a covenant for a plat then it cannot be further subdivided? *Please talk to Erik afterwards.*
- The concern is we don't want the higher density development to occur.
- Do you coordinate with Spokane County on the transportation element? *We coordinate with WSDOT, who considers regional effects.*
- In the UGA what is the rough approximation of how it is fully developed? *We will come back to this question.*

- Where is Suncrest in the recent population growth table (2010 – 2018 growth)? *It is included in the unincorporated Stevens County part.*
- 200 acres was supposed to be developed behind Suncrest and developers stopped it but now no one seems to know what will happen to it? Are they still one acre lots?
- When I go online I see Nine Mile Falls school district at 18,000 population. *That is Spokane county and Stevens County combined. Some don't think it is an accurate number.*
- Who decided what the boundaries are for the Urban Growth Area (UGA)? *Through the 2005 update is when those boundaries were established. Can they be changed? There is a process for amending through the County Wide Planning Policies. There would need to be a proposal put together over how it would be adjusted. It would be challenging.*
- Is there a way we can include more of the community in this process? *We are always looking for opportunities to improve involvement. There were 19,000 postcards sent out initially. Is there a hard copy available to look at? Yes. Can it be posted on the fire department bulletin board also? We can look at different options.*
- The most efficient thing is to work with Facebook, emails and online and I want to congratulate you on the publicity of this.
- We are not urban so how is this little piece of Suncrest urban and across the street is rural? It is a housing development in a rural area, and I don't feel we should be a UGA. *In the UGA is where the higher density development occurs.*
- Is this draft timeline on the website? *Yes*
- Is there anyone representing Suncrest on the Planning Commission? *Erik said he believes Pat Lammers is from this area.*
- Where do we provide input? *You can go to the website (www.stevenscompplanupdate.com).*
- This County plan should have Spokane and Stevens County work together to establish an alternate route to the north to access Spokane as an alternative to 291.
- How many people are on call at the fire station now? *The Fire District is under their own set of commissioners and you would need to follow up with them to address this question.*
- When will there be another opportunity to have another hearing on the Plan? *That will be spring 2020 and there may be multiple County hearings. That seems to be too late to me. It seems like it should be before the end of the year and long before then if the Plan is to be completed by June. There will be planning commission meetings all along the way.*
- Where will those meetings be held? *The hearings are typically in Colville, but we will have some additional public input meetings on the draft plan here at the middle school since it is a great venue, and at other locations again in 2020.*

Public Input comments:

- The wolves are killing most of the deer and other wildlife
- People should be able to dig their own wells. Sounds like people want too many services, but we're supposed to be living in a rural place. We cannot afford to pay for parks and pools.
- Do not start construction until 8 am in the morning at Nine Mile Falls.
- We need a park in Nine Mile Falls.
- We need bike trails.
- Hard copy of all information should be placed in the library and on the fire department reader board. It's hard to navigate the website.
- Have ambulance stationed at spacious new fire station 24/7.
- No mandatory sewer for existing properties on septic systems currently.
- Monthly county newsletter is needed
- More county meetings in the Suncrest area

- We need more housing and rental units. UGA requires multiple different kinds of housing such as duplexes, etc. and we have none. We also have a homeless problem.
- All existing housing developments with CCRs (Covenants, Conditions and Restrictions) including Suncrest that limit each lot to one single family residence should be excluded from the UGA.
- Change the UGA boundary - covenants are binding.
- Address the speeders and traffic on Greenfield, it is out of control and dangerous.
- Inland Empire Society of American Foresters shared the following input (summarized from letter from them):
 - 1) Consider and, if warranted, establish regulations and procedures that require developing Firewise concepts in all future community planning and development efforts.
 - 2) In addition to Firewise concepts, planning and development efforts should emphasize reasonable access for wildfire fighting forces and emergency egress considerations for residents.
 - 3) In section 4.2 is a listing of NR policy statements. We suggest adding a new policy item:
NR-1, Land management activities potentially affected by the adverse effects of wildfire shall incorporate the appropriate concepts developed in the 2015 Stevens County Community Wildfire Protection Plan.

The Stevens County Community Wildfire Protect Plan is an excellent background document with significant recommendations. It is time to incorporate the CWPP into the Comprehensive Plan and make Firewise planning a requirement in all future community planning and development efforts.

Appendix H

County-wide Planning Policies

STEVENS COUNTY'S COUNTY-WIDE PLANNING POLICIES

Adopted per Stevens County Resolution _____

PREAMBLE TO THE STEVENS COUNTY COUNTY-WIDE PLANNING POLICIES

These County-wide Planning Policies establish a framework from which the comprehensive plans of Stevens County (County), cities, and towns within the county are developed and adopted, pursuant to RCW 36.70A, The Growth Management Act.

These policies are adopted to ensure consistency and coordination among the comprehensive plans of the County, cities and towns.

Nothing in these policies will be construed to alter the land use powers of the towns, cities, or the County.

These policies are adopted to also ensure that the values and goals identified by the Citizens of Stevens County are implemented into the comprehensive plans. The following goals are not listed in order of priority and will be used exclusively for the purpose of guiding the development of the comprehensive plans and development regulations:

1. Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with the comprehensive plans of Stevens County, the cities of Colville, Chewelah, and Kettle Falls, and the towns of Northport, Springdale and Marcus, and the Washington State Department of Transportation (WSDOT).
4. Housing. Encourage the availability of affordable housing to all economic segments of the population of this county, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. Economic development. Encourage economic development throughout the county that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of

this county, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the county's natural resources, public services, and public facilities.

6. Property rights. Private property will not be taken for public use without just compensation having been made. The property rights of landowners will not be taken or damaged for private or public use without just compensation having been made.
7. Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agriculture, mining and fisheries industries. Encourage the conservation of productive forest lands and productive agriculture lands and discourage incompatible uses.
9. Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreational facilities.
10. Environment. Protect the environment and enhance the county's high quality of life, including air and water quality, and the availability of water.
11. Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. Public facilities and services. Ensure that those public facilities and services necessary to support development will be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
13. Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
14. Shoreline management. Protect and enhance the shorelines of the state through coordinated planning efforts between the state, the County, and the cities and towns within the County, in order to protect the public interest associated with the shorelines of the state while recognizing and protecting private property rights consistent with the public interest.

POLICY #I - ESTABLISHMENT OF URBAN GROWTH AREAS.

POLICIES TO IMPLEMENT RCW 36.70A.110 RELATING TO THE ESTABLISHMENT OF URBAN GROWTH AREAS

BACKGROUND - REQUIREMENTS

The Washington State Growth Management Act identifies the encouragement of development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner [RCW 36.70A.020(l)], the reduction of sprawl (i.e., the inappropriate or premature conversion of undeveloped land into low-density development) [RCW 36.70A.020(2)], and the provision of adequate public facilities and services necessary to support urban development at the time the development is available for occupancy and use (without decreasing current levels of service below locally established minimum standards) (RCW 36.70A.020(12)) as planning goals to guide the development and adoption of comprehensive plans and development regulations.

The Growth Management Act further requires (1) that the County designate an “urban growth area” or areas within which urban growth will be encouraged and outside of which growth will occur only if it is not "urban" in character; (2) that each municipality in the County be included within an urban growth area; (3) that an urban growth area include territory outside of existing municipal boundaries only if such territory is characterized by urban growth or is adjacent to territory that is already characterized by urban growth. [RCW 36, 70.1. 110(1); for definition of "urban growth" see RCW 36.70A.030 (21).]

The designated county and municipal urban growth areas will be of adequate size and appropriate densities to accommodate the urban growth that is projected by the State Office of Financial Management to occur in the County for the succeeding 20-year period.

The Growth Management Act Amendments expressly require that county-wide planning policies address the implementation of urban growth area designations [RCW 36.70A, 210(3) (a)].

POLICY

- I. Each city and town within Stevens County is included within a designated urban growth area.
- II. Designated urban growth areas (UGAs) should include an amount of undeveloped area to adequately accommodate forecasted growth and development for the next 20 years. The size of the UGA should reflect the Comprehensive Plans of each city or town, which identifies the amount of land needed to accommodate community and essential public facilities, housing, commercial and industrial activities, and enough land to prevent inflation of land costs due to market fluctuations and limited land supplies. Further, the size of UGAs should consider the provision of open space, locations for parks and recreation, the protection of Critical Areas as well as natural barriers to development, and be based upon the ability to provide urban services within the UGA.
- III. Designated urban growth areas should include those portions of our communities already characterized by urban growth that have existing public facilities, existing public infrastructure, and service capacities to serve such developments (such as utility service areas of each city or

town) as well as those areas projected to accommodate future growth. Urban uses should be concentrated in and adjacent to existing urban services, or where they are shown on a Capital Facilities Plan to be available within six years.

- IV. The formal designation of urban growth areas and any additions or subtractions to the land area within the UGA should be accomplished as a part of the comprehensive planning process. In addition to the criteria for size listed in item II above, the size of the designated urban growth areas should be based on projected population, existing land use, the adequacy of existing and future utility and transportation systems, the impact of second home demand, variable economic development strategies and sufficient fiscal capacity within the capital improvement plan to adequately fund the appropriate infrastructure necessitated by growth and development. Consideration should also be given to regularize grossly irregular corporate boundaries during the process of designating urban growth area boundaries.
- V. Communities should consider the development and use of twenty-year population forecasts to assist in the process of preparing plans for growth management. Such forecasts provide substantial benefit in the preparation of utility and transportation plans and for the capital facilities plans to implement the same.
- VI. Community comprehensive plans should address annexation and/or incorporation. Areas for potential annexation or potential incorporation should be designated in portions of urban growth areas outside of cities and towns.
- VII. Town, city and county planning efforts will be coordinated within urban growth areas. Urban uses will be concentrated in and adjacent to existing urban services, or where they are shown on a Capital Facility Plan to be available within six years.
- VIII. Adjacent jurisdictions will coordinate current development applications for review and comment prior to public hearings to ensure consideration with adopted development standards.
- IX. Each jurisdiction should consider the implications of utilizing innovative land use management techniques in fulfilling the planning goals enumerated in the Growth Management Act including, but not limited to, planned unit development, transfer of development rights and designating receiving zones for those transfer of development rights, cluster development density bonus, and the purchase of development rights.
- X. Each jurisdiction will base their urban capital facilities element (e.g., their urban growth area) on a proportion of the population projection numbers for Stevens County from the Washington State Office of Financial Management. The combined population figures for each municipality and the County must total the State's population forecast for Stevens County. Therefore, the County, cities, and towns will work together when plans are periodically updated to form an agreement as to the methodology to determine the proportions allocated to each town, city and the County of the total population figure allocated to the County for the next 20 years.

- XI. Whenever possible, the extension of a UGA into an area of existing commercial agriculture should be avoided, and the addition of lands without existing commercial agriculture should be prioritized.

POLICY #2 - PROMOTING CONTIGUOUS AND ORDERLY DEVELOPMENT

POLICIES FOR PROMOTING CONTIGUOUS AND ORDERLY DEVELOPMENT AND THE PROVISION OF URBAN GOVERNMENTAL SERVICES TO SUCH DEVELOPMENT

BACKGROUND - REQUIREMENTS

The Growth Management Act Amendments expressly require that the county-wide planning policies address the promotion of contiguous and orderly development [RCW 36.70A.210 (3) (b)], and the coordination of joint county and municipal planning within urban growth areas [RCW 36.70A.210 (3)(f)]. Urban growth will occur first in areas already characterized by urban growth that have existing public facility and service capacities to service such development, second in areas already characterized by urban growth that will be served by a combination of both public facilities and services and any additional needed public facilities and services that are provided by either public or private sources (RCW 36.70A.110(3)). Urban governmental services will be provided primarily by cities and towns, and should not be provided in rural areas

POLICY

- I. For proposed developments which are within the urban growth boundary, but beyond municipal boundaries, the following policies will apply:
 - A. Improvement standards and policies for new and existing developments proposed within urban growth areas will be jointly developed by the county and the appropriate city or town. Standards should address such improvements as street alignment and grade, public road access, right-of-way, street improvements (which may include street width, curbs, gutters, and sidewalks, etc.), water lines, sanitary sewer, storm water improvements, and park and recreation facilities. Standards may also address building requirements, subdivision and platting requirements including provisions of land for parks and open space.
 - B. The availability of the full range of urban governmental services will be subject to the annexation policy of the adjacent municipality.
 - C. Cities and towns will provide notice of any annexations to the Stevens Board of County Commissioners at least 60 days prior to the final action. The County will give notice on development proposals within or next to UGAs and city limits through the standard SEPA review process.
 - D. Proposed annexations should not leave isolated “islands” of roadways or parcels left to be served by County.
 - E. The timing of utility extensions into the urban growth area will be consistent with the adopted capital facility plan of the utility purveyor.

- II. Policies and procedures for establishing and monitoring level of service standards.
 - A. Existing and proposed levels of service standards may differ between service areas within a given jurisdiction.
 - B. Level of service standards should be coordinated at the interface between adjacent jurisdictions.

- III. The County may enter into agreements with each municipality to establish policies for joint planning within the individual municipality's designated urban growth boundary to ensure levels of service are maintained. Joint planning areas are not limited only to designated urban growth areas. Cities and towns may also petition the County to establish joint planning agreements for areas outside of their UGAs.
 - A. Jurisdictional land use differences should be worked out at the earliest possible stage in the joint planning process.

POLICY #3 - SITING ESSENTIAL PUBLIC FACILITIES

POLICIES FOR SITING ESSENTIAL PUBLIC FACILITIES THAT ARE OF A COUNTY-WIDE OR STATE-WIDE NATURE AS DEFINED IN RCW 47.06.140(1).

BACKGROUND - REQUIREMENTS

The Growth Management Act requires that the comprehensive plan of the County and of each municipality in the County include a process for identifying and siting essential public facilities (RCW 36.70A.200(1)). "Essential" public facilities include, but are not limited to, those facilities that are typically difficult to site, such as airports, state educational facilities, solid waste handling facilities, and in-patient facilities, including substance abuse facilities, mental health facilities and group homes, and correctional facilities [RCW 36.70A.200(1)]. The State Office of Financial Management is required to maintain a list of essential state public facilities that are required or likely to be built within the next six (6) years. Facilities may be added to the list at any time. The Growth management Act further mandates that no local comprehensive plan or development regulation may preclude the siting of essential public facilities [RCW 36.70A.200(5)]

POLICY

- I. Essential public facilities which are identified by the county, by regional agreement, or by the Office of Financial Management will be subject to the following siting process.

When essential public facilities are proposed, the local government(s) will:

- A. Seek input from a broad range of interest.
 - B. Ensure public involvement using timely press releases, newspaper notices, public information meetings and public hearings.
 - C. Notify adjacent jurisdictions of the proposed project, share public input received, and solicit review and comment on the facility siting process.
- II. No local comprehensive plan or development regulation will preclude the siting of essential public facilities, but standards may be generated to ensure that reasonable compatibility with other land uses can be achieved.
 - III. In determining a local government's fair share of siting of public facilities, the County will consider at least the following:
 - A. Existing Public Facilities and their impact on the community.
 - B. The relative potential for reshaping the economy, the environment and the community character resulting from the siting of the facility.
 - IV. Essential public facilities should not locate in Resource Lands or Critical Areas.

- V. Essential public facilities that require urban levels of public services (e.g., public sewer) or generate urban levels of traffic and employment should be located where urban services are available consistent with the comprehensive plan.

POLICY #4 - TRANSPORTATION FACILITIES AND STRATEGIES

POLICIES FOR COUNTY- WIDE TRANSPORTATION FACILITIES AND STRATEGIES.

BACKGROUND - REQUIREMENTS

The Washington Growth Management Act identifies transportation facilities planning, and specifically, encouraging efficient multi-modal transportation systems based on regional priorities and coordinated with local comprehensive plans to guide the development and adoption of comprehensive plans and development regulations (RCW 36.70A.020(3)). In addition, it identifies a transportation element as a mandatory element of a county, city, or town comprehensive plan (RCW 36.70A. 070(6)). The transportation element must include: (a) land use assumptions used in estimating travel, (b) estimated traffic impacts to state-owned transportation facilities resulting from land use assumptions to assist the department of transportation in monitoring the performance of state facilities, to plan improvements for the facilities, and to assess the impact of land-use decisions on state-owned transportation facilities, (c) facilities and service needs; (d) finance; (e) intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions, (f) demand management strategies, and (g) a pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. The Growth Management Act expressly requires a County-Wide Planning Policy on transportation facilities and strategies (RCW 36.70A.210(3)(d)).

DEFINITIONS

Functional Classification System - The system used to group streets, roads and highways according to the character of service they are intended to provide.

POLICY

- I. Maintain active county-city-town participation in the Northeast Washington Regional Transportation Planning Organization (NEW RTPO) in order to facilitate city, town, county, and state coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities.
- II. For the purposes of this Policy, the following transportation facilities should be deemed County-wide in nature:
 - A. State and Federal highways
 - B. Major/Minor Collectors
 - C. Airports
 - D. Ferries, and
 - E. Rail facilities

- III. The following facilities and system components should be included in the multimodal network:
 - A. All highways and all city-town-County Major/Minor Collectors
 - B. Pedestrian and bicycle facilities
 - C. Airports and
 - D. Rail
- IV. Transportation plans developed pursuant to the Growth Management Act will be consistent with the land use elements of the comprehensive plans developed for the jurisdictions within the transportation planning area (RCW 36. 70A 070(6)).
- V. The County and each city or town in the County will address compatibility between land use and transportation facilities by:
 - A. Requiring new transportation facilities and services in areas in which new growth is appropriate or desirable to be phased within a twenty-year time frame and consistent with the six year transportation improvement program;
 - B. Using development regulations to ensure that development provides adequate mitigation to offset impacts to the capacity of the transportation system, as applicable; and by
 - i. Setting density limits in areas outside of urban growth areas
 - ii. Integrating pedestrian and bicycle networks where appropriate; and
 - iii. Requiring pedestrian oriented design and mixed use development in the urban growth area.
 - C. Approving transportation facilities in conjunction with land use approvals.
- VI. The County and each city or town in the County should reflect the high priority of preservation and maintenance of existing facilities in their transportation elements to avoid costly replacements of those facilities.
- VII. The County and each city or town in the County will address concurrency by providing transportation improvements which are identified in the transportation element of the Comprehensive Plan within six years of development approval. Concurrent with development means that improvements are in place at the time of development, or that a financial commitment is in place to complete the improvements within six years [RCW 36.70A.070(6)(b)].

- VIII. The County and each city or town in the County, should consider financing measures to pay for transportation improvements, including but not limited to:
- A. Road Funds
 - B. General Funds
 - C. Local Vehicle License Fee
 - D. Rural/Local Improvement Districts, including Transportation Benefit Districts, per RCW 36.73
 - E. Real-Estate Excise Tax
 - F. Dedication of right-of-way
 - G. State/Federal grants
 - H. Bonding
 - I. Others, as appropriate
- IX. The County and each city or town in the County will address substandard levels of service for all existing roads by:
- A. Identifying funding sources and mechanisms within each jurisdiction; and
 - B. Prioritizing projects needed to correct existing deficiencies in a long-range Capital Facilities Program and the Six Year Transportation Improvement Program.
- X. In the County and in each city or town in the County, the adopted level of service (LOS) for streets/roads may be:
- A. Set at different LOS in different zones
 - B. Set at different LOS based on the Functional Classification of the street/road.
- XI. The County and each city or town in the County, will coordinate service levels between jurisdictions (RCW 36. 70A.100) including the Washington State Department of Transportation (WSDOT) by:
- A. Adopting WSDOT levels of service and methodology for rating intersections on state highways.
 - B. Understanding that the adopted LOS will affect not only the quality of the transportation system, but also the amount of public investment required.

- C. Entering into interlocal agreements where necessary to establish uniform, coordinated service levels between jurisdictions.
- XII. The County and each city or town in the County will review the Functional Classification System to check for consistency among the County, cities, and towns.
- XIII. The County, and each city or town should adopt road and street standards to match the adopted Functional Classification System.
- XIV. Each city or town will develop and adopt a set of road and street standards unique to each municipality which the county will apply to new development in the UGA. The standards should include but are not limited to the following:
- A. Street and road right-of-way width
 - B. Street and road width
 - C. Curb and storm water conveyance system
 - D. Sidewalks and bicycle facilities
 - E. Road Construction Standards
 - F. Road Maintenance Standards
 - G. Guidelines for utilities' uses of the right-of-way
 - H. Street/road naming scheme and
 - I. Access standards
- XV. The County and each city or town will (where appropriate) enter into interlocal agreements to enable the County to apply city/town road/street standards to new development occurring inside the UGA.
- XVI. The County and each city or town in the County will identify future needed transportation corridors inside the UGA and apply a Functional Classification System (and road/street standard) designation to the corridor.
- XVII. The following jurisdictions will be responsible for the correction of existing transportation deficiencies in the UGA:
- A. The County in unincorporated areas, where the UGA is not part of an existing incorporated city or town
 - B. The individual city or town in the corresponding incorporated areas
 - C. Joint County-city or County-town coordination when the area is part of a UGA.

- XVIII. The County and each city and town in the County should include a discussion in the transportation element of the importance of specific state highways in the local economy along with:
- A. A description of the freight and goods moved across the highway and generalized tonnage figures; and
 - B. The County should also address the importance of existing ferry operations to the local economy.
- XIX. In relation to rail, each city and town, as applicable, and the County should:
- A. Describe the importance of rail service to the local economy
 - B. Adopt policies/strategies to protect existing rail facilities from abandonment and
 - C. Adopt policies and strategies to preserve the railroad right-of-way in case of abandonment.
- XX. The County and each city or town should adopt parking regulatory codes for park/ride facilities when applicable.
- XXI. The County and each city or town in the County will address environmental impacts of the transportation policies through locating and constructing transportation improvements so as to discourage adverse impacts on water quality and other environmentally sensitive features.
- XXII. The County and each city or town in the County should address energy consumption and conservation by:
- A. Designing transportation improvements to encourage alternatives to automobile travel; and
 - B. Locating and designing new development to encourage pedestrian and bicycle facilities.

POLICY #5 - AFFORDABLE HOUSING

POLICIES ADDRESSING THE NEED FOR AFFORDABLE HOUSING FOR ALL ECONOMIC SEGMENTS OF THE POPULATION AND THE ADOPTION OF PARAMETERS FOR ITS DISTRIBUTION.

BACKGROUND - REQUIREMENTS

The Washington Growth Management Act identifies as a planning goal to guide the development and adoption of comprehensive plan and development regulations that counties, cities, and towns encourage the availability of affordable housing, as defined in RCW 36.70A.030(2), to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of available housing stock (RCW 36.70A.020(4)). At a minimum, a housing element must include the following (RCW 36.70A.210(3)(e)):

- a) An inventory and analysis of existing and projected housing needs
- b) A statement of goals, policies and objectives for the preservation, improvement and development of housing
- c) Identification of sufficient land for a variety of housing types, such as, but not limited to, government-assisted housing, housing for low income families, manufactured housing, tiny homes (see RCW [35.21.686](#)), multi-family housing, group homes and foster care facilities; and
- d) Adequate provisions for existing and projected housing needs of all economic segments of the community.

POLICY

- I. The housing element of each comprehensive plan will:
 - A. Assess current price structure and availability of housing options.
 - B. Address income statistics of the population to assess financial accessibility to existing housing inventory including owner and renter occupied.
 - C. Assess the need for additional units based upon population projections including owned, rented and shelter units and including an assessment of second home ownership.
 - D. Address the manner and the extent that demand from all segments of the housing market will be met.
 - E. Assess the ability to provide sufficient land, infrastructure and services to each housing segment including, but not limited to, government-assisted housing for low income families, manufactured housing, multi-family housing, migrant agricultural worker housing, and group homes. All segments of the housing market must be accommodated in appropriate numbers on a County-wide basis.

- II. Individual plans should encourage regeneration of existing housing inventories with methods such as:
 - A. Permitting accessory housing or the division of existing structures in single family neighborhoods.
 - B. Consider implementing methods of protecting the inventory of manufactured home parks and the provision for the siting of manufactured homes on single family lots.
 - C. Participating in sponsoring housing rehabilitation programs offered by state and federal governments.
- III. To the extent possible each plan should promote the construction of affordable housing, particularly for low and moderate income segments of the population.
- IV. Consideration should be given to the provision of diversity in housing types to accommodate elderly, physically challenged, mentally impaired, and the special needs segment of the population, i.e. congregate care facilities.
- V. Each community is encouraged to facilitate housing affordable to low and moderate income households by promoting a balanced mix of diverse housing types.
- VI. Communities should evaluate densities permitted within Urban Growth Areas (UGA) to reduce the overall costs of development.
- VII. Consideration should be given to implementing innovative regulatory strategies which provide incentives for developers to provide affordable housing to low and moderate income households in order to avoid socioeconomic segregation.
- VIII. Public entities own undeveloped land in various quantities. Some consideration should be given to assembling larger parcels suitable for affordable housing development through the use of land exchanges, the establishment of land trusts/banks or other suitable vehicles, such parcels could then be sold to a public housing agency, at less than market rates, for the development of low income housing.
- IX. Comprehensive plans will consider the effects of public improvement development costs on housing, including impact fees.

POLICY #6 - ECONOMIC DEVELOPMENT AND EMPLOYMENT

POLICIES FOR COUNTY-WIDE ECONOMIC DEVELOPMENT AND EMPLOYMENT.

BACKGROUND - REQUIREMENTS

The Washington Growth Management Act identifies as a planning goal that cities, towns and counties encourage economic development throughout the state that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of the state, especially for unemployed and disadvantaged persons, and encourages growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities [RCW 36.70A.020(5)]. Additionally, the Growth Management Act expressly requires that the County adopt a planning policy on county-wide economic development and employment [RCW 36.70A.210(3)].

POLICY

- I. Each community is required to include an Economic Development element in the Comprehensive plan based upon a needs assessment, which evaluates the following factors within the community:
 - A. An inventory of available lands suitable for commercial development and industrial use.
 - B. The availability of infrastructure including transportation (air, rail, roads) and utilities.
 - C. An analysis which evaluates the commercial and industrial sectors which are not adequately represented in the community based upon the state average and factoring in community desires.
- II. Encourage coordination and cooperation at the local and regional level to ensure consistency on economic growth considerations.
- III. Consideration should be given to diversification of the economic base to provide opportunities for economic growth in all communities on a county-wide basis to ensure a healthy, stable, economic base.
- IV. Economic development should be one of the considerations in the process of land use planning, transportation planning, infrastructure planning, and the determination of urban growth areas.
- V. Encourage the retention and growth of existing industries and businesses by promoting the establishment of commercial /industrial, research and educational activities which support those industries and businesses.
- VI. Local government should develop criteria under which they would consider participating in infrastructure improvements needed to support economic development.
- VII. The provision of utilities and other supporting urban governmental services to commercial and industrial areas should be coordinated and assigned a high priority, and supported by such purveyors and providers.

POLICY #7 - ANALYSIS OF FISCAL IMPACT

AN ANALYSIS OF FISCAL IMPACT

BACKGROUND - REQUIREMENTS

The Washington Growth Management Act requires that County-wide Planning Policies address the analyses of fiscal impact [RCW 36.70A.210(3)(h)] but does not define the scope of the required fiscal impact analyses. A fiscal impact analyses may be prepared for government decisions affecting jurisdictional responsibilities and/or boundaries and significant public and private development projects, excluding short and long plat actions.

POLICY

- I. Each jurisdiction's Capital Facilities element should provide:
 - A. A plan for cooperation between public and private sectors to ensure coordination of capital improvements with emphasis on the efficient provision of service at adopted levels concurrent with the demand for such service.
 - B. An inventory of existing capital facilities including locations and capacities of capital facilities.
 - C. An assessment of future needs for such capital facilities including:
 - i. The proposed locations, capacities and costs of expanded or new facilities;
 - ii. At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
 - iii. A requirement to reassess the land use element if probable funding falls short of meeting existing needs to ensure consistency between the land use plan, the capital facilities element and the financing plan within the capital facilities element.
- II. Communities should consider the use of innovative financing strategies for capital improvements which minimize the financial cost to taxpayers and provide for the equitable assignment of costs between existing and new development.
- III. Communities should encourage new development to pay its fair share of the cost of improvements necessitated by growth and contribute to the overall financing of capital improvements, through tools such as impact fees applied consistent with state law.
- IV. On a case by case basis, to minimize the potential economic impact of annexation activities on local government entities, inter-jurisdictional analysis and development agreements should be used. Cities and towns will give notification to the legislative authority of the County on proposed annexations.

- V. Within the Urban Growth Areas, capital facilities planning should encourage shared responsibilities for financing projects among and between local governments, utility purveyors, special purpose districts and the private sector.
- VI. Capital Facilities Plans and Land Use Plans should include fiscal analyses which identify cost-effective uses of regional and local public services.
- VII. Communities should support the development of public schools in areas where utilities are present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety.

POLICY #8 - CITIZEN PARTICIPATION

POLICIES RELATING TO CITIZEN PARTICIPATION

BACKGROUND - REQUIREMENTS

The Growth Management Act expressly states that the towns, cities and the County will establish procedures to provide for early and continual citizen participation in the development and amendment of comprehensive plans and development regulations. The procedures will provide for broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, consideration of and response to public comments [RCW 36.70A.140].

POLICY

- I. All jurisdictions will establish procedures to ensure early and continuous participation by the public and the development and amendment of plans and implementation programs. The Citizen Participation Plan should consider:
 - A. Broad dissemination of proposals and alternatives.
 - B. Opportunity for written comments.
 - C. Public meetings after effective notice.
 - D. Provisions for open discussion.
 - E. Communication programs.
 - F. Information services.
 - G. Consideration of and response to public comments.
- II. Each jurisdiction's citizen participation process should provide opportunity to include media dissemination throughout the planning process.
- III. On a County-Wide basis, the county should seek input from various interests, including but not limited to landowners; agricultural, forestry, mining and business interests, environmental groups, private community groups; tribal governments; special districts, and other governmental agencies.

POLICY #9 - OPEN SPACES AND RECREATIONAL OPPORTUNITIES

POLICIES RELATING TO THE LONG RANGE DEVELOPMENT OF OPEN SPACE AND RECREATIONAL OPPORTUNITIES

BACKGROUND - REQUIREMENTS

The Growth Management Act does not expressly require a county-wide planning policy on open space and recreation opportunities. However, maintaining the rural beauty of Stevens County is of primary importance. Therefore, the following policies have been developed to ensure the natural beauty of the area is maintained.

POLICY

- I. All jurisdictions must include a recreation and open space element in their plan to address:
 - A. Parks.
 - B. Trails.
 - C. Recreational opportunities such as: walking, hiking, and community events.
 - D. Coordination with local school districts and other state, federal and local government agencies.
 - E. Policies for the preservation of recreation areas and open spaces.
 - F. Policies for the acquisition, development, and maintenance of parks and other outdoor recreational uses
- II. The recreation and open space element will address the needs of all segments of the population including the physically and mentally challenged.
- III. The recreation and open space element will include a parks and open space inventory (unless incorporated into the capital facilities inventory) and needs assessment for each jurisdiction.
- IV. Each city and the County should consider establishing Recreational Districts to jointly meet the needs of city and county residents within geographically adjacent areas.
- V. Stevens County should address parks and open space planning issues on a regional basis.

POLICY #10 - AMENDING COUNTY-WIDE PLANNING POLICIES

POLICIES RELATING TO MONITORING, REVIEWING, AND AMENDMENT OF COUNTY-WIDE PLANNING POLICIES

BACKGROUND - REQUIREMENTS

The Growth Management Act does not specify policies for amending County-Wide Planning Policies, nor does it expressly require the policies be amended once adopted. However, it is recognized that revisions may be necessary from time to time. The following policies give general guidelines for the revision process.

POLICY

- I. Amendments to these policies may be necessary from time to time. Actions to amend this document will require approval of both Stevens County and representatives of at least four of the six incorporated communities within Stevens County.
- II. Urban Growth Area boundaries should be established by the towns, cities and County in consultation.
 - A. An amendment to Urban Growth Area boundaries may be initiated by the County or any municipality.
 - B. A proposed amendment to Urban Growth Area boundaries will be prepared by the proponent and include:
 - i. A map indicating the existing urban growth area boundary and proposed boundary modification.
 - ii. A statement indicating the factors, data or analyses that have changed since the designation of the initial Urban Growth Area boundary.
 - iii. Requirements as provided in Policy #2.