STEVENS COUNTY
COUNTYWIDE PLANNING POLICIES

WORKING DRAFT – September 24, 2026 VERSION

Adopted per Stevens County Resolution _____

PREAMBLE TO THE STEVENS COUNTY COUNTYWIDE PLANNING POLICIES

These Countywide Planning Policies establish a framework from which the comprehensive plans of Stevens County (County), the cities of Colville, Chewelah, and Kettle Falls (collectively "the cities"), and the towns of Northport, Springdale, and Marcus (collectively "the towns") are developed and adopted, pursuant to the Growth Management Act (RCW 36.70A).

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 County, cities, or towns.

These policies are adopted to ensure that the values and goals identified by the citizens of Stevens County are implemented into the comprehensive plans. The following Growth Management Act 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 the County, cities, and towns and the Washington State Department of Transportation (WSDOT).

4. Housing. Plan for and accommodate housing affordable to all economic segments, including low and moderate income households, consistent with the County/cities/towns developed housing allocation plan. Promote a variety of residential densities and housing types and encourage preservation of existing housing stock.

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5. Economic development. Encourage economic development throughout the County that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of the 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 all 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. Cultural and historic resources protection and preservation. Identify, preserve, and protect historic, cultural, and archaeological resources in collaboration with federally recognized Indian tribes and applicable federal, state and local agencies through land protection, avoidance, mitigation and other related strategies.

14. Climate change and resiliency. Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies adapt to and mitigate the effects of a changing climate; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

15. 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

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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.

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POLICY #I - ESTABLISHMENT OF URBAN GROWTH AREAS (UGAS)

POLICIES TO IMPLEMENT RCW 36.70A.110 RELATING TO THE ESTABLISHMENT OF UGAs

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"(UGA) 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 a UGA; (3) that a UGA 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 UGAs 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 amendments to the Growth Management Act expressly require that Countywide 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 UGA.

II. Designated 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 UGAs 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

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and adjacent to existing urban services, or where they are shown on a Capital Facilities Plan to be available within 6 years.

IV. The formal designation of UGAs 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 UGAs 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 reducing irregular boundaries during the process of designating UGAs.

V. County, cities, and towns are required to develop and use of 20-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. The comprehensive plans of the County, cities, and towns should address annexation and/or incorporation. Areas for potential annexation or potential incorporation should be designated in portions of UGAs outside of cities and towns.

VII. The planning efforts of the County, cities, and towns will be coordinated within UGAs. 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 6 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 bonuses, and the purchase of development rights.

X. Each jurisdiction will base their urban capital facilities element (e g., their UGA) 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 of the total population figure allocated to the County for the next 20 years allocated to each jurisdiction..

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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.

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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

Amendments to the Growth Management Act expressly require that the Countywide 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 UGAs [RCW 36. 70. A.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. Jurisdictions shall ensure the ability to expand urban governmental services within UGAs and avoid land use barriers to expansion. Improvement standards and policies for new and proposed development within UGAs 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. A pre-application process will be developed and administered jointly by the County and the appropriate city or town, to outline for the developer the applicable standards, policies and procedures.

   C. The availability of the full range of governmental services will be subject to the annexation policy of the adjacent municipality.

   D. 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.

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E. Proposed annexations should not leave isolated “islands” of roadways or parcels left to be served by the County.

F. The timing of utility extensions into the UGA 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.

C. Level of service standards may differ between service areas within a given jurisdiction

D. Periodic review of current levels of service and capital facilities will be made by jurisdictions consistent with WAC 365-196-415.

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 UGAs. 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.

B. The County and individual municipalities may coordinate to identify areas within a UGA as Urban Reserve. Urban Reserve areas are identified for future annexation and urban development. Planning and development within these areas should support an orderly transition to urban densities and uses, including the future efficient provision of urban governmental services and infrastructure. Development should be regulated to avoid patterns that would hinder future annexation, urban development, or the extension of urban levels of service. Cities and towns should consider Urban Reserve areas in long-range infrastructure and capital facilities planning to support their eventual transition to urban development.

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POLICY #3 - SITING ESSENTIAL PUBLIC FACILITIES

POLICIES FOR SITING ESSENTIAL PUBLIC FACILITIES THAT ARE OF A COUNTYWIDE OR STATEWIDE 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 includes 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 inpatient 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 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 that are identified by the County, a city or town, 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) sponsoring or proposing the project will lead the facility siting process and will:

   A. Notify all jurisdictions of the proposed project, share public input received, and solicit review and comment on the facility siting process.

   B. The governing body of the jurisdiction sponsoring or proposing the project will appoint an advisory County-Wide Project Analysis and Site Evaluation Committee composed of citizen members selected to represent a broad range of interest groups. It shall be this committee's responsibility to develop specific siting criteria for the proposed project and to identify, analyze, and rank potential project sites.

   C. The committee shall establish a reasonable time frame for completion of this task.

   D. Ensure public involvement using timely press releases, newspaper notices, public information meetings, and public hearings.

II. No County, city, or town 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 the burden of siting of essential public facilities, the County will consider, at a minimum, the following:

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A. Existing essential 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 comprehensive plans.

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POLICY #4 - TRANSPORTATION FACILITIES AND STRATEGIES

POLICIES FOR COUNTYWIDE TRANSPORTATION FACILITIES AND STRATEGIES

BACKGROUND - REQUIREMENTS

The Washington Growth Management Act identifies transportation facilities planning, and specifically, encouraging efficient multimodal 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 countywide 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 County, city, town, 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 countywide in nature:

   A. State and Federal highways

   B. Major/minor collectors

   C. Airports

   D. Ferries

   E. Rail facilities

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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

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, cities, and towns 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 20-year time frame and consistent with the 6-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 UGAs;

ii. Integrating pedestrian and bicycle networks where appropriate; and

iii. Requiring pedestrian-oriented design and mixed-use development in the UGA; and

C. Approving transportation facilities in conjunction with land use approvals.

VI. The County, cities, and towns y 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, cities, and towns will address concurrency by providing transportation improvements that are identified in the transportation element of the comprehensive plan within 6 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 6 years [RCW 36.70A.070(6)(b)].

VIII. The County, cities, and towns should consider financing measures to pay for transportation improvements, including but not limited to:

A. Road funds

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B. General funds

C. Local vehicle license fees

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, cities, and towns 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, cities, and towns 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, cities, and towns will coordinate service levels between jurisdictions (RCW 36. 70A.100) including the 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, cities, and towns will review the Federal Functional Classification System to check for consistency among the County, cities, and towns.

XIII. The County, cities, and towns should adopt road and street standards to match the adopted Functional Classification System.

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XIV. Cities and towns 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

I. Access standards

XV. Cities and towns 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, cities, and towns 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; and

C. Joint County-city or County-town coordination when the area is part of a UGA.

XVIII. The County, cities, and towns 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.

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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, cities, and towns should adopt parking regulatory codes for park/ride facilities when applicable.

XXI. The County, cities, and towns 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, cities, and towns 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.

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POLICY #5 - HOUSING NEEDS

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 enable counties, cities, and towns to accommodate the availability of affordable housing, as defined in RCW 36.70A.030(2)(c)(d), 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, accessory dwelling units (ADU), 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, ADU, migrant agricultural worker housing, and group homes. All segments of the housing market must be accommodated in appropriate numbers on a countywide basis.

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II. Establish and allocate the Countywide housing need through a County/cities/towns coordinated effort, developing and periodically updating a housing allocation plan that provides housing allocations based on countywide population projections. Each jurisdiction should develop and update its housing element to address how to meet its individual allocation of the projected Countywide need. The agreed upon allocations for permanent housing needs are provided below in Table 1 and allocations for emergency housing needs are provided below in Table 2:

Table 1 - Allocation of Housing Needs to Jurisdictions, 2020-2047

		Total Units Allocated (2020-2047)	Permanent Housing Needs by Income Level (% of Area Median Income)						
			0-30%						
			Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%
Chewelah	City/UGA	1,296	391	153	154	215	101	85	197
Colville	City/UGA	1,812	547	213	216	300	141	120	275
Kettle Falls	City/UGA	778	234	92	93	129	61	51	118
Marcus	City/UGA	6							6
Northport	City	6							6
Springdale	City	207	63	24	25	34	16	14	31
Addy	Unincorporated UGA	0							
Hunters	Unincorporated UGA	0							
Clayton	Unincorporated UGA	142					50	42	50
Lake Spokane	Unincorporated UGA	200							200
Valley	Unincorporated UGA	0							
Loon Lake	Unincorporated Rural	75					35	30	10
Rural	Unincorporated Rural	659	0	0	0	0	0	0	659

Note: PSH refers to permanent supportive housing.

Table 2 - Allocation of Emergency Housing Needs to Jurisdictions, 2020-2047

Jurisdiction	Emergency Housing Allocation
City of Chewelah	13
City of Colville	19
City of Kettle Falls	8
City of Springdale	2

III. When a city or town needs a portion of its urban growth area to be part of a future annexation to meet its housing allocations, that jurisdiction should coordinate with the County to seek an updated designation by the County of the targeted area(s) and associated parcels as Urban Reserve. Once the County has designated Urban Reserve lands, then the city or town is responsible for planning annexation and extending utilities and other urban services to the area consistent with its plan to meet the allocated housing need. Zoning and development

regulations in these annexed areas must allow for sufficient density to support housing for low-income households, consistent with guidance from the Washington State Department of Commerce.

IV. Accommodate moderate, low, very low, and extremely low-income households within cities/towns according to the housing allocation plan, and determine associated utilities, public services, and other support necessary to realize the allocation targets.

V. Provide for moderate density housing options within urban growth area boundaries, including the range of middle housing[1] types.

VI. 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.

VII. To the extent possible each plan should promote the construction of affordable housing, particularly for low- and moderate-income segments of the population.

VIII. 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.

IX. Each community is encouraged to facilitate housing across various income levels, by putting in place strategies and actions designed to achieve its housing allocation targets.

X. Communities should evaluate densities permitted within cities, towns and County-designated Urban Reserve portions of UGAs and annexation timing of these lands to reduce the overall costs of development.

XI. Consideration should be given to implementing innovative regulatory strategies that provide incentives for developers to provide affordable housing to low- and moderate-income households in order to avoid socioeconomic segregation.

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[1] Middle housing is a range of housing types, from duplexes to sixplexes, townhomes, courtyard apartments and cottage housing, intended to be compatible with single-family neighborhoods.

XII. 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.

XIII. Comprehensive plans will consider the effects of public improvement development costs on housing, including impact fees.

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POLICY #6 - ECONOMIC DEVELOPMENT AND EMPLOYMENT

POLICIES FOR COUNTYWIDE 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 countywide 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 that 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 countywide 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 UGAs.

V. Encourage the retention and growth of existing industries and businesses by promoting the establishment of commercial/industrial, research, and educational activities that 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.

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VIII. Encourage development and promotion campaigns that support quality of life opportunities such as recreation and tourism, capitalizing on natural resources, locally-developed products and related amenities.

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POLICY #7 - ANALYSIS OF FISCAL IMPACT

AN ANALYSIS OF FISCAL IMPACT

BACKGROUND - REQUIREMENTS

The Washington Growth Management Act requires that Countywide 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 analysis 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 6-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes

      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. The County, cities, and towns 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. The County, cities, and towns 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.

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V. Within the UGAs, 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. The County, cities, and towns should support the development of public schools in areas where utilities are present or can be extended, where it is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety.

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POLICY #8 - CITIZEN PARTICIPATION

POLICIES RELATING TO CITIZEN PARTICIPATION

BACKGROUND - REQUIREMENTS

The Growth Management Act expressly states that the County, cities, and towns y 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. The County, cities, and towns 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 Countywide 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.

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POLICY #9 - OPEN SPACES AND RECREATIONAL OPPORTUNITIES

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

BACKGROUND – REQUIREMENTS

The Washington State Growth Management Act does not expressly require a countywide 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. The County, cities, and towns should consider establishing Recreational Districts to jointly meet the needs of city and County residents within geographically adjacent areas.

V. The County, cities, and towns should address parks and open space planning issues on a regional basis.

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POLICY #10 – COORDINATION WITH TRIBAL GOVERNMENTS

POLICY RELATED TO Coordination with Tribal Governments to Protect Cultural Resources

BACKGROUND - REQUIREMENTS

The Washington State Growth Management Act requires policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited and choose to participate in the Comprehensive Plans update processes [RCW 36.70A.210].

Policy

I. Federal agencies and federally recognized Indian tribes whose reservation or ceded lands lie within the County will be invited to participate in the countywide planning policy adoption process.

II. Those federally recognized Indian tribes that choose to participate in the comprehensive plans update process will be coordinated with in the countywide planning policy review, update and policy adoption process for protecting cultural resources.

III. Adopted countywide planning policies shall be adhered to by state agencies.

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POLICY #11 - AMENDING COUNTYWIDE PLANNING POLICIES

POLICIES RELATING TO MONITORING, REVIEWING, AND AMENDMENT OF Countywide Planning Policies

BACKGROUND - REQUIREMENTS

The Washington State Growth Management Act does not specify policies for amending Countywide 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. UGA boundaries should be established collaboratively by the County, cities, and towns

   A. An amendment to UGA boundaries may be initiated by the County, cities, or towns.

   B. A proposed amendment to UGA boundaries will be prepared by the proponent and include:

      i. A map indicating the existing UGA boundary and proposed boundary modification.

      ii. A statement indicating the factors, data or analyses that have changed since the designation of the initial UGA boundary.

      iii. Requirements as provided in Policy #2.

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