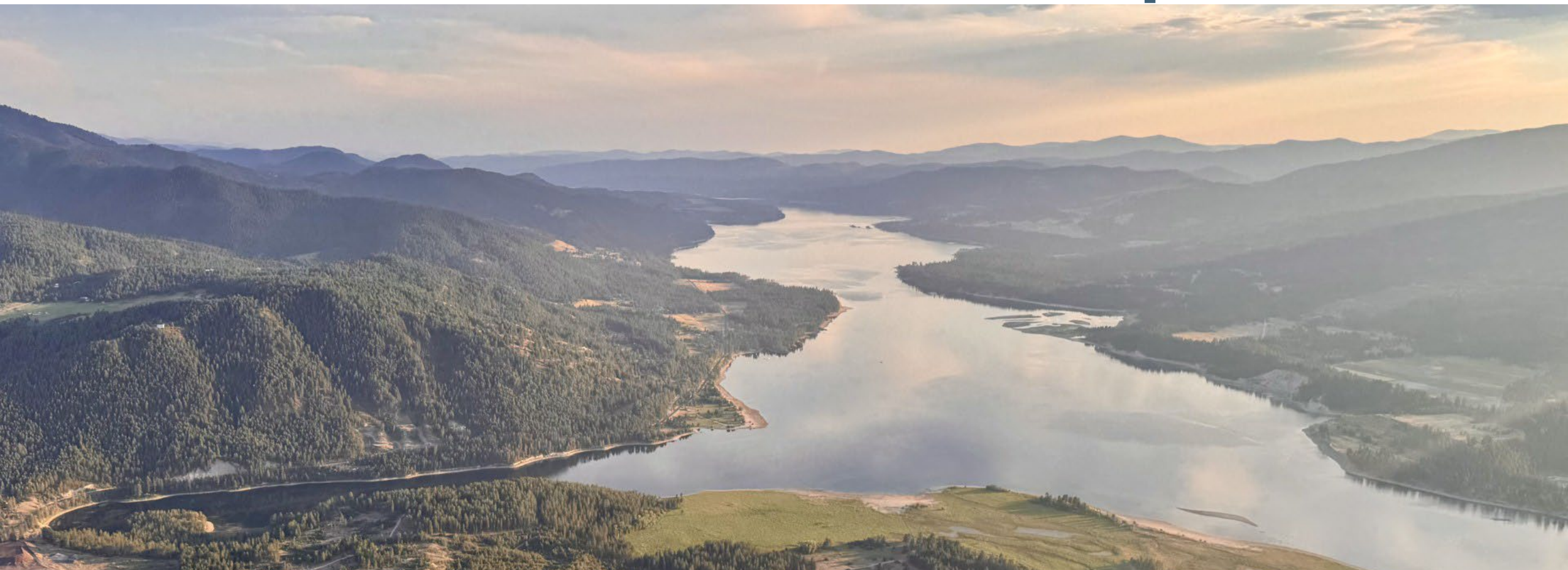
April 15, 2026

Stevens County: Planning Commission Workshop





Agenda

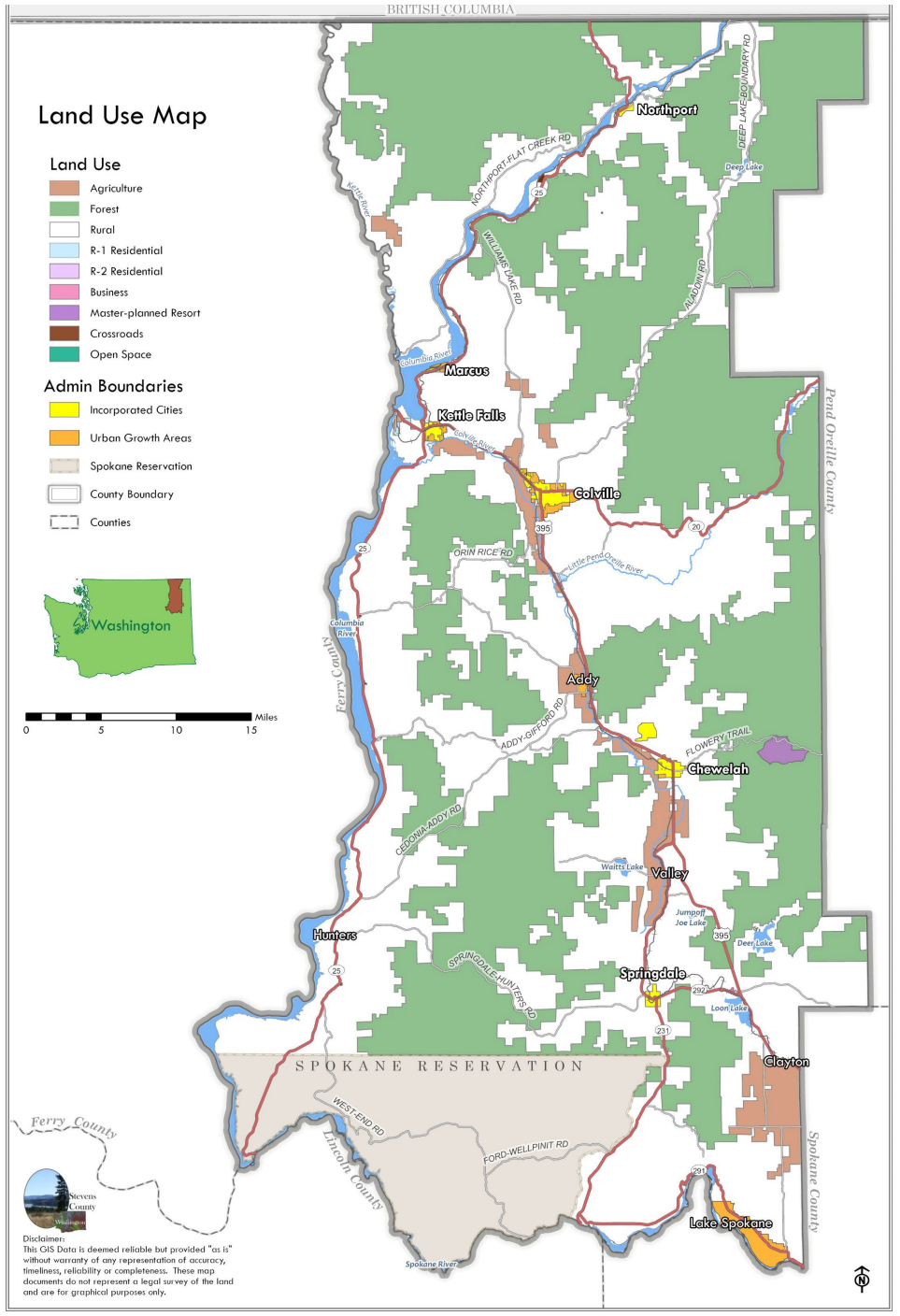
- Introductions
- Role of Planning Commission
- Growth Management Act (GMA)
- Land Capacity Analysis/Housing Allocations
- Countywide Planning Policies (CWPP)
- Critical Areas Ordinance (CAO)
- Climate Resiliency Element (CRE)
- Work Plan
- Wrap Up

Project Timeline

- Public input throughout the process



Existing Land Use Map





Growth Management Act (GMA)

What is the GMA?

- RCW 36.70A and WAC 365-196
- Mandatory elements based on local conditions
- Framework to plan for 6 and 20 year growth
- Update by June 2027

Planning Goals under GMA

Urban Growth	Reduce Sprawl	Transportation	Housing	Economic Development
Property Rights	Permits	Natural Resources	Open Space and Recreation	Environment
Citizen Participation	Public Facilities and Services	Historic Preservation	Climate Resiliency	Shoreline Master Program

Why We Plan

- To reflect community values and provide input on the future
- To accommodate future growth
- To determine where new housing, shopping, jobs and infrastructure will be located over the next 6 and 20 years
- To identify how to deliver services compatible with growth… and….
- Because its required

- What guidance do you have for the updated plan and development regulations?

Role of Planning Commission

- Reviews and recommends updates to the County Comprehensive Plan to ensure consistency with the GMA
- Evaluates goals, policies, and land use designations for GMA compliance
- Conducts public hearings and forwards recommendations to the Board of County Commissioners on Comprehensive Plan amendments and periodic updates under the GMA

Regulatory Planning Relationships

Growth Management Act:

RCW 36.70A, 36.70B, WAC 365-195 to 199

Comprehensive Plan:

Vision, goals and policies, analysis, environmental review

Development Regulations:

County codes

Implementation:

Permits, action plans, budget, CIP, administrative provisions

New GMA Planning Requirements

Climate Resiliency



Tribal Participation



Housing



Updated Housing Requirements

- Requires Commerce to provide projected housing, and local governments identify land capacity for:
  - **Moderate, low, very low, and extremely low**-income households
  - Permanent supportive housing, emergency housing and emergency shelters
  - Within UGAs, provide moderate density housing options (duplexes, triplexes, townhomes)
- **Plan for housing for all income levels**
- **Provide housing capacity for emergency housing, emergency shelters, and permanent supportive housing**
- **Implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans and actions**
- **Requires close coordination with Cities**

Population and Housing Allocations

Land Capacity Analysis and Population and Housing Allocations



Overall Population Projections & Housing Needed

Stevens County Median Family Income (AMI): $88,400
Source: HUD, 2025

OFM GMA Population Projections, 2047

Stevens County Projected Population, 2047

	Low	Medium	High
Projected Population (2047)	48,693	55,486	72,355

Projected Countywide Housing Needs

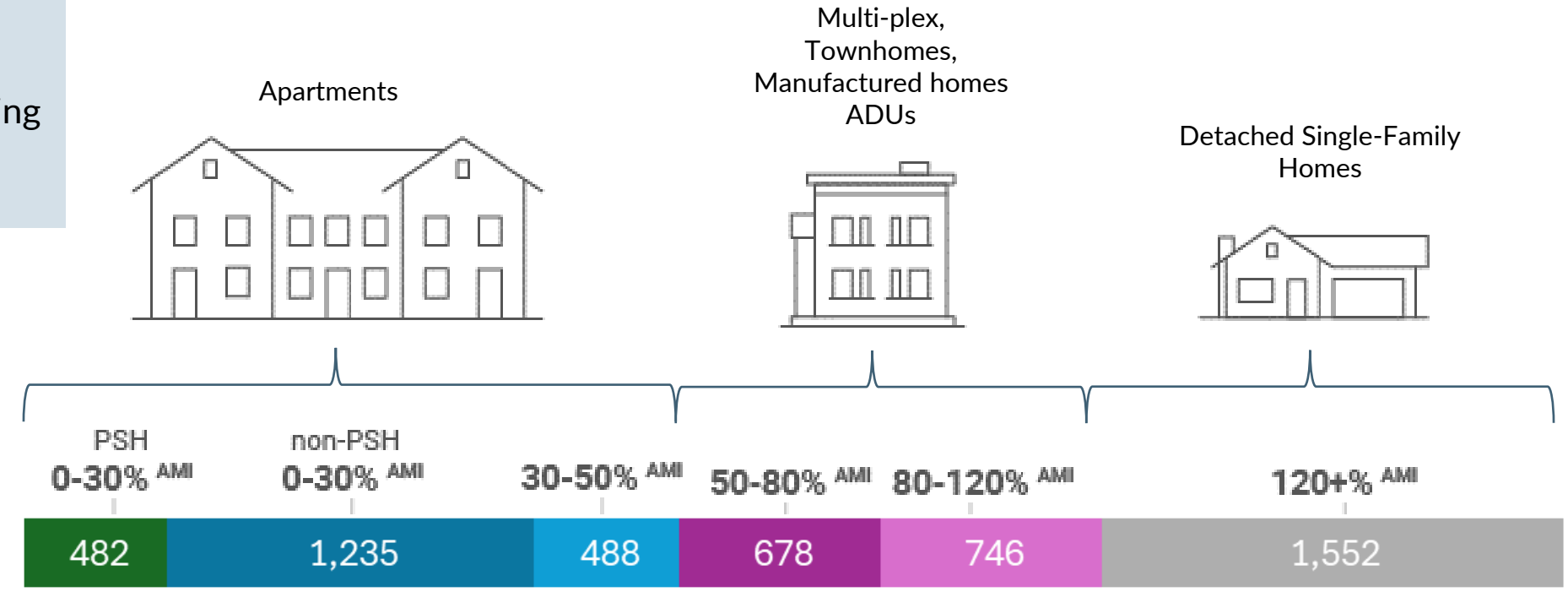
Stevens County
2047 Population Target = 55,486

		Affordability Level (% of Area Median Income)							Emergency Housing/Shelter Beds
		0-30%							
	Total	Non-PSH	PSH	30-50%	50-80%	80-100%	100-120%	120%+	
Total Future Housing Needed (2047)**	24,753	2,332	482	5,080	5,766	3,324	1,658	6,111	98
Estimated Housing Supply (2020)*	19,572	1,097	0	4,592	5,088	2,920	1,316	4,559	56
Net New Housing Needed (2020-2047)	5,181	1,235	482	488	678	404	342	1,552	42

Based on Commerce Housing For All Planning Tool (HAPT)

Housing Types That Can Accommodate Housing Needs By Affordability Level

Cities and counties must provide capacity for housing types with potential to meet housing needs at each income level.



PSH = Permanent Supportive Housing

Dept. of Commerce Guidance for Rural Allocations

- Counties should prioritize allocating growth to incorporated areas and unincorporated UGAs.
- Rural zoning does not allow the level of density that is required to efficiently address 0-50% AMI housing needs and emergency housing needs in new development.
- Capacity for new 50-80% AMI housing in rural areas is only appropriate in LAMIRDs that have adequate infrastructure and services.

Allocation Considerations

Capacity

- Where is there land and infrastructure capacity to accommodate multifamily housing types (today, or through rezones)?

Accessibility

- Which jurisdictions are most accessible to:
- Jobs
- Schools
- Transit
- Local services (grocery, medical, drug stores, etc.)

Equity

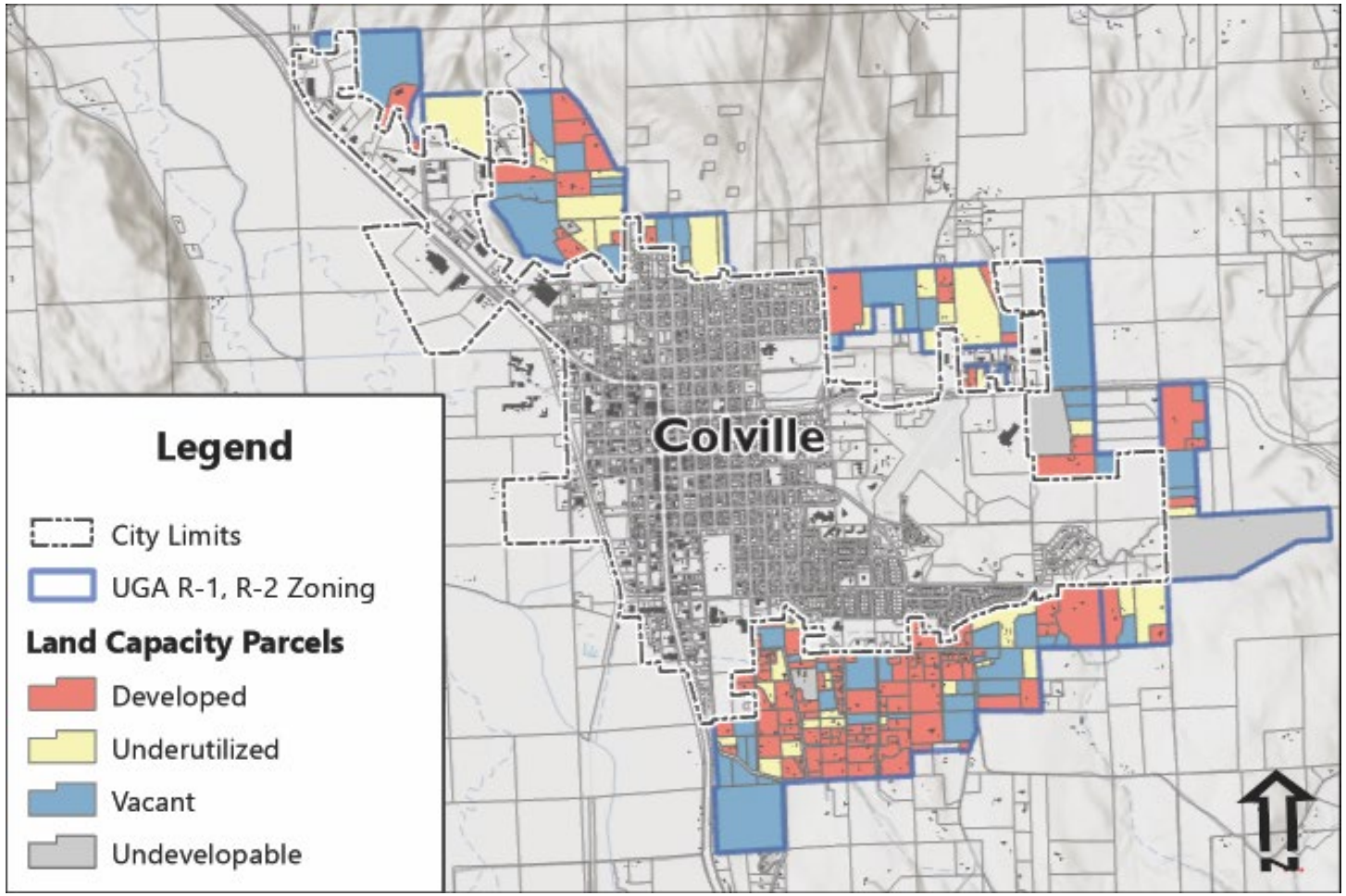
- Which jurisdictions have high access to opportunity and limited affordable housing?
- How can the allocation address these disparities?

Access to Supportive Services

- Where are service providers located today?
- Where are services needed?

Land Capacity Analysis

- Used to identify areas that could accommodate future growth
- Critical areas, other non-buildable areas removed
- Market factor adjustment applied
- Refined using water & sewer infrastructure data



City of Colville & UGA Land Capacity Map



Updates to CountyWide Planning Policies

- CWPPs provide a framework for coordinated planning among County and cities
- Updates address:
  - Climate
  - Housing
  - Tribal Coordination
  - Process for Siting Essential Public Facilities
  - Other requirements
- CWPP Workgroup



CAO Updates

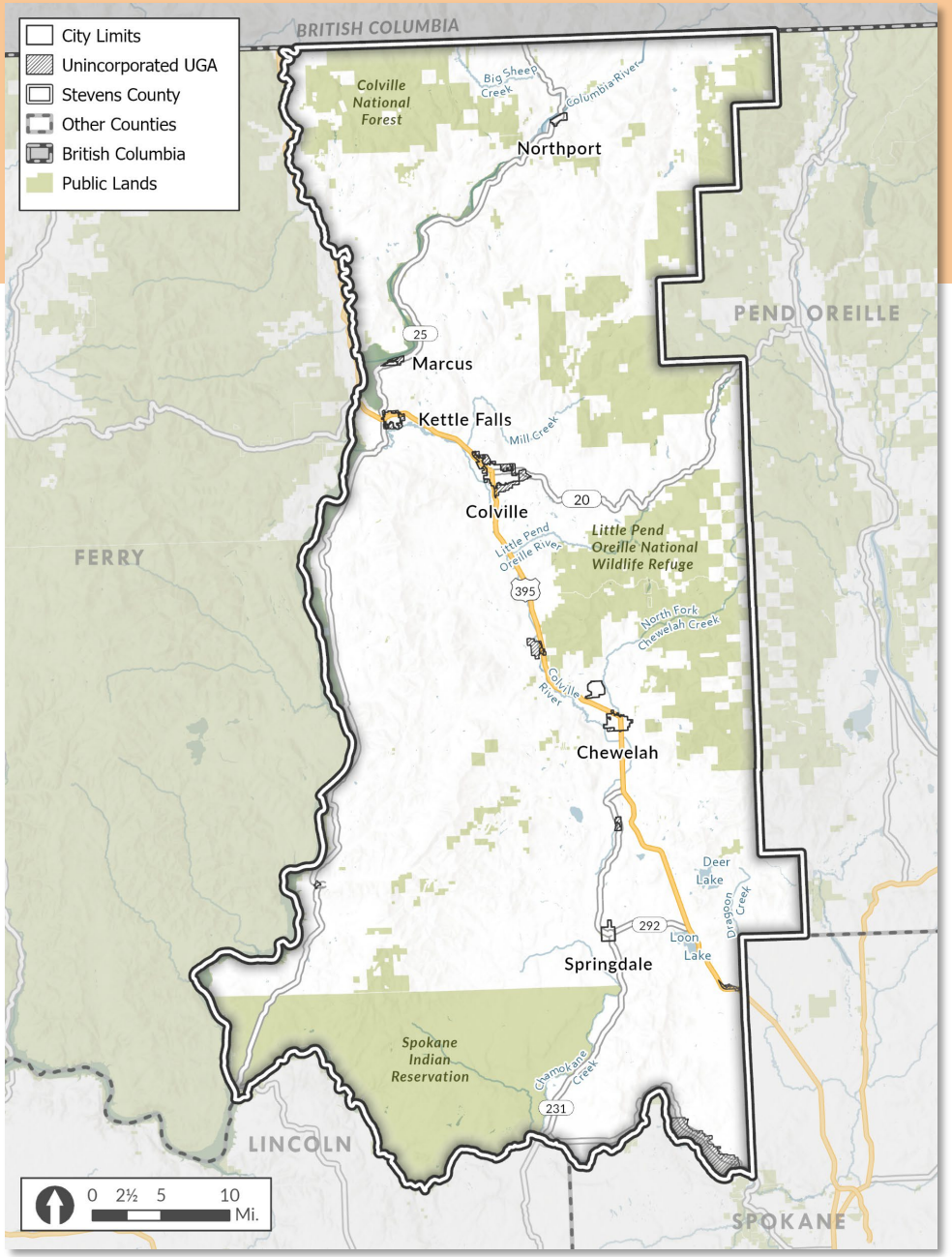
- No net loss of ecological functions for wetlands *and* fish and wildlife habitat conservation areas
- Wetland rating system and buffers
- Riparian Management Zones
  - WDFW Site Potential Tree Height and existing tree canopy analysis
  - Protect existing ecological functions and values (per GMA) vs WDFW restoration/fully functioning habitat goal



Climate Resiliency Element

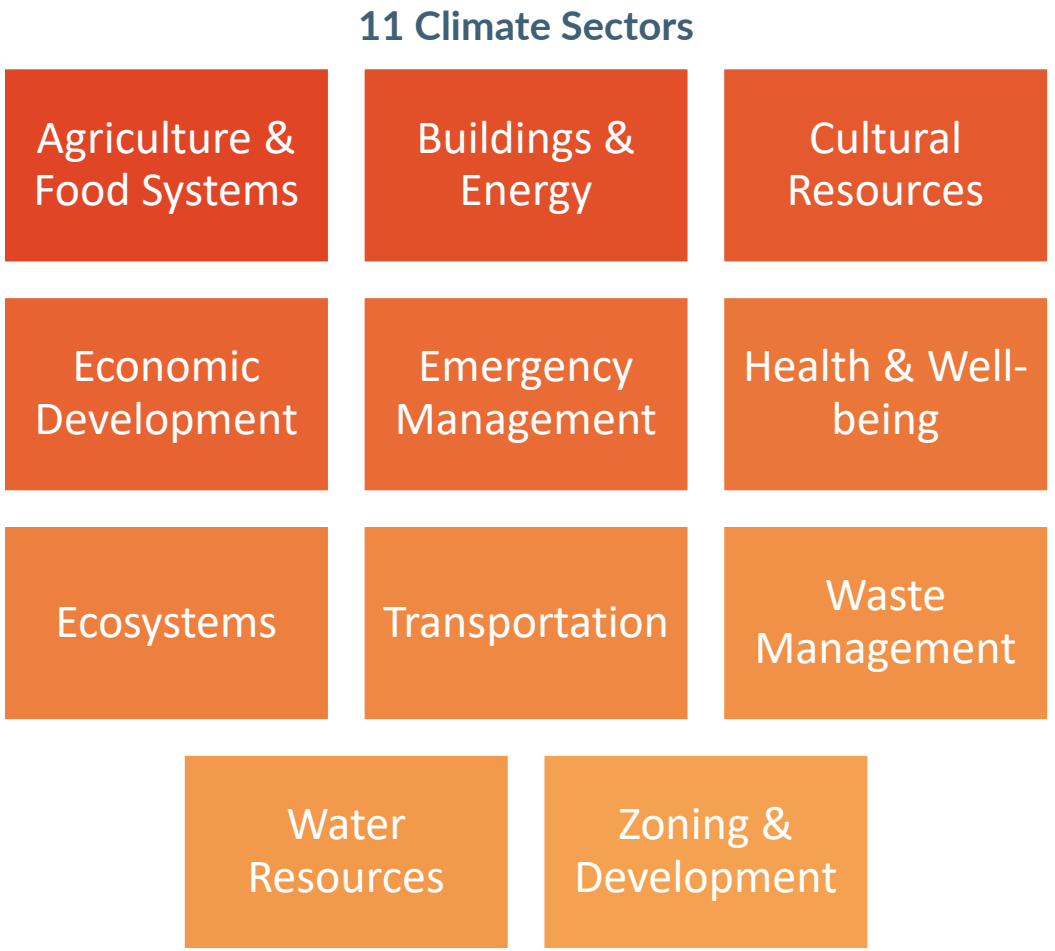
A climate element is:

- Required under **HB 1181**.
- Focused on building resilience to climate hazards:
  - **Wildfire and Smoke, Extreme Heat and Drought, Extreme Precipitation, and Flooding**
- A chapter of the Comprehensive Plan containing goals and policies to improve preparedness, response, and recovery efforts.
- Meant to maximize economic, environmental, and social co-benefits and prioritize vulnerable and overburdened communities to avoid worsening environmental health disparities.



Additional Parameters

- Consider goals & policies from Commerce policy explorer
- Consider best available science and credible projections that moderate or avoid harm
- Address 11 climate sectors



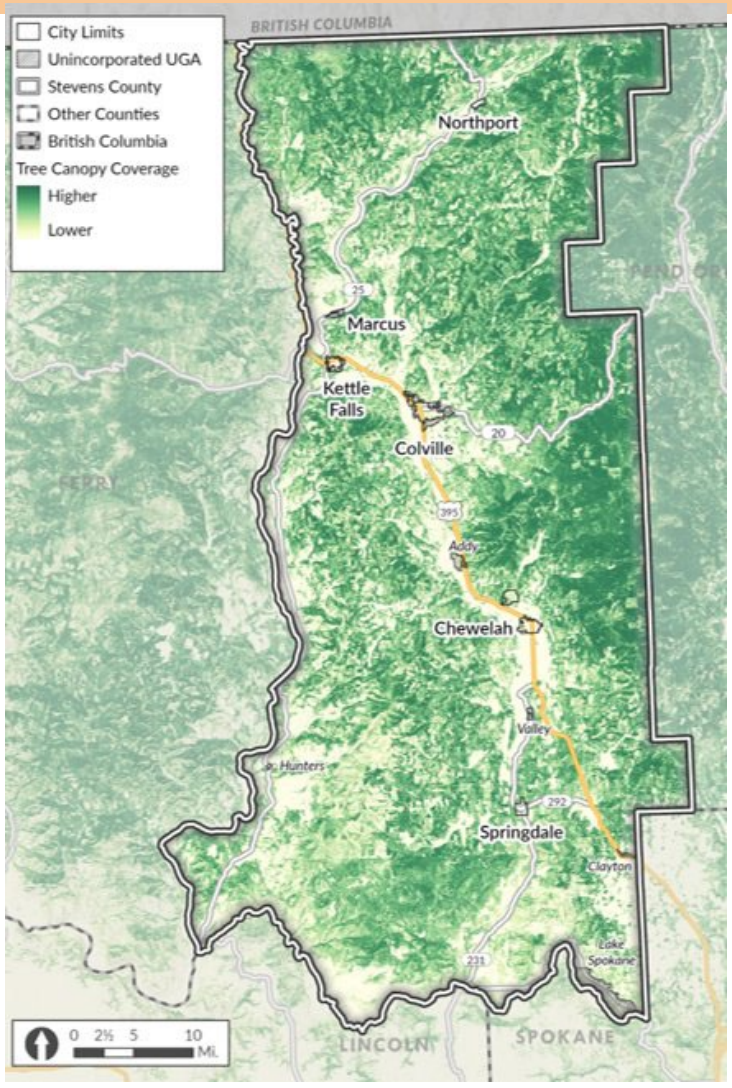
Climate Planning Steps



https://www.commerce.wa.gov/growth-management/climate-planning/climate-planning-guidance/

Policy Audit – Plans Under Review

- Stevens County Comprehensive Plan, 2022
- Stevens County Countywide Planning Policies, 1995
- Stevens County Hazard Mitigation Plan, 2019
- Stevens County Shoreline Master Program, 2023
- WRIA 59 Watershed Plan, 2007 & 2019
- NE Washington Regional Transportation Plan 2042, 2021
- Additional Plans for Context:
  - Tri County Economic Development District Comprehensive Economic Development Strategy, 2022



Key Climate Hazards Facing Stevens County



Flooding

- Increased flooding due to increases in peak streamflows



Extreme Precipitation & Storms

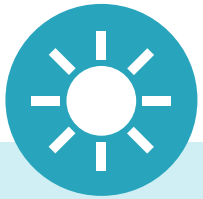
+ landslides

- More intense storms
- Higher total annual precipitation



Wildfire, Smoke, and Air Pollution

- Increased wildfire frequency and severity
- Increased smoke and poor air quality



Extreme Heat and Drought

- Declining summer precipitation
- Regional droughts
- Higher annual average temperatures
- High summer temperatures

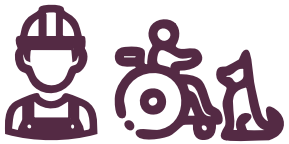
Who is most affected by climate hazards?



People under 5 years old (5% of county population), over 65 years old (25%)



People with health sensitivities affected by heatwaves, pollution



People with less socioeconomic resources, those living alone, those with disabilities, outdoor workers, and others

Health Hazards

- Aggravated cardiovascular illness
- Aggravated respiratory illness
- Increased allergy-related illnesses
- Waterborne illness
- Dehydration
- Heat stroke
- Mental health

Next Steps

- Develop county-specific spatial mapping in conjunction with Hazard Mitigation Plan Update
- Map key assets in the county and review exposure to hazards:
  - People
  - Places
  - Ecosystems
  - Infrastructure

Next Steps in Planning Process



Work Plan & Projected Meeting Schedule

Upcoming Planning Commission Workshops

September – Land Use, Natural Resources and Resource Lands

November – Housing Element, Economic development, Parks and recreation and Natural Resources (cont).

January 2027 – Utilities, Capital Facilities, Transportation, and Development Regulations (intro)

February – Development Regulations, Draft Climate Element, updates to all other previously shared documents

March – placeholder if needed

https://stevenscounty2027.com/



Questions/Comments?

What guidance do you have for the updated plan and development regulations?