September 30, 2026

Stevens County: Planning Commission Workshop





Objectives

- Provide update to Planning Commission on work completed to date

Agenda

- Welcome and Intro
- Countywide Planning Policies
- Population and Housing Allocations
- Critical Areas Ordinance (Intro)
- Climate Resiliency Update
- Next Steps
- Questions/Wrap Up



Countywide Planning Policies (CWPPs)

- Met with cities and their representatives in July and August
- Cities currently going through adoption process
- Recommendation from Planning Commission for County Commissioners to go through public adoption process

Updates to CWPPs

- Updated the CWPPs for current GMA requirements
  - Climate Resiliency element, Housing, Tribal Coordination
- Established housing allocations and a countywide approach to meeting them
- Created an Urban Reserve/annexation framework
- Strengthened County-city/town coordination within UGAs
- Updated Essential Public Facilities, transportation, and fiscal coordination policies

Updated Housing Requirements

- **HB 1220** 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**

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

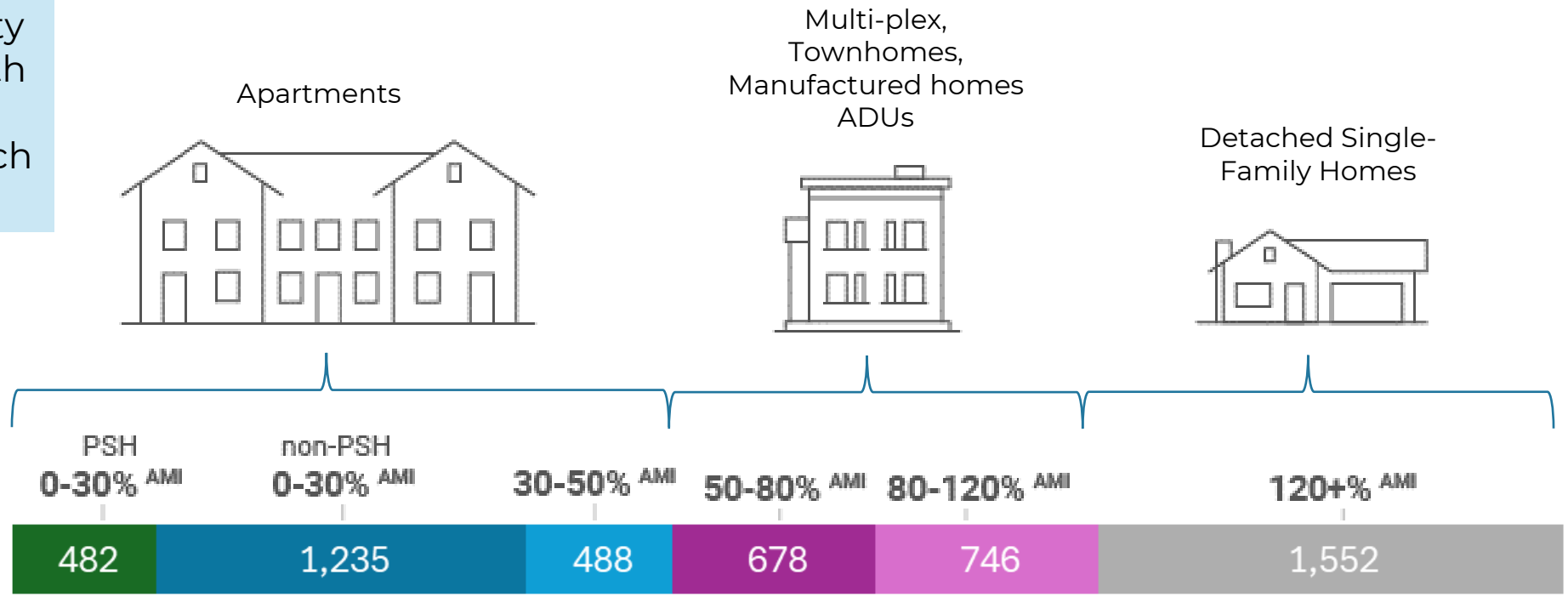
Stevens County
2047 Population Target = 55,486

		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.

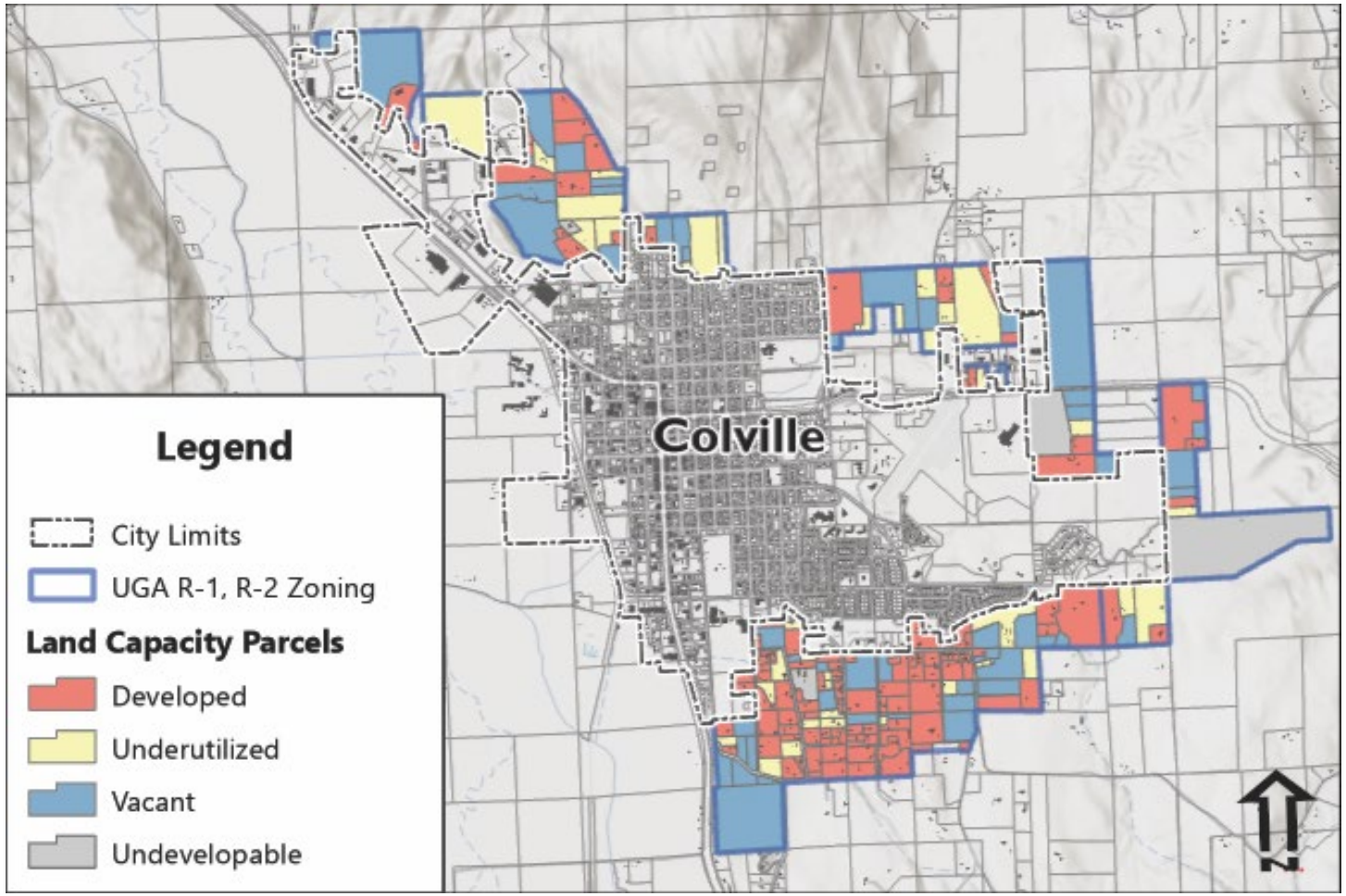


Stevens County net new housing need 2020-2027:

PSH = Permanent Supportive Housing

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



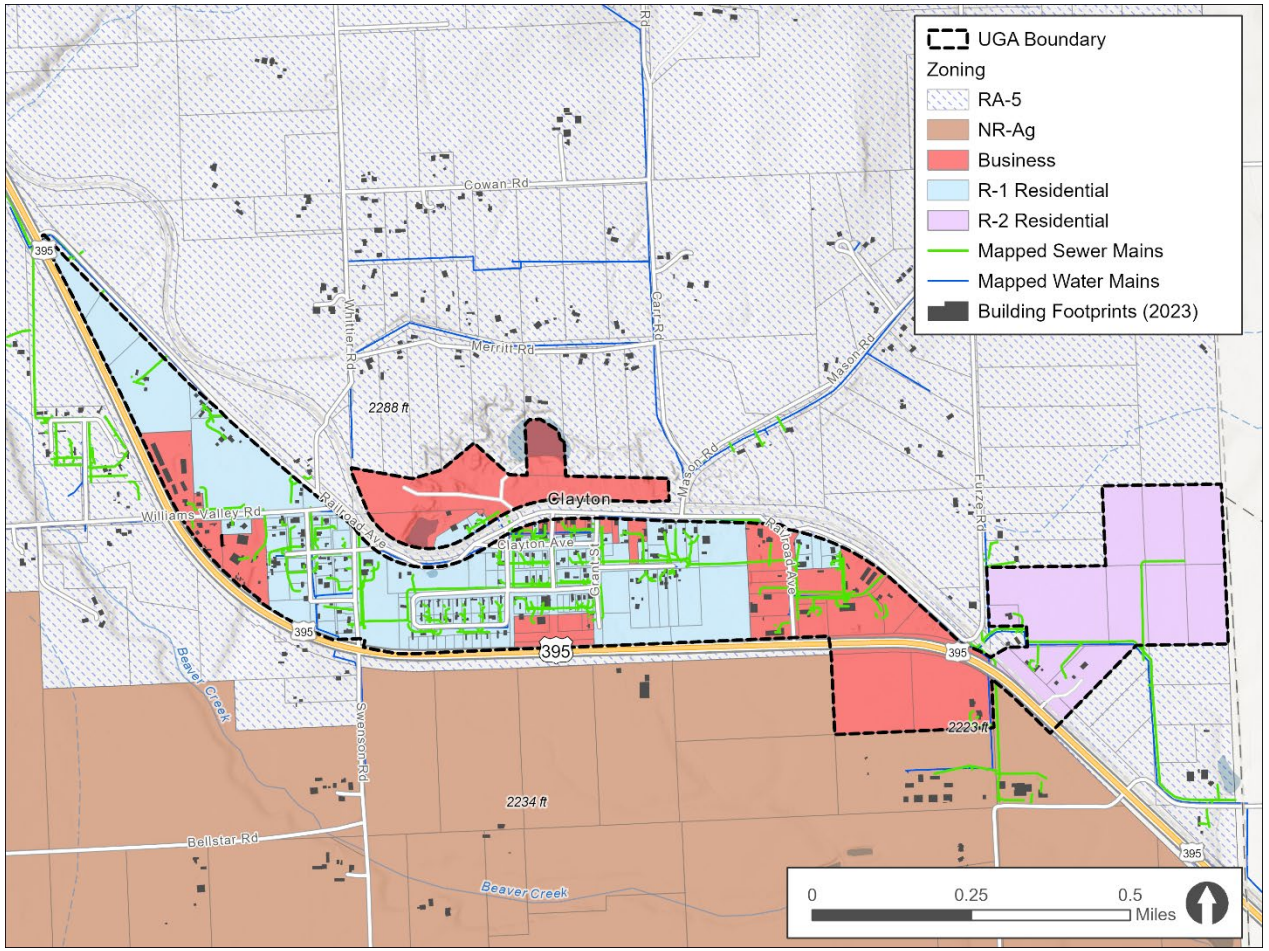
City of Colville & UGA Land Capacity Map

Agreed Upon Housing Allocations

		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

County Middle-Housing Allocation

- Clayton: 92 units 80-120% AMI
  - Can accommodate without any zoning changes
  - Coordination with Stevens PUD for water services
- Loon Lake: 65 units 80-120% AMI
  - 42 accommodated without any zoning changes
  - Further land capacity analysis required to accommodate 23 additional units and avoid any zoning changes

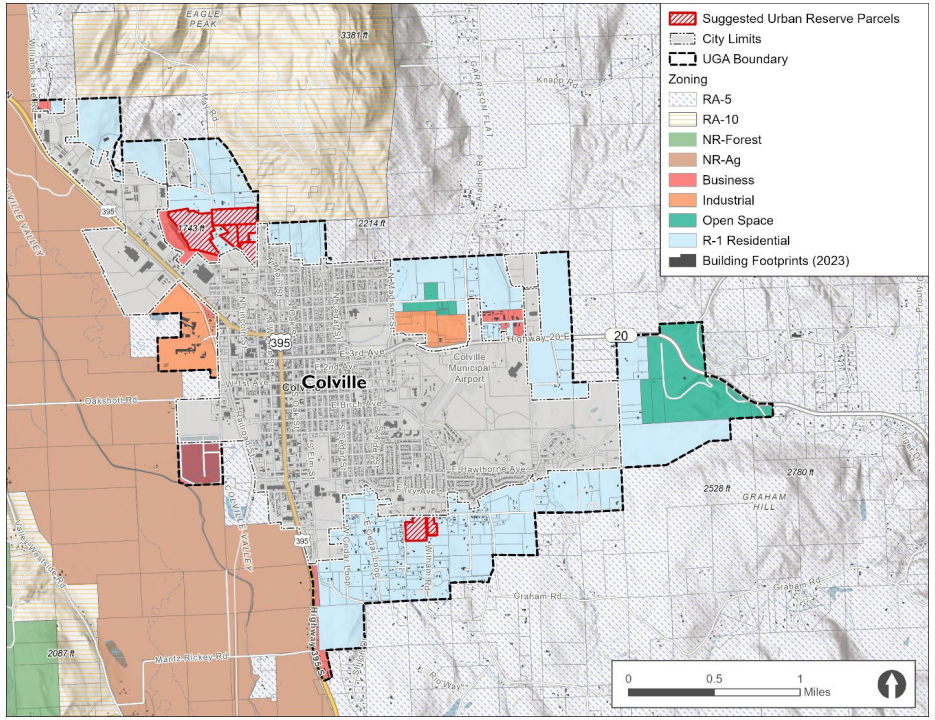


Clayton UGA Zoning Map

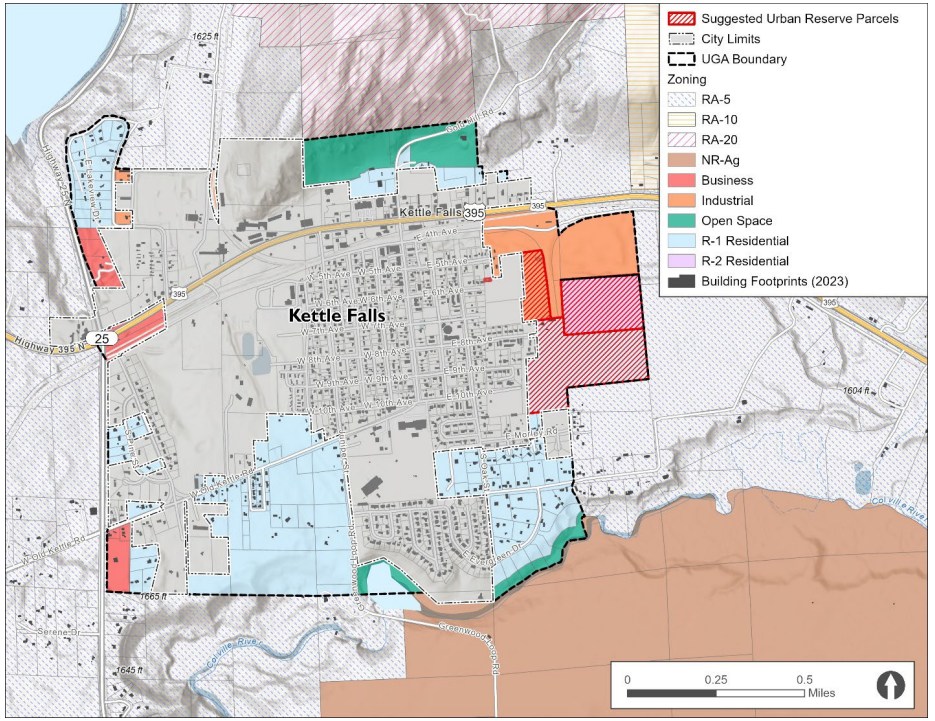


Urban Reserve

Colville UGA Potential Urban Reserve Area



Kettle Falls Potential Urban Reserve Areas





Critical Areas Ordinance (CAO)

- Updated protection standard = No net loss of ecological functions
- More detailed requirements for mitigation reports
- Riparian buffers now Riparian Management Zones (RMZs) (as stand-alone habitat) and propose changing to 100 feet minimum
  - Outside of shoreline jurisdiction
- Other changes to be shared at October meeting

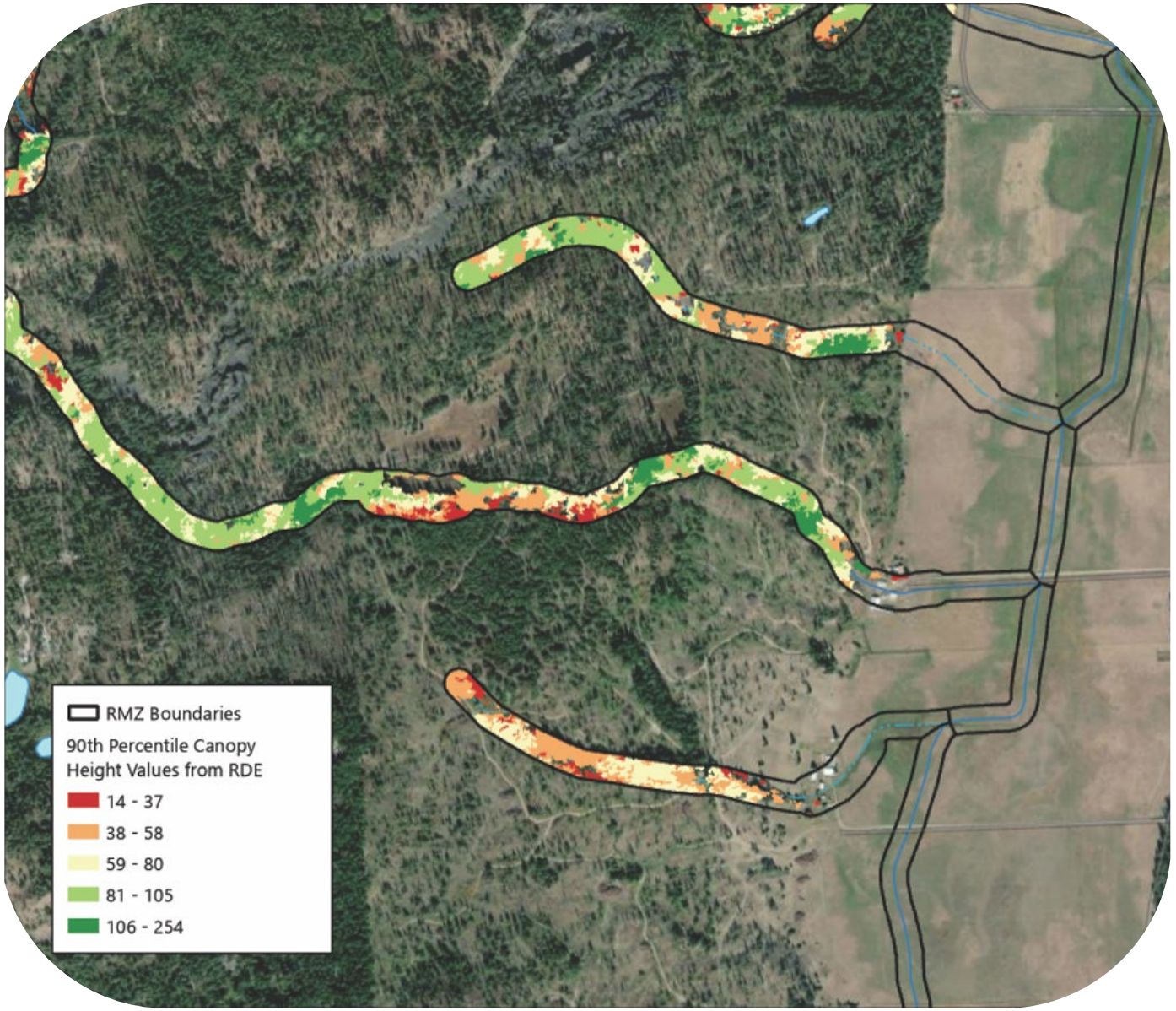
Site Potential Tree Height Riparian Buffers

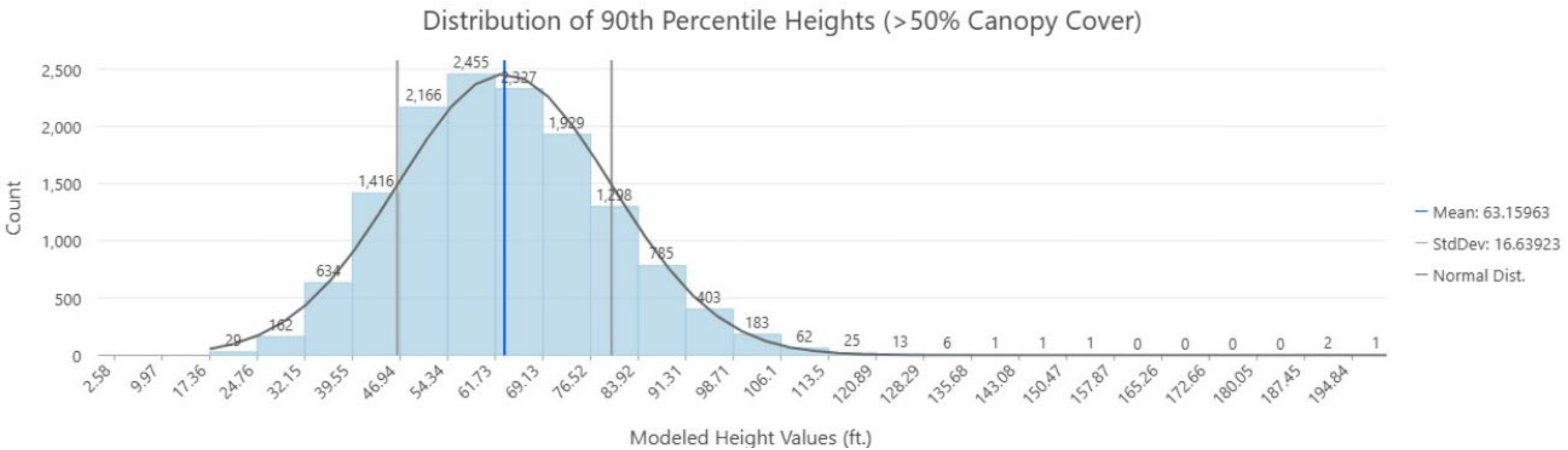
Based on WDFW Riparian Ecosystems Volume II – Management Recommendations

RMZ is the area where riparian functions occur (shade, bank stability, pollution removal, nutrients, large wood)

RMZ widths based on the tallest “site potential” tree height.

Determined by soil site index, where available




Distribution of 90th Percentile Heights (>50% Canopy Cover)
Count
2,500
2,000
1,500
1,000
500
0
20
162
634
1,416
2,166
2,455
2,327
1,929
1,298
785
403
183
62
25
13
6
1
1
1
0
0
0
0
2
1
2.58
9.97
17.36
24.76
32.15
39.55
46.94
54.34
61.73
69.13
76.52
83.92
91.31
98.71
106.1
113.5
120.89
128.29
135.68
143.08
150.47
157.87
165.26
172.66
180.05
187.45
194.84
Modeled Height Values (ft.)
Mean: 63.15963
StdDev: 16.63923
Normal Dist.



Climate Resilience Update



Work Completed to Date

3 Climate Policy Advisory Team meetings

1 Public Health/Emergency Management workshop

Completed Policy Audit

Draft Assets and Impacts Memo

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

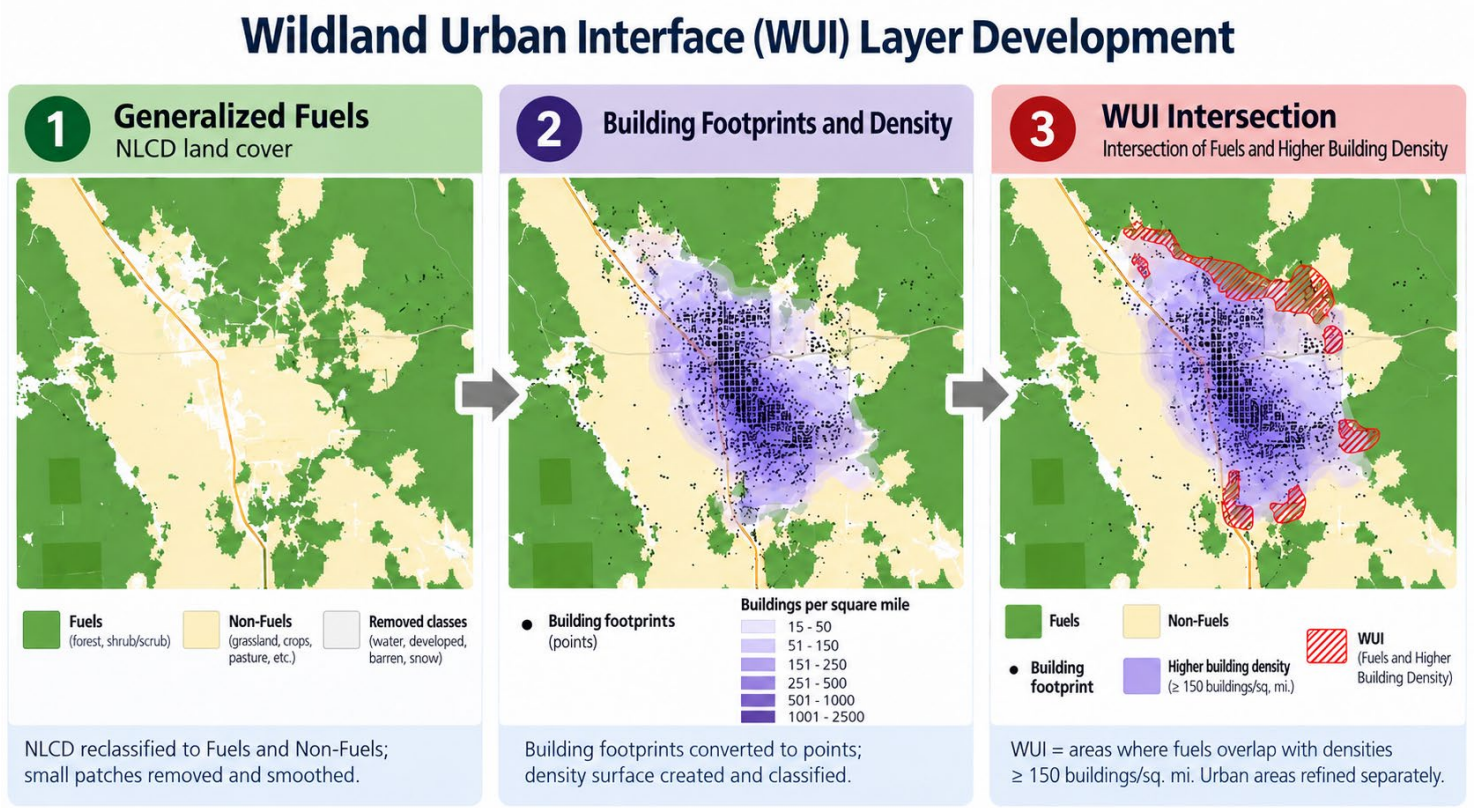


Extreme Heat and Drought

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

Wildland Urban Interface Mapping

- Locally informed WUI mapping can parallel DNR risk and hazard mapping efforts
- Based on intersection of wildlands with a narrower definition of “urban” areas (cities, UGAs, densely populated lake communities)
- Use a relatively simple method that can be further refined and supplemented by other datasets from DNR, USFS, etc.



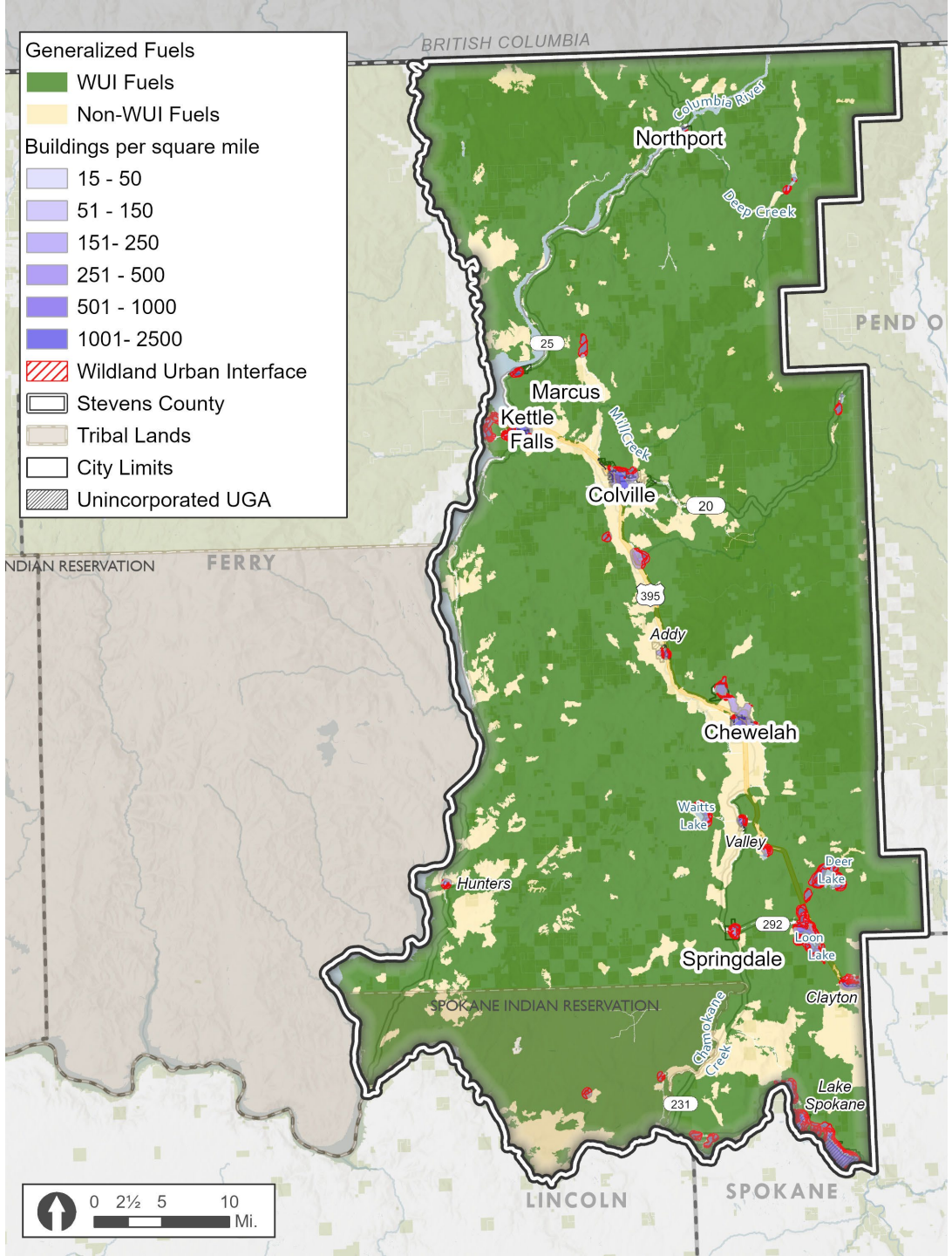
The draft WUI data and maps are non-regulatory and for planning purposes only. They do not define wildfire hazard or risk areas used for application of building codes, insurance, or other programs.

Wildland Urban Interface Mapping

Next steps:

- Additional discussion with Stevens County Emergency Management
- Meeting with fire chiefs

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Upcoming Resilience Work

- **Fire Focus Group**
- **Risk and Vulnerability Assessment**
- **Goals and Policy drafting**
- **Incorporation into Comp Plan**



Next Steps

Meeting Schedule:

- October 22, at 2:00 pm
- December 3, at 10:00am
- Moving forward, last Wednesday of the month at 10:00 am
  - January 27
  - February 24
  - March 31

Work In Progress:

- Housing Element
- Land Use Element
- Rural Element
- Natural Resources Element
- Critical Areas Ordinance



Look Ahead

October

Housing, Land Use, Natural Resources, Element, and Rural

November/December

Economic Development, Parks and Rec, CAO

January

Utilities, Capital Facilities, Transportation, Development Regulations (intro)

February

Development Regulations, Climate, updates to other previously shared

March

Placeholders as needed and Plan for adoption


Questions/Comment?