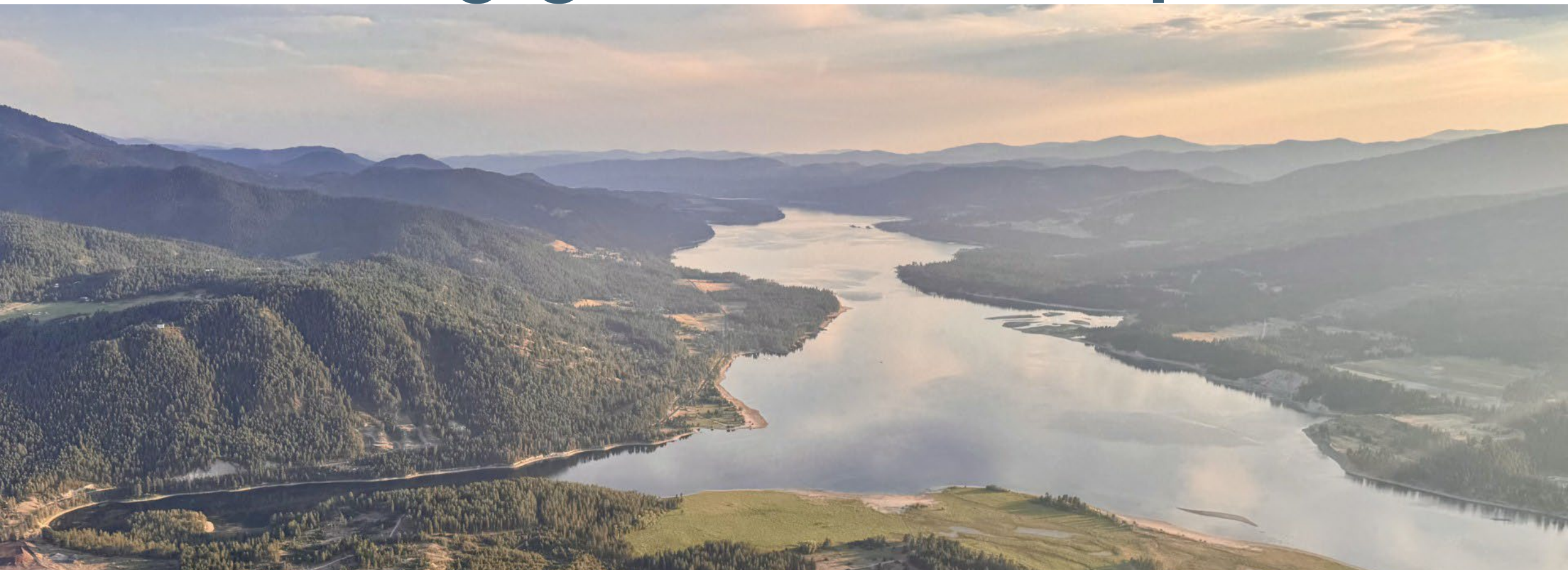
September 28-30, 2026

Stevens County: Public Engagement Workshop





Agenda

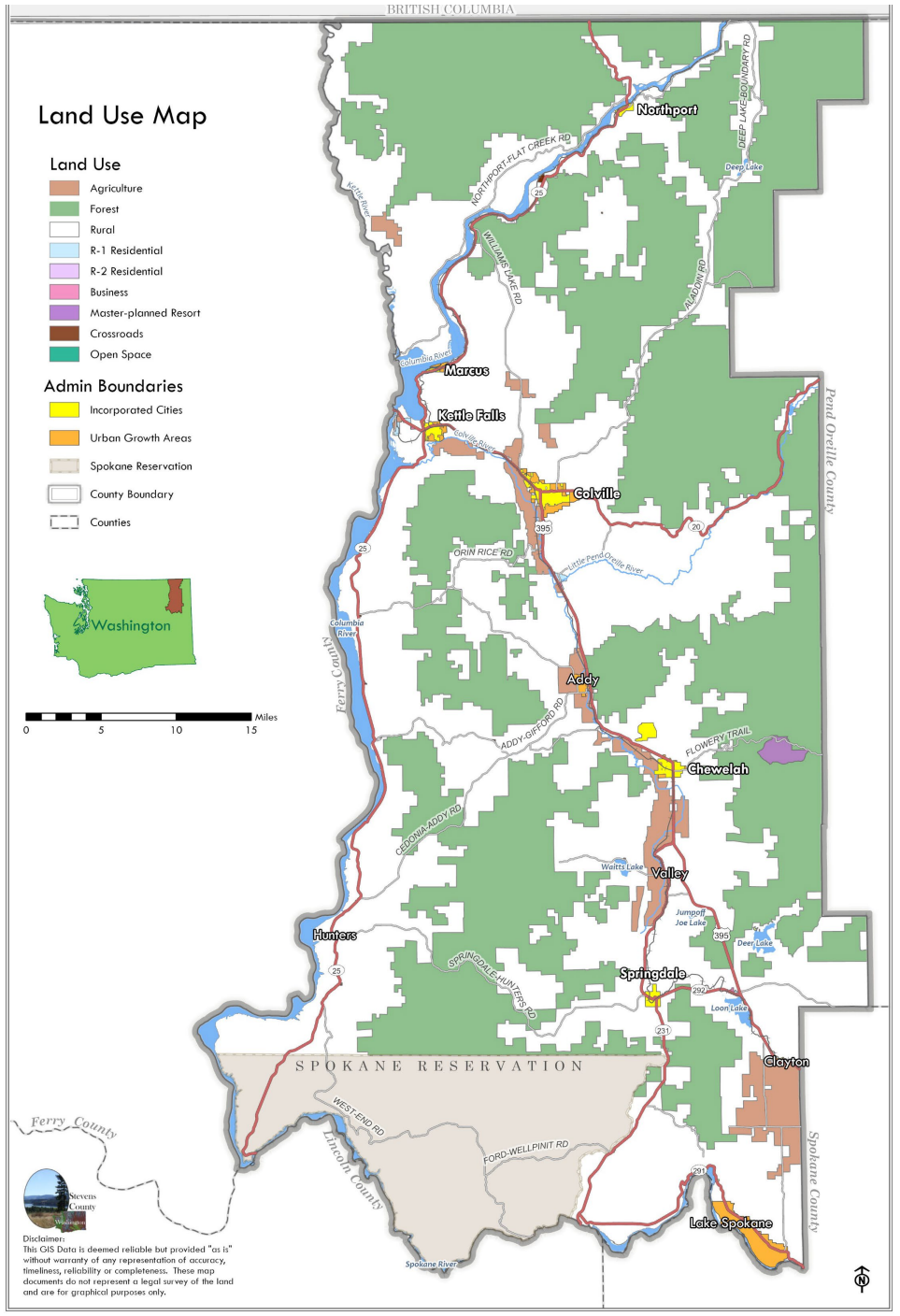
- Introductions
- Process Overview
- Growth Management Act (GMA)
- Required Updates
- Climate Resiliency Element (CRE)
- Public Input
- Next Steps/How to Stay Involved

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 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 20 years
- To identify how to deliver services compatible with growth… and….
- Because its required

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

Existing Vision for Stevens County

Stevens County is a county where:

- Our children still hold the freedoms and liberties we hold dear;
- Our natural resources are well managed, healthy, and productive, and provide a steady, sustainable stream of products for our economic viability, while maintaining and enhancing our opportunities for recreation;
- Our citizens are served by an efficient, cost-effective government;
- Our economy is vibrant, growing, and diverse; and
- Our community is safe and proudly recognizes its heritage



Comprehensive Plan Updates



New GMA Planning Requirements

Tribal Participation



Climate Resiliency



Housing



Coordination with Tribes

A federally recognized Indian tribe may voluntarily choose (opt-in) to participate in the local and regional planning process

- Confederated Tribes of the Colville Reservation
- Spokane Tribe of Indians

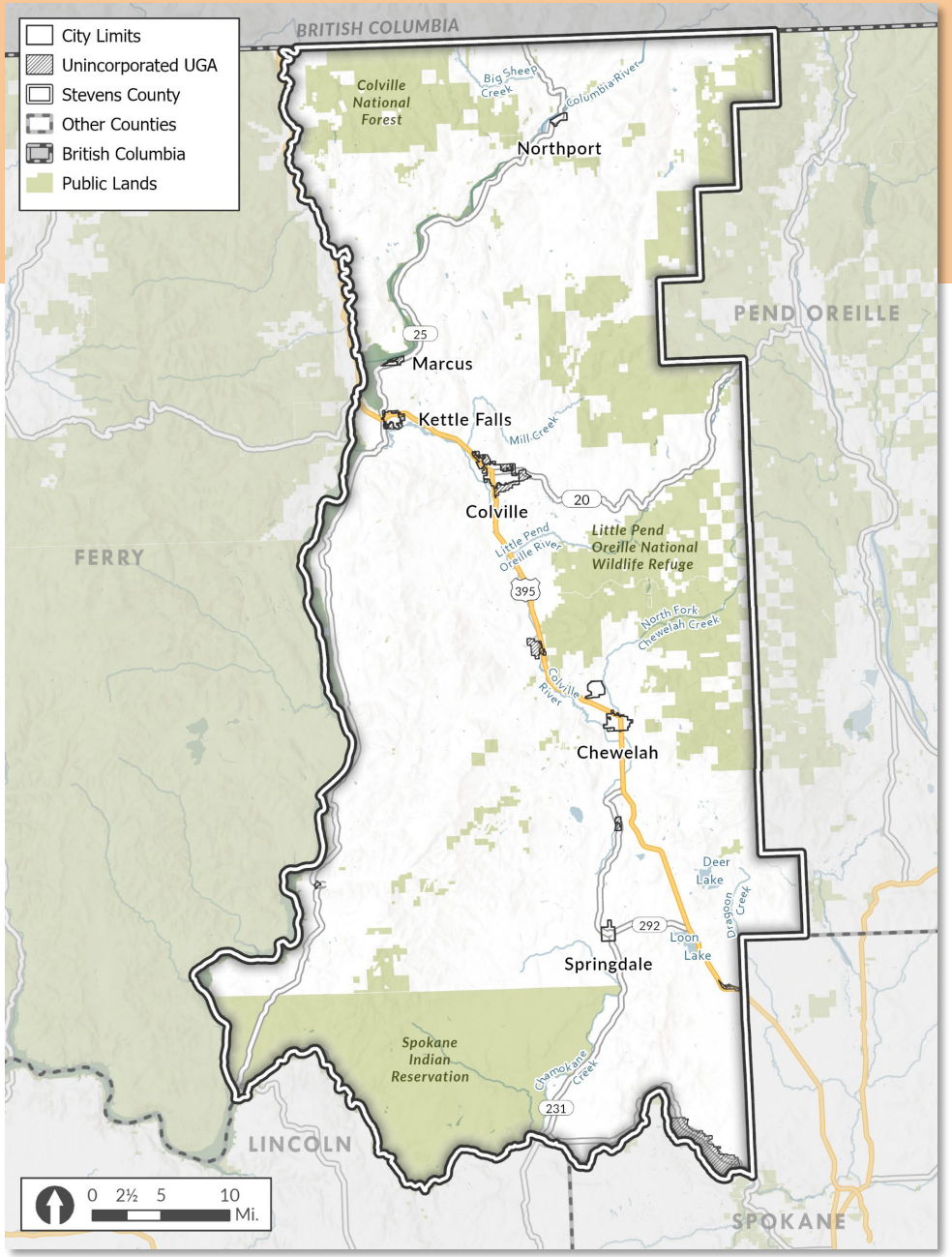




Climate Resiliency Element (New!)

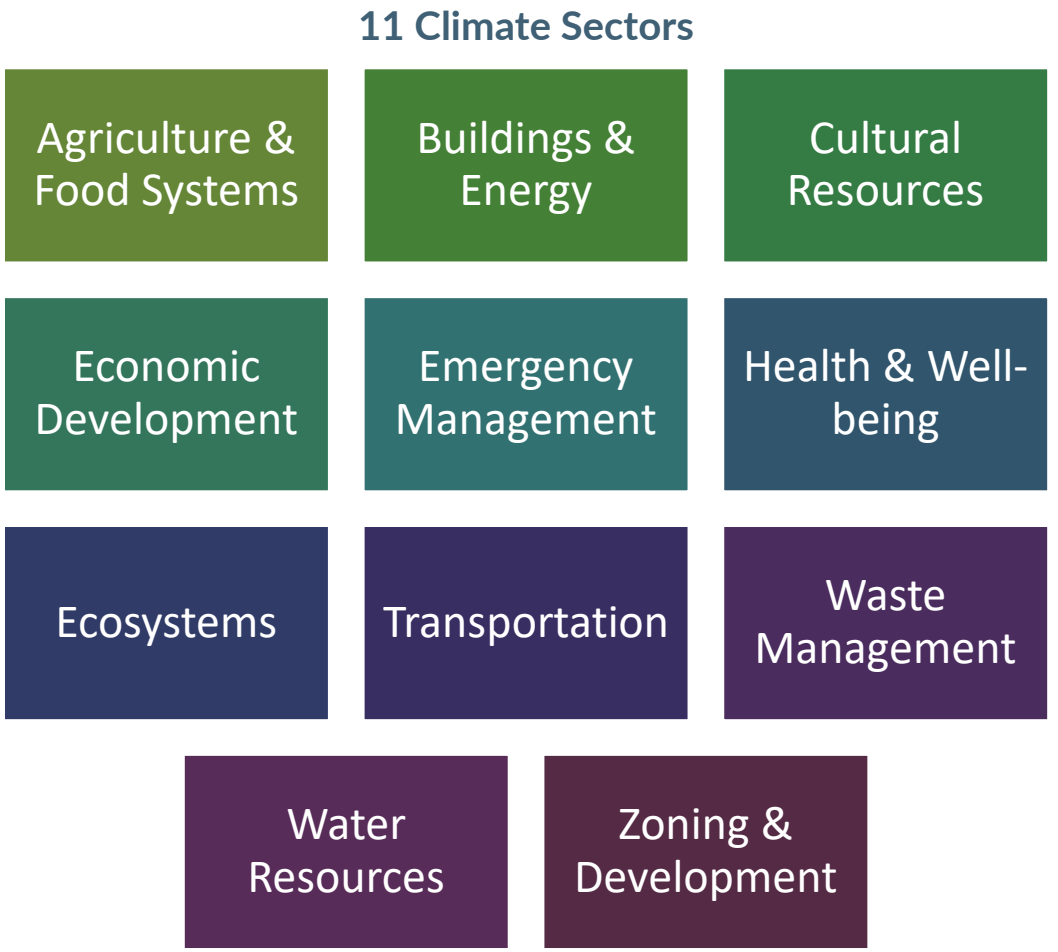
A climate element is:

- 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



Process and Timeline

Project Launch (May)

Early Analysis & Public Outreach (Q2/Q3)

Draft Approach & Public Review (Q4/Q1 2027)

Ready for Comp Plan Inclusion (Q2 2027)

Meeting 1

- Launch CPAT
- Discuss climate hazards and assets

Meetings 2, 3

- Policy Audit
- Climate Impacts memo
- Preliminary Climate Vulnerability

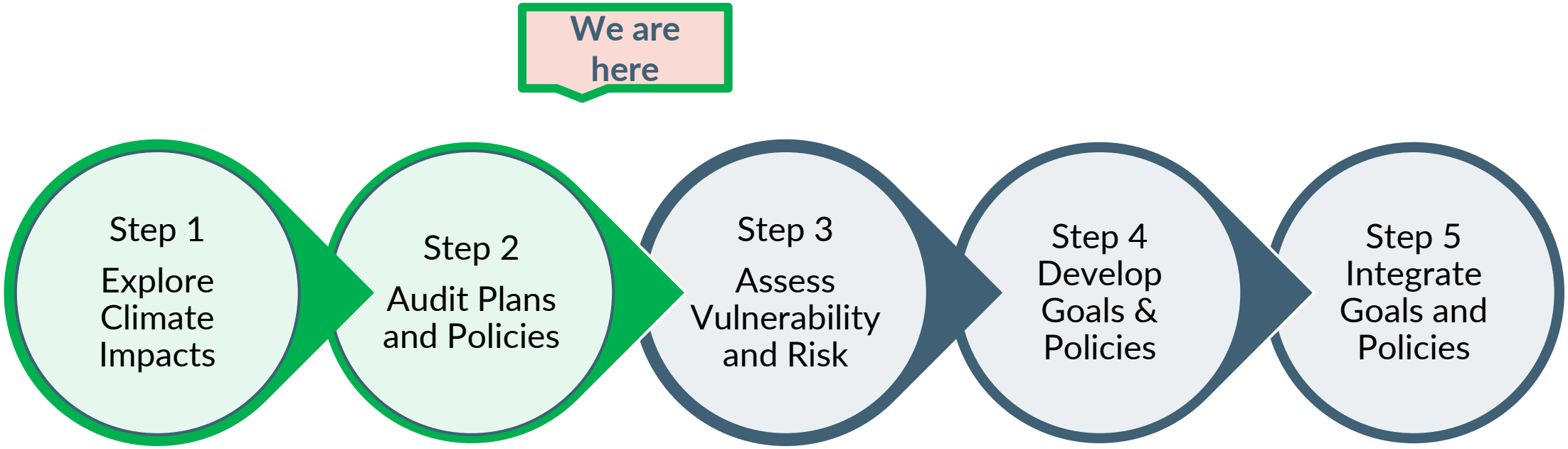
Meetings 4, 5

- Vulnerability Assessment findings
- Strategies for resiliency
- Draft policies review & revisions

Meeting 6

- Final draft recommendation
- Updates on early actions

Climate Planning Steps



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

Key Climate Hazards Facing Stevens County



Flooding

- Increased flooding due to increases in peak streamflows



Extreme Precipitation & Storms

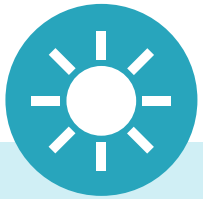
+ landslides

- 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

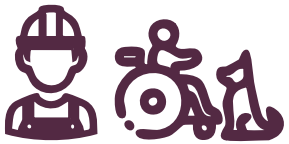
Who is most affected by climate hazards?



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

Population and Housing Allocations



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**

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

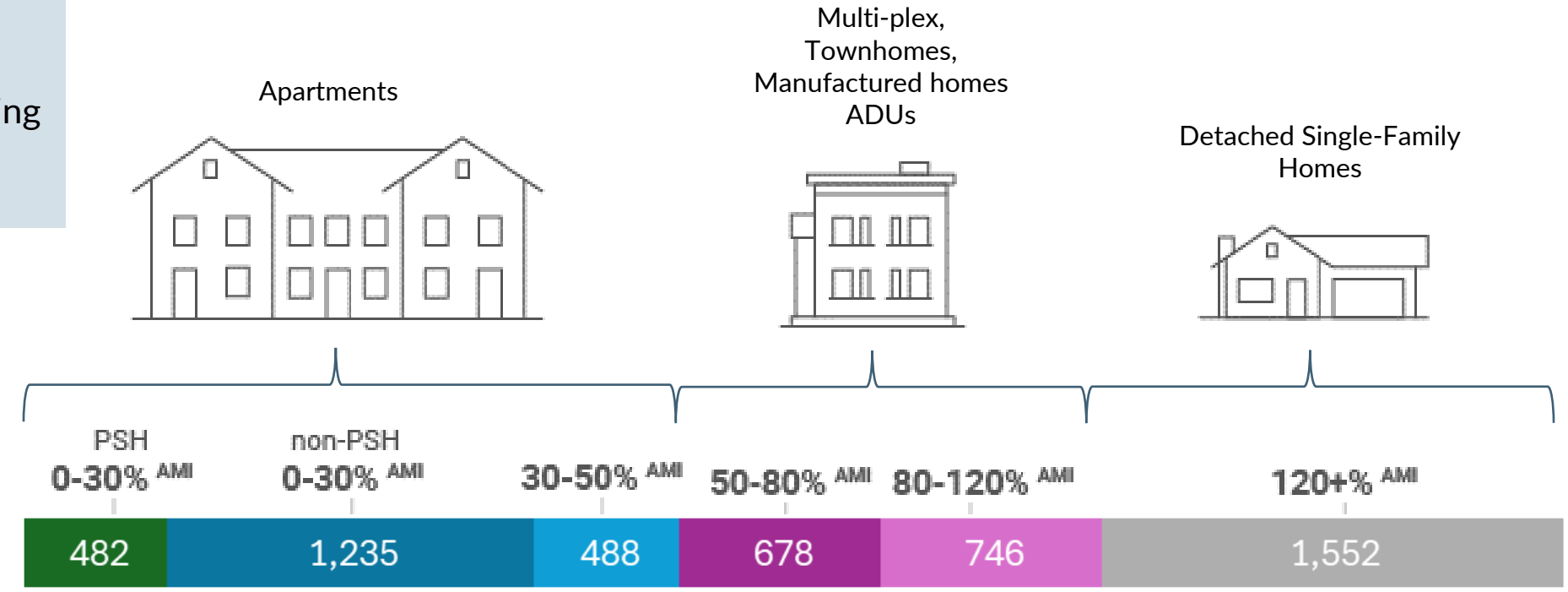
Stevens County
2047 Population Target = 55,486

		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

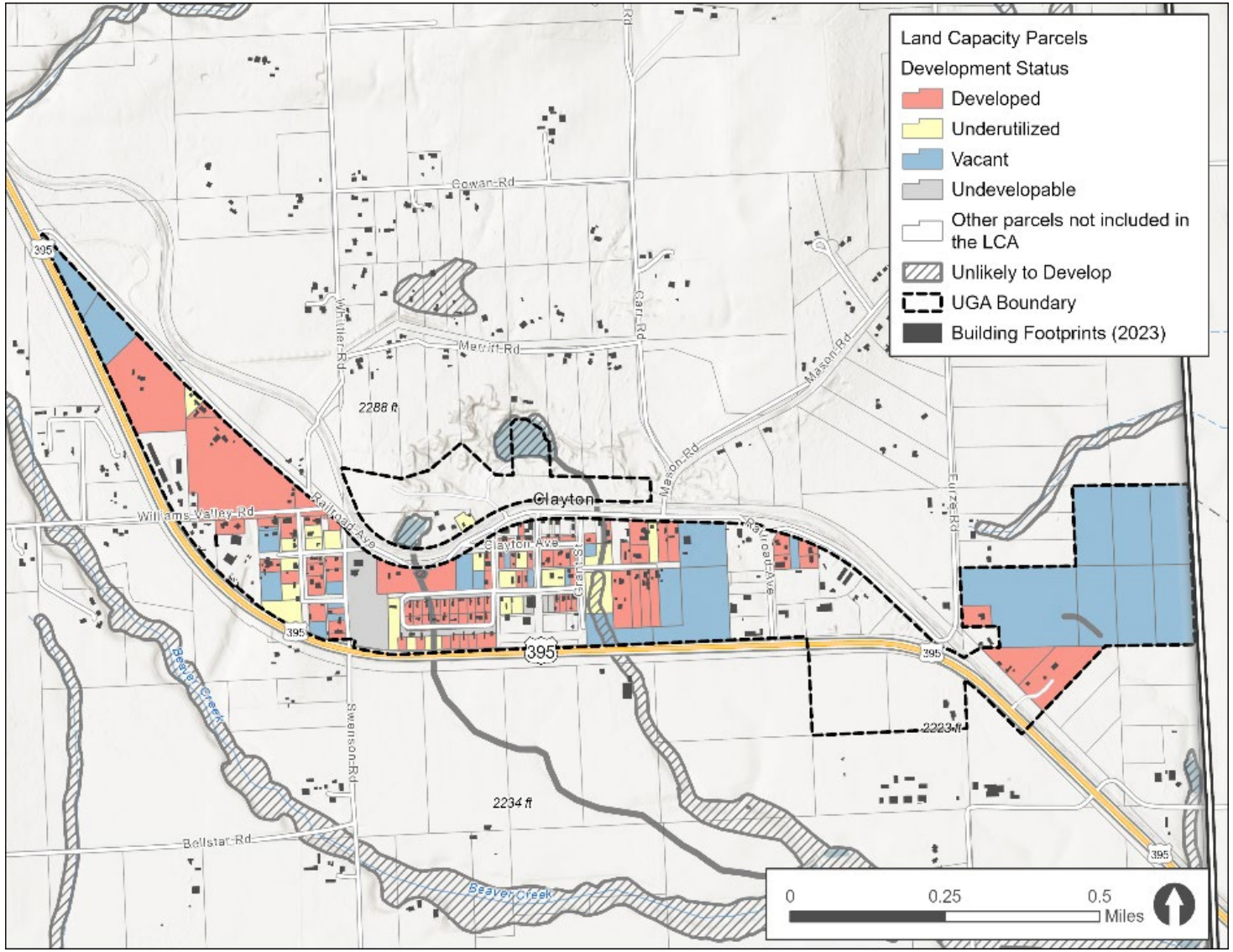
Cities and counties must provide capacity for housing types with potential to meet housing needs at each income level.



PSH = Permanent Supportive Housing

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



Clayton 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

Other Required Updates

Critical Areas Ordinance

- No net loss of ecological functions for wetlands *and* fish and wildlife habitat conservation areas
- Wetland rating system and buffers
- Riparian Management Zones

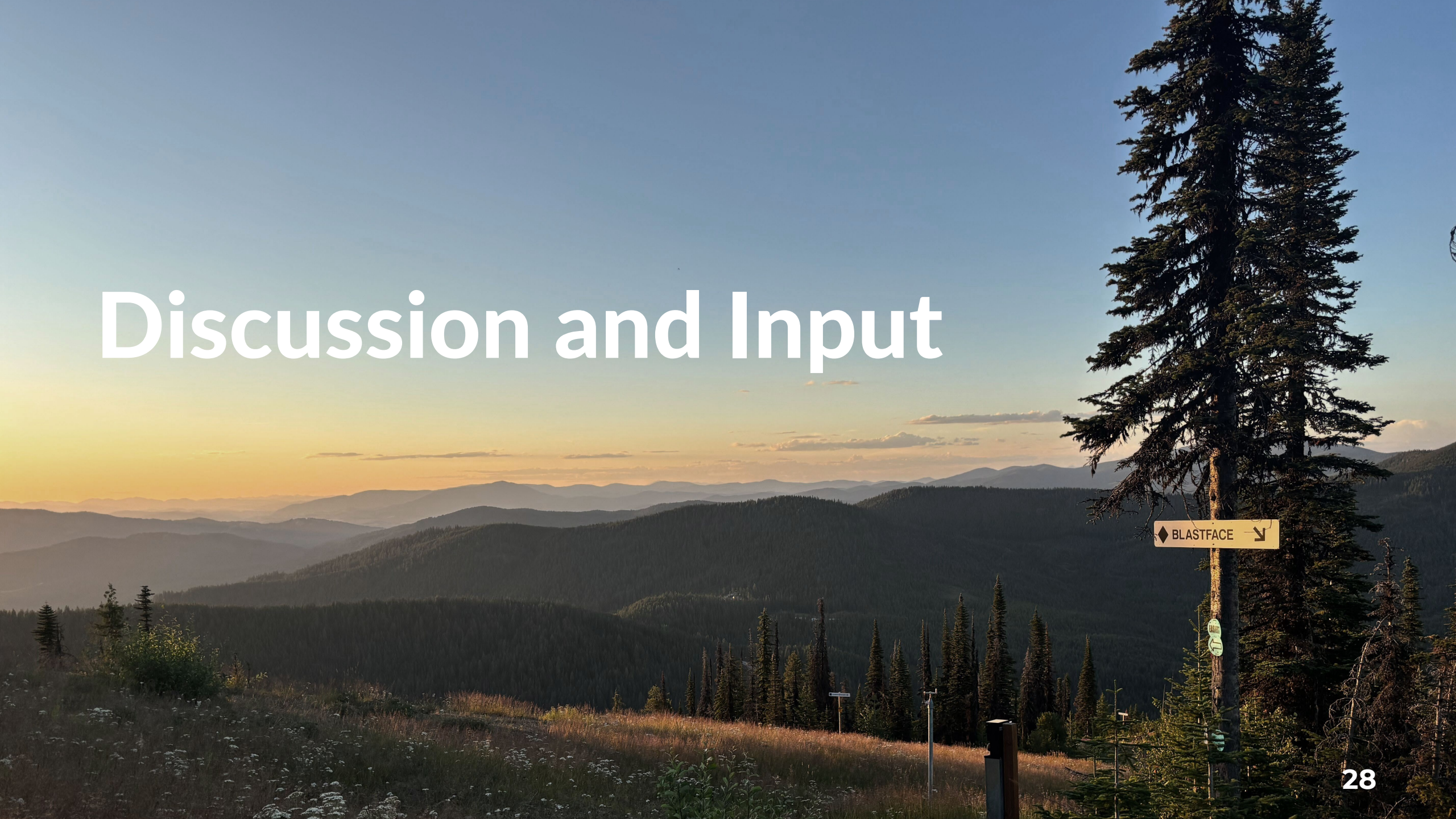
Development Regulations

- Updates to address new GMA requirements

Countywide Planning Policies (CWPPs)

- CWPPS provide framework for coordination among County and cities
- Updates to address new GMA requirements

Discussion and Input



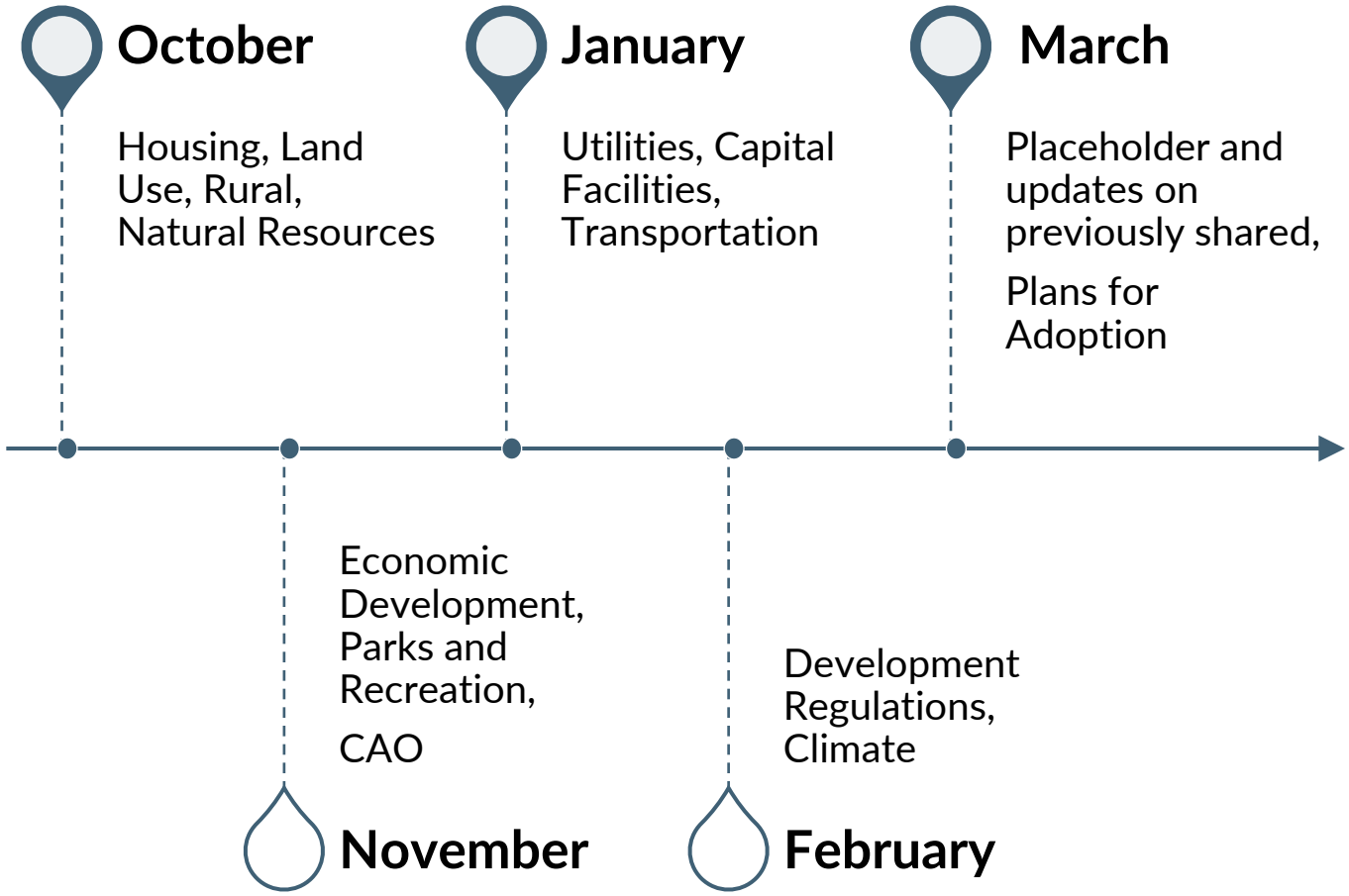
Public Input

- What land use opportunities should the County plan for in the next 20 years?
- What land use risks are you most concerned about?
- What are the biggest housing needs or challenges in your community?
- What other input do you have?

Next Steps/How to Stay Involved in Planning Process



Look Ahead


October
Housing, Land Use, Rural, Natural Resources
January
Utilities, Capital Facilities, Transportation
March
Placeholder and updates on previously shared,
Plans for Adoption
November
Economic Development, Parks and Recreation,
CAO
February
Development Regulations, Climate

How to Stay Involved

- There are multiple ways to participate!
  - Attend Planning Commission Workshops and meetings
  - Review draft documents and send comments
  - Sign up for email updates
  - Submit comments to Contact@StevensCounty2027.com
  - Visit http://www.stevenscounty2027.com to stay up to date on the latest information and submit comments



Stevens County 2027 Comprehensive Plan Update and Development Regulations

September Public Workshops

Attend one of three upcoming workshops

Provide your Input and Get Involved



Take Quick Poll



Add Map Pins



Attend a Meeting

About the Plan

Purpose

The Plan will address the County's needs and challenges to prepare for future growth.

Need

The Plan is updated every 10 years under GMA and will set the County's direction and priorities for the next 20 years.

Future Growth

The County will maintain agricultural resources and rural land while allowing for future growth throughout the County and its communities.

What's New?

The Stevens County 2027 Comprehensive Plan and Development Regulations Update and Climate Element will address the County's needs and challenges to prepare for future growth. Key areas that the plan will cover include **Economic Development**, **Land Use**, **Natural Resources**, **Housing**, **Open Space and Recreation**, **Transportation**, **Public Facilities and Services**, and the *new* topic **Climate Resiliency**.

Click on the icons to review a few of the plan's goals.



Project Steps

Public Participation Plan

Provides a framework for public involvement and describes opportunities and events that are available to the community for engaging in the planning process. **See Plan here.**

Review and Revise Existing Comprehensive Plan and Development Regulations

Update development regulations, as applicable.

Legislative Action

Legislative review of the Comprehensive Plan and Development Regulation update by the County's Planning Commission and Board of County Commissioners:

- Title 3 Development Regulations Code Amendments
- Title 13 Critical Area Code Amendments

Submit Notice

Submit notice to the Washington State Department of Commerce and state agencies of the County's intent to adopt the Comprehensive Plan and Development Regulation Updates.

Adoption of the Comprehensive Plan

Adoption of the Comprehensive Plan and


Questions/Comments?