



Ferry County Comprehensive Plan

FERRY COUNTY
ORDINANCE #2012-04
AMENDING ORDINANCE #2011-04

AN ORDINANCE TO ADOPT THE FERRY COUNTY COMPREHENSIVE PLAN AND THE CURLEW
LAKE SUB AREA PLAN

WHEREAS, Ferry County's Comprehensive Land Use Plan adopted by Ordinance 95-06 was appealed and challenged by Concerned Friends of Ferry County to the Eastern Washington Growth Management Hearings Board; and

WHEREAS, the Eastern Washington Growth Management Hearings Board has reviewed this appeal Case 01-1-0019 and through the Sixth Compliance Order dated March 23, 2010 has ordered Ferry County to come into compliance with the Growth Management Act regarding Agricultural Land of Long-Term Commercial Significance;

WHEREAS, Ferry County is required to adopt a Comprehensive Land Use Plan and Sub Area Plans as required under RCW 36.70A.040(2) to fulfill the goals of the State of Washington Growth Management Act and the Goals and Land Use Policies of Ferry County; and

WHEREAS, the Board of Ferry County Commissioners has and will continue to extensively involve the public in the planning process under the Growth Management Act; and

WHEREAS, Sections 7.4.17, 7.4.30, 7.4.31, 7.4.33, 7.4.35, 7.4.42, 7.7.5, and 7.7.6 have been updated.

THEREFORE, BE IT RESOLVED by the Board of Ferry County Commissioners, that the "Ferry County Comprehensive Plan" and the "Curlew Lake Sub-Area Plan" is hereby adopted with the following amendments.

DATED this 24th day of September, 2012.

BOARD OF COUNTY COMMISSIONERS
FERRY COUNTY, WASHINGTON



Brian Dansel, Chairman



Robert L. Heath, Vice Chairman



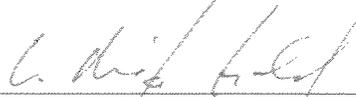
Brad L. Miller, Member

ATTEST



Hayley Aubertin
Clerk of the Board

APPROVED AS TO FORM:



L. Michael Golden
Deputy Prosecuting Attorney



Introduction	1-1
State Requirements	2-1
County-Wide Planning Policies	3-1
Introduction	3-1
Urban Growth Areas and the 20-year population forecast	3-2
Promotion of contiguous and orderly development and provisions of urban services	3-3
Siting of county-wide and state-wide public capital facilities	3-4
County-wide transportation facilities and strategies	3-4
The need for distribution of affordable housing for all economic segments	3-6
Joint County and City planning in urban areas	3-7
Economic development and employment	3-8
Analysis of fiscal impact	3-9
Policies relating to public education and citizen participation	3-9
Definitions	4-1
Planning Process	5-1
Growth Management Act	5-1
Public opinion survey	5-2
Rural character	5-2
Population trends and forecasts	5-3
Population densities	5-6
Goals and policies	5-6
Land use alternatives	5-7
Final adoption	5-7
Planning area	5-8
Planning Goals	6-1
Vision statement	6-1
Goals and policies	6-4
Land use & rural	6-4
Transportation	6-6
Housing	6-7
Utilities	6-7
Capital facilities	6-7
Heritage	6-8
Economic development	6-8
Rural & Land Use	7-1

Introduction	7-1
Study area	7-1
Major issues	7-2
Critical Areas	7-3
Wetlands	7-4
Functions	7-5
Goals	7-5
Designation of wetlands	7-5
Classification and protection	7-6
Flood plains	7-6
Goals	7-7
Designation	7-8
Historical background	7-9
Prior flood control investigations and actions	7-9
Existing flood plain management	7-9
Basis for establishing the areas of special flood hazard	7-9
Aquifer recharge areas	7-10
Designation	7-11
Fish and wildlife habitat conservation areas	7-12
Goals & Policy	7-12
Designation Policy	7-12
Protection Policy	7-13
Soils and geologic material	7-13
Erosion hazard areas	7-15
Geologically hazardous areas	7-16
Landslide hazard areas	7-16
Seismic hazard areas	7-17
Mine hazard areas	7-18
Volcanic hazard areas	7-18
Goals	7-18
Classification	7-18
Designation of geologically hazardous areas	7-19
Natural resource lands	7-19
Natural resource goal	7-19
Natural resource policies	7-19
Agricultural land of long-term commercial significance	7-21
Goals	7-22
Policies	7-22
Designation of ag lands of long-term commercial significance	7-23
Forest land soils	7-23
Goals of forest lands	7-24
Forest land of long-term commercial significance	7-24
Designation of forest lands	7-25
Mineral resource lands	7-26
Goals of mineral lands	7-26

Mineral land of long-term commercial significance	7-26
Designation of mineral lands	7-27
Existing population and employment	7-28
Population and race	7-28
Age and sex structure	7-28
Income	7-29
Population forecasts	7-31
Population estimates	7-31
Households	7-32
Land use	7-32
Land supply and ownership	7-33
Residential properties	7-33
Intensity of commercial industrial land use	7-34
Agricultural lands	7-34
Timber land	7-36
Mining	7-38
Recreation lands	7-39
Open space corridors	7-39
Community services	7-39
Growth and change in Ferry County	7-40
Residential development	7-40
Forecast of residential land demand	7-41
Infill	7-42
Urban growth areas	7-43
Sub area plans	7-44
Alternative land use scenarios	7-44
Alternative land use plan	7-45
Rural element	7-46
Rural area development - general provisions	7-46
Rural area development definitions	7-47
Rural area development - guidelines	7-48
Issues pertaining to rural area development	7-54
General measures to govern rural area development	7-55
Implementation plan	7-57
Maps	7-58

Transportation	8-1
-----------------------	------------

Introduction	8-1
Major issues	8-2
Analysis of the existing transportation network	8-3
Level of service	8-5
Land use and transportation	8-11
Planned and programmed improvements (six-year road plan)	8-12
Funding sources	8-13

Recommended road plan 8-14

Housing 9-1

Introduction 9-1

Major issues 9-1

Inventory of existing housing stock 9-2

Land requirements 9-5

Affordable housing 9-7

Ferry County housing authority 9-7

Colville Confederated Tribes Housing Authority 9-7

Department of Community, Trade and Economic Development 9-8

Utilities 10-1

Introduction 10-1

Major issues 10-1

Electrical system 10-2

Solid waste management 10-3

Telecommunications 10-4

Natural gas 10-7

Cable television 10-7

Capital Facilities 11-1

Introduction 11-1

Major issues 11-1

Growth Management Act 11-1

Good management 11-2

Eligibility for grants and loans 11-3

Specific issues affecting Ferry County 11-3

Statutory requirements for capital facilities plans 11-3

Parks and recreation 11-4

Community facilities 11-5

Schools 11-5

Water service 11-6

Wastewater disposal 11-7

Residential systems 11-7

Community systems 11-7

Wastewater flow standards 11-8

Storm drainage 11-8

Electrical system 11-8

Forecasted future needs 11-9

Water 11-9

Waste water 11-9

Transportation 11-9

Parks and community facilities	11-9
School enrollment and capacity	11-9
Capital facilities program	11-10
Roads	11-10
Schools	11-10
Concurrency	11-11
Transportation	11-11
Water and sewage	11-11
Schools	11-11
Colville Confederated Tribes	11-12
Capital facilities priority list	11-15

Heritage 12-1

Introduction	12-1
Custom and culture	12-1
History of major industries	12-2
Archaeological / historical	12-4

Economic Development 13-1

Introduction	13-1
Major issues	13-1

Implementation 14-1

Regulatory measures	14-1
Capital improvements	14-2
Administrative actions	14-2
Process for initiating plan amendments	14-2
Judicial review	14-3

DEIS or FEIS

Appendix A

Chapter 1

INTRODUCTION

The choices presently confronting Ferry County could dramatically alter the area's character and quality of life. This Ferry County Comprehensive Plan is a method of deciding between the available choices, and of bringing about the sorts of changes Ferry County residents want. The plan rests on the belief that it is wise to look ahead, foresee change, and take charge of the future. It covers decisions regarding Ferry County's growth that are best made in common. These decisions include the following planning concerns: the overall land use pattern, how to serve the county with adequate housing and community facilities (such as streets, sewer, and water), and how to protect natural resources. Within this overall guide, there is still much room for individual discretion.

This comprehensive plan is designed to satisfy the Washington State Growth Management Act, the Ferry County County-Wide Planning Policies, and Ferry County's locally adopted goals and policies. It is the result of many meetings during which local input was gathered, and it is the expression of the popular will.

This plan is organized as follows:

- State Requirements
- County-Wide Planning Policies
- Definition of Terms
- Planning Process
- Planning Goals
- Land Use & Rural Element
- Transportation Element
- Housing Element
- Utilities Element
- Capital Facilities Element
- Recreation Element
- Heritage Element
- Economic Development

Of particular interest is the Land Use Element, because there the plan considers different land use alternatives, or scenarios, and selects a Preferred Land Use Alternative.

The comprehensive plan will guide the subdivision ordinances, capital improvements budgeting, and other legal actions that shape the physical community. Those legal instruments are required to implement this plan, and must not be inconsistent with it.

To avoid unnecessary duplication, this Comprehensive Plan is combined with a Draft Environmental Impact Statement (EIS). The EIS which appears in the final appendix of this plan analyzes the impact of the following alternatives:

- no action
- the proposed plan
- alternative land use plan

The EIS assess the impact of each alternative on both the natural environment (plants, animals, etc.) and the built environment (traffic, schools, etc.) so that the Planning Commission and the County Commissioners can make informed decisions.

Chapter 2

STATE REQUIREMENTS

In response to legislative findings that uncoordinated growth together with the lack of common goals towards land conservation pose a threat to the public health, safety, and general welfare, and especially to the environment and sustainable economic development, the state legislature enacted the Growth Management Act (GMA). To guide the development of comprehensive plans and land use regulations for those municipalities and counties to which the act applies, the GMA establishes the following goals:

- **Urban growth.** Encourage the development in urban growth areas where adequate public facilities and services exist or can be provided in an efficient manner.
- **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.
- **Transportation.** Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- **Housing.** Encourage the availability of affordable housing to all economic segments of the population of the state, promote a variety of residential housing types, and encourage preservation of existing housing stock.
- **Economic Development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of the state, especially for unemployed and for the disadvantaged persons, encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public service and public facilities.
- **Property Rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

- **Natural resource industries.** Maintain and enhance natural resource based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- **Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- **Environment.** Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water.
- **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall 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.
- **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historic or archaeological significance.

The principal focus of the Growth Management Act (GMA) is the comprehensive plan. The Act specifies mandatory and optional plan elements as follows:

Mandatory Elements

land use
 capital facilities
 utilities
 rural environment (counties only)
 transportation
 housing

Optional Elements

conservation
 recreation
 solar energy
 anything else relating to
 physical development

One of the most important tenets of the GMA is “**consistency**”, meaning consistency between:

- comprehensive plans and the planning goals identified in RCW 36.70A.020
- municipal and county comprehensive plans
- the comprehensive plans of each municipality and county with those of neighboring municipalities and counties
- the comprehensive plan and development regulations
- the comprehensive plan and capital budgets
- state agency actions and municipal and county comprehensive plans.

The *consistency doctrine* has its beginnings in the State Planning Enabling Act of 1935 (there they say 'in accordance with' instead of "consistent with'), and has been continually strengthened by state statutes and court decisions.

A second tenet of the GMA is "**concurrency**", meaning that public facilities and services must be developed concurrently with new land uses they are intended to serve, so that adopted levels of service standards are consistently maintained. Regarding transportation, the concurrency requirement is especially forceful:

...local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service...to decline below the standards adopted in the...comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development.

Taken together, the various requirements of GMA suggest a strong relationship between urban growth and the public facilities and services necessary to serve that growth. This relationship further cemented by the concept of **Urban Growth Areas**, wherein land development and public infrastructure improvements are programmed concurrently.

To accomplish these new planning requirements, the GMA expressly authorized the use of innovative techniques, including impact fees.

Chapter 3

COUNTY-WIDE PLANNING POLICIES

3.1 INTRODUCTION

In 1991, the State legislature amended the GMA to require that counties adopt county-wide planning policies in cooperation with their municipalities. This was to be done by July 1, 1992. The purpose of these policies is to establish a coordinated, county-wide framework for within which to develop comprehensive plans. The County-Wide Planning Policies must *guide* the subsequent adoption of comprehensive plans without overly constraining with excessive detail.

The County-Wide Planning Policies shall, at a minimum:

1. implement RCW 36.70A.110,
2. promote contiguous and orderly development and provision of urban services to such development,
3. provide for public capital facilities of a county-wide or state nature,
4. provide for county-wide transportation facilities,
5. consider the need for affordable housing,
6. provide for joint county and city planning within urban growth areas,
7. provide for economic development and employment, and
8. analyze fiscal impact.

To develop county-wide planning policies, Ferry County and the City of Republic entered into an Interlocal Agreement. The Agreement provided for a Steering Committee comprised of the County Planning Commission and the City Planner.

The Policies are organized in a manner similar to the goals established by GMA, as follows:

- Urban Growth Areas and the 20 year population forecast
- Promotion of contiguous and orderly development and provisions of urban services;
- Siting of county-wide and state-wide public capital facilities;
- County-wide transportation facilities and strategies
- The need for distribution of affordable housing for all economic segments;
- Joint county and city planning in Urban Growth Areas;
- Economic development and employment
- Analysis of fiscal impact;
- Policies relating to public education and citizen participation;
- Policies relating to monitoring, reviewing, and amendment of county-wide planning policies.

This Comprehensive Plan follows the County-Wide Planning Policies for Ferry County as recommended by the Ferry County Steering Committee on June 10, 1993 and hereby adopts them by reference. Copies can be found at the Ferry County Planning Department, or the City of Republic Town Hall.

3.1 COUNTY-WIDE PLANNING POLICIES

3.1.1 URBAN GROWTH AREAS AND THE 20 YEAR POPULATION FORECAST

1. Urban Growth. Encourage development in urban areas where adequate public facilities can be provided in a cost efficient manner.

2. Interim urban growth areas. Interim urban growth areas shall be existing municipal boundaries. During the planning process, urban growth areas will be determined by population projections based on historical population distribution estimates derived from the Office of Financial Management 20-year growth projections.

3. Avoid sprawl. Avoid the inappropriate conversion of undeveloped land into sprawling, low density development, lacking adequate services, injurious to ground and surface water quality and quantity, destructive to the area's agricultural land base, and less than effective relative to public services costs.

4. Ferry County shall give priority to agricultural lands of long-term commercial significance when considering urban growth areas. [Ferry County Interim Ordinance 93-02 Designate and Classify Resource Lands and Critical Areas].

5. Open space and recreation. Encourage the retention of open space and the development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
6. Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
7. County designation and attempt to reach agreement through negotiation with the City of Republic or, in case of impasse, through a designated mediation process within the County prior to State Department of Community Development review.
8. If no agreement is made on Urban Growth Areas, justification by County in writing for designated urban growth area delineation.
9. A possible formal objection may be made by the City of Republic to State Department of Community Development.
10. Resolution of conflict via mediation by the State Department of Community Development.
11. The adopted Urban Growth Area designations shall be transmitted to each jurisdictions legislative body within the County. The City of Republic shall adopt its applicable urban growth area designation by resolution or ordinance.
12. The urban growth area must be of sufficient size to accommodate *only* the urban growth projected to occur over the succeeding 20-year planning period.
13. The primary growth area should relate closely to the County's or the City of Republic's 6-year capital facilities plan.

3.1.2 PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT AND PROVISIONS OF URBAN SERVICES

1. Public facilities within municipal limits shall be provided and must be available at the time of development within urban growth areas wherever logistically reasonable and economically feasible.
2. All development within municipal limits within urban growth areas shall be hooked up to public facilities where ever logistically reasonable and economically feasible.

3. Provisions of public facilities will occur in a timely matter to coincide with the 6-year Capital Facilities plan and projected growth within the urban growth area.

4. The City of Republic will provide all Capital Facilities within the municipal limits of its urban growth area.

3.1.3 SITING OF COUNTY-WIDE AND STATE-WIDE PUBLIC CAPITAL FACILITIES

1. The County and the City of Republic shall adopt a policy and incorporate same in their respective comprehensive plan, on siting of essential public capital facilities of a County-wide or state-wide nature.

2. In addition to essential public facilities, other capital facilities included must be for a public use. The design and construction quality must be adequate to serve the intended life, or use of the facility, and be either (a) a County-wide facility which has the potential for serving the entire County or more than one jurisdiction in the County; or (b) a state-wide facility which serves or has the potential for serving the entire state, or which serves less than the entire state, but more than one county.

3. The County and the City of Republic, shall identify lands useful for public purposes and incorporate such designations in their respective comprehensive plans.

4. The County and the City of Republic, shall incorporate a policy in their respective comprehensive plans to identify and site essential public facilities on the list maintained by the State Office of Financial Management.

3.1.4 COUNTY-WIDE TRANSPORTATION FACILITIES AND STRATEGIES

GOALS

1. The County and the communities will cooperate to provide safe routes through urban and urban growth areas.

2. The County and the communities will assess impacts of County-wide transportation facilities and strategy impacts on tourism and population.

3. The County will coordinate with all appropriate agencies to provide adequate ferry transportation for larger vehicles and trucks.

4. The County will work with the State to upgrade at least one of the two state highways to an all weather arterial.
5. The County will attempt to develop a plan to ensure an adequate all weather airstrip.
6. The County and the communities will encourage maintenance on all state highways to meet safety standards.
7. The County and the communities will pursue all opportunities to enhance railways, domestic and international routes, and endeavor to ensure international borders stay open for trade.
8. The County and the communities will attempt to provide bike lanes on scenic highways, or provide wider pavement.
9. The County and the communities shall address public transportation should the time arise in the future.
10. The County and the communities will attempt to provide turnouts for scenic and historic sites.
11. The County and the communities will attempt to provide bike trails by conversion of abandoned railways.
12. The County and the communities will attempt to provide slow traffic turnouts on state highways.
13. The County and the communities will attempt to provide adequate off street parking in dense areas.

POLICY

1. Coordinate with appropriate agencies to establish intergovernmental agreements on roads and transportation with County, City, the Colville Confederated Tribes and other legislative bodies.

3.1.5 THE NEED FOR DISTRIBUTION OF AFFORDABLE HOUSING FOR ALL ECONOMIC SEGMENTS

1. The County, City of Republic, and joint County City Housing Authority shall determine the extent of the need (*i.e.*, the demand) for housing for all economic segments of the population that are projected for the community over the planning period.

(a) the projections shall be made in broad categories, such as single family, multi-family, apartments and special housing types;

(b) the projection shall be reflective of census or other reliable data indicating the economic segments of the population for whom housing needs to be provided, and shall incorporate their jurisdiction's fair share of the housing needs;

2. The County, City of Republic, and joint County City Housing Authority shall meet their projected demand for housing by one or more or all of the following:

(a) preservation of existing housing stock through repair and maintenance, rehabilitation and redevelopment;

(b) identification of vacant, infill parcels appropriate for residential development with assurances that neighborhood compatibility will be maintained throughout.

3. Identification of other vacant lands suitable for residential development and permitting sufficient land to meet one or more or all of the following types and densities, of housing:

- (a) multi-family housing
- (b) mixed use development
- (c) cluster development
- (d) planned unit development
- (e) non-traditional housing

4. The County, City of Republic, and joint County City Housing Authority shall maximize available local, state and federal funding opportunities and private resources in the development of affordable housing.

5. The County, City of Republic, and joint County City Housing Authority shall explore and identify opportunities for non-profit developers to build affordable housing.

6. The County, City of Republic, and joint County City Housing Authority should explore and identify opportunities to re-utilize and redevelop existing parcels where rehabilitation of the buildings is not cost-effective, provided the same is

consistent with the County-wide policy on historic, archaeological and cultural preservation.

3.1.6 JOINT COUNTY AND CITY PLANNING IN URBAN AREAS

1. Joint planning. Designated Urban Growth Areas of Republic, outside of municipal corporate limits, shall be subject to joint municipal-County planning. Joint jurisdictional planning shall occur in those other areas where the respective jurisdictions agree such joint planning would be beneficial.

2. When joint planning is required, the joint planning effort shall determine and resolve issues including, but not limited to, the following:

(a) how subdivision and other land use approvals in designated urban growth areas outside of municipal corporate limits of the City of Republic will be coordinated;

(b) how appropriate service level standards for determining adequacy and availability of public facilities and services outside of municipal corporate limits will be coordinated;

(c) how the rate, timing, and sequence of boundary changes will be coordinated;

(d) how the provision of capital improvements to an area will be coordinated;

(e) to what extent a jurisdiction(s) may exercise extra jurisdictional responsibility.

3. Joint planning may be based upon factors including, but not limited to, the following:

(a) contemplated changes in municipal and special purpose district boundaries;

(b) the likelihood that development, capital improvements, or regulations will have significant impacts across a jurisdictional boundary;

(c) the consideration of how public facilities and services are and should be provided and by which jurisdiction(s).

3.1.7 ECONOMIC DEVELOPMENT AND EMPLOYMENT

1. The Economic Development element of the Comprehensive plans should be based upon needs assessment which evaluates for following factors within the community.

a) An inventory of available land suitable for development of commercial and industrial use. This will be accomplished in the respective jurisdictions land use element.

b) The availability of infrastructure including transportation (air, rail, roads) and utilities. This will be accomplished in the respective jurisdictions transportation and utilities element.

c) The availability of housing to support economic growth. This will be accomplished in the respective jurisdictions housing element.

2. Encourage coordination and cooperation at the local and regional level to ensure consistency on economic considerations.

3. 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.

4. Communities are encouraged to provide information on the community strength, marketable factors (i.e. waterfront, quality of life considerations) availability of housing, infrastructure, contact people, etc. which can be used by the Trico Economic Development District or Ferry County Forward to attract and/or expand commercial and industrial activities.

5. 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 boundaries.

6. Commercial and industrial activities should be encouraged to locate in areas with infrastructure capacity and the potential to provide adequate, and affordable housing.

7. 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.

8. Local government should develop criteria under which they would consider participating in infrastructure improvements needed to support economic development.

3.1.8 ANALYSIS OF FISCAL IMPACT

1. Both the County and the City of Republic have made consideration of funding resources and restrictions. Due to these constraints, both jurisdictions will perform low impact planning that will not require an extensive analysis of fiscal impacts.

3.1.9 POLICIES RELATING TO PUBLIC EDUCATION AND CITIZEN PARTICIPATION

1. Each Community should establish procedures to ensure early and continuous participation by the public in 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. Information services
- F. Consideration of response to public comments

2. Each community's citizen participation process should provide opportunity to include media dissemination throughout the planning process.

3. Within their own jurisdictions, The County and City Citizen Advisory Committees should consider meeting locations which would be distributed throughout the respective areas to provide maximum opportunity for public participation.

4. In the formation of Citizen Advisory Committees, communities should include representation from all appropriate and interested parties.

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

1. Throughout the ongoing planning process the county or individual jurisdiction may request that the County-Wide Planning Policy Committee (County Planning Commission and City Planner) reconvene to discuss problems or concerns regarding specific policies as they may relate to the comprehensive plan.

Chapter 4 DEFINITIONS

4.1 DEFINITION OF TERMS

Adequate Capital Facilities - Facilities which have the capacity to serve development without decreasing levels of service below locally established minimums.

Agricultural Land - Land primarily devoted to commercial production of agriculture crops, or livestock.

Agriculture Land of Long-Term Commercial Significance - All agriculture lands, including lands traditionally and historically devoted to agricultural production, that is not already characterized by urban growth and that have long-term significance for the commercial production of food or other agriculture products.

Aquifer - A body of rock which transmits ground water in usable quantities to wells. (the "rock" may be sandstone, fractured basalt or granite, glacial sands or gravel, and river sands or gravel.)

Arterial (Minor) - A roadway providing movement along significant corridors of traffic flow. Traffic volumes, speeds and trip lengths are high, although usually not as great as those associated with principal arterials.

Arterial (Principal) - A roadway providing movement along major corridors of traffic flow. Traffic volumes, speeds, and trip lengths are high, usually greater than those associated with minor arterials.

Available Capital Facilities - Facilities or services are in place or that a financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development.

Capacity - The measure of the ability to provide a level of service on a public facility.

Capital Budget - The portion of each local government's budget which reflects capital improvements for a fiscal year.

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

Collector - A roadway providing service which is of relative moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

Commercial Uses - Activities within land areas which are predominately connected with the sale, rental, and distribution of products, or performance of services.

Comprehensive Plan - A generalized coordinated land use policy statement of the governing body of a county or city that is adopted.

Concurrency - Adequate capital facilities are available when the impacts of development occur. This definition includes the two concepts of "adequate capital facilities" and of "available capital facilities" as defined above.

Consistency - That no feature of a plan or regulation is incompatible with any other feature 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.

Contiguous Development - Development of areas immediately adjacent to one another.

Critical Aquifer Recharge Areas - Areas where an aquifer which is an essential source of drinking water is vulnerable to contamination that would create a significant hazard to public health. Vulnerability is the combined effect of susceptibility of the aquifer to contamination (rate at which the water filters down to the groundwater table) and the contaminant-loading potential (type and amount of substances that the water carries down with it, such as pesticides or petroleum byproducts). In general, areas of permeable soils and geology are likely to be aquifer recharge areas.

Critical Areas - The following areas and ecosystems: (a) wetlands; (b) aquifer recharge areas; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

Critical Habitat - Habitat necessary for the survival of endangered, threatened, rare, sensitive or monitored species.

Cultural Resources - Elements of the physical environment that are evidence of human activity and occupation. Cultural resources include: (a) historic resources which are elements of the built environment typically 50 years of age and older, and may be buildings, structures, sites, objects, and districts; (b) archaeological resources consist of remains of the human environment at or below the ground surface such as habitation sites; and (c) traditional cultural properties consist of places or sites of human activities which are of significance to the traditions or ceremonies of a culture. Traditional cultural properties do not necessarily have a manmade component and may consist of an entirely natural setting.

Density - A measure of the intensity of development, generally expressed in terms of dwelling units per acre. It can also be expressed in terms of population density (i.e., people per acre). Density is useful for establishing a balance between potential local service use and service capacities.

Domestic Water System - Any system providing a supply of potable water for the intended use of a development which is deemed adequate pursuant to RCW 19.27.097.

Easement - A right granted by the owner of the land to another party for specific limited use of that land.

Erosion Hazard Areas - Those areas containing soils which according to the U.S. Soils Conservation Service classification system may experience severe to very severe erosion hazard.

Feed Lot - A confined dense concentration of livestock for the purpose of intense feeding.

Forest Land of Long-Term Commercial Significance - All lands classified as forest lands greater than or equal to 20 acres in size where a predominance of the land area is made up of grade 6 or better as determined by the Department of Revenue maps and is characterized by current resource use, and is located outside of urban growth boundaries.

Forest Practices - Any activity conducted on or directly pertaining to forest land and relating to growing, harvesting or processing timber. This does not include the conversion of forested land to a use incompatible with growing timber.

Geological 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.

Goal - The long-term end toward which programs or activities are ultimately directed.

Growth Management - A method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and general welfare benefits to the residents of the community.

Habitat of Local Importance - Priority Fish and Wildlife Habitat Conservation Areas that include a seasonal range or habitat element which, if altered, may reduce the likelihood that species will maintain and reproduce over the long term. These might include areas of high relative density or species richness, breeding habitat, winter range and/or movement corridors. These might also include habitats that are of limited availability or high vulnerability to alteration, such as cliffs, talus and wetlands.

High Intensity Land Use - Land uses which are associated with moderate or high levels of human disturbances or substantial wetland habitat impacts including, but not limited to, medium and high density residential development where the density is one unit per acre or more, multi-family residential development, active recreation, and commercial and industrial land uses.

Household - A household includes all the persons who occupy a group of rooms or a single room which constitutes a housing unit.

Impact Fee - A fee levied by a local government on new development so that the new development pays its proportionate share of the cost of new or expanded facilities required to service that development.

Industrial Uses - The activities predominately connected with manufacturing, assembly, processing, or storage of products.

Infrastructure - Those man-made structures which serve the common needs of the population, such as: 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 Development Regulations - Any controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, subdivision ordinances, building codes, sign regulations, binding site plan ordinances, or any other regulations controlling the development of land.

Landslide Hazard Areas - Areas subject to severe risk of landslide based on a combination of geologic, topographic, and hydrologic factors.

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. LOS 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.

Local Road - A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements.

Low Intensity Land Use - Land uses which are associated with low levels of human disturbance or low wetland habitat impacts, including, but not limited to, recreation, open space, agricultural or forest management land uses.

Manufactured Housing - A manufactured building or major portion of a building designed for long-term residential use. It is designed and constructed for transportation to a site for installation and occupancy when connected to required utilities.

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.

Mineral Land of Long-Term Commercial Significance - Lands from which the extraction of aggregate and mineral resources can be anticipated, based on geologic, environmental, and economic factors, existing land uses, and land ownership. To be included are lands with long-term commercial significance for extraction of at least the following: sands, gravel, building stone, fossils, valuable metals, gemstones and other naturally occurring inorganic substances that are crystalline, or composed of crystalline materials, that are of value: and any areas for which permits for mining activity have been issued.

Minerals - Sand, gravel and valuable metals, gemstones and other naturally occurring inorganic substances that are crystalline, or composed of crystalline materials, that are of value.

Mobile Home - A single portable manufactured housing unit, or a combination of two or more such units connected on-site, that is:

- a. designed to be used for living, sleeping, sanitation, cooking, and eating purposes by one family only and containing independent kitchen, sanitary, and sleeping facilities;

- b. designed so that each housing unit can be transported on its own chassis;
- c. placed on a temporary or semi-permanent foundation; and
- d. is over 40 feet in length and over 10 feet in width.

Multi-Family Housing - Housing which is designed to accommodate two or more households.

Natural Resource Lands - Agricultural, forest, and mineral resource lands which have long-term commercial significance.

New Fully Contained Community - A development proposed for location outside of the initially designated urban growth areas which is characterized by urban densities, uses, and services.

Objective - A specific, measurable, intermediate end that is achievable and marks progress towards a goal.

Open Space - Underdeveloped land that serves a functional role in the life of the community. This term is subdivided into the following:

- a. Pastoral or recreational open space areas that serve active or passive recreational needs, e.g., federal, state, regional and local parks, forests, historic sites, etc.
- b. Utilitarian open space are those areas not suitable for residential or other development due to the existence of hazardous and/or environmentally sensitive conditions, which can be protected through open space, e.g., critical areas, wellfields, etc. This category is sometimes referred to as health and safety open space.
- c. Corridor or linear open space are areas through which people travel, and which may also serve an aesthetic or leisure purpose. For example, an interstate route may connect point A to point B, but may also offer an enjoyable pleasure drive for the family. This open space is also significant in its ability to connect one residential leisure area with another.

Overriding Public Interest - When this term is used, i.e., public interest, concern, or objective, it shall be determined by a majority vote of the County Commissioners.

Owner - Any person or entity, including a cooperative or a public housing authority, having the legal rights to sell, lease, or sublease any form of real property.

Planning Period - The 20-year period following the adoption of a comprehensive plan or such longer period as may have been selected as the initial planning horizon by the planning jurisdiction.

Policy - The way in which programs and activities are conducted to achieve an identified goal.

Primary Association Area – The area used on a regular basis by, or in close association with, or is necessary for the proper functioning of the habitat of an endangered, threatened or sensitive species. Regular basis means that the habitat area is normally, or usually known to contain an endangered, threatened or sensitive species. Regular basis is species and habitat dependent. Species that exist in low numbers may be present infrequently yet rely on certain habitat types.

Priority Fish & Wildlife Habitat - Conservation areas that include a seasonal range or habitat element with which a game species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long-term. These might include areas of high relative density or species richness, breeding habitat, winter range, and movement corridors. These might also include habitats that are limited availability or high vulnerability to alteration, such as cliffs, talus and wetlands. The Washington Department of Fish & Wildlife's classification system of Priority Habitat, as recommended in its entirety will be used to identify these areas.

Priority Species - Species that are of concern due to their population status and their sensitivity to habitat manipulation.

Public Facilities - Streets, roads, highways, sidewalks, street and road lighting systems, traffic lights, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. These physical structures are owned or operated by a government entity which provides or supports a public service.

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

Regional Transportation Plan - The transportation plan for the regionally designated transportation system which 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 which have common transportation interests.

Resident Population - Inhabitants counted in the same manner utilized by the U.S. Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

Resource Lands - Agricultural, Mineral and Forest land of long-term commercial significance.

Right-of-Way - Land in which the state, a county, or a municipality owns the fee simple title required for a transportation or utility use.

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

Sanitary Sewer System - 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.

Shall - A directive or requirement.

Should - An expectation.

Single-Family Housing - A detached housing unit designed for occupancy by not more than one household. This definition does not include manufactured housing, which is treated as a separate category.

Solid Waste Handling Facility - Any facility for the transfer or ultimate disposal of solid waste, including land fills.

State Candidate - These species are under review by the Department of Wildlife for possible listing as endangered, threatened or sensitive. A species will be considered for State Candidate designation if sufficient scientific evidence suggests that its status may meet criteria defined for endangered, threatened, or sensitive in WAC 232-12-297. Currently listed State Threatened or State Sensitive Species may also be designated as a State Candidate Species if their status is in question. State Candidate Species will be managed by the Department, as needed, to ensure the long-term survival of populations in Washington. They are listed in WDW policy 4802.

State Endangered - A species, native to the state of Washington, that is seriously threatened with extirpation throughout all or a significant portion of its

range within the state. Endangered species are legally designated in WAC 232-12-014.

State Sensitive - A species, native to the state of Washington, that is vulnerable or declining and is likely to become endangered or threatened in a significant portion of its range within the state without cooperative management or the removal of threats. Sensitive species are legally designated in WAC 232-12-011.

State Threatened - A species, native to the state of Washington, that is seriously threatened with extirpation through all or a significant portion of its range within the state without cooperative management or the removal of threats. Threatened species are legally designated in WAC 232-12-011.

Transportation Facilities - Capital facilities related to air, water, or land transportation.

Transportation Level of Service Standards - A measure which describes the operational condition of the travel stream, usually in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Urban Governmental Services - Services historically and typically delivered by cities, and include storm and sanitary sewer systems, domestic water systems, street cleaning service, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with non-urban areas.

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 primary use of such land for the production of food, other agricultural products, fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

Urban Growth Areas - Areas designated by a County and/or City pursuant to RCW 36.70A.110.

Utilities - Facilities serving the public by means of a network of wires or pipes, and structures ancillary thereto. Included are systems for the delivery of natural gas, electricity, telecommunications services, water, and the disposal of sewage.

Vacant/Underdeveloped Lands - (a) a site which has not been developed with either buildings or capital facility improvements, or has a building improvement value of less than \$500 [vacant land]; (b) a site within an existing urbanized area

that may have capital facilities available to the site creating infill development; and (c) a site which is occupied but contains enough land to be further subdivided.

Visioning - A process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

Wetland - Areas that are inundated or saturated by surface or ground water 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 or city.

Chapter 5 PLANNING PROCESS

5.1 GROWTH MANAGEMENT ACT

Traditionally, comprehensive planning has been a process by which a community seeks to understand itself, its needs, and its problems and potentials, as well as the forces which will shape its future for the next twenty-years. On the basis of this understanding, the county will prepare a response containing their vision for the future. The development of the comprehensive plan culminates this process, stating the county's goals and policies which will be used to guide its way into the future.

The Washington 1990 Growth Management Act calls for a deeper level of analysis than what has typically been used in the comprehensive planning process, and citizen participation. The legislature recognized that uncoordinated and unplanned growth poses a threat to the environment, sustainable economic development, and the health, safety and high quality of life enjoyed by Washington residents. The Growth Management Act establishes a framework for the plan requiring a detailed land use element, housing element, capital facilities plan, utilities element and transportation element which outline adequate provisions for the additional needs of future populations without incurring heavy costs for public services and facilities, or destroying the state's agricultural, forest, mining, and open space resources.

The comprehensive planning process in Ferry County reflects the goals and guidelines of the new growth management legislation, with emphasis given to the goal of encouraging citizen participation and coordination. The planning process consisted of several public meetings through out the county sponsored by the Ferry County Planning Commission. The purpose of these meetings were to gather information and ideas to incorporate into the comprehensive plan.

5.2 PUBLIC OPINION SURVEY

In order to find out more about the citizens' views regarding the future of their county, the Planning Department commissioned a public opinion survey in September of 1993. This survey was printed in the county newspaper, and 500 surveys were mailed out on a random basis from names off the county tax roles. The purpose of using a random mail out survey allowed for those county tax payers who own property in Ferry County but may reside elsewhere outside the county to participate in the planning process. 110 responses were received. The data was then tabulated as follows.

RURAL CHARACTER

When asked about how would people like to see Ferry County shape itself and its economy over the next 20 years:

- 29% said that the county should focus on agriculture, forestry, and mining.
- 20% said that the county should focus on new small business ownership.
- 18% said that they would like to slow the rate of growth.
- 17% said that the county should focus on tourism.
- 16% said that the county should focus on retired couples and single family dwellings.

When asked about minimum lot sizes and if minimum lot sizes should be required to be larger when dealing with individual well and septic:

- 39% said we should have 1 acre minimums.
- 23% said we should have 2.5 acre minimums.
- 21% said we should have 2 acre minimums.
- 17% said we should remain the same with a 12,500 sq. ft. (approx. 1/4 acre) minimum.

When asked about the creation of parcels of land 20 acres or greater that currently does not have to be reviewed by the county or have any requirements to ensure those parcels are buildable or accessible by an approved road. The following responses were made:

- 58% said that they feel that only divisions of land with parcels under 20 acres should be reviewed as the law currently is written.
- 42% said that they feel all divisions of land should be reviewed by the county.

When asked if the county should designate areas or parcels of privately owned land just for the purpose of agriculture, forestry, mining, residential, commercial, industrial, or recreational use

- 60% responded by saying no.
- 40% responded by saying yes.

When asked if Ferry County should designate other communities besides Republic, such as Curlew, Curlew Lake, Pine Grove, Inchelium, Keller, Orient, and Danville as urban growth areas:

- 54% responded by saying yes.
- 46% responded by saying no

When asked if the Ferry County Master Shoreline Program should protect all year round water ways, or just the required waters as mandated by the state:

- 46% responded by claiming all waters should be protected.
- 38% responded by saying to leave the existing regulations the same.
- 16% responded by saying that only waters greater than 20 CFM/150 gallons per minute be protected, which is the same as saying leave the existing regulation the same.

When asked if Ferry County should adopt a Zoning Code:

- 55% responded by saying no.
- 45% responded by saying yes.

When asked about what they want Ferry County to look like 20 years from now:

- The most common response was to see the County look as it did 20 years ago.

When asked why do you live (or own property) here in Ferry County:

- The most common response was because it is beautiful and pristine.

5.3 POPULATION TRENDS AND FORECASTS

Forecasting Ferry County's population growth to the year 2014 was a crucial step in the preparation of the comprehensive plan, because population dictates infrastructure needs. The most recent U.S. Census data forecasts were used.

The Future Land Use Map can be based on the land use needed to accommodate the next 20 years of projected growth. This section presents a current demographic profile of Ferry County and three population projections (high, moderate, and low) for the year 2010.

Ferry County has a current population of 7,000 (1994 Census estimate). Approximately one third of the population is between the ages of 25 and 44. Approximately 35% of the current population is under the age of 19. 10% of Ferry County's population is over the age of 65. 80.7% of the county's population is white, while 17.9% of the population is American Indian. Approximately 1.4% of the remaining county's population is between Afro American, Asian, and of Hispanic origin.

TABLE 5-1

**POPULATION TRENDS - FERRY COUNTY
1970-1990**

Year	City Population	County Population	Total Population
1970	862	2788	3650
1980	1018	4793	5811
1990	940	5355	6295

Source: U.S. Bureau of the Census, 1970, 1980, 1990. State of Washington Office of Financial Management Trends, 1990.

Ferry County has already exceeded its forecasted population for 1993 based on the 1990 census report from OFM. In 1992 OFM created population forecasts for Ferry County from 1995 to 2012.

**TABLE 5-2
POPULATION FORECASTS - FERRY COUNTY
1990 - 2012**

Year	1990	1995	2000	2005	2010	2012
Population Forecasts	6,295	6,582	6,866	7,181	7,479	7,576

Source: State of Washington Office of Financial Management, January 31, 1992

The State of Washington Office of Financial Management 1992 forecasts are very conservative compared to what we have already seen in the last two years. Our current 1994 population is 7,000.

**TABLE 5-3
HISTORICAL POPULATION CHANGES
1950-1993**

Ferry County	1950	1960	1970	1980	1990	1991	1992	1993
Population	4096	3889	3655	5811	6295	6500	6700	6900
Change	-605	-207	-234	2226	414	205	200	200
Percent	12.8%	5.05%	6.02%	60.9%	7.04%	3.26%	3.08%	2.99%

Source: State of Washington Office of Financial Management 1993 Population Projections / 1993 Data Book

The planning period for the county is based on a 20 year projection. When reviewing the census history of Ferry County, there has been a population

increase of 7.04% from 1980 to 1990. An increase of 9.3% in the last 3 years equates to 3.1% of increase each year since 1991. This would project an increase of 31% for the next decade. Using the average from the last 10 years puts Ferry County in a position to see growth at a rate of 20% per decade. This figure may be extremely high. Below are separate estimates for the year 2000 and 2010 at a 20% rate of increase, as well as a 15% rate of increase which may be more realistic depending on the type of future growth we may experience. (e.g., more jobs vs. more retired couples moving into the area.)

- low year 2000 projection at 10% rate of increase: 7590
- moderate year 2000 projection at 15% rate of increase: 7935
- high year 2000 projection at 20% rate of increase: 8280

- low year 2010 projection at 10% rate of increase: 8349
- moderate year 2010 projection at 15% rate of increase: 9125
- high year 2010 projection at 20% rate of increase: 9936

A moderate to high growth rate would indicate that Ferry County could exceed a population of 10,000 by the year 2014.

This population forecast can be adjusted in future years to reflect County policy or prevailing economic and demographic conditions. Also, if other parts of Ferry County (i.e., Colville Confederated Tribes, and City of Republic) severely restrict development, the county will face greater pressure for development. Conversely, if other areas absorb the growth, the pressure on Ferry County will be relieved.

5.4 POPULATION DENSITIES

Ferry County's land area encompasses approximately 2,204 square miles. A 1993 population of 6,900 indicates approximately 2.9 persons per square mile.

Ferry County has the lowest population density in the State. Population densities by specific areas are defined from the 1990 census.

**TABLE 5-4
POPULATION DENSITIES - FERRY COUNTY
1990**

AREA	PERSON PER SQUARE MILE
City of Republic	1050
Inchelium	14.8
Curlew Lake	7.3
Curlew/Danville	4.7
Orient	1.7
Keller	1.4
Ferry County Total	2.9

Source: U.S. Bureau of the Census, 1990 Population and Housing Characteristics

5.5 GOALS AND POLICIES

Planning is an attempt to deal with change in a well thought out and structured manner. Due to changing conditions, planning is an ongoing process. The comprehensive plan is both a written and graphic portrayal of future land use and development in the county. Its goals and policies guide both public and private decision makers so that land use and development decisions are made to reflect the desires of the county.

The entire county must become involved if a comprehensive plan is to be successful. Everyone's interest must be taken into account. The public can participate in the planning process through public hearings before the planning commission and Board of County Commissioners.

The planning commission held public meetings all through August and September of 1994 to gather information to discuss goals and policies. The planning commission considered input from the public and each other to prepare goals and policies, which is sent to the Board of County Commissioners.

5.6 LAND USE ALTERNATIVES

Based on the population forecast, the Planning Department calculated the amount of land required for residential, commercial, and industrial growth, and for the parks, schools, and other public services necessary to serve that growth. The department developed different scenarios, projected a pattern to disperse

growth, and concentrate growth, and to direct commercial growth exclusively near the City of Republic, and historical commercial areas.

Environmental constraints and topographical features dictate how and where development would take place. Phasing of development was also considered. The planning commission will meet to discuss alternatives.

5.7 FINAL ADOPTION

State law requires that further public input be gathered on this comprehensive plan, the planning commission makes a recommendation to the Board of County Commissioners, and that the County Commissioners adopt a comprehensive plan meeting all requirements. The County anticipates meeting that deadline, as indicated by the following timetable:

On or about March 29, 1995

A public meeting will be held on the comprehensive plan and Draft EIS

April 14, 1995

Comments on the Draft EIS are due.

On or about April 26, 1995

Approximate date of Final EIS issuance. Official notice will be made in the Republic Newsminer.

On or about May 10, 1995

A public hearing will be held before the Planning Commission on the Final EIS and comprehensive plan.

On or about May 22, 1995

A public hearing will be held before the Board of County Commissioners on the Final EIS and comprehensive plan.

On or about May 30, 1995

The Board of County Commissioners will take action on the comprehensive plan.

5.8 PLANNING AREA

Ferry County, comprised of 2,204 square miles, is located in northeastern Washington. It is bordered on the west by Okanogan County, the south and east by Lake Roosevelt (formed by the back water of Grand Coulee Dam/Columbia River), and the north by British Columbia, Canada, with three ports of entry, at Midway, Danville, and Laurier. State Route 21 travels north and south near the

county's western border and State Route 20 cuts east and west across the county traveling over Sherman Pass, elevation 5,575 feet. Highway 395 joins State Route 20 at Barney's Junction and travels along the northeastern county border. State Routes 20 and 21 junction at the City of Republic, the county seat.

The planning area of Ferry County is comprised of approximately 16% private lands, with the remainder being under the ownership of the Colville Confederated Tribes, U.S. Forest Service, Bureau of Land Management, State of Washington, and other public ownership. Ferry County recognizes the need for cooperation between private and public land use planning and recognizes that jurisdictions other than county may be appropriate in some situations. For information purposes, see attached land use maps.

The overall goal of this comprehensive plan is to harmonize human activity with the natural environment. Natural beauty is a public asset and any proposed public or private activity which threaten these qualities must be carefully considered to weigh the benefits against the overall affect to the county. This comprehensive plan gives the county the tool to promote the harmony of activities.

Chapter 6 PLANNING GOALS

6.1 VISION STATEMENT

We The People of Ferry County hereby envision Ferry County as set forth and established in the Comprehensive Plan for our community and the way we would like to see our county in the year 2014.

1. Growth will continue to come to Ferry County at approximately 2 - 3% per year. It will be accommodated for as outlined in the Comprehensive Plan.
2. Ferry County residents want the county to retain its open space and rural character, as evidenced by its pastoral setting and agricultural lands. Development should remain predominantly single-family, with some multi-family development within areas designated for denser development.
3. The majority of Ferry County residents make a living from forestry, mining, and agriculture. The challenge of the Comprehensive Plan will be to preserve its rural character and maintain its custom and culture in light of the pressures of growth and changing economy of natural resource based industries.
4. Ferry County residents desire the county to look the way it did 20 years ago. The rich heritage of the county and the quality of life are important issues of this Comprehensive Plan. Diversifying a fragile economy will be equally important also.
5. The Comprehensive Plan aims to maintain and enhance the economic stability and viability of the County.

Ferry County is preparing its Comprehensive Plan in accordance with the State Growth Management Act of 1990. The Plan confronts growth and development issues facing the County during a period of heavy growth. Pressures from growth and development, if not managed correctly, threaten the small town livability and rural character that the County's residents cherish.

With these concerns for the future in mind, the land use goals for Ferry County have been aimed at reducing sprawl and maintaining the rural lands. In order to protect the County's natural, rural mountain setting, the efficient use of vacant or undeveloped land should be encouraged. Building requirements should be part of this plan of development to ensure that the present rural area atmosphere will be preserved. Reflecting residents' desire to provide a basis for more employment in the county without jeopardizing the county's natural setting. Commercial business and light industrial development should be encourage to locate in areas historically used for that purpose. Areas that provide good access and buffers for impacts on surrounding residential areas. More generally, new economic sectors must be developed for the County in order to provide economic stability, additional employment opportunities, and a broader tax base.

The land use plan of Ferry County seeks to preserve the rural character of the county. The element allows for a diversity of land uses including agricultural, forestry, mining, single-family dwellings, recreation, and employment. The economy in Ferry County is driven by many factors, the largest single factor is land use.

The resource lands within the county are retained, to preserve the county's pastoral setting, to preserve a valuable function of flood storage along the major water ways, and to protect the future of a sustainable natural resource based economy.

The housing element focuses on increasing the diversity of the housing stock and improving housing conditions within the planning area. Ferry County's housing stock is predominantly detached, single-family homes. This stock of single-family housing along with open space is one of the attractive qualities of the county, and will likely remain so throughout the planning period. For many young families, the county offers an affordable opportunity to own a single-family home. For others, low-density living is essential to the preservation of Ferry County's rural character. While it is anticipated that the county's housing stock will remain predominantly single-family, the housing element seeks ways to offer a wider range of affordable housing options.

A stimulated economy in Ferry County may also create a need for housing. This comprehensive plan will analyze the housing in Ferry County.

As a result of the Growth Management Act, transportation planning requirements are extensive and attempt to relate transportation improvements to existing and future land uses. The Act requires the establishment of a *level of service standard* as a gauge for evaluating the performance of the existing and future transportation improvements.

Transportation planning when effectively done can enhance economic development. This comprehensive plan will address transportation issues, give an outline for guidance, but can not substitute for a comprehensive transportation plan that would effectively administer the county's Public Works Department in its day to day decision making.

As required by the Growth Management Act, Ferry County will for the first time, include capital facilities and utilities in the Comprehensive Plan. The Plan will inventory and try to assess the county's needs for the future.

6.2 GOALS AND POLICIES

6.2.1 Introduction

The over-arching theme of the Vision Statement is that Ferry County would like to preserve its character and identity. This vision can be accomplished by evaluating all policies and actions with this consideration: Is this appropriate for our county? The following goals identified below are deemed to be essential in maintaining a satisfactory quality of life for Ferry County. These goals will endure as the comprehensive plan is implemented, specific measurable tasks are accomplished and changes occur. As the comprehensive plan is updated to account for changing conditions and completion of the policies or objectives identified in each element, the goals will provide direction for such revisions.

6.2.2 Land Use & Rural

GOAL L1 - To allow orderly residential growth compatible with the area's environment and other land uses.

POLICY L1 - Allow for diversity of quality housing and residential environment which provide for a choice of life styles. Residences must be built to current UBC standards. Building, septic permits, and proof of potable water is required prior to beginning of construction.

POLICY L2 - Discourage development of residential structures in areas susceptible to landslides.

POLICY L3 - Require clean-up of property which constitutes a safety or environment hazard in accordance with state and county ordinances.

POLICY L4 - Establish septic guidelines for dense developments.

POLICY L5 - Discourage intrusion of non-compatible development in residential areas.

POLICY L6 - All houses, garages and shops shall be setback 50' from all from all DNR Type 1, 2, & 3 waters.

POLICY L7 - All Class I Long Subdivisions shall be prohibited along shoreline frontages of DNR Type 1, 2, & 3 waters.

POLICY L8 - Encourage infill development.

POLICY L9 - Encourage population centers throughout the County to define themselves as Urban Growth Areas as their needs increases.

GOAL L2 - Preserve agricultural lands of long term commercial significance.

POLICY L10 - Identify agricultural lands of long term commercial significance and encourage the retention of these lands.

POLICY L11 - Encourage weed containment and eradication on all lands.

POLICY L12 - Encourage landowners to retain their agricultural lands in their present state through classification as open space or timber tax categories.

POLICY L13 - In order to preserve the rural character of the County, existing agricultural water needs should be preserved in light of future development.

GOAL L3 - Preserve natural resources throughout the county and offer special protection to areas designated as critical areas, or environmentally sensitive areas.

POLICY L14 - Encourage sound management of renewable and non-renewable natural resources.

POLICY L15 - Encourage the protection of the county's unique scenic beauty through compliance with various county ordinances and regulations.

POLICY L16 - Encourage recycling of reusable materials.

POLICY L17 - Protect and preserve the quality and quantity of ground and surface water resources through enforced compliance with Ferry County Shorelines Management Plan, Ferry County Comprehensive Plan, Ferry County Floodplain Ordinance, and other water quality management guidelines.

POLICY L18 - Establish policies for ground and surface water management in all waters and wetlands.

POLICY L19 - Work with the Department of Fish and Wildlife to take measures to protect the habitat of wildlife in Ferry County, especially those listed on the endangered species list.

POLICY L20 - Restrict residual chemical use within 100' of water bodies in environmentally sensitive areas.

POLICY L21 - Discourage industrial land uses in critical areas, and or environmentally sensitive areas.

POLICY L22 - Encourage conservation of energy resources.

6.2.3 Transportation

GOAL T1 - Provide safe and convenient utilization of motorized and non-motorized vehicles and equipment by the residents, industries, tourists and recreationalists.

POLICY T1 - Support the maintenance and improvement of existing roadways.

POLICY T2 - Encourage upgrading of roads to support increases in traffic.

POLICY T3 - Designate scenic routes on state highways, and county roads to protect natural scenic beauty.

POLICY T4 - Recommend the adoption of a sign ordinance which regulates the number, size and location of signs along major arterials. Include regulations for removal of political campaign signs.

POLICY T5 - Require that all dedicated roads in subdivisions be built to county standards.

POLICY T6 - Enforce compliance with roadside weed control standards.

GOAL T2 - Future development within the County shall be linked to the existing Level of Service (LOS).

POLICY T7 - The County shall adopt a concurrency ordinance which shall prohibit approval of a development which causes the level of service of a transportation facility to be lowered below adopted standards.

POLICY T8 - Develop an action plan for bringing into compliance any services or facilities that fall below the established level of service.

6.2.4 Housing

GOAL H1 - To offer a variety of affordable housing served with appropriate services.

POLICY H1 - Encourage multi-family housing to be located in urban areas.

POLICY H2 - Work with the City/County Housing Authority to fill future housing needs.

POLICY H3 - Encourage the enforcement of County Building Codes

POLICY H4 - Encourage and educate for fire standards in all of Ferry County.

6.2.5 Utilities

GOAL U1 - Public utilities should meet the needs of the projected growth estimated in an environmentally safe manner at the lowest cost available.

POLICY U1 - The Ferry County Public Utility District should be encouraged to include construction and operation of sanitary sewer systems and water systems as required in unincorporated areas.

6.2.6 Capital Facilities

GOALS C1 - Ensure that capital facilities will be provided and maintained concurrent with future development.

POLICY C1- Development shall be contingent upon the level of capital facilities necessary to support it.

POLICY C2 - Plans for capital facilities must take into account the County's ability to finance and maintain those facilities.

POLICY C3 - Funding for capital facilities must take into account the County's ability to finance and maintain those facilities.

6.2.7 Heritage

GOAL HE1 - Promote protection of the heritage, customs and cultures of the people of Ferry County.

POLICY HE1 - Protect private property rights when environmental protection necessitates use of private land.

POLICY HE2 - Promote the protection of the physical environment and conservation of fish and wildlife.

GOAL HE2 - Support multiple use on public lands. Require federal and state agencies to abide by existing laws which instruct them to conduct joint planning with the county for proposals on federal and state lands within the county.

POLICY HE3 - Draft Memorandums of Understanding (MOU's) or other agreements as necessary to ensure cooperation between the County, Federal and State agencies.

GOAL HE3 - To avoid the loss of archaeological and historic information.

POLICY HE4 - : Conform to state laws and guidelines, until such a time that Ferry County develops its own ordinance.

POLICY HE5 - Costs for any archaeological survey shall be borne by which entity claims the existence of a site.

POLICY HE6 - Maintain an inventory of all sites to ensure that development activities will not result in the loss of information.

POLICY HE7 - Establish a system to alert concerned agencies (County, SHPO, Tribes, and prospective property owner) when development may threaten a site.

6.2.8 Economic Development

GOAL E1 - Increase job opportunities and broaden the economic base in Ferry County through encouragement of industry that is compatible with other land uses.

POLICY E1 - Encourage the development of industrial sites and encourage their use.

POLICY E2 - Require restoration and reclamation measures for all industrial activities that remove natural resources from the land in accordance with existing laws.

GOAL E2 - Increase job opportunities and broaden the economic base of the county by encouraging new businesses to begin and supporting existing ones.

POLICY E3 - Encourage new businesses to locate in areas near existing compatible businesses, when possible. Centralized business centers offer a convenience to the public and minimize possible land use conflicts.

POLICY E4 - Offer educational opportunities through WSU/Ferry County Cooperative Extension and TRICO, educational opportunities to assist small business owners/managers.

POLICY E5 - Coordinate with Chamber of Commerce, Panorama Land, TRICO, Ferry County Forward, and Colville Confederated Tribes, to develop county-wide advertising and promotion brochures for all Ferry County businesses.

GOAL E3 - To broaden the economic base of Ferry County through increased industry and tourism without compromising the quality of life.

POLICY E6 - Work with Ferry County Forward, Chamber of Commerce, Colville Confederated Tribes, and TRICO on a coordinated plan to increase tourism and attract industries and businesses.

POLICY E7 - Promote and protect the historical and archaeological features of Ferry County.

POLICY E8 - Support local businesses and industries in expansion activities.

POLICY E9 - Seek innovative ways to promote activities related to natural resources and scenery of Ferry County.

GOAL E4 - Recreation and tourism are an integral part of the economy of Ferry County. The goal for recreational land is to encourage and accommodate as many diverse recreational activities and areas as possible that are compatible with other land uses.

POLICY E10 - Develop and distribute a schedule and/or brochure for recreational activities, events, and areas in Ferry County.

POLICY E11 - Encourage and develop diversity of outdoor recreation on public lands, including but not limited to cross country ski trails, back pack trails, off road vehicles areas, photographic trails, etc.

POLICY E12 - Promote the natural resources and beauty of the area.

POLICY E13 - The County shall collaborate with U.S. Forest Service and National Parks Service on their recreational plans within the county.

POLICY E14 - Continue to strive to develop indoor recreation facilities.

POLICY E15 - Encourage sharing of existing recreation facilities such as school gymnasiums, community centers, tennis courts, baseball fields, etc.

POLICY E16 - Encourage development of specialized areas for off-road vehicle use and discourage use outside such area.

POLICY E17 - Support the goals of the Ferry County Parks and Recreation Districts.

Chapter 7

LAND USE & RURAL

7.1 INTRODUCTION

This chapter presents the Land Use & Rural Element of the Ferry County Comprehensive Plan, an important tool for the County to use in managing and coordinating future growth.

This land use & rural element includes the following components:

- Summary of the major land use issues confronting Ferry County.
- A survey of existing land uses within Ferry County and urban growth areas.
- An overview of the environmental characteristics of the area.
- Analysis of population trends and projections.
- Analysis of land use needs for the next 20 years.
- Land use goals and policies.

7.2 STUDY AREA

Ferry County, comprised of 2,204 square miles, is located in northeastern Washington. It is bordered on the West by Okanogan County, the South and east by Lake Roosevelt (formed by the back water of Grand Coulee Dam/Columbia River), and the North by British Columbia, Canada, with three ports of entry, at Midway, Danville, and Laurier. State Route 21 travels north and south near the county's western border and State Route 20 cuts east and west across the county traveling over Sherman Pass, elevation 5,575 feet. US Highway 395 joins State Route 20 at Barney's Junction and travels along the northeastern county border. State Routes 20 and 21 junction at the City of Republic, the county seat.

The Washington Growth Management Act requires counties to prepare a land use element designating the proposed general distribution and general location and extent of the uses of land that includes population densities, building

intensities, and estimates of future population growth. The element must provide for protection of the quality and quantity of ground water used for public water supplies. Where applicable, the land use element must review drainage, flooding, and storm water run-off and provide guidance for preventing degradation of waters of the state.

7.3 MAJOR ISSUES

A 1993 survey of Ferry County residents indicates that the people of Ferry County feel that the best things about Ferry County are its open spaces and rural character, the beauty of the mountains, forests, rivers, creeks, and finally the ability to make a living from forestry, mining, and agriculture. The challenge of the Comprehensive Plan is to set forth a future course for Ferry County that will preserve its rural character, and maintain a natural resource based economy in light of the pressures for growth and changing economy of resource based industries.

Ferry County's primary employment base consists of mining, timber, and agriculture. The County has been able to retain much of the atmosphere of a rural, natural resource based community. However, in the future there will be continued growth pressures as the population increases. This growth may pose potential threats to the environment and quality of life. Ferry County must plan now to determine how much growth it can accommodate and what kind of development patterns it has already established, and what kind it would rather encourage.

Some of the major land use issues facing Ferry County today include:

1. Where should new growth go? The population of Ferry County is anticipated to grow significantly over the next 20 years. There are some areas within the County that are suitable for infill development. Which of these options for accommodating new growth should Ferry County choose?

- (a) Increased density within the urban growth area, and providing multi-family housing: and/or,
- (b) Allow conversion of agricultural and forest lands to residential lands.

Ferry County Planning Policies are required to avoid sprawl. Avoid the inappropriate conversion of undeveloped land into sprawling low density development, lacking adequate services, injurious to ground and surface water quality and quantity, destructive to the county's timber and agricultural land base.

2. How to shape itself and its economy over the next 20 years?
3. Designating areas of public land and private parcels owned for agriculture, timber, mining, residential, commercial, industrial, or recreational use.
4. Designating rural townsites, and allowing rural communities to plan for the future.
5. Improving water quality and the protection of all waters & waterways within the county.

This land use element explores these issues. The goals and policies of the plan will guide future development in Ferry County.

7.4 CRITICAL AREAS

The State of Washington has defined “Critical areas” to include the following areas and eco-systems: (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. In efforts to protect the functions and values of critical areas and protect the public health, safety and welfare, special restrictions have been applied to development in these areas and in adjoining protective buffers. Any lands that are classified as critical areas require special review before the land can be altered and even then the land may not be altered depending on site-specific circumstances.

The following sections discuss these critical areas. Further classification and protection of these areas are found in the Ferry County Critical Areas Ordinance (CAO). The CAO also sets criteria for permitting and exemptions based on specific qualifications.

In designating and protecting critical areas under the GMA, counties and cities shall include the best available science in developing policies and development regulations to protect the functions and values of critical areas. Ferry County has reviewed currently available science and this information may be found in the Appendix C1 and C2 of the CAO.

It is Ferry County’s intention to enable the State and Federal agencies to coordinate their planning for the intermingled state and federal lands with Ferry County’s planning.

7.4.1 WETLANDS

Wetland or wetlands are areas that are inundated or saturated by surface water or ground water 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, or those wetlands created after July 1, 1990, that were unintentionally created as a result of construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands. All areas meeting the definition of wetland are subject to the provisions of the Critical Areas Ordinance, (CAO).

Wetlands are transitional areas between upland and aquatic environments where water is present long enough to form distinct soils and where specialized hydrophytic vegetation can survive. Wetlands includes marshy areas along shorelines, inland swamps, and seasonal watercourses. Wetlands are typified by a water table that is at or near the surface and there may be standing water all or part of the year. Soils that are present in wetlands are known as *hydric* soils. Certain plant species including trees, shrubs, grasses, and grass-like plants have adapted to the low oxygen content of wetland soils. These plants are known as *hydrophytes*.

Another distinguishing characteristic of wetlands, in addition to soils and plants, is known as hydrology. Wetlands hydrology refers to the wetness of the wetlands -- how often is the soil saturated or flooded with water and how long does it last? Indicators of wetland hydrology may include drainage patterns, sediment deposition, watermarks, stream gauge data, flood predictions, historic data, visual observation of saturated soils, or flooded soils.

In their natural state, wetlands perform functions which are impossible or difficult and costly to replace. Wetlands provide erosion and sediment control -- the extensive root systems of wetland vegetation stabilize stream banks, floodplains, and shorelines. Wetlands improve water quality by decreasing the velocity of water flow, resulting in the physical interception and filtering of waterborne sediments, excess nutrients, heavy metals, and other pollutants. Wetlands also provide food and shelter, essential breeding, spawning, nesting and wintering habitat for fish and wildlife, including migratory birds, and other commercially and recreationally valuable species.

Because Ferry County is an area of limited rainfall, most of the summer base flow in the streams that support wetlands comes from the snowpack in the mountains. In years when the amount of snowfall is low for a number of winters, even though spring rains may be heavy, this groundwater support diminishes. Wetlands can play a very important role in maintaining base flow by recharging

the ground water along streams. This, in turn, enhances their ability (both streams and wetlands) to function as natural fish and wildlife habitats. Wetlands also slow flood waters, keep shorelines from eroding, collect stormwater, catch sediments, filter pollution, and maintain natural beauty for recreation and education.

The Ferry County Wetlands Inventory Maps prepared by Eastern Washington University indicates that Ferry County has approximately 40-50,000 acres of open water, rivers, lakes, floodplains and wetlands. There are 5,406 acres of wetlands that are mapped. However, there are large wetland areas including areas along Lake Roosevelt, the San Poil River, and other portions of the Colville Reservation where data is missing.

7.4.2 FUNCTIONS

In their natural state wetlands perform functions, which include flood control; storm water, sediment and pollution control; surface water supply; ground water recharge and discharge; fish and wildlife habitat; recreation, education and open space; and shoreline anchoring and erosion control. All of these functions are covered in the Wetlands section of the CAO.

7.4.3 GOALS

The County's goal is to protect wetlands with a no net loss of wetland area or function; to ensure continuation of their natural functions; to encourage conservation rather than replacement of wetlands in the best economic interest of landowners and residents; and to protect private property rights and ensure that no reasonable use of property will be denied without just compensation nor without due process of law. In those cases where property rights conflict with the County's goal of protecting wetlands, wetland impacts may be permitted provided that there is appropriate mitigation, which may include restoration, enhancement, creation or off-site compensation for any loss of wetland functions and values.

7.4.4 DESIGNATION OF WETLANDS

Wetlands will be evaluated on case-by-case basis. Wetlands will be identified as to type and class and assigned to a category and will be rated using the methodology described in the publication "Washington State Wetland Rating System for Eastern Washington" issued by the Washington State Department of Ecology, (Publication #14-06-030 October 2014). This publication utilizes data sources provided from Washington Department of Natural Resources,

Washington Department of Fish and Wildlife and also requiring data collected using the publication.

On site, the person or team evaluating the wetland will first identify the wetland type and wetland class and will then complete a rating form which enables calculating a numeric “functional score” comprised of three functional areas – water quality, hydrology and habitat. The rating form also requires determining whether the wetland possesses any “special characteristics” or is associated with state or federally listed endangered, threatened, sensitive, or priority species.

Ferry County will be using the National Wetland Inventory Maps and the Tri-County Wetlands Maps as preliminary tools for locating wetlands. Final delineation will be based on the the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Final Regional Supplement, September, 2008 .

7.4.5 CLASSIFICATION AND PROTECTION

The classification of wetlands by category and rating is explained in detail in the Wetlands section of the CAO. Ferry County will protect wetlands by requiring protective buffers. Wetland buffers are further addressed in the CAO.

The Wetlands section of the CAO shall also cover the subjects of increased buffer widths; buffer width averaging; regulated activities; non-regulated activities; determination of wetland boundaries and wetland mitigation.

In designating and protecting critical areas, RCW 36.70A.172 requires cities and counties to include best available science in developing policies and development regulations to protect the functions and values of critical areas. WAC 365-195-900 to 925 outlines the procedural criteria for considering best available science in Comprehensive Plans and development regulations.

The Ferry County Board of County Commissioners has considered best available science in developing the policies of the CAO. Appendix C1 of the CAO presents the record of science considered in requiring buffers to protect the functions and values of wetlands.

Ferry County will utilize the CAO when reviewing development permits and activities within wetland areas.

7.4.6 FLOODPLAINS

A significant portion of the lands along the Kettle River and the San Poil River are located within the 100-year floodplain. These rivers have experienced severe flooding in recent years. With the pressures of increased development along

these areas, accurate flood studies must be conducted to properly identify and delineate the 100-year floodplain. There are several homes already built in the floodplain that experience basement flooding seasonally.

The 100-year floodplain is comprised of two components: the floodway and the flood fringe. Generally the floodway is the area of the fastest moving, deepest water where damage and safety threats are the greatest. Absence of permanent structures in the floodway, such as houses and businesses, allows flood water to move unimpeded and reduces the possibility for property damage. Only seasonal uses or water dependent facilities and bridges should be allowed in these areas. The flood fringe is that portion of the flood plain outside the floodway covered by flood waters during a base flood. It is generally associated with standing water rather than rapidly flowing water.

The Federal Emergency Management Agency (FEMA) floodplain maps assume the channel is fixed, therefore the floodplain and floodway boundaries shown on the maps are only reliable for short periods after the maps are complete. Also, these maps do not display topography or contours making interpretation difficult.

Currently, the floodplain is predominantly in agricultural use, and is not suitable for more intensive use -- particularly if these more intensive uses rely on on-site sewage disposal systems, such as septic tanks. Septic tanks are subject to failure during flood conditions. In addition, there is the potential for sewage contamination to the Kettle and San Poil Rivers by inundated drain fields. The Ferry County CAO will state that new and replacement on-site sewage disposal systems shall be located to avoid impairment to them or contamination from them during flooding. Also, Tri-County Health District rules state that the drainfield must be located at least 100 feet from the ordinary high water mark.

Rural residential areas tend to be denser surrounding water bodies: Curlew Lake, Kettle River, Lake Roosevelt, San Poil River, Twin Lakes, and various other streams, lakes and creeks within the county. Ferry County has significant agricultural land near these water bodies. A large portion of the rural residential land is located within or near the 100-year floodplains of the Kettle and San Poil Rivers, and is not suitable for new development.

7.4.7 GOALS

The goals of the Comprehensive Plan is to identify and designate the Flood Plain areas within Ferry County, as well as other critical areas, such as shorelines, and wetlands, protect them from further degradation, provide for public participation, and protect private property rights.

1. To protect human life and health
2. To minimize expenditure of public money and costly flood control projects

3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public
4. To minimize prolonged business interruptions
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets, and bridges located in areas of special flood hazard
6. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas
7. To ensure that potential buyers are notified that property is in an area of special flood hazard
8. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions
9. No net loss of flood plains.
10. Identifying where the Flood Plains are located
11. Implementation of regulations
12. Land Treatment
13. Non-Structural Flood Control Measures
14. Structural Flood Control Measures

7.4.8 DESIGNATION

To perform this task successfully, coordination must occur with Ferry County, the Colville Confederated Tribes, Washington Department of Ecology, Federal Emergency Management Agency, Army Corps of Engineers, and the Natural Resource Conservation Service. Estimated cost for such a project would only depend on the scope. In the past due to grant money availability, previous Flood Maps have been produced sporadically, or in certain sections along the Kettle River that were platted. There are literally hundreds to thousands of acres of farm land that are currently in the Flood Plain that may one day be sold for the purpose of development. The estimated cost to delineate and map flood plains mile per mile may be prohibitive. However, Ferry County can look at past projects and river miles to get a fair estimate as to future projects. These are:

Northwest Hydraulics Study of Kettle River Ranches, 1 river mile.

Army Corps of Engineers Study of the Kettle River; 4.53 river miles.

Natural Resources Conservation Service Study of the San Poil River, 53.5 river miles.

Flood Insurance Rate Maps as issued by FEMA.

These listed maps will designate flood plains. Other maps that indicate flooding events are for information or illustrative purposes only:

7.4.9 HISTORICAL BACKGROUND

Ferry County has had several severe floods in the past. Documented history indicates that major flooding has occurred on both the Kettle River and the San Poil River on the following dates; 1894, 1948, 1956, 1971 & 1972. With the development of a Frequent Flood Damage Prevention Ordinance in 1989, Ferry County was eligible to participate in the NFIP. This step has led to the issuance of Flood Insurance Rate Maps (FIRM). These FIRM Maps play a large part in siting development, but are only based on aerial photos and describe no contours. Additional work performed by the Army Corps of Engineers in 1993 contributed to an actual survey that would better improve the designation made by aerial photography over laid on a 7.5 minute USGS quad map without contours having intervals of ± 40 feet. The situation of siting a home on a 100 foot lot using maps based on aerial photography with a ± 40 foot accuracy lends itself to ineffective land use, and poses a potential risk to land owners, water quality, the NFIP, and the liability of the County.

7.4.10 PRIOR FLOOD CONTROL INVESTIGATIONS AND ACTIONS

In 1991, Northwest Hydraulic Consultants performed a hydraulic study of a one mile section along the Kettle River. The study scope was limited to only the 100-year water surface profile and its corresponding flood plain boundaries. Floodway and flood plain boundaries for other flood events were not considered. In 1994 the Army Corps of Engineers studied approximately six miles of the Kettle River along platted and developed land. The study scope included the 100-year and 500-year flood events. Also, included for the first time were elevations.

7.4.11 EXISTING FLOOD PLAIN MANAGEMENT

Ferry County is participating in the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). Present maps of Ferry County only indicate approximate areas of flooding. There are no maps for the San Poil River, Columbia River, or the Colville Indian Reservation all located in the south half of Ferry County.

7.4.12 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood

Insurance Study for the Ferry County dated April 17, 1985, or the most current, with accompanying Flood Insurance Maps is hereby adopted by reference and declared to be a part of this plan. The Flood Insurance Study is on file at the Ferry County Planning Department.

7.4.13 AQUIFER RECHARGE AREAS

As precipitation reaches the earth it does several things: becomes part of a snow pack, enters into lakes, streams, rivers, oceans, or wetlands, seeps into the soil to be taken up by plant roots, or seeps into the ground and becomes groundwater. As the groundwater moves through the ground it may discharge to surface water features, such as lakes, streams, or rivers, which will in turn recharge the ground water. The water that remains in the ground will make up the aquifer.

Aquifers discharge water naturally through springs and seeps, streams, lakes, and wetlands. Man-made wells create additional discharge points which influence groundwater flow patterns. This flow, or movement, is generally very slow, although it may be locally faster, especially in limestone aquifers which have large interconnection joints and cavities.

As aquifers discharge they in turn are recharged. Recharge occurs primarily as a result of the infiltration of rainfall and secondly by the movement of water from adjacent aquifers or water bodies. The rate and quantity of water entering the ground depends on several factors. Natural factors includes amount of precipitation, soil type and conditions, vegetation, and topography. Man-made factors include impervious surfaces associated with development, the channeling of run-off, changes in soil conditions such as compacting, and removal of vegetation. Aquifers can also be affected by contamination. A hazardous waste spill can have severe adverse impacts on an aquifer, possibly making water unusable for years.

Potable water is an essential life sustaining element. Much of Washington's drinking water comes from ground water supplies. Once ground water is contaminated it is difficult, costly, and sometimes impossible to clean up. Preventing contamination is necessary to avoid exorbitant costs, hardships, and potential physical harm to people.

The quality of ground water in an aquifer is inextricably linked to its recharge area. Few studies have been done on aquifers and their recharge areas in Washington state.

In northern Ferry County, the county will utilize the DRASTIC method for mapping hydrogeologic conditions and pollution potential. The DRASTIC method outlines seven parameters: depth to water table (D), net recharge (R), aquifer

media (A), soil media (S), topography (T), impact of the vadose zone (I), and hydraulic conductivity (C). These parameters identify a range that shall be used to determine the relative susceptibility to contamination of an area.

Sites in northern Ferry County identified by the drastic method as having a medium, high, or very high susceptibility rating shall be subject to protection measures. Group A public water system protective radius are also protected.

Category 1 is the highest priority critical aquifer recharge area. Category 1 are those areas having a high or very high susceptibility rating. High susceptibility rating are those areas that have a rating of 177-180 and very high susceptibility rating are those that have a rating of 181 and above on the Aquifer Recharge Maps on file in the Planning Department. Also the 100' protective radius around Group A water wells and the 200' protective radius around Group A water springs are classified as Category 1.

Category 2 is the primary critical recharge area. This consists of those areas having a medium susceptibility rating. Medium susceptibility rating are those areas that have a rating of 114 through 176 on the Aquifer Recharge Maps on file in the Planning Department.

Since a DRASTIC study was not completed for the south half of the county, classification on fee property within the bounds of the Colville Indian Reservation is based on ratings of susceptibility using the basic parameters presented in Appendix Two and Three of a July, 2000 Department of Ecology Guidance Document for the Establishment of Critical Aquifer Recharge Area Ordinances, Publication #97-30 prepared by Kirk V. Cook, RPG Hydrogeologist. This guidance document uses overall permeability, geologic matrix, infiltration, and depth to water to estimate susceptibility. Each of the major parameters used to estimate susceptibility has been evaluated and rated.

Sites on fee property within the bounds of the Colville Indian Reservation identified by this evaluation as having a high susceptibility shall be subject to protection measures. High susceptibility rating are those areas that have a rating of 8-12.

7.4.14 DESIGNATION

Ferry County has designated aquifer recharge areas based on the Aquifer maps produced by Eastern Washington University Geology Department Professor, John Buchanan.

Protection regulations should be performance based and minimize the exposure of critical recharging areas to the introduction of contaminants, and also ensure the protection of quality and quantity of critical aquifer recharge areas. These

standards are found within the Critical Aquifer Recharge Ordinance, the Aquifer study, the Guidance Document for the Establishment of Critical Aquifer Recharge Area Ordinances, and the Interim Critical Areas Ordinance.

7.4.15 FISH AND WILDLIFE HABITAT CONSERVATION AREAS

Ferry County has a very high proportion of federal, state and other publicly and tribally owned land. These lands are generally managed for the conservation of fish and wildlife habitat. Consequently, one of Ferry County's approaches to protecting all fish and wildlife habitat types is to depend on the management of these lands by the responsible agency, i.e. Colville Confederated Tribes, U.S. Fish and Wildlife, U.S. Forest Service, U.S. Bureau of Land Management, Washington Department of Fish and Wildlife, Washington Department of Natural Resources, etc.

7.4.16 GOALS AND POLICY

Goal

1. To protect and maintain the fish and wildlife habitat resources which are under the jurisdiction of Ferry County.

Policy

1. Incorporate cooperative, coordinated and reasonable land-use planning consistent with the County's discretion and authority to balance and prioritize the goals of chapter 36.70A RCW.
2. It is Ferry County's intention that the Federal and State agencies coordinate their land use planning for intermingled state and federal lands with Ferry County's planning.

7.4.17 DESIGNATION POLICY

1. The Ferry County Critical Areas Ordinance, (CAO) shall define, classify, designate and regulate fish and wildlife habitat conservation areas and include best available science in the processes for doing so as required by Chapter 36.70A RCW.
2. The habitat designation will be considered on a case by case basis as to threats to the health, safety, welfare and economic impact affecting the people of Ferry County.

7.4.18 PROTECTION POLICY

1. Ferry County will utilize the Critical Areas Ordinance when reviewing development activities.
2. Ferry County will utilize Best Available Science when developing regulations to protect fish and wildlife conservation areas.

7.4.19 SOILS AND GEOLOGIC MATERIAL

Soils

The soils of Ferry County have a direct relationship of climatic weather of individual rock types. Given enough time, the climate will produce soils of consistent composition over large areas regardless of rock type. Unfortunately, the climatic factors in Ferry County have had only less than 7,000 years to develop soil horizons and most soils thus reflect the underlying rock types. There are five major types of soils in Ferry County.

1. Soils developed on glacial till
2. Soils developed on glacial outwash plains
3. Soils developed on terraces and alluvial fans
4. Soils developed on flood plains
5. Soils developed on uplands and mountains

1. Soils developed on glacial till and uplands are generally best suited for dryland farming. Soil types generally show a surface layer of dark gray stoney loam and subsoil of brown loam and gravelly loam.

2. Soils developed on glacial outwash plains are well drained, to excessive well drained. Soil profiles consists of a surface layer of sandy brown loam and a subsurface layer of sandy yellow brown loam. The vegetation is chiefly bunch grass with isolated stands of Ponderosa Pine established in protected areas along drainage's. These soils are easily overgrazed because of the limited amounts of water and the poor soil profile.

3. Soils developed on terraces and alluvial fans are well drained to excessively well drained. These soils occur in the eastern part of the county and crop out on the terraces between the Kettle River and rocky uplands to the west. These soils support the best crops in the area. These soils consist of a surface layer of dark gravelly loam overlying a gravelly loamy coarse sand.

4. Soils developed on flood plains occur along recent stream bottoms. These soils have a surface layer of dark gray brown silt loam overlying yellowish brown sandy loam. These soils, which are common along the San Poil and Kettle River drainage's, can be poorly drained and are frequently subjected to flooding in the springtime.

5. Soils developed on uplands and on ridges and mountainsides. These soils form mainly over granite bedrock and have a surface layer of brown loam overlying yellowish brown loam. The fractured granite bedrock is more susceptible to weathering and nutrient removal than glacial outwash that is also mainly composed of granite. These soils tend not to be excessively well drained, mainly due to the mixture of small amounts of clay in the soils due to the weathering of the feldspars in the granite. These soils have more minerals available for plant uptake and are generally good soils for timber growth.

Geologic Material

Ferry County has a unique geologic history. Epithermal precious-metal deposits in the Eocene Sanpoil Volcanics in the Republic graben have been targeted by several mineral exploration companies. More than 2.5 million ounces of gold have been produced from epithermal deposits in the Republic area since 1896. Exploration continues and new ore deposits continue to be discovered.

The ancient lake beds of the Eocene Klondike Mt. Formation overlie the heavily mineralized Sanpoil Volcanics. These sediments have yielded many fossils of plants, fish, and insects and are known as the world's richest source of Eocene temperate climate plant fossils. Outcrops in Republic have produced many previously unknown plant taxa and contain valuable evidence of past environmental conditions and plant adaptations.

Since the fossil bearing lake sediments were deposited in the Republic Graben's lowlands, it is reasonable to assume that additional fossils exist in graben. It is likely that increased exposure of the Klondike Mt. formation by development and mineral exploration will reveal new fossil locations.

The mineral deposits in Ferry County form four distinct types; epithermal, replacement, skarn, and dissemination gold in an igneous dike complex.

Epithermal gold systems in Ferry County account for the major production of gold and silver in the area. These are underground vein systems which form through hot spring activity around fifty million years ago. These veins may extend more than 1,500 feet deep and in places that are capable of producing multiple ounces of gold per ton of ore. These vein can be capped with Groad dissemination deposit of low-grade bulk mineable ore.

The gold mineralization near Cooke Mountain occurs as replacements of limestone by magnetite, pyrite, pyrrhotite and as quartz stockwork veins that may or may not include pyrite, pyrrhotite, arsenopyrite, magnetite, and chalcopyrite. The mineralization occurs in Permian metasedimentary rocks, which are in contact with dikes of the Eocene Scatter Creek Rhyodacite. The skarn deposits

are formed when the heat from the igneous intrusion alters the surrounding country rock. The east side of Cooke Mountain is a skarn deposit and possesses an open pit mine.

The Vulcan Mountain Mine, west of Danville has gold disseminated in syenite porphyry. Little work has been done to ascertain the mode of occurrence of this ore, but extensive exploration is currently underway to locate similar occurrences.

Gold exploration is also being performed along the Kettle River by Echo Bay Minerals. The mineralization along the Kettle River lies within the Republic Graben, one of the north-northeast trending en echelon structural depressions that cross-cuts the Okanogan Highlands. The graben is up to 10 miles in width, 50 miles in length and the graben fill is of variable thickness. The structural depression of the graben is defined by two ancient faults, about 50 million years in age.

7.4.20 EROSION HAZARD AREAS

All soils and bare rock surfaces are subject to the natural erosive forces of chemical weathering and physical erosion. Erosion is a natural process of wearing away of the land surfaces by falling and running water, the raising and lowering of water within Lake Roosevelt, wind, and glacial scouring. Of these geological forces, erosion by the raising and lowering of Lake Roosevelt is by far the most important in Ferry County. The susceptibility of any soil type to erosion depends upon the physical and chemical characteristics of the soil in addition to the protective vegetative cover, topographic position, temperature, the intensity of rainfall and the velocity of runoff water. Erosive soils in Ferry County determine hazard areas.

Erosion problems related to development fall into three classes:

1. Natural erosion processes that can be powerful enough to dislocate big chunks of land;
2. Exposure of soil during construction, including road construction, making it susceptible to water and wind erosion and;
3. Increased runoff, because of the increase in impermeable surfaces in development area or because of the removal or destruction of vegetation, causing concentration of water in places where it can cause erosion, typically by forming rills, gullies or deepening ravines.

Runoff management is essential in erosion control. Erosion may cause problems at the source and/or at the destination.

7.4.21 GEOLOGICALLY HAZARDOUS AREAS

The Washington Department of Community Trade and Economic Development's classification system of risk to structural development as follows in its entirety shall be used. Given the possibility that a geologic activity will happen in a hazard area, the "risk" is an estimate of how much danger will be posed by the activity.

GH1 - Areas where adequate information indicates that no significant geological hazard is present or where it is judged that there is little likelihood for its presence.

GH2 - Areas where adequate information indicated that significant geological hazard is present or where it is judged that there is a high likelihood for its presence.

GH3 - Areas containing a geological hazard the significance of which cannot be evaluated from available data.

GH4 - Areas where available information to evaluate a geological hazard is inadequate.

The Washington Department of Natural Resources Geologic Hazard Rating system will be used to identify the level of risk for those areas identified as GH2:

Low Risk: Standard foundation systems and site preparation techniques are expected to result in an acceptable level of risk.

Intermediate Risk: Standard foundation systems and site preparation techniques may be acceptable, but only with confirmation by a geotechnical report.

High Risk: Standard foundation systems and site preparation techniques are unlikely to be acceptable. A geotechnical report is required for recommendation of special foundation designs and site preparation techniques.

7.4.22 LANDSLIDE HAZARD AREAS

Natural slope stability results from the interaction of several factors. The physical and chemical properties of soils, local climatic conditions, underlying geologic material slope, vegetative cover, water content, location of streams and proximity to fault activity all influence the ability of a slope to remain stable. Landslides may occur when one or more of these factors is altered, causing unstable slope conditions. Human disturbances which alter stable slope characteristics may hasten landslides. Even in those areas that have historically been stable, human activity has resulted in large landslides. Policies regarding grading, building,

foundation design, housing density, and other land development have been devised in order to lessen the risk of potential personal and property damage. Building on these lands may require special review by geotechnicians and other specialists on a site-specific basis. Landslide hazardous areas include:

1. Areas with all three of the following characteristics:
 - A) Slopes greater than 15%; and
 - B) Impermeable soils (typically silt and water-expansive clay) frequently interbedded with permeable soils. These clays can destabilize a slope very quickly with sufficient hydration. Such clays are common in Ferry County as a byproduct of weathering of volcanic rocks. The quantity of water-expansive clay will be the key point. In such case, consulting with an experienced Geotechnical Engineer for rock mechanics of slopes may be required for questionable development; and
 - C) Springs or groundwater seepage; or
2. Any area which has shown movement during the Holocene epoch (from 10,000 years to present) or which is underlain by mass wastage debris of that epoch; or
3. Any area potentially unstable as a result of rapid stream incision, stream bank erosion or undercutting; or
4. Areas that have snow avalanche potential; or
5. Slopes that are parallel or sub-parallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials; or
6. Areas located in canyons; or
7. Areas on active alluvial fans, presently subject to or potentially subject to inundation by debris flows or catastrophic flooding; or
8. Any area with a slope of forty percent or steeper and with a vertical relief of ten or more feet, except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least ten feet of vertical relief.

7.4.23 SEISMIC HAZARD AREAS

Seismic hazards areas are those areas which are subject to the most severe level of seismic hazards. These areas are characterized by the soils located on slopes greater than 15% or soils of low density consisting of poorly drained or impervious alluvium and highly saturated organic material. Because of the hazards involved with development in these areas, special studies and building design requirements may be required. Areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction or soil faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington.

7.4.24 MINE HAZARD AREAS

Mining in Ferry County has resulted in an extensive network of abandoned mines. All mine operations present a hazard to people, wildlife, and livestock. Stabilization of newer mine openings may actually make these areas safer during a seismic event than that of an unstabilized slope. Because of the strong mining heritage in Ferry County, many mine openings and other mine-related hazards exist. Such hazards include, but not limited to; portals, shafts, open stopes, steep slopes caused by mining activities, impoundment's, dumps, stockpiles, abandoned mine buildings and facilities, abandoned workings and surface drill holes.

7.4.25 VOLCANIC HAZARD AREAS

The potential risk from volcanic hazards for any particular area is generally related to how far the area is from a volcanic vent. At the present time Ferry County has no volcanic vents within a large radius.

7.4.26 GOALS

Avoid potential disasters which damage homes and property, degrade water quality and quantity, and increase flood hazards. Determine characteristics in soil, slope and geology that will indicate areas where development should be prohibited, restricted or controlled.

Prevent or control hazards such as open mine workings, portals, shafts and other open holes that may present significant risk of harm to individuals, wildlife and livestock. Where these features may adversely affect water quality, mitigate the conditions.

7.4.27 CLASSIFICATION

Geologically hazardous areas can be caused by many different conditions. The following categories will be described under the sub-title of Geologically Hazardous Areas, and will be identified and classified on a case by case basis. Ferry County will utilize the following sources for information or illustrative purposes to aid in making clear designations. The Ferry County Soil Survey Maps, Department of Natural Resources Geological Survey Maps, and other available information.

- 1) Erosion Hazard Areas

- 2) Landslide Hazard Areas
- 3) Seismic Hazard Areas
- 4) Mine Hazard Areas
- 5) Volcanic Hazard Areas

7.4.28 DESIGNATION OF GEOLOGICALLY HAZARDOUS AREAS

The above listed hazardous areas are designated based on the information within the U.S. Soil Conservation Service and other agencies existing surveys. The Ferry County CAO will also be used to regulate these areas once identified.

NATURAL RESOURCE LANDS

The Comprehensive Plan Future Land Use Map designates Agriculture, Forest and Mineral Resource Lands of Long Term Commercial Significance. The Natural Resource Lands Policies reflects the guidance provided by the GMA statute and rules, and includes criteria used by the County to identify and to designate agricultural, forest and mineral lands of long-term commercial significance which are not already characterized by urban growth. The following table shows the area (in acres) designated for each resource lands category.

Designated Resource Lands

Resource Land Designation	Total Acres
Agriculture	479,373
Forest	630,418
Mineral	Approx. 1.4 million*

* This includes the entire land area of Ferry County except lands within the Urban Growth Area of Republic.

7.4.29 NATURAL RESOURCE GOAL

Maintain and enhance natural resource-based industries in the county and provide for the stewardship and productive use of agricultural, forest and mineral resource lands of long-term commercial significance.

7.4.30 NATURAL RESOURCE POLICIES

In furtherance of the Natural Resources Goal and the overall goals of the GMA, it is the Natural Resources Policy of Ferry County to:

1. Ensure that the use of lands adjacent to agricultural, forest or mineral resource lands of long-term commercial significance does not interfere with

the continued use, in the accustomed manner and in accordance with best management practice, of the designated lands.

2. Designate sufficient commercially significant agricultural and forest land to ensure the County maintains a critical mass of such lands for present and future use.
3. Designations of agricultural, forest, and mineral resource lands should recognize that Ferry County overall has limited areas of high quality soils to support agricultural activities and that agricultural and mining uses will also occur on lands that are designated as Forest Lands of Long-Term Commercial Significance.
4. Recognize the county-wide Right to Farm Ordinance which protects both designated and non-designated lands.
5. Access to private properties through Agricultural Lands of Long-Term Commercial Significance, Forest Lands of Long-Term Commercial Significance, and Mineral Lands of Long-Term Commercial Significance shall not traverse through such lands unless subject to an easement, or shown on maps of the Ferry County Public Works Department or Forest Service Maps of the Colville National Forest, dated 1992.
6. Clustering or other innovative techniques applicable to agricultural lands of long term commercial significance should ensure that development is limited appropriately on the most valuable soils. The County will also investigate transfer of development rights and use of conservation easements to help conserve its agricultural resources.
7. In determining which lands to designate for long-term commercial agricultural use, the County will comply with the requirements of the Growth Management Act by classifying and designating agricultural land by an area wide process. Lands to be considered for possible designation will include lands not already characterized by urban growth, lands used or capable of being used for agricultural production, and land that has long-term commercial significance for agriculture. The process shall be an objective analytical process to assess lands potentially suitable for agricultural uses applied equally to all lands subject to possible designation.
8. In determining which lands to designate for long-term commercial forest use, comply with the requirements of the Growth Management Act, including the requirements that the lands to be considered for possible designation will include lands not already characterized by urban growth, lands used or capable of being used for timber production, and land that has long-term commercial significance for forest use and consider the guidance provided at WAC 365-190 and the following:
 - a) the DNR land grade and operability class;
 - b) the presence of nearby urban growth areas, limited areas of more intense rural development, or small communities that might impinge on or detract from the viability of the forestry use;
 - c) current parcel sizes, ownership and use, to the degree known;
 - d) taxation as forest land or timber land;

- e) the overall size and shape of the potential area to be designated and the adjacent or surrounding geography or terrain.
- 9. In designating agricultural and forest lands of long-term commercial significance, avoid whenever possible:
 - a) designating very small areas;
 - b) jagged or confusing boundaries;
 - c) splitting parcels
- 10. In determining which lands to designate for long-term mineral use, comply with the requirements of the GMA, including the requirements that the land so designated be outside designated urban growth areas, not be already characterized by urban growth, be primarily devoted to production of mineral resources and have long-term commercial significance and including the guidelines. Identify areas with existing mining operations subject to DNR permits on the County's future land use maps. Identification of these sites is intended to ensure that they are protected from incompatible uses, and to raise public awareness of the potential for mining activities in an area. Identification on the land use map shall not be a pre-condition to mining.
- 11. Ensure that the impacts of new or expanded mineral resource activities on adjacent properties and the environment are considered and adequately mitigated. Limit mining where it would conflict with identified shoreline resources and the location of extensive critical areas.
- 12. It is Ferry County's intention that the Federal and State agencies coordinate their land use planning for intermingled state and federal lands with Ferry County's planning.
- 13. All plats, short plats, development permits and building permits issued for development activities on any land within one thousand three hundred twenty feet (1320') of lands designated as agricultural, forest or mineral resource lands of long-term commercial significance shall contain a notice that the subject property may be on/or within one thousand three hundred twenty feet (1320') of lands designated agricultural, forest or mineral resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, mining related activities might include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

7.4.31 AGRICULTURAL LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE

Agriculture in Ferry County today consists primarily of subsistence farming in conjunction with ranching and hay production. Most of the agricultural activities centers around providing additional food resources for the farmer with possibly a small income from sales of excess production. Cattle ranches comprise Ferry County's major agricultural industry which is dependent upon federal and state grazing leases for summer grazing. The grazing leases allow grazing on Federal

and State forest lands for only six months each year. During the six month grazing season, hay is produced on private lands to sustain livestock through the balance of the year. Some ranchers sell small quantities of hay to local subsistence farmers.

Designated agricultural lands are lands that include the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the lands proximity to population areas, and the possibility of more intense uses of the land. To be included in this designation, lands also must not be already characterized by urban growth and must be primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2). Long-term commercial significance means the land is capable of producing the specified natural resources at commercially sustainable levels for at least the twenty year planning period, if adequately conserved.

7.4.32 GOALS

1. Maintain and enhance the agricultural resource-based industries in the county and provide for the stewardship and productive use of agricultural resource lands of long-term commercial significance.
2. To conserve agricultural lands for continued agricultural use, regardless of designation or soil types.

7.4.33 POLICIES

1. To encourage the continuation of present and future agricultural activities.
2. To encourage non-regulatory, educational and informational services.
3. To encourage agriculture on a county wide basis.
4. Priority will be given to excluding Agricultural Lands of Long-Term Commercial Significance when considering urban growth area boundaries.
5. All plats, short plats, development permits and building permits issued for development activities on any land within one thousand three hundred twenty feet (1320') of lands designated as agricultural, forest or mineral resource lands of long-term commercial significance shall contain a notice that the subject property may be on/or within one thousand three hundred twenty feet (1320') of lands designated agricultural, forest or mineral resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, mining related activities might include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

7.4.34 DESIGNATION OF AGRICULTURAL LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE

The Comprehensive Plan Future Land Use Map designates Agricultural Lands of Long-Term Commercial Significance.

7.4.35 FOREST LAND SOILS

In designating forest land, the Private Forest Land Grades of the Department of Revenue (WAC 458-40-193) were used as per the Department of Commerce Minimum Guidelines. This system incorporates consideration of growing capacity, productivity and soil composition of the land.

Forest lands are to be classified to determine those lands in Ferry County that are "lands of long-term commercial significance". "Lands of long-term commercial significance will be classified by growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the lands".

Forest practices are under the jurisdiction of the Department of Natural Resource under the auspices of the Washington Forest Practices Act. Ferry County has no authority to regulate forest practices. However, Ferry County has authority over current conversions with DNR. Ferry County will review forest practices within designated shorelines.

Ferry County strives to preserve and protect Forest Lands from activities that would adversely affect the primary use of forest land for commercial forest management. Also, the County wants to minimize the loss of Forest Land acreage, functions, and values through a combination of land use and development regulation and non-regulatory means such as public education, technical assistance to land owners and tax incentives. Finally, the County will encourage and promote the restoration and enhancement of degraded forest lands.

Forest lands of long-term commercial significance are those lands outside of designated urban growth areas classified as Private Forest Lands Grades 1 through 6, within a majority of acreage and in parcels of twenty acres or greater, or of contiguous ownership totaling 20 acres.

The following lands are those designated under current use taxation programs as either: Designated Forest, Classified Forest or open space forest.

Class I Forest Lands

1. Existing use demonstrated as commercial resource management; and

2. In any one section of land (640 acres), where 100% of the land is for resource use only; and
3. Lands that fall within grades 1 through 6 of the Private Forest Lands grades; and
4. Minimum area meeting the criteria in sections 1 through 3 above is 640 acres in size.

Class II Forest Lands

1. Existing use demonstrated as commercial resource management; and
2. No more than 10% of the land is non-resource use; and
3. Lands that fall within grades 1 through 6 of the Private Forest Lands Grades; and
4. Minimum area meeting criteria in sections 1 through 3 above is 320 acres in size.

Class III Forest Lands

1. Existing use demonstrated as commercial resource management; and
2. No more than 25% of the land is non-resource use; and
3. Lands that fall within grades 1 through 6 of the Private Forest Lands Grades; and
4. Minimum area meeting criteria in sections 1 through 3 above is 80 acres.

Class IV Forest Lands

1. Existing use demonstrated as commercial resource management; and
2. Timber lands of any grade, greater than or equal to 20 acres, where the best use is for timber production.

7.4.36 GOALS OF FOREST LANDS

Preserve and protect forest lands, particularly forest lands of long-term commercial significance from activities that would adversely affect the primary use of forest land from commercial forest management.

Minimize the loss of forest land acreage, functions, and values through a combination of land use and development regulation and non-regulatory means such as public education, technical assistance to land owners and tax incentives.

Encourage and promote the restoration and enhancement of degraded forest lands.

7.4.37 FOREST LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE

Forest Land of Long-Term Commercial Significance are lands classified as forest lands under the open space tax program that is greater than or equal to 20

acres in size where a predominance of the land area is made up of grade 6 or better as determined by the Department of Revenue maps and is characterized by current resource use, and is located outside of urban growth boundaries, rural service areas and rural lands.

Forest lands are to be classified to determine those lands in Ferry County that are "lands of long-term commercial significance". "Lands of long-term commercial significance will be classified by growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the lands".

All plats, short plats, development permits and building permits issued for development activities on any land within one thousand three hundred twenty feet (1320') of lands designated as agricultural, forest or mineral resource lands of long-term commercial significance shall contain a notice that the subject property may be on/or within one thousand three hundred twenty feet (1320') of lands designated agricultural, forest or mineral resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, mining related activities might include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

7.4.38 DESIGNATION OF FOREST LANDS

In designating forest land, Ferry County shall use the current Private Forest Land Grades of the Department of Revenue along with the Orthophoto Maps filed at the Ferry County Assessors Office. These definitions and classification shall designate Forest Lands of long-term commercial significance.

Forest practices on private lands are managed under the jurisdiction of the Department of Natural Resource under the auspices of the Washington Forest Practices Act. Ferry County has no authority to regulate forest practices. However, Ferry County has authority over current land use conversions with DNR. Ferry County shall review forest practices within designated shorelines.

Commercial forest lands will be identified and designated based on operational factor; surrounding land use; parcel size and public service levels that are conducive to long-term continuance in forest management.

The primary land use activities in forest areas are commercial forest management, agriculture, underground mineral extraction, recreation and those subordinate uses that maintain, enhance or have no impact on the long-term management of designated commercial forest lands.

Ferry County supports and encourages the maintenance of forest lands in timber and current use property tax classifications consistent with RCW 84.28, 84.33 and 84.34.

Ferry County encourages the continuation of commercial forest management by working with forest managers to identify and develop other incentives for continued forestry.

7.4.39 MINERAL RESOURCE LANDS

Ferry County has a unique geologic history. Epithermal precious-metal deposits in the Eocene Sanpoil Volcanics in the Republic graben have been targeted by several mineral exploration companies. More than 2.5 million ounces of gold have been produced from epithermal deposits in the Republic area since 1896. Exploration continues and new ore deposits continue to be discovered.

The ancient lake beds of the Eocene Klondike Mt. Formation overlie the heavily mineralized Sanpoil Volcanics. These sediments have yielded many fossils of plants, fish, and insects and are known as the world's richest source of Eocene temperate climate plant fossils. Outcrops in Republic have produced many previously unknown plant taxa and contain valuable evidence of past environmental conditions and plant adaptations.

Since the fossil bearing lake sediments were deposited in the Republic Graben's lowlands, it is reasonable to assume that additional fossils exist in graben. It is likely that increased exposure of the Klondike Mt. formation by development and mineral exploration will reveal new fossil locations.

7.4.40 GOALS OF MINERAL LANDS

To conserve mineral lands, and protect mineral lands of long-term commercial significance for economic production, and to minimize loss of paleontological information.

7.4.41 MINERAL LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE

Lands from which the extraction of aggregate and mineral resources can be anticipated, based on geologic, environmental, and economic factors, existing land uses, and land ownership. To be included are lands with long-term commercial significance for extraction of at least the following: sands, gravel, building stone, fossils, valuable metals, gemstones and other naturally occurring inorganic substances that are crystalline, or composed of crystalline materials,

that are of value: and any areas for which permits for mining activity have been issued.

All plats, short plats, development permits and building permits issued for development activities on any land within one thousand three hundred twenty feet (1320') of lands designated as agricultural, forest or mineral resource lands of long-term commercial significance shall contain a notice that the subject property may be on/or within one thousand three hundred twenty feet (1320') of lands designated agricultural, forest or mineral resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, mining related activities might include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

7.4.42 DESIGNATION OF MINERAL LANDS

The designation of Mineral Land of Long-Term Commercial Significance includes the entire land area of Ferry County except lands within the Urban Growth Area of Republic, as shown on the Future Land Use Map.

Ferry County shall designate mineral resource lands of long-term commercial significance based on the Washington Department of Natural Resources geological maps, the Eastern Washington University Mineral Resource Overlay as drafted by Prof. Cheney, and USGS Quadrangle Geological Survey Bulletins.

In order to minimize loss of important scientific information, Ferry County strongly encourages property owners and developers to submit all fossils found to the Stonerose Interpretive Center in Republic, The Thomas Burke Washington State Museum, at the University of Washington in Seattle, or other qualified paleontological facilities for evaluation.

All exploration, extraction, mining reclamation, and processing operations in Ferry County shall comply with Ferry County mining ordinance #90-02, and State and Federal mining reclamation laws.

Property owners who intend to use off-site water supply from adjacent Mineral Lands, will be required to show legal access (i.e., easement/water rights) from the mineral land owner, prior to platting or upon application for a building permit.

Access to private properties through Mineral Lands of Long-Term Commercial Significance shall not traverse through any mineral resource lands unless subject to an easement, or shown on maps of the Ferry County Public Works Department or Forest Service Maps of the Colville National Forest, dated 1992.

7.5 EXISTING POPULATION AND EMPLOYMENT

The following tables provide social and economic statistics for Ferry County (1990 Census data). According to the 1990 Census data, the total population of Ferry County was 6,295 on April 1, 1990. The population as of June 1, 1994, was 7,000. The average household size is 2.70. The number of housing units in 1990 was 3,239.

7.5.1 POPULATION AND RACE

The following table indicates the number and percentage of Ferry County's people within each racial category:

**Table 7-1
NUMBER OF INHABITANTS**

<u>Race</u>	<u>Number</u>	<u>Percent</u>
White		80.7%
American Indian		17.9%
Other		1.4%
Total		100.0%

7.5.2 AGE AND SEX STRUCTURE

The following table indicates the percentage of each age group among males and females within the Ferry County population:

**Table 7-2
AGE STRUCTURE (1990)**

	<u>Total</u>	<u>Male</u>	<u>Female</u>
0 - 4 years	497	262	235
5 - 9 years	561	275	286
10 - 14 years	558	281	277
15 - 19 years	592	349	243
20 - 24 years	316	168	148
25 - 29 years	358	161	197
30 - 34 years	493	249	244
35 - 39 years	556	302	254
40 - 44 years	503	277	226
45 - 49 years	373	177	196

50 - 54 years	315	168	147
55 - 59 years	260	150	110
60 - 64 years	251	131	120
65 - 69 years	243	129	114
70 - 74 years	174	88	86
75 - 79 years	130	60	70
80 - 84 years	73	37	36
85+	42	16	26
Total	6,295	3,280	3,015
Median Age	32.69	32.89	32.49

7.5.3 INCOME

The median income level for Ferry County is \$25,170. The median income level for the Colville Confederated Tribes is \$16,571. When looking at Per Capita income by Race in 1990, the numbers express that American Indians, Eskimo or Aleut make \$3,183 less than white workers. This is approximately 30% in per capita income. The following estimates are based on the 1993 Census data for Ferry County:

**Table 7-3
PER CAPITA INCOME
1993**

Ferry County	Population 1993	Per Capita Income 1993	Household Effective Buying Income 1990 \$35-\$50,000	\$50,000+
	6,900	9,989	413	369

**Table 7-4
PER CAPITA INCOME BY RACE 1990**

White	\$10,744
Asian/Pac. Isl	\$9,962
American Indian	\$7,561
Other Race	\$5,311
Black	\$4,157

The poverty rate for the Colville Confederated Tribes stands at 28% according to data taken from Housing and Urban Development updated census. Almost one-third of Colville Tribal members do not have the necessary financial resources to meet minimum economic day-to-day needs which continue to rise despite the relatively low level of inflation on the national scene. As indicated, Ferry County as well as the Colville Confederated Tribes rank among the poorest in the State.

**Table 7-5
EARNINGS BY PLACE OF WORK
(000's) 1991**

<u>Industry</u>	<u>Total Earnings</u>
Farm	\$10,086
Non-Farm	
Ag. Services	\$783
Mining	\$17,263
Construction	\$1,048
Manufacturing	\$6,057
Transport, Commun, Utilities	\$1,775
Wholesale Trade	\$98
Retail Trade	\$4,893
Finance Ins, Real Estate	\$401
Services	\$5,559
Government	\$14,184
Federal, Civ	\$3,949
Military	\$210
State/Local	\$10,025
Total Non-Farm	\$52,061
TOTAL EARNINGS	\$62,147

**Table 7-6
EMPLOYMENT ESTIMATE (1993)**

<u>Industry</u>	<u>Av # of Employees</u>	<u>Percent of Total</u>	<u>Wages \$ in 000's</u>	<u>% of Total</u>
Agriculture, Forestry, Fishing	23	1.3	270	0.7
Mining	328	18.0	14,129	35.4
Construction	21	1.2	305	0.8
Manufacturing	227	12.4	5,274	13.2
Transport, Commun, Utilities	28	1.5	499	1.2
Wholesale Trade	*	*	*	*
Retail Trade	301	16.5	2,647	6.6
Finance, Ins, Real Estate	*	*	*	*
Services	188	10.3	2,680	6.7
Government	683	37.4	13,774	34.5
Other	25	1.4	346	0.9
Total	1,824	100.0	39,924	100.0

**Table 7-7
PUBLIC ASSISTANCE PROGRAMS (1993)**

<u>Program</u>	<u>Total Grant \$</u>	<u>Persons Served</u>		
		<u>Monthly Average</u>	<u>% of County Population</u>	<u>County Rank by % of Pop</u>
Aged	4,957	17	0.25	10
Blind	1,905	2	0.03	2
Disabled	44,471	89	1.29	15
AFDC	825,671	520	7.54	14
CEAP	6,536	7	0.10	10
General Assistance	160,898	45	0.65	2
Refugee Assistance	0	0	-	-
Food Stamp	643,774	829	12.01	12
Medical Assistance	2,115,329	473	6.86	18

7.6 POPULATION FORECASTS

7.6.1 Population Estimates

This section presents Ferry County's population forecasts:

**Table 7-8
POPULATION ESTIMATES**

<u>Year</u>	<u>Low</u>	<u>Medium</u>	<u>High</u>
1990	6,295	6,295	6,295
1994	7,000	7,000	7,000
2000	7,590	7,935	8,280
2010	8,349	9,125	9,936
2014	8,683	9,672	10,731

These county forecasts exceeded the total given by the State Office of Financial Management (OFM). The 2014 forecasts are based on extending the 2010 forecast for four years at the average growth rate from 1990 to 2010.

7.6.2 Households

This section presents Ferry County's household estimates

**Table 7-9
HOUSEHOLD ESTIMATES**

<u>Year</u>	<u>Low</u>	<u>Medium</u>	<u>High</u>
1990	2,331	2,331	2,331
1994	2,593	2,593	2,593
2000	2,811	2,939	3,067
2010	3,092	3,380	3,680
2014	3,216	3,582	3,974

The household numbers for 1990 are derived from the 1990 U.S. Census.

7.7 LAND USE

This survey discusses human or social land use in Ferry County. This bias should be kept in mind. The definition of the term 'land use' seems obvious: the use of land. But what is really meant is the human land use, the assumption being that if land is not currently being used by people, then it is not really used. A hundred acres of wooded land without homes, roads, or farms, that is, an

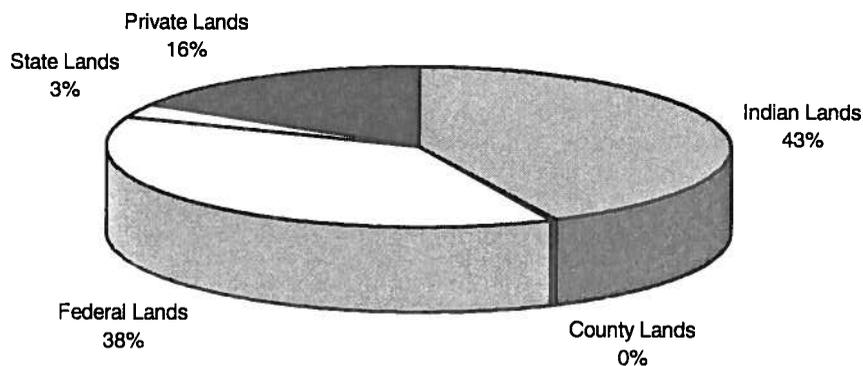
'unused' property, may still be used as the habitat for a wide variety of plants and animals. Further, it may be used as a buffer between potentially conflicting land uses.

7.7.1 Land Supply and Ownership

A relatively large percentage of the county is publicly owned. The majority of the property is held either as public property or as Indian Lands. Private land is becoming more and more expensive as the population grows and more property is developed. This factor combined with the mountainous nature of the geography is expected to produce significant higher demands on privately held land in the future.

Management of access and use of both publicly owned lands and Indian Lands in the future is also a major factor effecting the adequacy of transportation facilities serving those areas. In this plan, Land Use and Transportation will be closely related as each affects the other.

**TABLE 7-10
LAND DISTRIBUTION IN FERRY COUNTY**



7.7.2 RESIDENTIAL PROPERTIES

Ferry County is located in North Eastern Washington. Residential properties in Ferry County represent 8% of the total land use. Approximately 538 housing

units are on the Colville Reservation. The Curlew division has approximately 450 housing units. The Orient-Sherman unit has approximately 301 housing units, and finally the Republic division has approximately 958 housing units with approximately 237 single family homes, 83 mobile homes, and 71 multi-family housing units within the urban growth area of the City of Republic. The housing stock is predominantly single family with a couple of multi-family units. Recent subdivided lots are typically 12,500 square feet or larger, in conformance with the Tri-County Health District for areas not served by central sewer facilities. There are several Mobile home parks around the county.

7.7.3 INTENSITY OF COMMERCIAL INDUSTRIAL LAND USE

There are approximately 10 square miles throughout the county used as commercial or as industrial land sites. These areas are mining sites, gravel pits, saw mills, and miscellaneous commercial developments. The total area is approximately less than .5% of the total land base of the county. Most of the commercial development is within the City of Republic, and some of the town sites around the county. These consist of offices, storefronts, restaurants, and grocery stores. These uses serve the surrounding population and the traveling public. The 1993 survey of Ferry County residents indicates that people would like to see more focus on agriculture, forestry, and mining. A second response was to focus on new small business ownership, and finally slowing the rate of growth.

Expansion of Ferry County's industrial and commercial base will depend on the economic development of the county. Currently mining is the backbone of Ferry County's economy. The future of gold mining in Ferry County is uncertain based on the grade and availability of ore, the market value, the cost and the method of extracting and processing ore, and finally regulatory controls and restraints.

7.7.4 AGRICULTURAL LANDS

Some of the goals of this Comprehensive Plan are to preserve and protect agricultural customs and cultures to encourage the continuation of present agricultural practices and continue all available tax incentives for those who may contemplate and practice agriculture in the future.

Other counties have utilized the U.S. Agricultural Census for information to aid in determining designation of Agricultural Lands of Long-Term Commercial Significance. However, due to the effects of Title 7 of the United States Code, most tabulated items for Ferry County are suppressed and coded with a 'D' to protect confidentiality; thereby, diminishing the usefulness of the U.S. Agricultural Census for Ferry County.

The "land in farms" figures from the U.S. Agricultural Census report there are 749,452 acres in farms in Ferry County, of which 589,738 acres is reported as "land in farms" within the Colville Indian Reservation. This leaves 159,714 acres in "land in farms" outside the Colville Indian Reservation. Of that amount, 134,499 acres are in timber tax classification. This leaves 25,215 acres as privately held "land in farms" under non-timber agricultural use.

Pastured woodland and woodland not pastured (woodlots, timber tracts and sugarbush) are included as "land in farms" reported in the U.S. Agricultural Census. All state and federally managed forest lands or lands under current use taxation programs as either designated forest or current use timber are designated as Forest Lands of Long-Term Commercial Significance in Ferry County, and protected in Section 8 of this document. The Assessor's office reports 630,418 acres in these programs.

The Natural Resources Conservation Service soil surveys report 18 prime soil types in Northern Ferry County and 49 prime soil types on the Colville Reservation located within Ferry County.

As the 21,360 acres of prime soils found in Northern Ferry County include lands in the Urban Growth Area as well as platted lots, timber lands, and isolated pockets, it is clear that this figure of prime soil acreage is not useful in substantiating acres used for agricultural activity.

Ferry County's primary agricultural product is livestock (cattle) and is entirely dependent upon public rangeland for grazing. The 1934 Taylor Grazing Act, the 1976 Federal Land Policy and Management Act and the 1978 Public Rangeland Improvement Act provides leased grazing which stabilizes the livestock industry dependent upon the public range, prevents economic disruption, saves open space and western wildlife and has been the mainstay of the rural western economy.

There are 459,545 acres of Colville National Forest grazing leases and 19,423 acres of Washington State grazing leases within Ferry County.

Ferry County has a Range Law and a Right to Farm, Ranch and Practice Forestry Ordinance. Agricultural activities are not limited to specific areas but take place on a county-wide basis.

The tax status of Open Space/agriculture is applied to lands in Ferry County that are above 20 acres and show income from agricultural practices. There are exceptions to the 20 acre minimum, if substantial income can be shown from less acreage. This provides substantial incentive to the land owner to keep land in Open Space/agriculture.

The type of farming performed in Ferry County has typically been non-aggressive (low usage of pesticides and fertilizers). For this reason Ferry County has decided against requiring buffers between agricultural lands and new development. If the type of farming should change in the future, the decision against buffers shall be reviewed through administrative and public process.

Access to private properties through Agricultural Land of Long-Term Commercial Significance shall not traverse any agricultural resource lands unless subject to an easement, or shown on maps of the Ferry County Public Works Department or Forest Service Maps of the Colville National Forest, dated 1992.

The County strives to preserve agricultural lands in Ferry County. There are lands in Ferry County which do not meet Prime Farmland and Unique farmland, but are useful and necessary to Ferry County which therefore need to be protected and promoted. Also, the County promotes development on non-prime farmlands and preserves prime farmlands for open space, continued agricultural use, or available for lease for agricultural use.

All plats, short plats, development permits and building permits issued for development activities on any land within one thousand three hundred twenty feet (1320') of lands designated as agricultural, forest or mineral resource lands of long-term commercial significance shall contain a notice that the subject property may be on/or within one thousand three hundred twenty feet (1320') of lands designated agricultural, forest or mineral resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, mining related activities might include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

7.7.5 TIMBER LAND

Ferry County has a total of approximately 700,000 acres of different classes of timber land. This is approximately 1/2 of the total land mass of the county (approx. 1.41 Million acres). There are approximately 50,000 acres in class 4 timber lands, and approximately 50,000 acres of timber land in classes 5 & 6, and finally 600,000 acres in non-commercial timber lands.

Private commercial timber stocks comprise of approximately 50,000 acres, and 90,000 acres are considered as marginal forest / non-commercial. The total private acreage in Ferry County for timber land is approximately 140,000. Of this, approximately 91,000 acres are being held by lumber producing companies, and approximately 49,000 are in private non-industrial ownership. Because of the U.S. Forest Service reorganization, many timber sales have been held up or appealed by environmental groups. The result of this has either caused the price of lumber to increase, changed methods of forest practices, or caused operators

to focus on logging private timber lands in order to maintain a stable economy. Logging has basically shifted from the 560,000 acres of public owned timber land to the remaining 140,000 acres of privately owned timber land. This increased activity will only last for a finite period. Either the logging operator will be forced to shut down, or the timber economy will have to change to meet the demands for lumber and new construction.

As these tracts of private timber lands are logged, many are divided and sold or leased with the option to purchase as 20 acre tracts. This activity has established the land use pattern for Ferry County in the last 10 - 20 years. The 20 acre tract was established as a means to divide land while meeting the exemptions of the County Platting Ordinance.

Property owners who intend to use off-site water supply from adjacent Forest Lands, will be required to show legal access (i.e. easement/water rights) from the forest land owner, prior to platting or upon application for a building permit.

Access to private properties through Forest Land of Long-Term Commercial Significance shall not traverse through any forest resource lands unless subject to an easement, or shown on maps of the Ferry County Public Works Department or Forest Service Maps of the Colville National Forest, dated 1992.

Property owners within or adjacent to Forest Lands will be notified at the time of platting, obtaining a building permit or a development permit that they will be liable for the cost of extinguishing any fires that they may cause.

All plats, short plats, development permits and building permits issued for development activities on any land within one thousand three hundred twenty feet (1320') of lands designated as agricultural, forest or mineral resource lands of long-term commercial significance shall contain a notice that the subject property may be on/or within one thousand three hundred and twenty feet (1320') of lands designated agricultural, forest or mineral resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, mining related activities might include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

Class I and II Forest Lands:

1. Lands within or adjacent to Class I and II Forest Lands shall have no more than one single or multiple family dwelling per 20 acres.
2. Lands within or adjacent to Class I and II Forest Lands shall not be divided into parcels less than 20 acres.

Class III and IV Forest Lands:

1. Lands within or adjacent to Class III Forest lands shall have no more than one single or multiple family dwelling per 10 acres.

2. Lots will be designed to ensure that the residences or other occupied structures are constructed and controlled by the residents.
3. Lands within or adjacent to Class III Forest Lands shall not be divided into parcels less than 10 acres.

7.7.6 MINING

Gold mining has played an important role to Ferry County history and is still considered to be a major land use. Mining is the backbone of the county economy. Because of the geology of Ferry County, hard rock mining is the method of extracting ore. The mining is both open pit and underground. The land use pattern for development established 100 years ago was from mining claims as gold was discovered in Ferry County in 1896. The next major land use pattern was probably by Indian Allotments until 1916, and from homesteading until 1918. Mining is an everyday part of Ferry County and will probably be so in the future as long as the economy and gold prices maintain.

It is important to Ferry County to conserve mineral lands for productive economic use by identifying and designating mineral resource lands of long-term commercial significance and to minimize loss of paleontological information.

In order to minimize loss of important scientific information, Ferry County strongly encourages property owners and developers to submit all fossils found to the Stonerose Interpretive center in Republic, The Thomas Burke Washington State Museum, at the University of Washington in Seattle, or other qualified paleontological facilities for evaluation.

All exploration, extraction, mining reclamation, and processing operations in Ferry County shall comply with Ferry County Mining Ordinance #90-02, and State and Federal mining reclamation laws.

Property owners who intend to use off-site water supply from adjacent Mineral Lands, will be required to show legal access (i.e., easement/water rights) from the mineral land owner, prior to platting or upon application for a building permit.

Access to private properties within mineral resource lands shall not traverse through mineral resource lands except where the access is subject to an easement, or shown on maps of the Ferry County Public Works Department or Forest Service Maps of the Colville National Forest, dated 1992.

All plats, short plats, development permits and building permits issued for development activities on any land within one thousand three hundred twenty feet (1320') of lands designated as agricultural, forest or mineral resource lands of long-term commercial significance shall contain a notice that the subject property may be on/or within one thousand three hundred twenty feet (1320') of

lands designated agricultural, forest or mineral resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, mining related activities might include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

7.7.7 RECREATION LANDS

Ferry County provides a rich setting for numerous recreational opportunities, including berry-picking, bicycling, camping, hunting, fishing, hiking, horse-back riding, picnicking, boating and swimming to name a few. Recreational lands are divided into two groups. Public lands, such as the Colville Reservation, U.S. Forest Service, and State Parks. Private recreational lands are primarily those surrounding the lakes and rivers of the county. These lands include private resorts, vacation properties and homes, and year round residences. There are some private recreational lands that are not surrounding water bodies. These are primarily used for hunting, hiking, off road vehicle access, cross country skiing, and other recreation uses.

7.7.8 OPEN SPACE CORRIDORS

The Growth Management Act requires counties to identify open space corridors within and between urban growth areas. These corridors shall include lands that are useful for recreation, wildlife habitat, trails, and connection of critical areas. Open space corridors provide important linkages for wildlife habitat.

Because of the unique nature of Ferry County, it is not necessary for the County to designate open space corridors. However, the old Burlington Northern Railway Right-of-Way which runs from the east side of the City of Republic to Vaagen Bros. Mill has the potential to be developed as a regional trail system along with the old Hot Air Rail leaving Republic and proceeding north through the county. There are also possibilities with the old Sherman Pass Highway, however safety is of most importance. The topography on the Burlington Northern Railway is such that it may never be developed, but would create an enhanced open space between the City of Republic and Pine Grove. In addition, the floodplains along the Kettle River, San Poil River, and Curlew Lake should allow for open space. Most of the remaining corridors in Ferry County are the remnants of abandoned highway, and railroad. Because of the unique terrain of Ferry County, these corridors were wide enough for transportation, but would be difficult to develop as property for single family homes. Also, most of these corridors are still owned by the railways, or the county.

7.7.9 COMMUNITY SERVICES

Community service lands include government uses, street right-of-ways, fire stations, schools, parks, utilities, churches, cemeteries, community use lands, fraternal organizations, hospitals, and golf courses. Government buildings and uses are any land used by government, such as libraries, department of transportation, and ranger stations. Community use lands is that which serves the general community and does not fit under any other of the specific community use land headings. An example of community use land is the Ferry County Fairgrounds.

7.8 GROWTH AND CHANGE IN FERRY COUNTY

7.8.1 RESIDENTIAL DEVELOPMENT

Because only 16% of the County is private property, and the majority of this property is along the major water courses, these areas will receive a large share of the County's economic growth over the next 20 years. This plan, and particularly the Future Land Use Map will shape how the future growth will affect Ferry County. The Future Land Use Map will establish the location, use, density and intensity of future growth. To successfully manage this growth, the community must decide how it will develop the future land use map. There are many options available to Ferry County. For example, the county could choose one of the following options:

A. Establish how much infill development could be accommodated from analyzing existing developed areas and platted lots around the county based on vacant land availability and reviewing the anticipated population growth over the next 20 years .

B. Establish how much infill development could be accommodated based on the City of Republic's urban growth area population projections. These population projections, generally based on past trends could form the basis for the City of Republic's future land use map. The map would be developed to accommodate the anticipated population growth over the next 20 years.

C. Ferry County could choose to adopt a policy that departs from population growth trends. (This may not be an option under the Growth Management Act - which says that the county will accommodate for future growth.) For example, the county could establish an optimal size and population and develop a future land use plan that reflects that vision for the future. Under this option, the county could decide to either strictly limit annual growth or to undertake an aggressive strategy to attract growth, based on a policy decision by the appointed and elected officials.

It is important that Ferry County not select any of these options in isolation. In developing the Future Land Use Plan, the county should consider how it will be affected by the policies of the jurisdictions within the county.

The 1990 U.S. Census reports that there were 3,239 housing units in Ferry County. Of this total, 2,128, or 65.7 percent, were single family housing. Multi-family housing amounted to 145 units, or 4.4 percent. Mobile homes and other housing units amounted to 966, or 29.8 percent. Vacancy rate was 18.9 percent. The housing element calls for a housing mix of 65 percent single family, 4.4 percent multi-family, and 29.8 percent of mobile homes. Applying these targets to the forecasted growth in housing units results in new housing mix as shown in the following table.

**Table 7-11
FORECASTED HOUSING UNITS BY HOUSING TYPE**

<u>Year</u>	<u>Single Family</u>	<u>Multi-family</u>	<u>Mobile Home</u>	<u>Total</u>
1990	2,128	145	966	3,239
1994	2,592	176	1,166	3,934
2000	2,938	200	1,322	4,460
2010	3,379	230	1,520	5,129
2014	3,582	244	1,612	5,438

Single Family Residential Density. The single family residential density in Ferry County is 3 units per acre. This is net residential development density, meaning that street right-of-ways and land consumed by provision of public services are excluded.

Multi-Family Residential Density. In 1990 there were 145 units of multi-family residential development in Ferry County. The multi-family residential development consumed a total of 18.25 acres.

Mobile Home Residential Density. The mobile home net residential density in 1990 amounted to 8 units per acre. There were 966 mobile homes units consuming 120.75 acres of land.

7.8.2 FORECAST OF RESIDENTIAL LAND DEMAND

Residential land demand is calculated by dividing the number of forecasted housing units by the development density. The following table shows the

residential land demand for single, multi-family, and mobile homes. However, the Housing element stipulates that the minimum lot size for a single family home with community water and sewer shall be 12,500 square feet. The minimum lot size for a single family home with community water and individual sewer shall be 1 acre. And finally, a single family home with individual water and sewer shall be 2.5 acres.

**Table 7-12
FORECAST OF RESIDENTIAL LAND DEMAND
(single family is based on 3 dwelling units per acre)
(multi-family and mobile home is based on 8 units per acre)**

<u>Classification</u>	<u>2000</u>	<u>2010</u>	<u>2014</u>
Single Family	115.33	262.33	330
Multi-Family	3	6.75	8.5
Mobile Home	19.5	44.25	55.75
TOTAL	137.83 acres	313.33 acres	394.25 acres

**Table 7-13
FORECAST OF RESIDENTIAL LAND DEMAND FOR A 2.5 ACRE MINIMUM
LOT SIZE FOR SINGLE FAMILY HOMES**

YEAR 2000	865 acres
YEAR 2010	1,967.5 acres
YEAR 2014	2,475 acres
Total	5,307.5 acres

7.8.3 INFILL

One of the critical questions in land use allocation is: 'How much land will be consumed by infilling available land within the corporate limits of Republic, and how much will go outside?' Not all available land within the Urban Growth Area will be consumed. Some amount of land will always remain undeveloped.

The other equally important question is: 'Where will new development take place?' The most likely areas where development will take place are areas that are currently being served or likely to be served by roads and utilities (sewer and water). Topography also plays a role in locational decisions.

7.9 URBAN GROWTH AREAS

The 1990 Washington Growth Management Act is a far-reaching piece of legislation that will dramatically reshape how land use decisions are developed and implemented. The GMA establishes 13 planning goals related to the areas of land use, housing, infrastructure, land conservation and environmental protection. In response to the 1991 amendments to the GMA, the County, in cooperation with the municipalities in the County, establish a County-Wide framework for the development of regionally consistent comprehensive plans known as the 'Ferry County County-Wide Planning Policies'. The GMA, the Permanent Rules of the Department of Community Development, or now known as the Department of Community Trade and Economic Development (WAC Chapter 365-195) and the CWPP all place great emphasis on managing the location of new development, assuring that urban development occurs only in areas where adequate public facilities and services are available to meet development demands, reducing sprawl, and curtailing the inappropriate or premature conversion of undeveloped land into low-density development.

The GMA, therefore, requires that the County and each City designate an urban growth boundary within which urban growth is to be encouraged and beyond which urban growth is to be discouraged. However, the urban growth boundary must be set so as to accommodate all of the urban growth projected by the State Office of Financial Management to occur over the succeeding 20-year planning period as well as provide sufficient lands for open space, greenbelt areas, and areas needed for public facilities and services. Because the urban growth boundary is based on such long-range planning period, intermediate limitations are needed to avoid sprawl and other undesirable urban growth patterns within the urban growth boundary. Accordingly, the GMA requires that development be timed and sequenced within the area designated for urban growth.

- urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development;
- urban growth should be located second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources.

This requirements echoed by the DCD Rules which provide as follows:
'Provisions should be made for the phasing of development within each urban growth area to ensure that services are provided as growth occurs'.

Ferry County Resolution 93-49 establishes the urban growth area boundaries.

Ferry County County-Wide Planning Policies establishes the planning policies to amend the urban growth area boundaries.

7.10 SUB AREA PLANS

The Ferry County Comprehensive Plan allows for Sub Area Plans where appropriate. Sub Area Plans must be consistent with the Comprehensive Plan and meet the requirements of the Growth Management Act where ever they may apply.

7.11 ALTERNATIVE LAND USE SCENARIOS

Over the next twenty years, Ferry County's pattern of land use could theoretically take several different forms. Although, the number of permutations would initially seem infinite, there are some limits on the ways the County can develop and grow. Many of these constraints are a part of the County's own history. The way the roads were originally laid out and the topography still influences planning decisions today. The location of roads is a function of topography, often following creek beds. Development coincides with existing access. Hence, development is naturally drawn to creek drainages. Previous special studies and land use decisions continue to dictate the way current County Officials craft a vision of the County's land use future. Past policies have strengthened communities, formed and reflected local attitudes, and produced regulations of legal effect. To understand this land use element, it is imperative that one understands the County's land use history.

Recently, the County has made several important decisions concerning land use. In 1993, the County adopted interim development regulations for environmentally sensitive areas. Even though this ordinance has a sunset clause which will terminate itself once the comprehensive plan and development regulations are completed, wetlands and critical area ordinances are another requirement of the 1990 Growth Management Act. The Growth Management Act has frequently been described in revolutionary terms. One of the reasons for this hyperbole is the decreased supply of developed land that remains available for development after wetlands and other critical areas are designated. Sensitive are regulations, particularly as they apply to wetlands, and constitute another constraint on land use in Ferry County. Their effect will influence the final form of the land use plan.

Ferry County has adopted a set of planning goals and policies for its comprehensive plan. Any proposed land use plan now needs to justify itself and

demonstrate conformance with these goals and policies. The County Planning Department forecasted future land use consumption and translated it into different land use scenarios. These scenarios seek to achieve the County's goals and policies in varying degrees.

7.11.1 ALTERNATE LAND USE PLAN

An alternative land use plan discussed and rejected while drafting this Comprehensive Plan, was the implementation of a Ferry County Zoning Ordinance. The purpose of considering an alternate land use plan is to make a comparison against a Proposed Plan. To understand this concept more clearly, please review the EIS.

This proposal has brought forth many emotional feelings about land use regulations and private property rights. Although many citizens want the County to retain its rural character, a large majority feel that additional land use regulations would violate their private property rights.

A Ferry County Zoning Ordinance would essentially take a snap-shot of the County, and preserve its many land uses to those specific areas. Agricultural lands would remain in agriculture, timber lands would not be allowed to be converted to residential use, and residential areas would be clustered together. There would be minimum lot sizes of twenty to eighty acres on privately owned natural resource lands. Zoning would also designate areas appropriate for commercial/industrial development.

Once these areas are "zoned", they are essentially set aside for the purpose of their designation. Any land use proposed against their designated zone would either be denied, would be subject to a lengthy environmental review, or can use performance standards to weight whether a variance is appropriate by reviewing whether or not a use is consistent with guiding values of the comprehensive plan, and try to prevent neighboring incompatible land uses.

Another item to consider is land values. Once land is designated or zoned, it is valued for its use or potential use. An example of this might be a tract of land zoned as agricultural use. This tract of land would then be valued with similar tracts of agricultural lands. If the land owner wanted to sell the property or use the property as collateral against a bank loan, the property would be valued less as agricultural land even though the tract may be prime real-estate for residential development along a river or lake.

Many people have moved to Ferry County to get away from it all. The rural friendly atmosphere is pleasing. Land use patterns indicate that many new residents are purchasing twenty acre tracts within the drainages. Roads are being impacted, utilities are few, but space and solitude is plenty. With a zoning

code, the county could possibly ensure low density residential development and limit these areas to only twenty acre tracts or larger. Without a zoning code, these twenty acre tracts may eventually be platted into multiple five acre tracts. This would strain the infrastructure such as roads and utilities. Also, the county could no longer ensure a sense of open space and solitude in these areas. In essence, the county could be faced with isolated long plats out of reach of adequate services and facilities. These impacts may not be the definition of a rural character that we as citizens of Ferry County enjoy.

So, actually zoning could be used to guide residential development to patterns and locations consistent with the comprehensive plan, the county's vision for its future image, and "concurrency" of services for more cost efficient operation as the county provides those services.

Zoning Ordinances however, are not carved in stone, and are always changing to meet the needs of the community. In a rural county such as Ferry, the population is only 7,000. The area of the county is 2,204 square miles.

Approximately 84% of the county is public lands. Mathematically, there are approximately 3 people per square mile. The projected population for the year 2014 is approximately 9,672. This would mean that twenty years from now, there would be a little over 4 people per square mile.

In a sense, 84% of Ferry County is already Zoned and regulated by Federal and State Government, or the Colville Confederated Tribes for either open space, recreation, wildlife, timber, grazing and mining. This proposed Comprehensive Plan looks at the remaining 16% of Ferry County without using the techniques, options, requirements, and restrictions of zoning.

7.12 RURAL ELEMENT

7.12.1 RURAL AREA DEVELOPMENT – GENERAL PROVISIONS

Lands outside the Urban Growth Areas are considered Rural and consist of three special use areas:

1. Resource lands, timber, mineral, and agricultural as defined above.
2. Rural lands, limited areas of more intense rural development.
3. Rural lands

The designations identify areas in Ferry County where different types of activity are given different priorities and where different standards will apply. Critical areas exist in all three (3) special use areas and are governed by the Ferry

County Critical Areas Ordinance, Shorelines Master Program and SEPA, all of which operate as overlays to these land use guidelines.

In all rural areas, resource use, and particularly agricultural and timber uses and accessory uses are permitted and encouraged. This is true even if the property is not designated as lands for long-term commercial resource use.

In addition, smaller home occupations are an essential component of the County economy and will be permitted in all areas.

Finally, the historic disbursal of population of Ferry County, the limited private lands, and the need to encourage a strong economic base warrant additional areas of more intense activity where (1) the area is already developed, (2) limited public facilities already exist, (3) means can be identified to avoid intrusion of more intense activities into undeveloped areas, (4) means can be identified to protect ground and surface water and (5) means can be found to protect resource lands.

7.12.2 RURAL AREA DEVELOPMENT DEFINITIONS

“Rural character” refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:

- (a) In which open space, the natural landscape, and vegetation predominate over the built environment;
- (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- (c) That provide visual landscapes that are traditionally found in rural areas and communities;
- (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- (f) That generally do not require the extension of urban governmental services; and
- (g) That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.

“Rural development” refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in

rural areas. Ferry County rural development activities are identified below at section 7.12.3.

“Rural governmental services” or “rural services” include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and include domestic water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas. Rural services do not include storm or sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4). Specific rural governmental services include fire districts, school districts presently located outside UGAs and water districts at 100 service connections or lower. Individual systems for industrial use, fire flow, or NPDES or waste discharge under Chapter 90.48 RCW shall not be considered “urban governmental services.”

“Urban growth” refers to growth that makes intensive use of land for the location of buildings, structures, impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth. 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 in relationship to an area with urban growth on it as to be appropriate for urban growth.

“Urban growth areas” means those areas designated by a county pursuant to RCW 36.70A.110.

“Urban governmental services” or “urban services” include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.

7.12.3 RURAL AREA DEVELOPMENT - GUIDELINES

The guidelines set forth below provide the framework for development regulations dealing with a variety of rural area development issues.

Guidelines for rural area development:

A. Rural area development is divided into two elements:

- (1) Uses permitted in rural areas
- (2) Uses permitted in limited areas of more intense rural development

Rural areas in Ferry County are those lands which are not within a UGA, and not within designated timber, mineral, or agricultural lands of long-term significance. Within the rural lands, the County recognizes six categories of uses considered for more intense rural area development; Small Towns, Cross Road Commercial Areas, Shoreline Areas, Tourist Uses, Cottage Industries and Rural Areas.

1. **Small Towns**

The small towns in Ferry County are Danville, Curlew, Pine Grove, Laurier, Orient, Inchelium, and Keller.

Nature of the small towns: each of these towns was developed in a historic pattern of small lots surrounding a central commercial industrial or market feature. The small towns have existing infrastructure including fire protection, water districts, school facilities and other public buildings and services which serve not only the small town but also provide basic needs and services for the surrounding community.

Physical limits of the small towns: The areas designated for development within small towns shall be confined to areas of historic development, but making small allowances for regular boundaries and efficient service areas. See Maps for detail. At this time we have no air photo's for the areas within the bounds of the Colville Indian Reservation.

A. **Danville:** Danville is a small community situated along Highway 21 at the north boundary of Ferry County. It has an International Border Crossing into Canada, a post office, grocery store, gas station, tavern, and many small lots created in the early 1900's. The boundaries are confined to the area of development along the highway and existing home sites within the original town site plat. The area is approximately 80 acres in size.

B. **Curlew:** Curlew is located along the Kettle River and Highway 21. It was platted in the early 1960's. It has a water system, school, post office, grocery store, gas station, tavern, video store, restaurant and lounge, churches, cemetery, Ansonge hotel museum, volunteer fire department, and Pope & Talbot lumber yard. The train from Canada, which is used to transport lumber, goes through Pope & Talbot in Curlew

and continues to Vaagens Lumber in Republic and then goes back to Canada. On the west side of the state highway it includes Cougar Corner which has a laundromat, hair salon, grocery store, gas station, restaurant, lounge and medical clinic, an RV park and Chevron card lock. The boundaries are limited to the area that includes the above with some existing residential lots in between. The area is approximately 300 acres in size.

C. Pine Grove: The area has a water district, a well developed road network, and is the primary crossroads in the county at Highways 21 and 20. It has a hardware store, fair grounds, gas station, grocery store, restaurant, pump & satellite shop, rental & saw shop, used car lot, furniture store, small mall, mini storage, recycling center, PUD sub station and a PUD shop, grange, Evans towing and auto body repair & paint shop, mobile home park, Robinson trucking, Republic equipment and a fabrication shop. The uses at Pine Grove have been in existence since the 1960's and all predate December 31, 1991, the date Ferry County opted in to growth management. The boundaries are considered to be the areas already developed, all of which are served by the water system. The area is approximately 120 acres in size.

D. Laurier: Laurier is a small community situated at the Canadian border along Highway 395. It has an International border crossing, a state owned airstrip, post office, grocery store, gas station, liquor store. The boundaries are confined to the area historically known as the townsite. The area is approximately 40 acres in size.

E. Orient: Orient was platted in the early 1900's. It has a water system, school, post office, volunteer fire department, restaurant, gas station, grocery store, and tavern. The boundaries are confined to the area of the original townsite, which is served by the water system. The area is approximately 275 acres in size.

F. Inchelium: Inchelium is located in the southeast portion of Ferry County and is in the bounds of the Colville Indian Reservation along Lake Roosevelt. It has a water system, sewer system, school, post office, gas station, grocery store, quick stop, community center, volunteer fire department, medical clinic, library, child care center, barber shop, tribal post & pole plant, tribal long-house, community college extension, church, and youth center. The boundaries are confined to the area served by the water system. The area is approximately 600 acres in size.

G. Keller: Keller is located in the southern portion of Ferry County and is in the bounds of the Colville Indian Reservation along State Highway 21. It has a water system, sewer system, school, post office, grocery store, community center, library, church and tribal long house. The

boundaries are confined to the area known as the Keller townsite but also includes three separate housing developments north of Keller that are also served by the water system. The area is approximately 160 acres in size.

Uses within small towns may be commercial, residential, or small-scale industrial, so long as the infrastructure within the community has the capability to handle the demands of the development or that improvements can be made to assure concurrence for schools, traffic, fire, water, and waste discharge.

Residential uses shall be based upon historic lots and lot sizes.
Commercial uses shall not be larger than 10,000 square feet for non resource uses.

Industrial uses shall not be larger than 50,000 square feet or 100 employees, per location, for non resource based uses.

Development regulations should provide for such uses and limits, subject to concurrency requirements outlined in section 7.12.4.

2. Cross Road Commercial areas

Cross Road Commercial areas provide residential, commercial, and industrial opportunities which are important to Ferry County and its economy. Cross Road Commercial areas are found at major intersections where local commercial service needs are met. New uses within the Cross Road Commercial areas may include commercial, residential, and industrial, but residential shall be limited to the area of current development. Commercial shall not exceed 10,000 square feet per building and 5,000 square feet per use, and industrial uses shall be limited to 20,000 square foot buildings and 20 employees per location.

The County has six (6) such areas: Malo, Barstow, Barney's Jct., The Pines, Boyds and Torboy.

A. Malo: Malo is located at the junction of State Highway 21 and St. Peters Creek Rd. It has a post office, grocery store and gas station and some small residential lots. The boundaries are the developed area from just south of the post office to the Malo store. The area is approximately 15 acres in size.

B. Barstow: The area has a gas station and grocery store. It is surrounded by small platted residential lots and the Kettle River. It is located on Highway 395 and is the only place to get gas and groceries

between Barney's Jct. and Orient. The boundaries are limited to the area of the store and gas station which is approximately 5 acres in size.

C. Barney's Jct.: Barney's is located at the junction of State Highway 20 and State Highway 395. The area has 2 restaurants with lounges, gas station (currently closed), fire hall, motel, mobile and RV parks, water system, sewer system and mini storage. The boundaries are confined to the area that includes the above and is approximately 100 acres in size.

D. The Pines: The Pines is located within the bounds of the Colville Indian Reservation where Cache Creek Road meets State Highway 21 in the south end of Ferry County. The area has a restaurant and gas station. It also includes the home and property of the owner of the Pines. It is the only restaurant and gas station in the south west portion of the county. The boundaries are the State Highway and the Cache Creek Rd. The area is approximately 10 acres.

E. Boyds: Is located on State Highway 395 south of Barstow. It has potential for future business because of the railroad siting. It had a gas station and a tavern at one time. It currently has a second hand store and a used car lot. The area is approximately 40 acres.

F. Torboy: Is located north of Republic along State Highway 21 and West Curlew Lake Rd. The Area has an RV park, mini storage, industrial park, and equipment shop. The area is approximately 35 acres.

3. Shoreline Areas

Ferry County has three (3) lakes which are considered areas in which more intense rural area development may occur. They were platted into small residential lots along or in the vicinity of their shorelines to take advantage of recreation and view amenities, prior to Ferry County opting for growth management. Other shorelines within the county are designated rural and are not considered areas we wish more intense development to occur. The areas considered to have adequate school, water, and other public services to permit continued enjoyment of the shorelines of the County without causing an undue sprawl or impact to resource lands include:

Lake Curlew---Platted portions and limited infill. The Lake Curlew sub-area plan was adopted along with the Ferry County Comprehensive Plan. The Lake Curlew Planning District boundaries are confined within the area between Highway 21 and West Curlew Lake Road which meet at the north boundary. The south boundary is the West Herron Creek Rd. The area between Old West Curlew Lake Road and West Curlew Lake Road is also included in the Lake Curlew Shoreline Rural Service Area. The area has 4 resorts, a state park, Ferry

Conservation District, some county owned property and many subdivisions and short platted lots. Lots smaller than one acre in size are prohibited in the planning district.

North & South Twin Lakes---Platted portions and limited infill. Located within the bounds of the Colville Indian Reservation. Twin Lakes has water systems, sewer systems, tavern, restaurant, 2 resorts with gas, youth camp, Tribal campground, laundromat, and several subdivisions. The boundaries are confined to the area already developed and the small portion of fee lands along the Twin Lakes Meteor Rd.

Areas of more intense shoreline development shall be limited to areas within existing plats, infill between plats where not separated by more than one half mile, and minor adjustments for ease of public service and logical boundaries.

Shoreline areas will not be permitted to extend into areas of prime farm land, prime timber land, or areas of operating mineral lands.

4. Tourist Uses

Ferry County considers a stand alone resort such as Sun Mountain or Skamania Lodge to be an appropriate use within rural areas and such uses may include commercial facilities designed to serve the tourist population. While no such facilities presently exist, public facilities designed to serve such rural tourist uses shall not be used to serve private residential structures intended for sale. Development regulations should identify specific size, character, and facility criteria through a permit process to distinguish such uses from destination resorts authorized under Chapter 36.70A.360 RCW, which require more elaborate planning requirements.

5. Cottage Industries

Outside small towns and cross road commercial areas home-based industries or occupations are permitted and encouraged.

Development regulations shall identify a means of permitting and enforcing criteria to assure that such uses avoid creating the need for urban services.

6. Rural Areas

Lands outside of the small towns, cross road commercial, and shoreline areas defined above shall be rural with an overall land use density of one unit per 2.5 acres for any residential development.

Development regulations should identify permitted uses, including resource uses, accessory uses, and cottage industries, but should limit large scale commercial industrial or non residential activities not related to resource uses.

7.12.4 ISSUES PERTAINING TO RURAL AREA DEVELOPMENT:

1. Rural character—Rural character in Ferry County is identified by large stretches of state and federal lands, mostly timber, with some grazing and mining, punctuated by small clusters of residences, resource uses, and businesses, small towns, crossroad commercial, tourist, and shoreline areas as identified above. The predominance of resource and governmental lands, rather than lot size, is the primary characteristic
2. Rural lifestyles and economies—Employment in Ferry County is based predominantly on jobs located outside of urban growth areas. Resource based employment in agricultural, mining, timber production, and home occupations, small businesses, and industries are critical to the overall success of the Ferry County economy. The County development regulations shall provide for opportunity to accomplish such activities outside UGAs, while limiting the spread of urban utilities and facilities.
3. The rural based economy and lifestyles authorized in Ferry County must comply with shoreline, critical area, and SEPA based rules and regulations designed to protect the environment, and particularly fish and wildlife habitat. This is accomplished through the permit process, requirements for concurrency identified below, and the limitation of “more intense” activities in the rural areas to specific geographic locations where size or impact may be an issue, or to a limited size where home occupations or home based industries are involved. Mitigation through SEPA may be required to avoid or reduce impacts and projects may be rejected where major impacts identified in environmental documents cannot be acceptably mitigated.
4. Activities in rural areas must be able to provide water and waste treatment “on site” or through private means. Public water supply may be used if they do not require a water district to exceed Group B standards, as set forth in WAC for public water supplies. A public facility within an area of intense activity within the rural areas may not be used to serve residential activity outside the boundary of the activity area unless the service is to a service area created and served in fact prior to the date Ferry County first opted for growth management planning.
5. Rural area development as identified for more intense activity shall not occur within (a) 100 year flood plains, (b) critical areas as defined in Ferry County Interim Ordinance 93-02, or (c) areas where the dust, noise, odor,

or runoff will likely exceed state or County standards on adjoining property within 250 feet developed and occupied for single-family residential use.

6. Development regulations shall be developed to identify how the criteria is to be accomplished under differing circumstances and to provide specific limitations as required by RCW 36.70A.070(5)(d)(i-v).
7. Except as provided above, rural area development shall be limited to residential development at a density of no more than 1 unit per 2.5 acres, and home occupations and resource based activities as specified in the development regulations.
8. Concurrency is the availability of adequate public facilities to serve the needs of a particular facility or development contemporaneously with the advent of the impact to be mitigated. Each development which imposes on the community impacts over and above those which the community is equipped to handle is required to address and deal with the service limitations in advance of receiving a building permit or development permit for the project in question. Development regulations shall provide that each public service agency providing public services to a given project, including school districts, fire districts, any water district which may be affected, and the County must all verify in writing that to the extent impacted by the development (a) the district has the capability to provided any increased service needs or (b) the district has entered into a mitigation agreement with the proponent to assure that adequate capacity and service to meet demands reasonably created by the new project will be available when needed.

7.12.5 GENERAL MEASURES TO GOVERN RURAL AREA DEVELOPMENT

1. Containing or otherwise controlling rural development.

The designation of forest, agricultural, and mineral lands of long-term development, including all federal and state timber and grazing lands, and lands reserved for recreational or wilderness purposes, will assure that more than 80% of Ferry County will be predominantly rural. The County development regulations will provide protection for the key link between the success of the private resource lands and the need for access to federal lands which support that activity.

Development within privately or publicly held resource lands which are necessary or appropriate for the enhancement of the resource activity shall be identified as permitted uses on resource lands, subject to critical area and environmental limitations, including SEPA.

More intense rural area development is further limited to areas in which development has already occurred, and the area is predominantly characterized by human, non resource, activity and not critical area habitat for fish or wildlife, or resource activity.

2. Assure visual compatibility

The nature of Ferry County is a long stretch of public and private resource lands punctuated by small clusters of human development activity, including small towns, cross road commercial areas, and clusters of residential uses. This characteristic is more a function of the mountain and valley geography of the County than a pattern of tracts of a certain size. Density shall determine overall development capability. The visual character is best maintained where development is for other than resource purposes by building on land not designated as prime timber, mining, or agriculture land, and on lots only large enough to serve water, waste, and personal needs. Thus, a variety of lot sizes from small to large is expected as personal needs differ.

3. Reduce the inappropriate conversion of land into sprawling low density development in the rural area

In Ferry County, areas of more intense low density development are confined to areas where human activity predominates over habitat or resource activities. Other rural area activities are limited in size and scale to limit the total extent of the development. Nevertheless, the County does expect 70% of the County growth to occur outside of the UGA due to the rural economic base present, and the guidelines of this plan are designed to accommodate that growth without creating a need for new urban level public services.

4. Protect critical areas and surface water and ground water resources

The County has adopted critical area regulations, a shoreline regulation, and is subject to well head protection, Clean Water Act, and Chapter 90.48 protections for both ground and surface water. Any permit issued in rural areas must consider the impacts, as applicable under the referenced regulations.

5. Protect against conflicts with the use of agricultural, forest and mineral resource lands

The principal source of conflict with resource lands in Ferry County is access to necessary public lands and public roads for resource purposes. Public access to public lands for resource use and recreation is a highest priority of the County.

A second source of conflict in resource lands are incompatible uses which may choose to locate in, adjacent to, or where it may be adversely affected by resource land use. Outside UGAs , small towns, and cross road commercial areas, development regulations shall provide limitations on new development which shall prevent unnecessary or inappropriate conflict. Such tools may include covenants to accept best management practices, easements to permit dust and noise associated with resource activity within or abutting resource lands for certain uses, and other regulations which prevent rural area development from interfering with resource based activities in or near resource lands.

IMPLEMENTATION PLAN

Identify through development regulations the standards and criteria for different uses to accomplish the steps above.

MAPS

DISCLAIMER

These GIS Data is deemed reliable but provided ‘as is’ without warranty of any representation of accuracy, timelines, reliability or completeness. These map documents do not represent a legal survey of the land and are for graphical purposes only. Use of the Data for any purpose should be with acknowledgment of the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.

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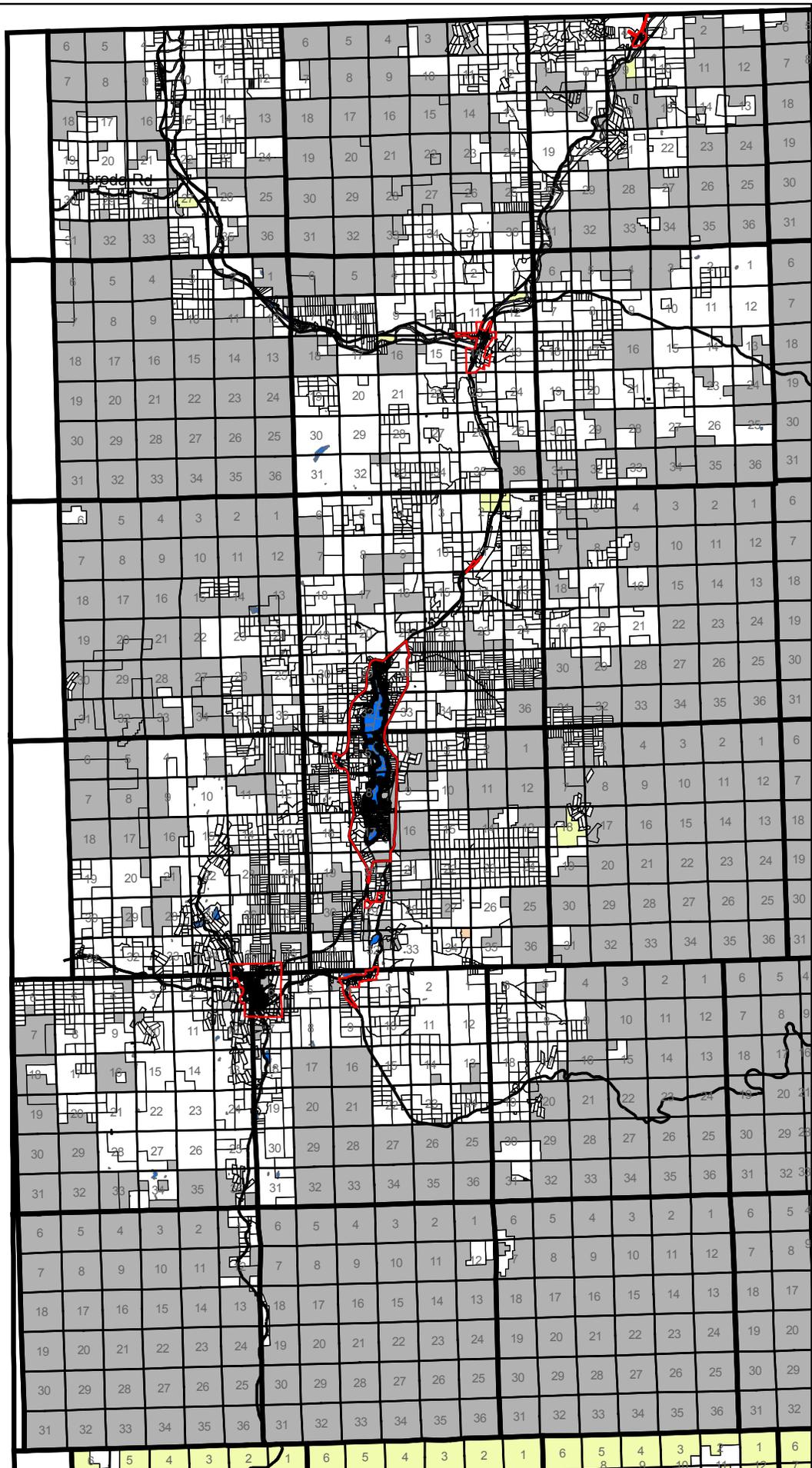
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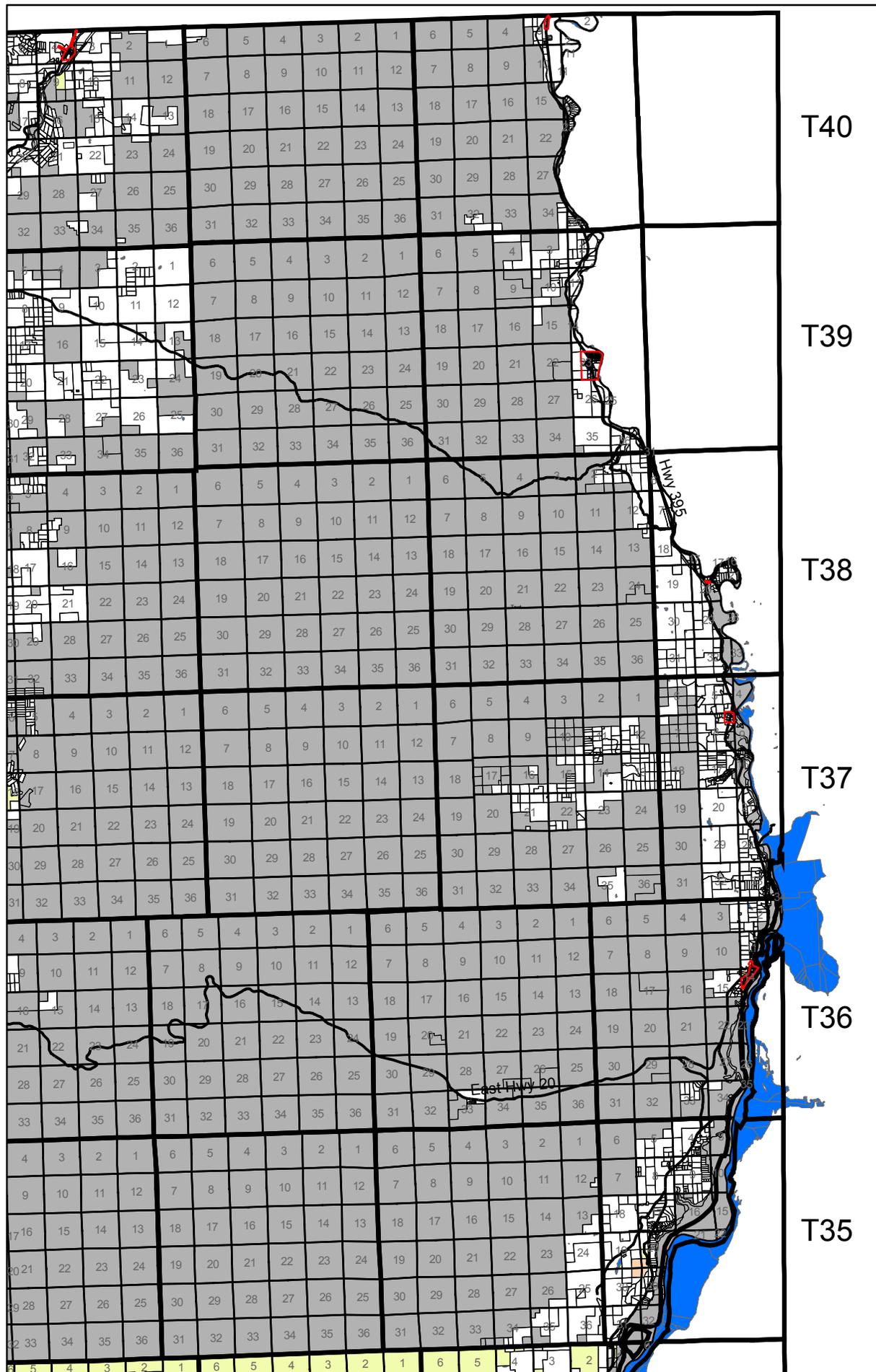
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- Colville Confederated Tribes
- Indian Allotment Trust Lands
- Public Lands

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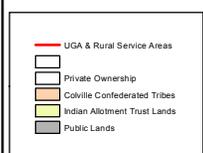
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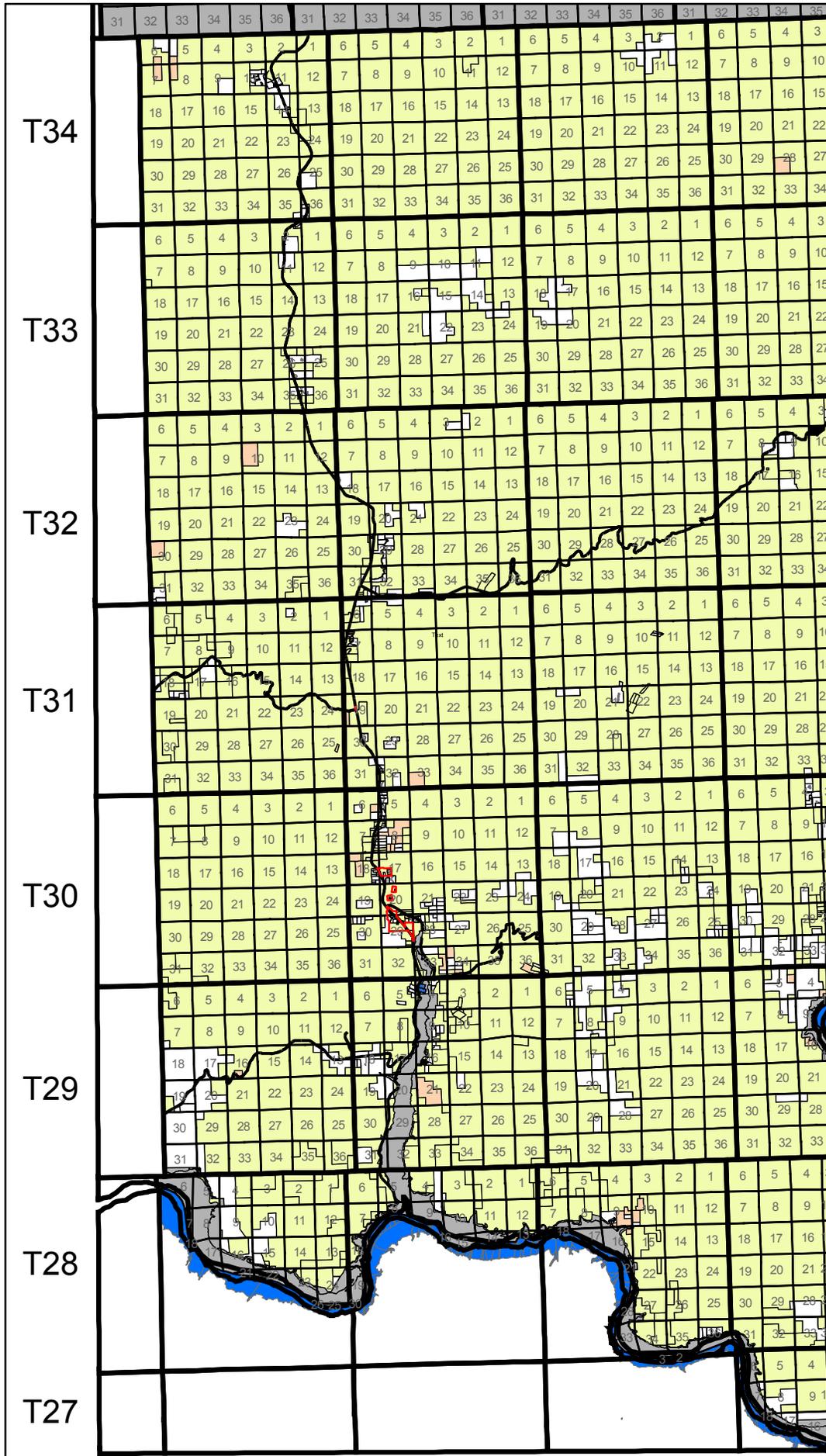
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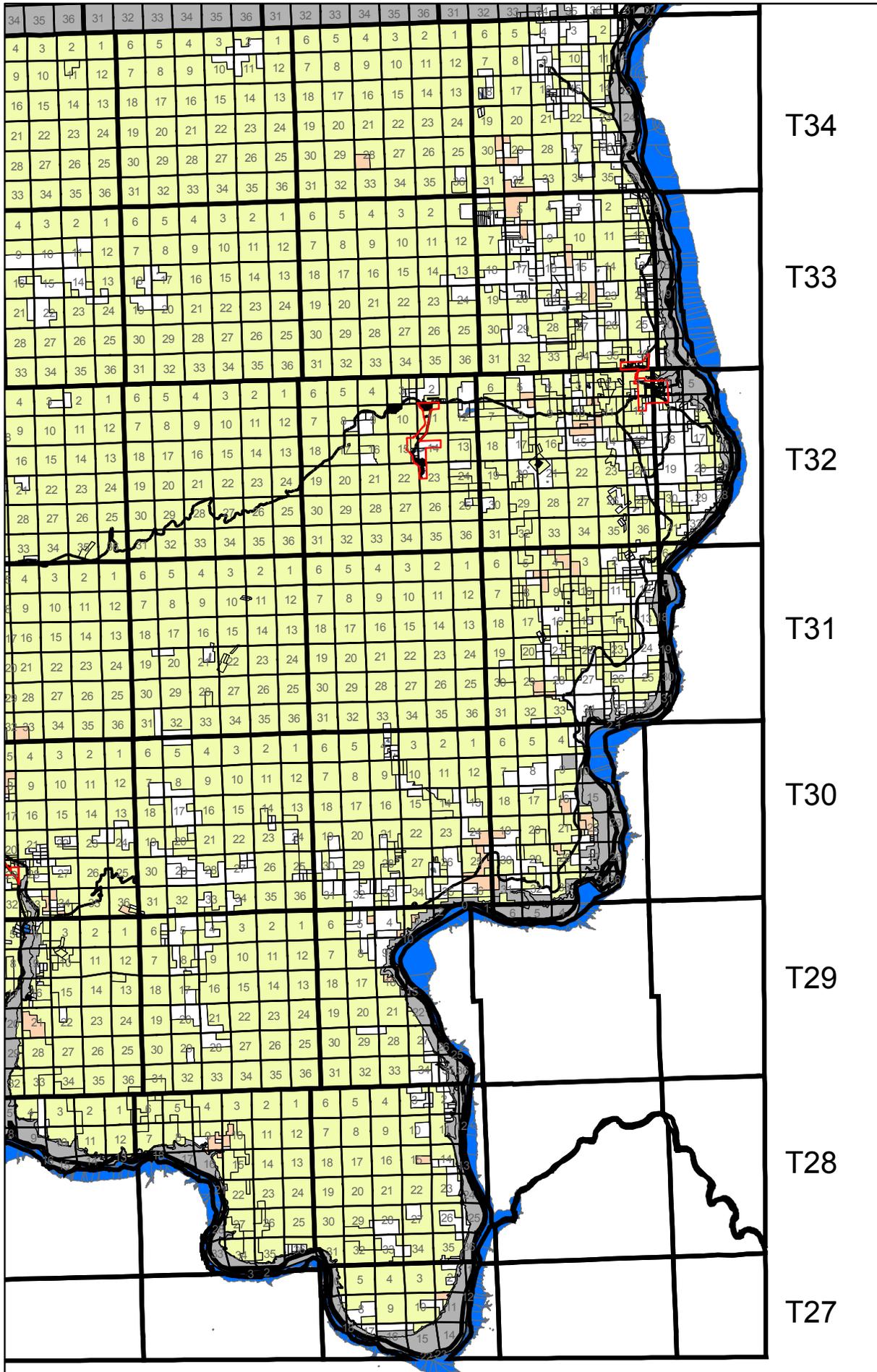
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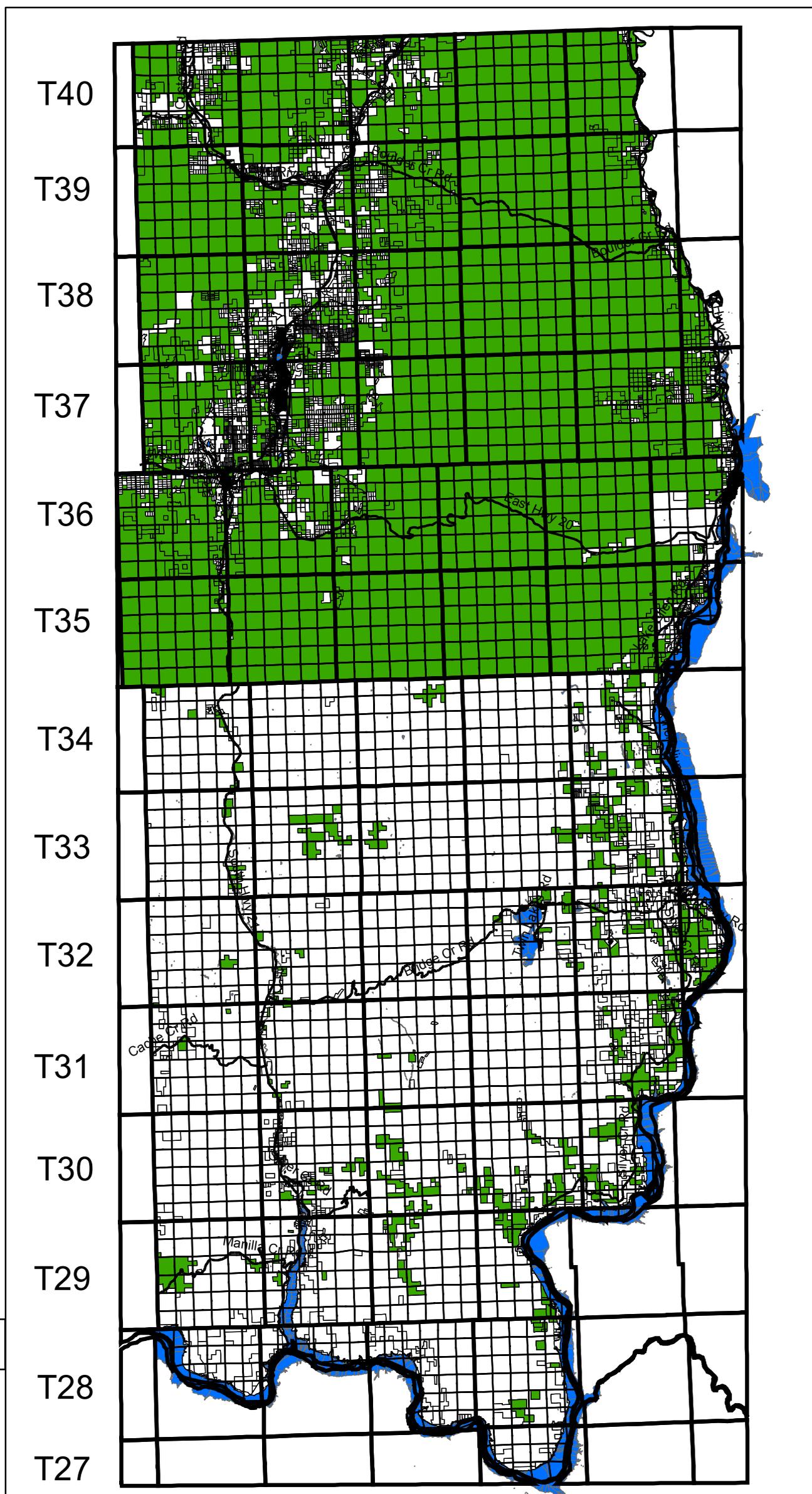
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- Private Ownership
- Colville Confederated Tribes
- Indian Allotment Trust Lands
- Public Lands

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Ferry County Comprehensive Plan Future Land Use Map Page 5

Timberland of Long-Term Commercial Significance

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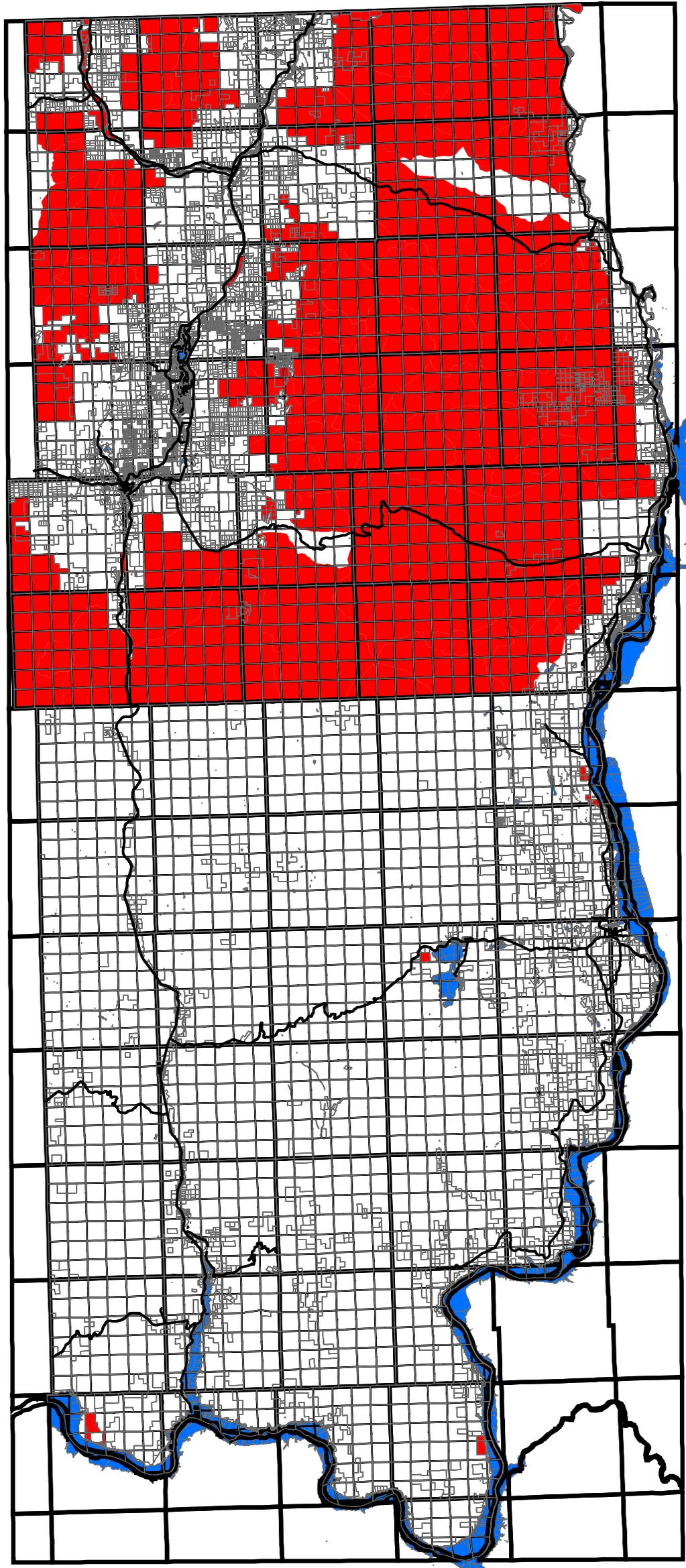
Timber LTCS

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Ferry County Comprehensive Plan Future Land Use Map Page 6
Agricultural Land of Long-Term Commercial Significance

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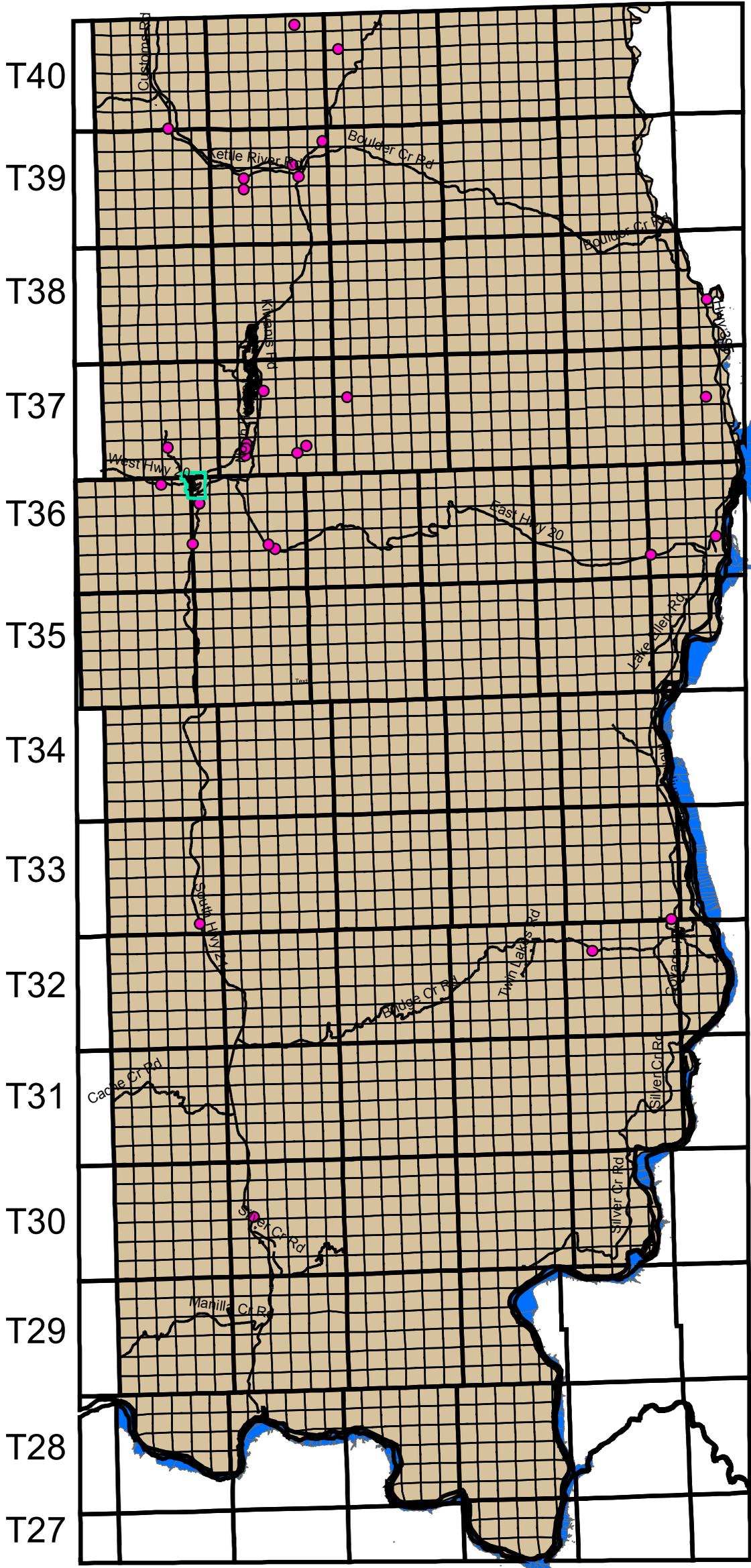


Ag LTCS

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Ferry County Comprehensive Plan Future Land Use Map Page 7
Mineral Land of Long-Term Commercial Significance

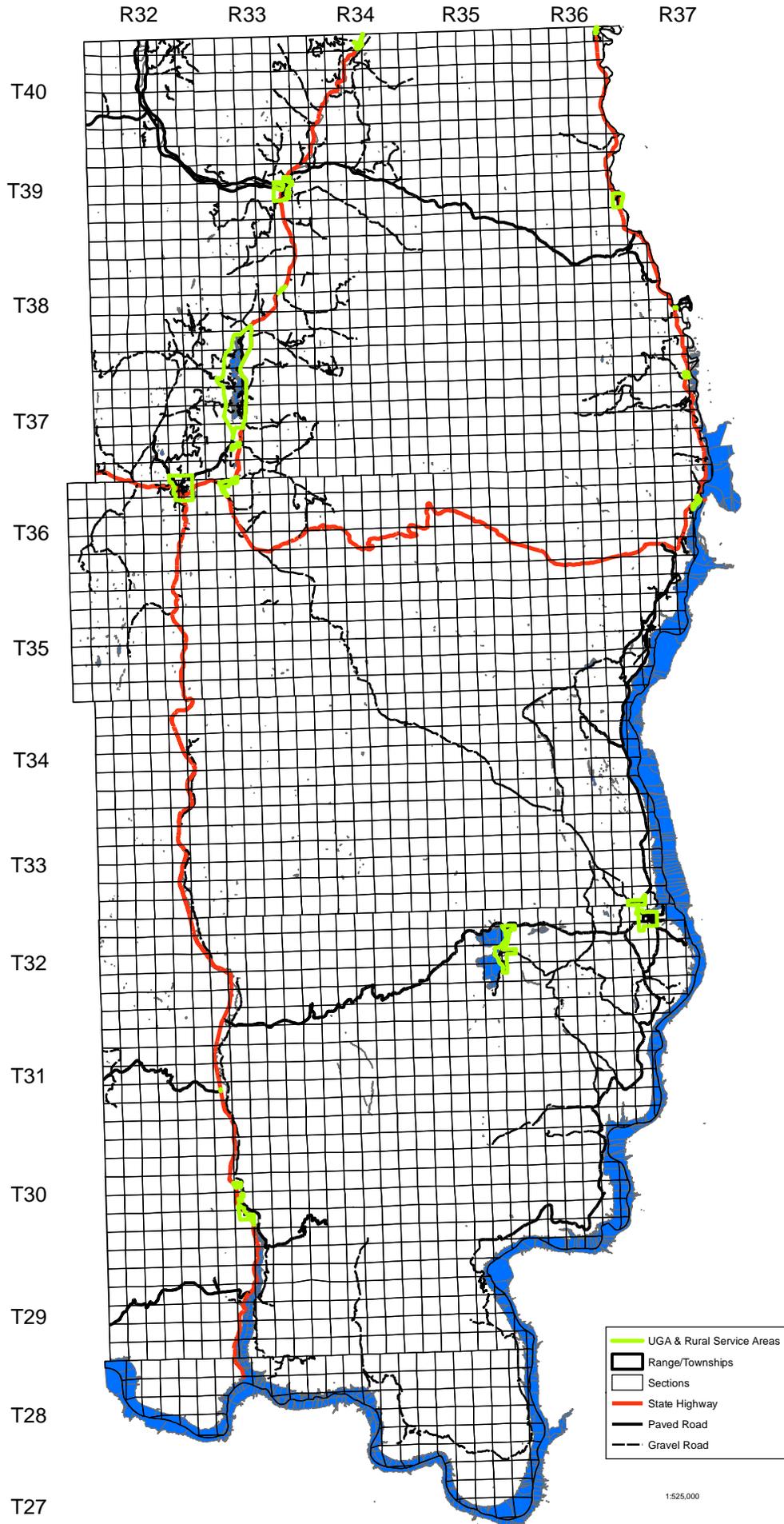
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-  Mineral Land LTCS
-  UGA of Republic
-  Existing Mining Operations with DNR Permits

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Urban Growth Area & Rural Service Areas

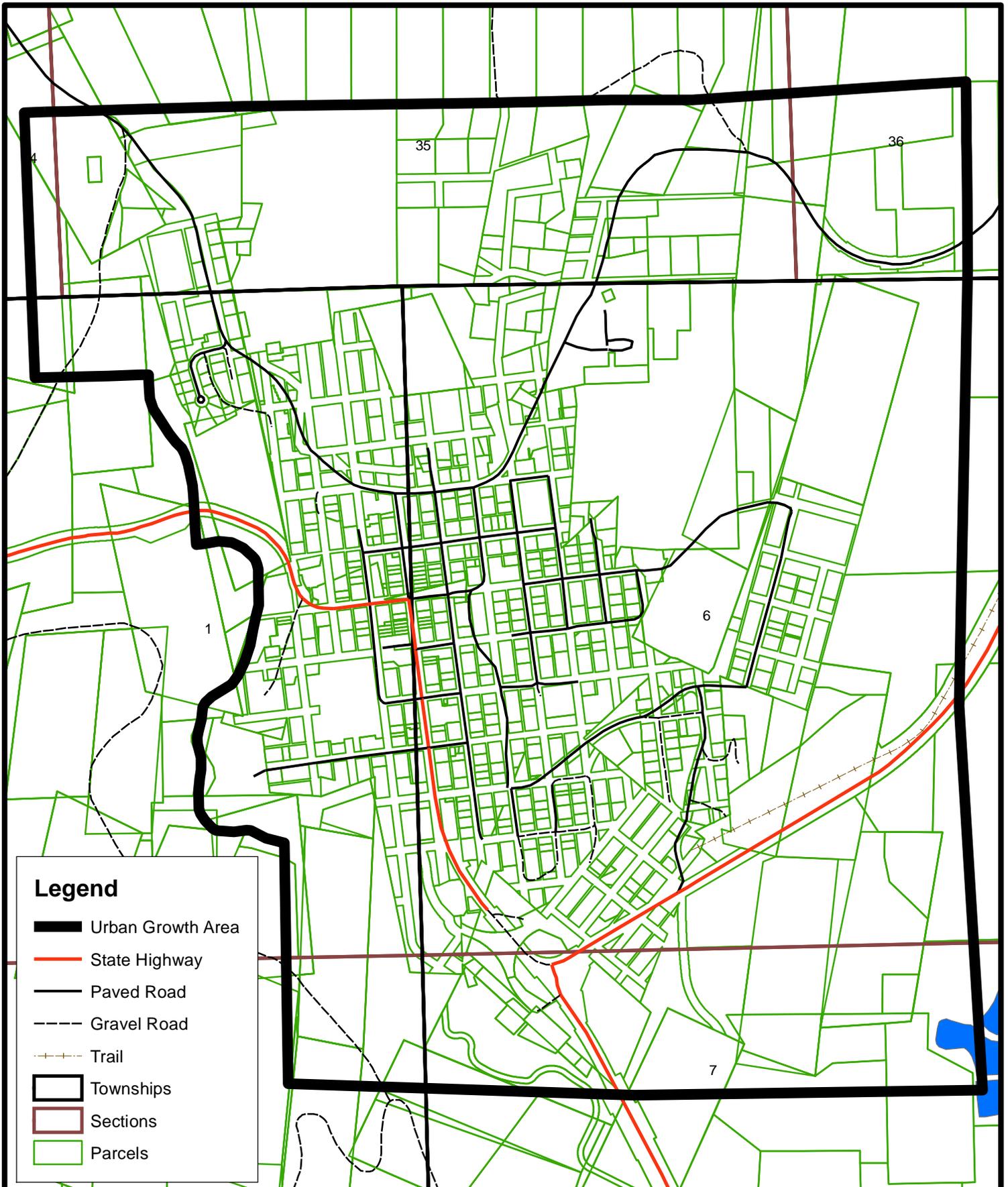


Republic Urban Growth Area

Township 36 N. Range 32 E.W.M. Sections 1 & 12

Township 36 N. Range 33 E.W.M. Sections 6 & 7

Township 37 N. Range 32 E.W.M. Sections 34, 35, & 36

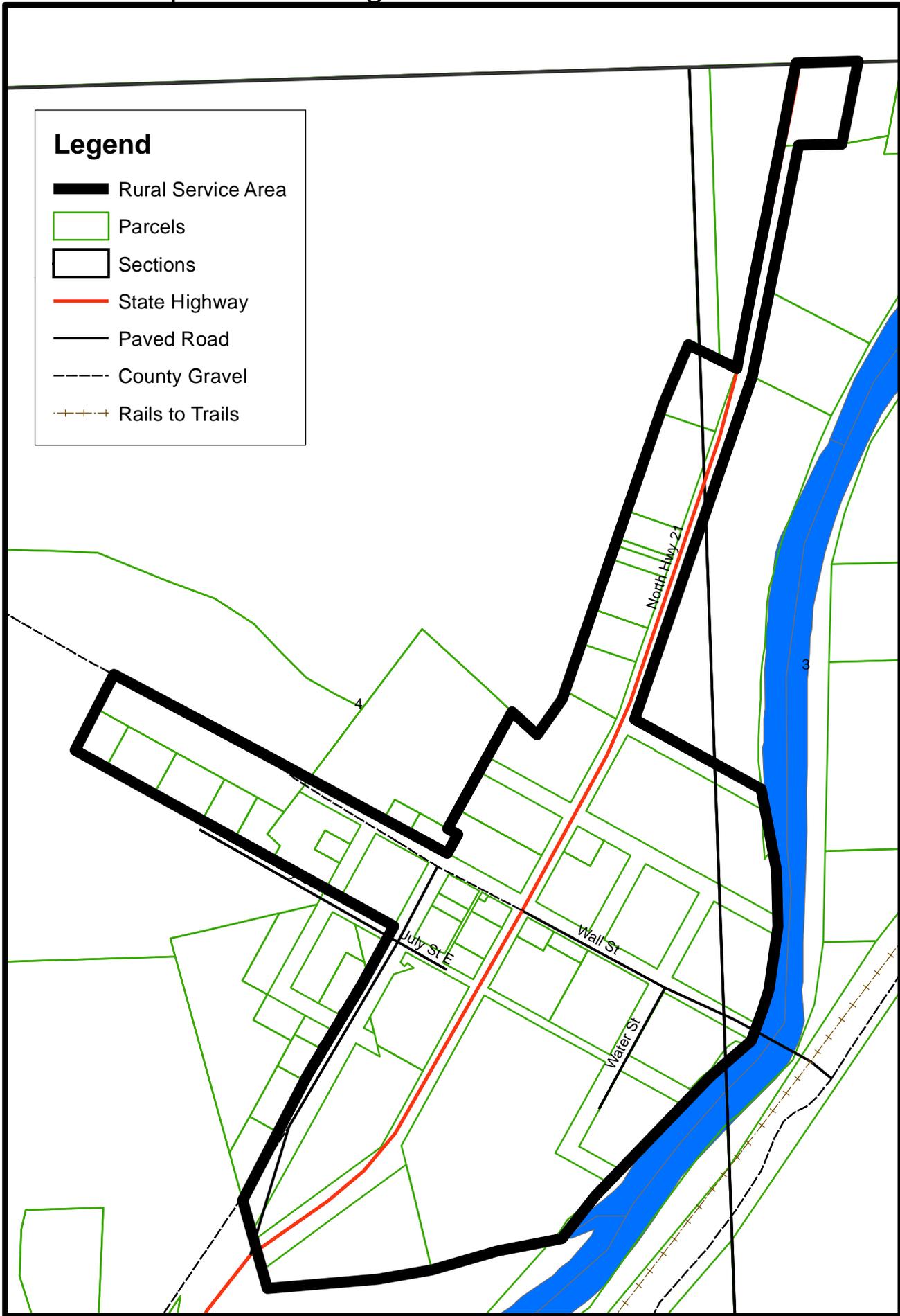


Danville Rural Service Area

Township 40 N. Range 34 E.W.M. Sections 3 and 4

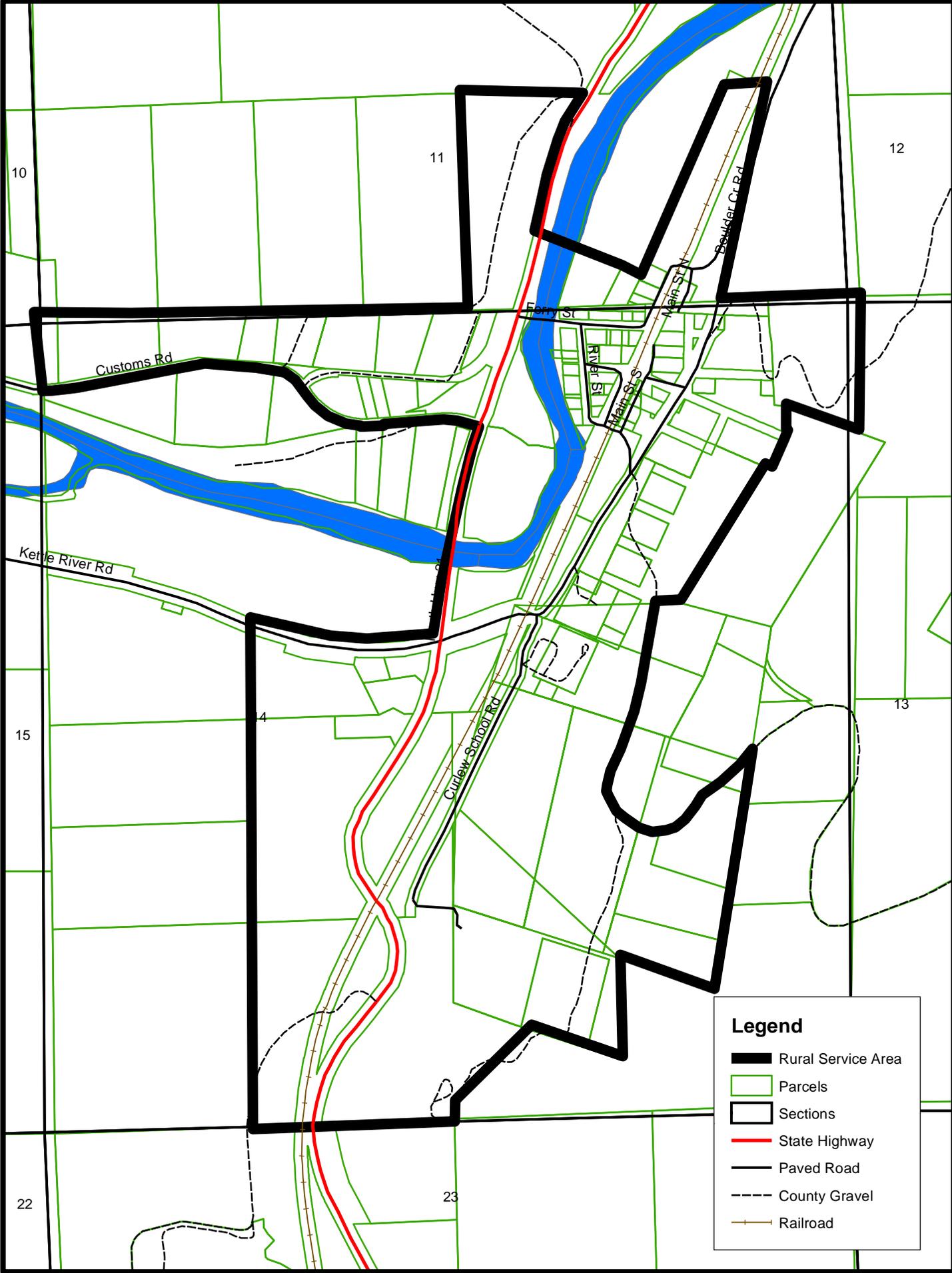
Legend

-  Rural Service Area
-  Parcels
-  Sections
-  State Highway
-  Paved Road
-  County Gravel
-  Rails to Trails

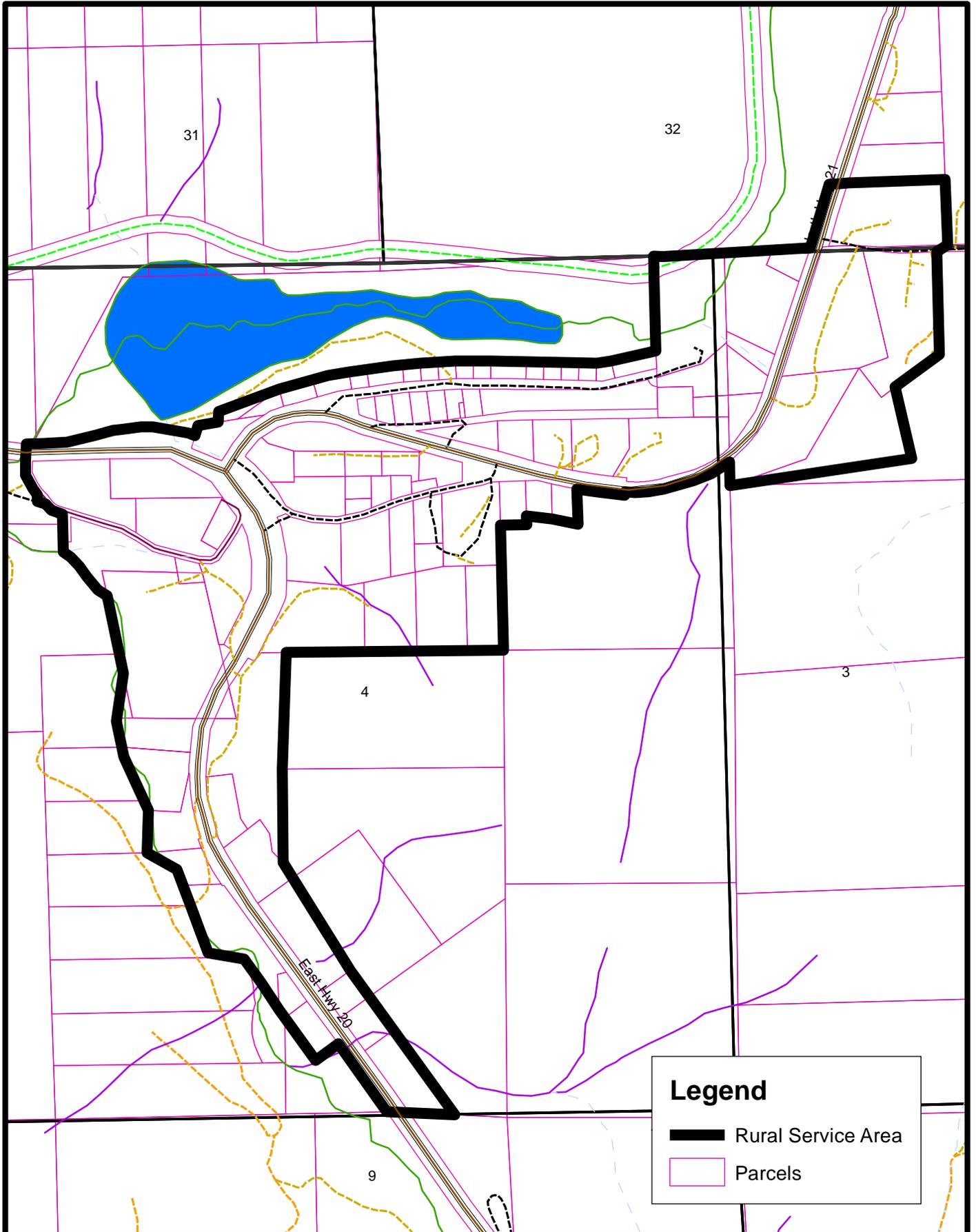


Curlew Rural Service Area

Township 39 N. Range 33 E.W.M. Sections 11 and 14



Pine Grove Rural Service Area
Township 36 N. Range 33 E.W.M. Sections 3 & 4
Township 37 N. Range 33 E.W.M. Section 32



Laurier Rural Service Area

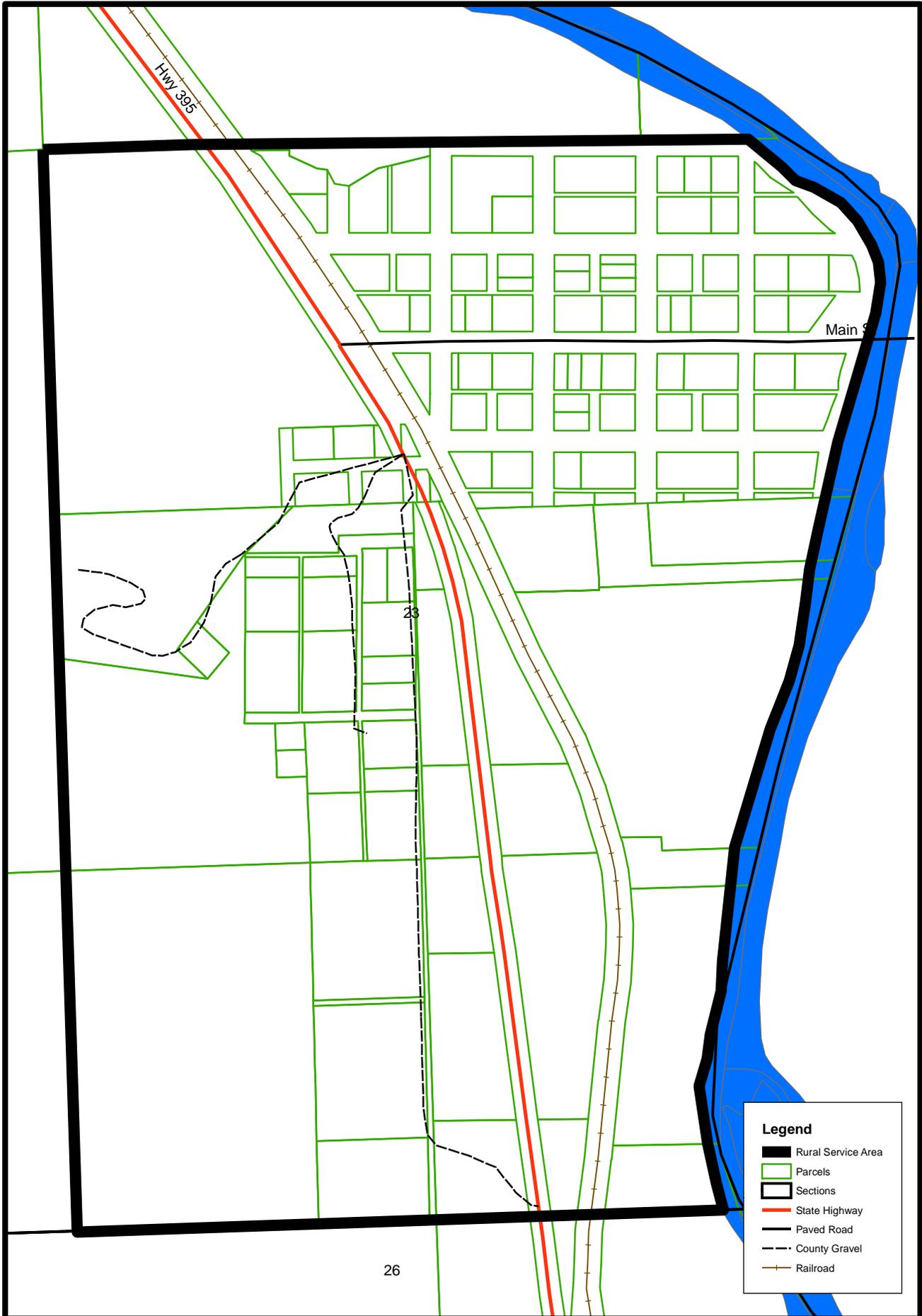
Township 40 N. Range 36 E.W.M. Section 3

Legend

-  Rural Service Area
-  Parcels
-  Sections
-  State Highway
-  Paved Road
-  County Gravel
-  Railroad



Orient Rural Service Area
Township 39 N. Range 36 E.W.M Section 23



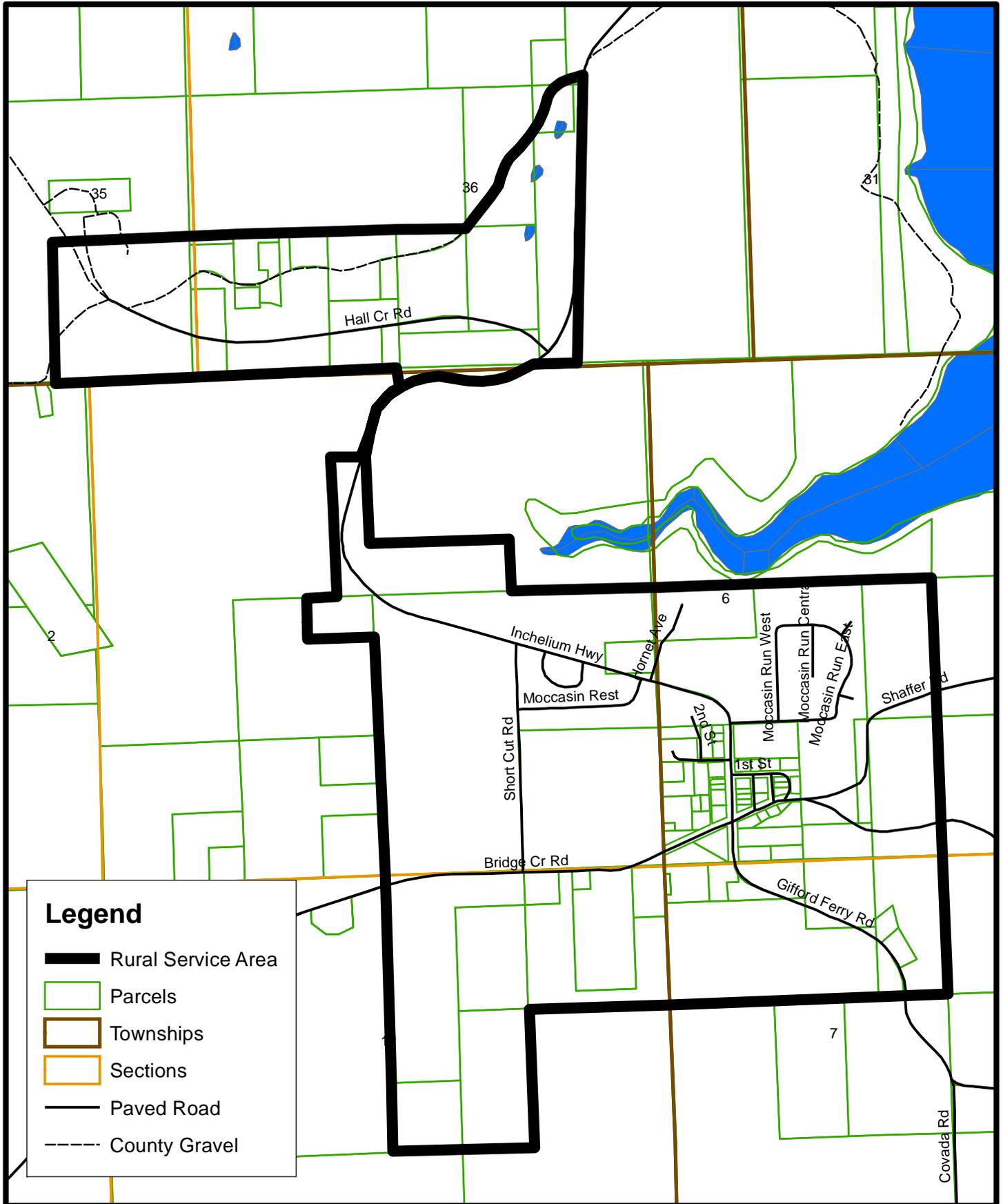
- Legend**
- Rural Service Area
 - Parcels
 - Sections
 - State Highway
 - Paved Road
 - - - County Gravel
 - - - Railroad

Inchelium Rural Service Area

Township 33N. Range 36 E.W.M. Sections 35 and 36

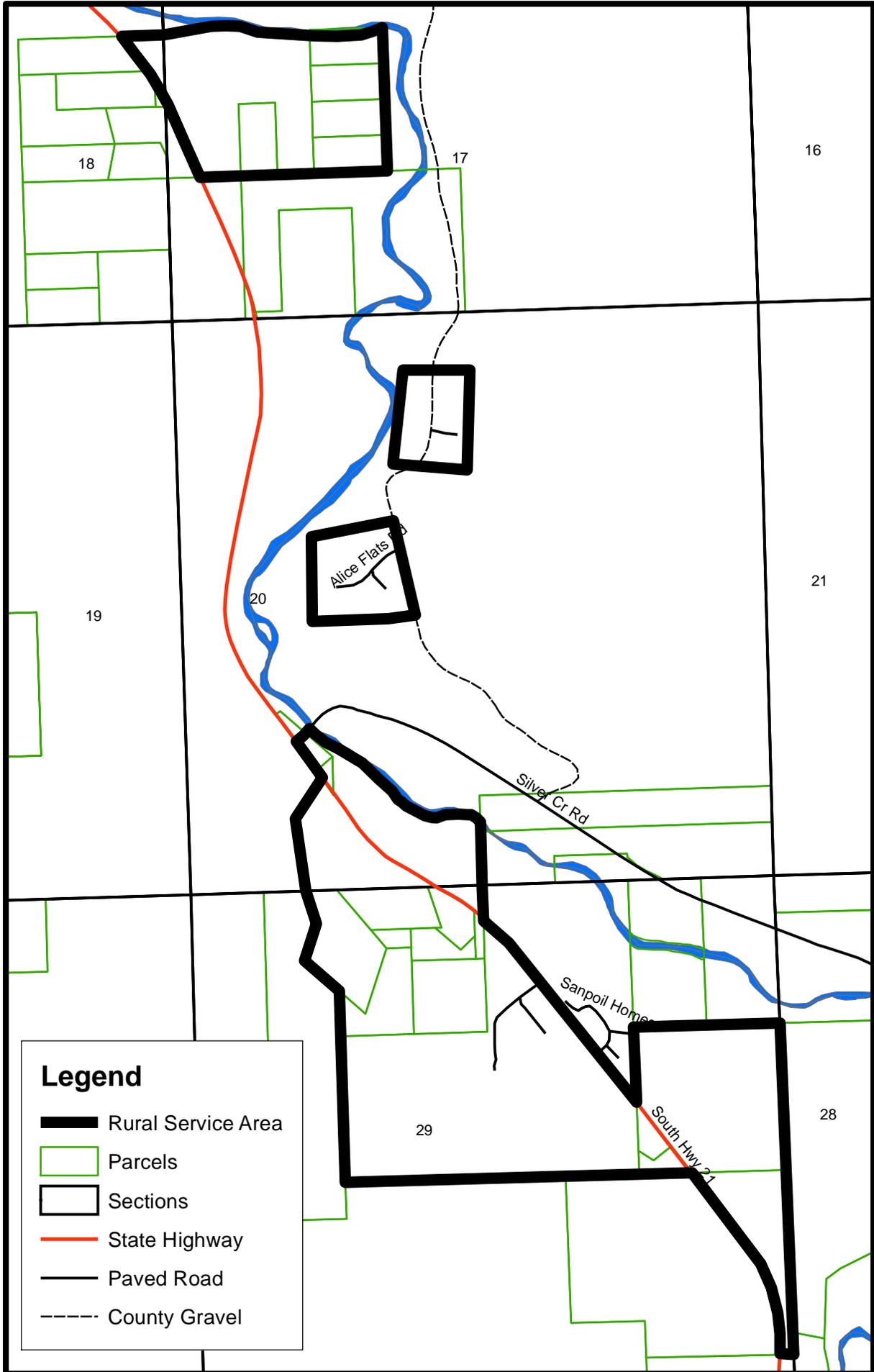
Township 32N. Range 36 E.W.M. Sections 1 and 12

Township 32N. Range 37 E.W.M. Sections 6 and 7

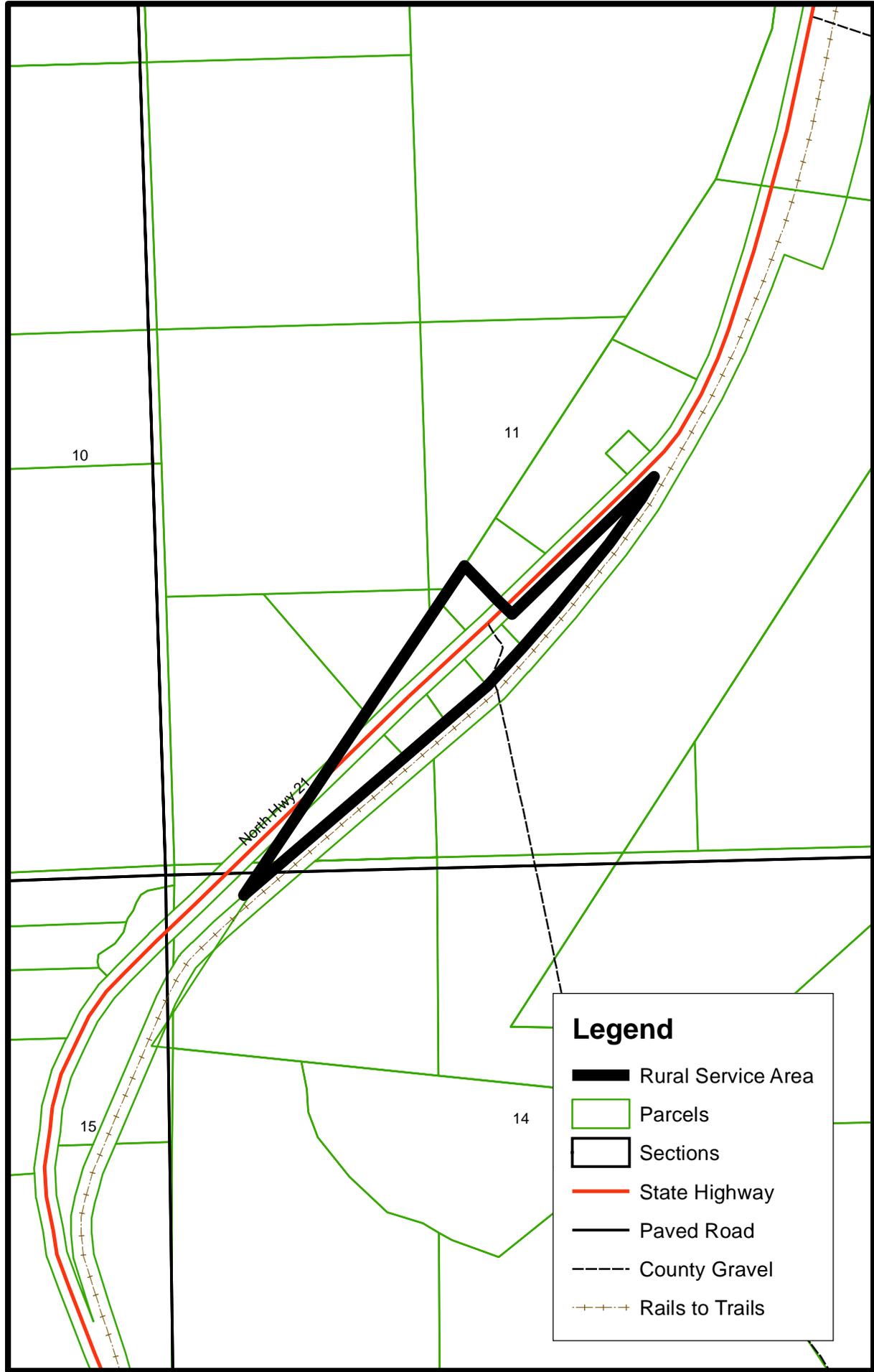


Keller Rural Service Area

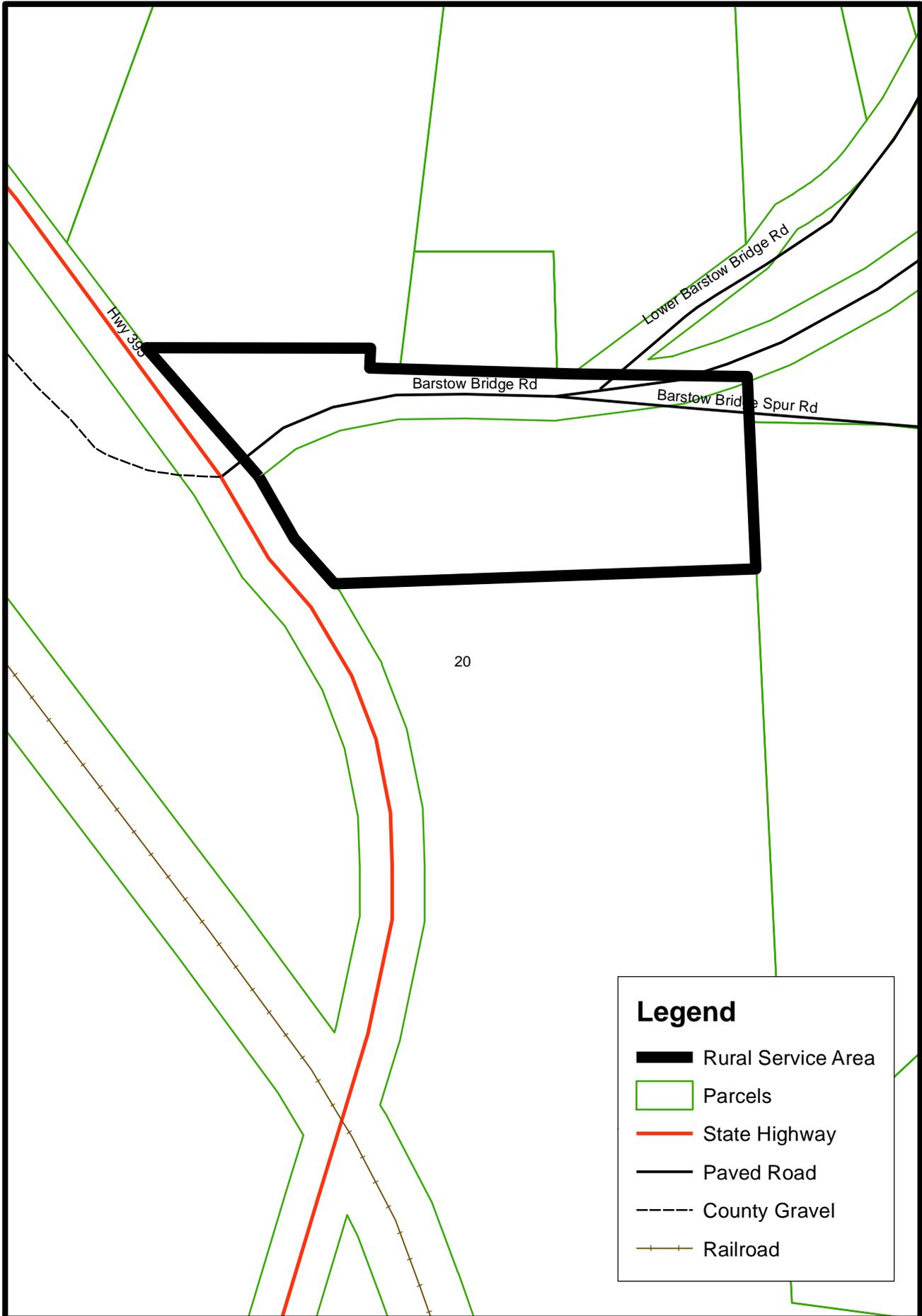
Township 30 N. Range 33 E.W.M. Sections 17, 18, 20, 29



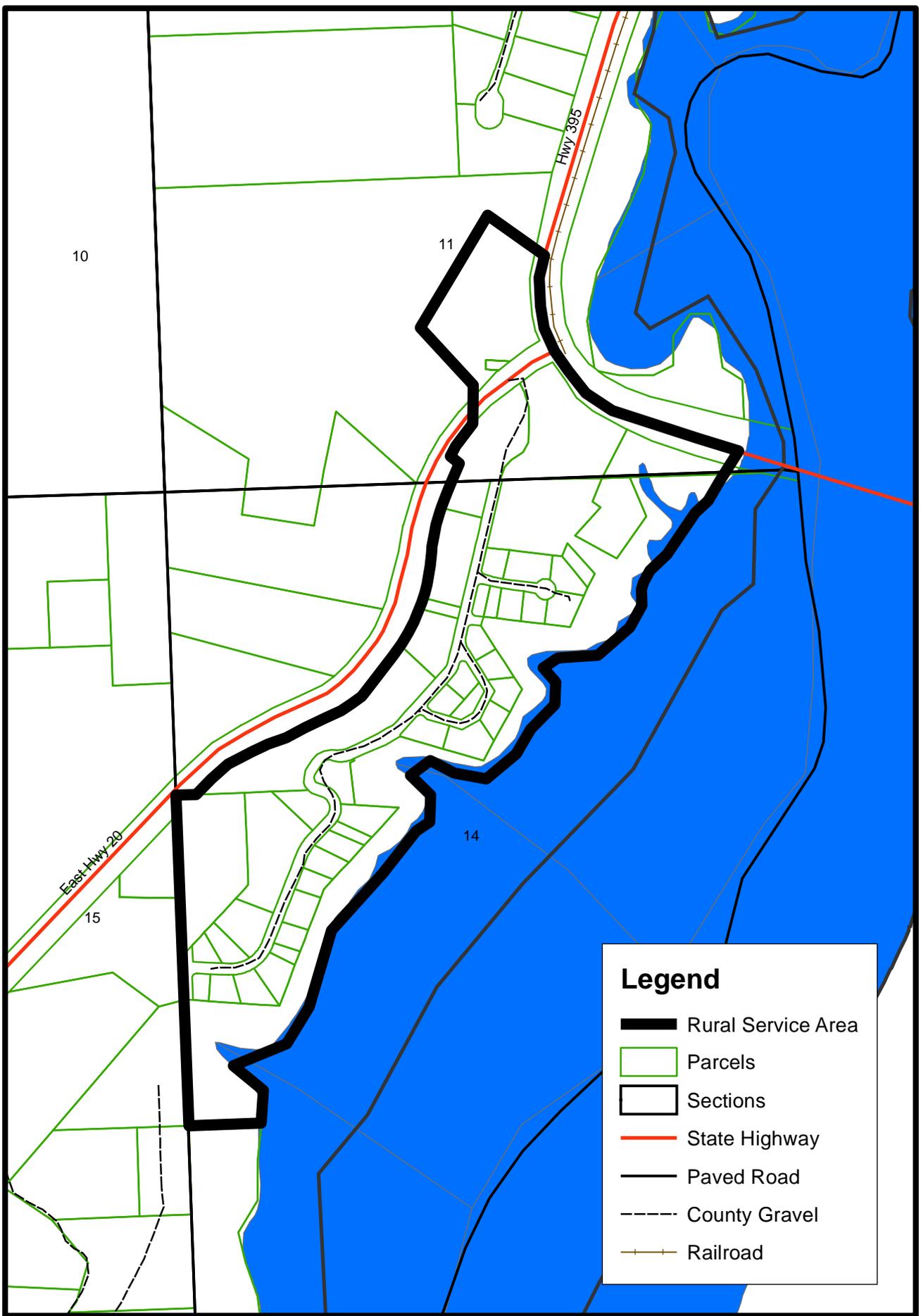
Malo Rural Service Area
Township 38 N. Range 33 E.W.M. Sections 11 and 14



Barstow Rural Service Area
Township 38 N. Range 37 E.W.M. Section 20

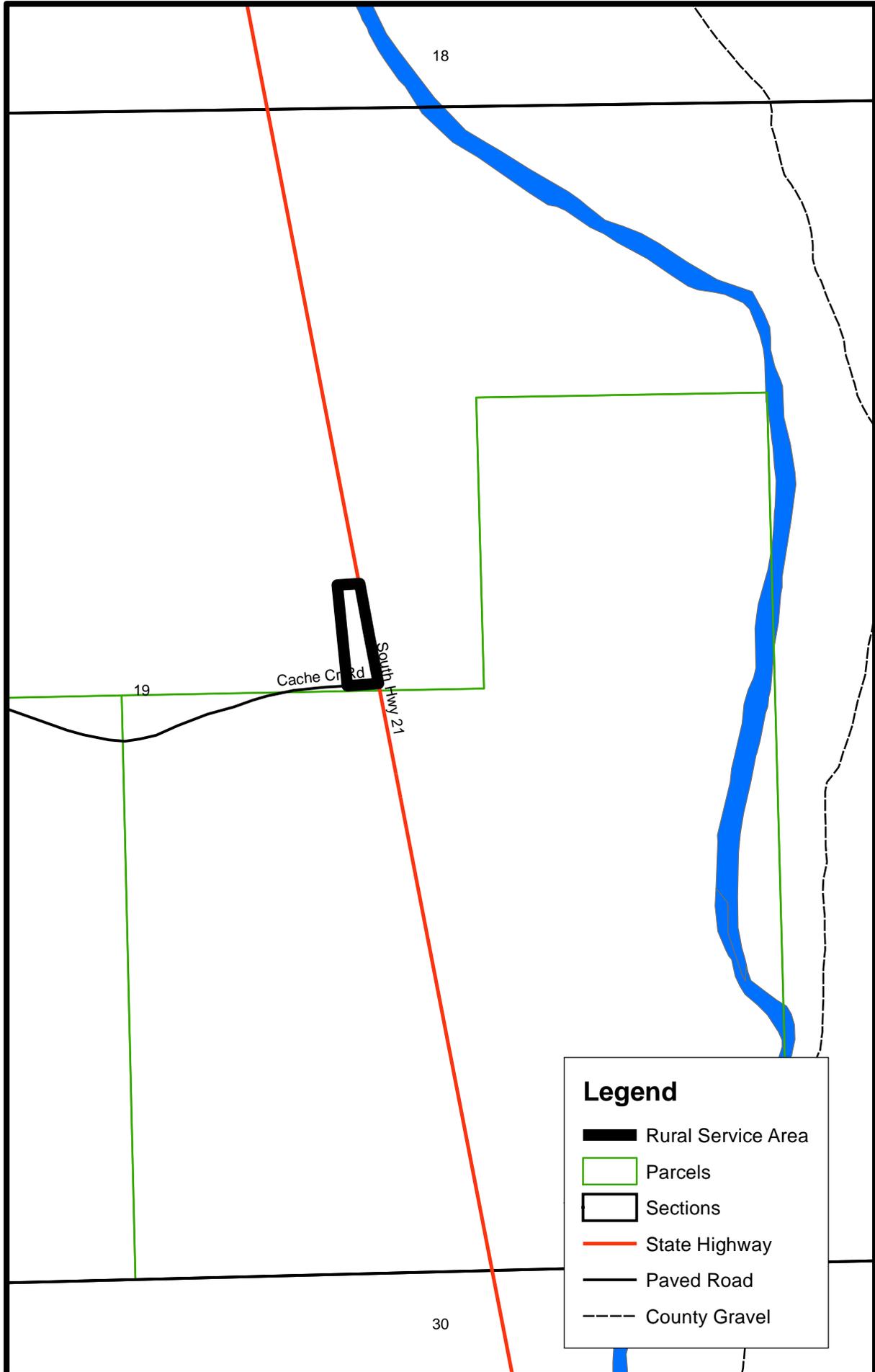


Barney's Jct. Rural Service Area
Township 36N. Range 37 E.W.M. Sections 11 and 14

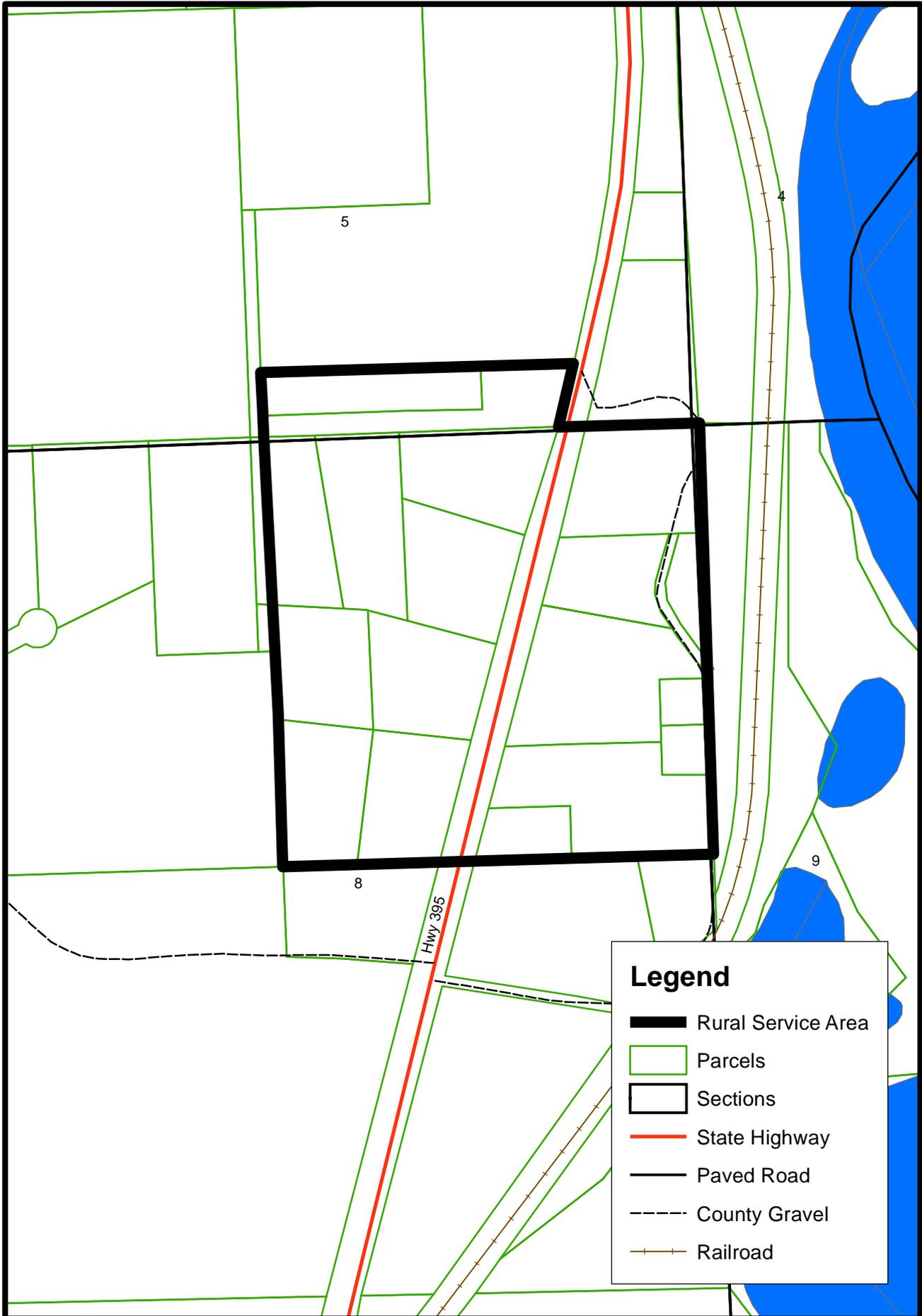


The Pines Rural Service Area

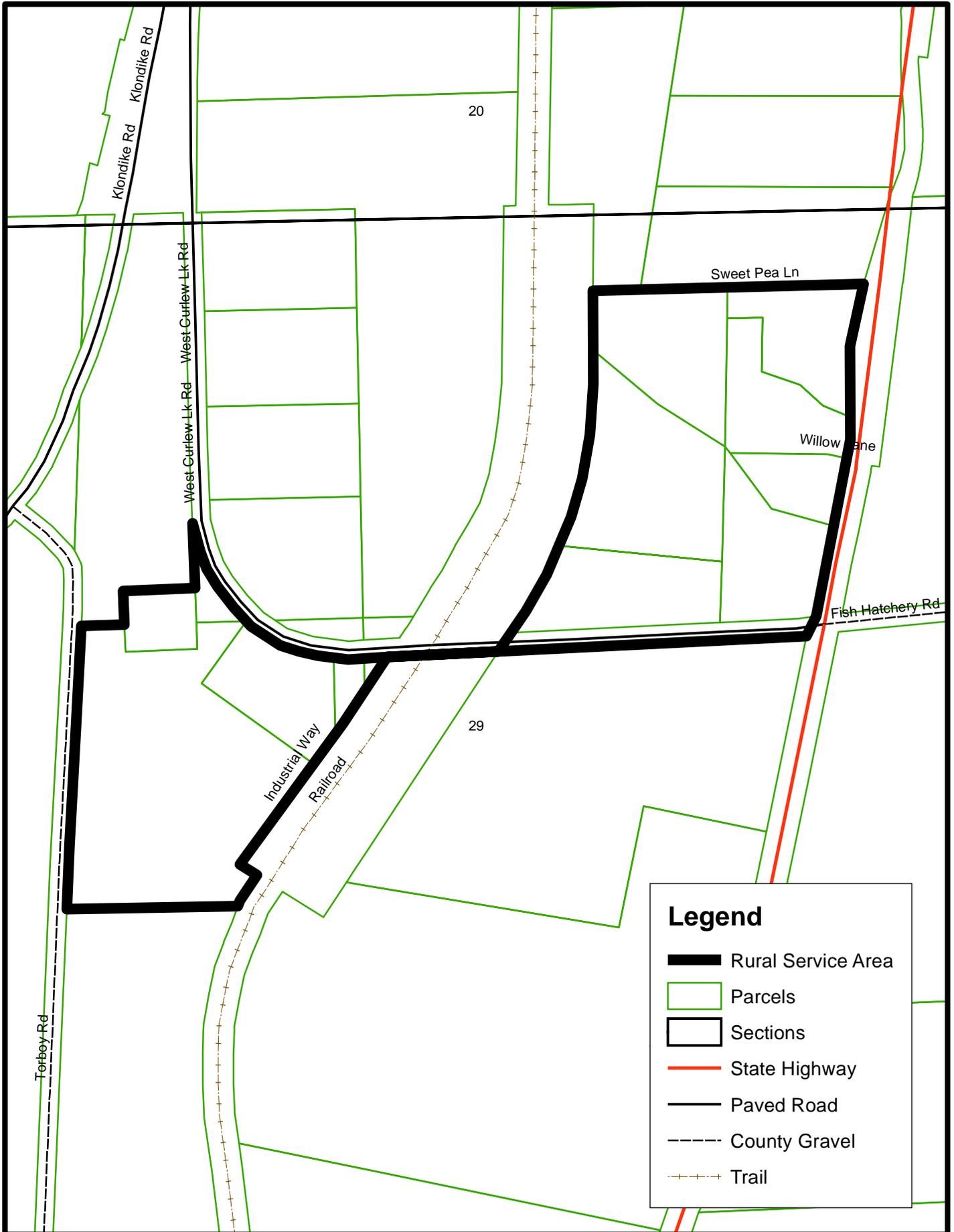
Township 31 N. Range 33 E.W.M. Section 19



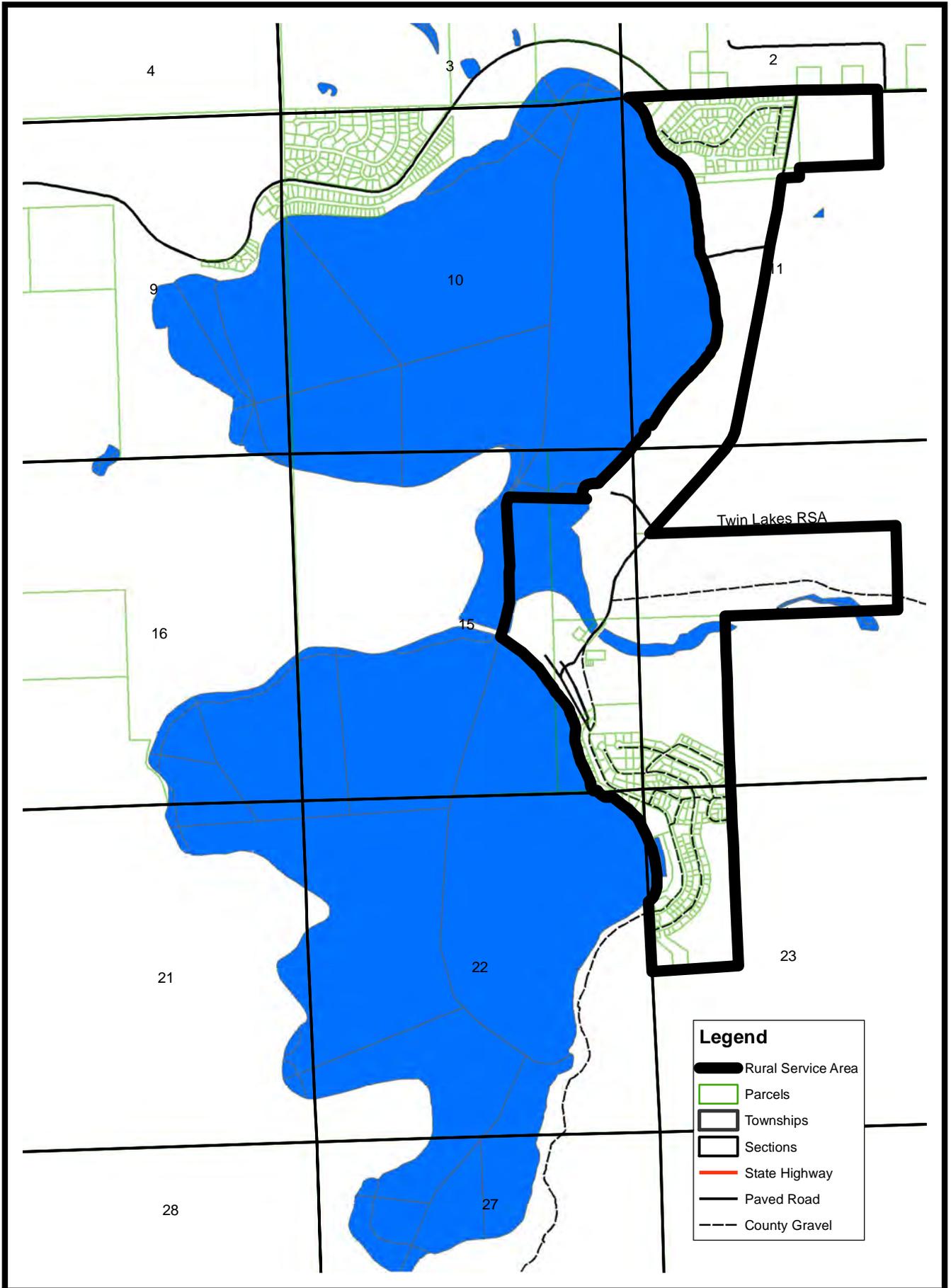
Boyds Rural Service Area
Township 37 N. Range 37 E.W.M. Sections 5 and 8



Torboy Rural Service Area
Township 37 N. Range 33 E.W.M. Section 29



Twin Lakes Rural Service Area
Township 32 N. Range 35 E.W.M. Sections 11, 14, 15, 22, 23



Chapter 8 TRANSPORTATION

8.1 Introduction

As a result of the Growth Management Act, transportation planning requirements are extensive and attempt to relate transportation to land use. To accomplish this, Ferry County is required to develop a transportation element that implements, as well as is consistent with the land use element. According to the Growth Management Act, the following components must be addressed within the transportation element of the comprehensive plan:

- An inventory of existing services and facilities.
- The future land use assumptions, used in estimating travel.
- Regionally coordinated level of service standards for all arterials, and transit routes.
- Identification of current and future deficiencies in the transportation system which must be met to accommodate current and future demands.
- A finance component.
- Following the approval of the comprehensive plan, adoption of concurrency ordinances prohibiting approval of a development which causes the level of service of a transportation facility to be lowered below adopted standards.
- An action plan for bringing into compliance any services or facilities that fall below the established level of service.
- Intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on adjacent jurisdictions.
- Transportation Goals and Policies.

8.2 MAJOR ISSUES

A number of important issues and questions regarding Ferry County's vision of the future and preferences for accommodating growth and development have been raised and explored in the land use and housing elements. As Ferry County continues to develop, transportation related issues will join the many concerns stemming from this additional development. Increasing amounts of traffic will focus attention on issues which include:

- Ferry County is a rural area that is bisected by two state routes including US 395 carrying a substantial amount of fast moving traffic. SR 20 is also part of Republic's main street, passing through an area of high pedestrian traffic. This issue may be a stronger concern for the City, but how can the City, County, and State work together cooperatively to increase pedestrian safety.
- Ferry County area residents feel their tax dollars should be spent on improving roads. Where should the funds be spent, and which roads should be prioritized. In 1993 approximately 5% of the County taxes was used for roads. This was approximately \$200,000.00. This figure would equate to the construction of approximately one mile of road pavement.
- Ferry County currently has two state routes that are not all weather arterials.
- The topography of the county is such that a large percentage of existing and new development is taking place up the watersheds. These smaller gravel roads are experiencing heavy residential traffic, and frequent travel of logging trucks, leaving wash outs, and wash boarding requiring high maintenance.

By considering these issues associated with growth in developing the future transportation policies and plans, the County can take a proactive stance in anticipating and mitigating these problems. Or it can approach these problems one at a time depending on the availability of funds.

The intent of the Growth Management Act is that Ferry County's management and regulation of land uses be supported by policies relating to the provisions of transportation networks and facilities. If the link between land use and transportation is achieved, the result will be a vital community served by good transportation facilities and services, efficient use of public funds, strong local economies, and preservation of the natural environment.

8.3 ANALYSIS OF THE EXISTING TRANSPORTATION NETWORK

This section of the plan presents an inventory of the existing transportation system, and begin to analyze current and projected needs. The inventory and analysis of services and facilities are intended to provide an assessment of the capability of the existing system to meet existing needs, as well as to correlate system needs with estimates of projected land uses and growth in Ferry County.

Ferry County's transportation network is depicted in the following maps. As shown, State Routes (SR) 20, 21, & US 395 are classified as a major arterial. Running north - south, SR 21 North connects Republic to Malo, Curlew, Danville, and the Canadian Border respectively. SR 21 South connects Republic to Keller. SR 20 East connects Republic to Barney's Junction near Kettle Falls, and SR 20 West connects Republic to Wauconda. SR 20 encompasses two passes; Sherman (the highest all-weather pass in Washington State elev. 5,575 ft.) and Wauconda Pass.

Roads throughout Ferry County are typically paved or graveled, have little to no shoulder, and are without road markers. Stop signs regulate traffic at major crossings; there is only one flashing caution light in the Town of Republic, and a regular stop light at the Inchelium Ferry.

Accident Counts

Between August 1, 1990 and July 31, 1993, there were a total of 115 accidents on SR 21. Of those, 67 included property damage, 45 included personal injuries, 20 included deer, 5 included domestic animals, and 3 fatal accidents were reported. SR 20 reflects a total of 102 accidents. Of those, 63 included property damage, 39 included personal injuries, 24 included deer, 3 included domestic animals, and 0 fatal accidents.

Parking

Parking has been an issue raised by the community during the planning process. The principal concerns are that there is an existing shortage of available parking in the City of Republic, along Clark Street. These issues may be a stronger concern for the city, but the problem affects everyone within the county.

Transit Service

In Ferry County, the primary mode of transportation is the automobile. However, there is limited private transit service available between Republic and Colville. This service is provided by Rural Resources for Senior Citizens. Also, there is private service provided by Borderline Stage from Colville to Republic. Both services are limited in size and availability.

Pedestrian Circulation

Similar to many small towns, pedestrian facilities are limited within the communities of Ferry County due to its rural character. Pedestrian activity is centered to Clark Street in Republic, and to River Street in Curlew. These two streets access most of the businesses within each community. The remaining communities within the county are either smaller in size, or spread out where traveling from business to business is easier by automobile rather than by walking.

Bicycle Routes

The Scenic roads in Ferry County are frequently utilized by bicycle touring groups and clubs. However, some of these routes are dangerous with winding roadways and poor visibility, particularly during peak weekday commuting periods.

At this time, there are no projections for the number of bicyclists, hikers, horseback riders or other trail / road users who use and enjoy the scenic roads of Ferry County.

Emergency Services

Ferry County residents are served by good and prompt EMT and fire response units from Ferry County, Stevens County, the Colville Confederated Tribes and the Department of Natural Resources. Ferry County will also be implementing a E911 service in late 1995.

School Bussing

School bussing in Ferry County is unique in that some school districts require that children are brought to the State Route for pickup. These families are then compensated for mileage to transport their children from home to the place of pickup. Other school districts travel only on County roads to pickup children.

Miscellaneous Services

Ferry County is served by two separate Ferry's. The Keller Ferry crosses Lake Roosevelt at the southern portion of Ferry County towards Wilbur, Washington. The Inchelium-Gifford Ferry also crosses Lake Roosevelt at the south-eastern corner of the County.

Ferry County is served by many small airstrips, including but not limited to, Republic, Curlew and several privately owned strips such as Laurier, and others.

8.4 LEVEL OF SERVICE

Background

Level of service (LOS) is a multi-dimensional measurement of the quality of service provided by the existing transportation system. It can be described by one or more factors, such as travel times, levels of congestion, volume of use compared to system capacity, frequency of service, comfort, and convenience or safety.

The Growth Management Act requires the establishment of a *level of service standard* as a gauge for evaluating the performance of the existing transportation network, including roads and transit. It is also used to determine whether transportation improvements or transportation services will be available to serve proposed development at the time of development or within six years. This requirement is called “*concurrency*”. If services which will operate at the established level of service standard will not be concurrent with a proposed development, either financing for the improvement must be expedited or the development cannot be granted approval. Level of service standards are also used in the establishment of traffic impact mitigation fees in other counties. Finally the level of service standards are used as a tool in the programming of transportation improvement funds to determine priorities between needs.

Ferry County will develop a County Road Standards Ordinance that will identify levels of service and tie these standards to land use and developed areas within the County.

Determining Existing Level Of Service - Roadways

Table 8-1 provides general definitions for level of service (LOS) categories. Four levels of service are defined. Each level is given a letter designation from A to D, with LOS A representing the best operating condition and LOS D the worst.

Roadway Capacity

A principal objective of capacity is the estimation of the maximum amount of traffic that can be accommodated by a given facility. Roadway capacity is based on an analysis of roadway conditions, including the number and width of lanes, pavement and shoulder types, the presence of controls at an intersection, and whether the roadway is in a rural or urban areas.

Table 8-1
FERRY COUNTY LEVEL OF SERVICE STANDARDS
(Road Adequacy Standards)

LOCAL ACCESS ROADS

COLLECTOR ROADS

LEVEL (Criteria)	Class I ADT<20*	Class II ADT<20	Class III ADT<100	Class IV ADT>100	Class V ADT<100	Class VI ADT<400	Class VII ADT>400
A. Width	14	20	20	22	22	24	28
Speed	--	(1)	25	35	35	40	DS**
Surface	NM/s	NM/s	GD/s	IG/s	IG/s	IG/s	PV
B. Width	14	20	20	20	20	24	26
Speed	--	(1)	25	30	35	35	DS-5
Surface	NM/p	NM/p	GD/p	GD/s	IG/s	IG/s	PV
C. Width	<14	18	18	20	20	24	24
Speed	--	(2)	25	30	35	35	DS-10
Surface	NM/p	NM/p	GD/p	GD/p	GD/p	IG/u	IG/s
D. Width	<14	<18	<18	<20	<20	<24	<24
Speed	--	(2)	25	35	35	35	DS-10
Surface	NM/u	NM/u	GD/u	GD/u	GD/u	IG/u	IG/p

Legend of Terms

- NM - Native unimproved material
- GD - Graded and drained native material
- IG - Improved gravel surface
- PV - Paved with BST or ACP
- /s - Stable Base; No mud, bogs or soft spots
- /p - Partially unstable; Muddy, boggy or soft spots in places
- /u - Unstable Base; Predominate mud, bogs or soft
- (1) - Suitable for snow plowing with adequate turn arounds where required
- (2) - Unsuitable for snow plowing
- * - No residents living on road segment
- DS** - Design Speed: See WSDOT Design Criteria for Roadway Geometrics
- ADT - Average Daily Traffic (Average Traffic per 24 hour period)

**Table 8-2
ROADWAY CAPACITY**

ROADWAY	CAPACITY Avg. Daily Traffic (ADT)
SR 21	2000
SR 20	2675
US 395	1400

**Table 8-3
LEVEL OF SERVICE STANDARDS**

LOCAL ACCESS ROADS (Low Volume No Residents)

Adequate	Road is passable. Requires no winter maintenance. No geometric standards.
Substandard	Road is marginally passable. Requires no winter maintenance. No geometric standards.
Deficient	Road is impassable. Requires no winter maintenance. No geometric standards.

LOCAL ACCESS ROADS (Low Volume Residential Access Roads)

Adequate	ADT less than 20. Road width is greater than 14 ft. Road surface is native material. Road grade allows for plowing in winter. An adequate area exists for snow plow turn-around.
Substandard	ADT less than 20. Road width is less than 14 ft. Road surface is native material. Road grade allows for plowing in winter. An adequate area exists for snow plow turn-around.
Deficient	ADT less than 20. Road width is less than 14 ft. Road surface is native material. Road grade does not allow for plowing in winter. An adequate area does not exist for snow plow turn-around.

(Table 8-3 continued)

LOCAL ACCESS ROADS (Moderate Volume Residential Access Roads)

Adequate	ADT is between 20 and 100. Road width is greater than 20 ft. Road surface is native stable material. Roadway geometrics allows for 25 MPH vehicular speed.
Substandard	ADT is between 20 and 100. Road width is greater than 14 ft. Road surface is native stable material. Roadway

geometrics allow for 25 MPH vehicular speed.

Deficient ADT is between 20 and 100. Road width is less than 14 ft. Road surface is native material with unstable areas. Roadway geometrics do not allow for 25 MPH vehicular speed.

LOCAL ACCESS ROADS (High Volume Residential Access Roads)

Adequate ADT is greater than 100. Road width is greater than 20 ft. Road surface is improved gravel. Base material is stable. Roadway geometrics allow for 35 MPH vehicular speed.

Substandard ADT is greater than 100. Road width is greater than 16 ft. Road surface is improved gravel but in need of replacement. Base material is stable. Roadway geometrics allow for 25 MPH vehicular speed.

Deficient ADT is greater than 100. Road width is greater than 20 ft. Road surface is native material. Roadway geometrics do not allow for 25 MPH vehicular speed.

COLLECTOR ROADS (Low Volume Collector Roads)

Adequate ADT is less than 100. Road width is greater than 20 ft. Road surface is improved gravel or paved. Base material is stable. Roadway geometrics allow for 45 MPH vehicular speed.

Substandard ADT is less than 100. Road width is greater than 16 ft. Road surface is improved gravel or paved. Base material is stable. Roadway geometrics allow for 35 MPH vehicular speed.

(Table 8-3 continued)

Deficient ADT is less than 100. Road width is less than 16 ft. Road surface requires improved gravel or new pavement. Base material is stable. Roadway geometrics do not allow for 35 MPH vehicular speed.

COLLECTOR ROADS (Moderate Volume Collector Roads)

Adequate ADT is between 100 and 400. Road width is greater than 20

ft. Road surface is improved gravel or paved. Base material is stable. Roadway geometrics allow for 50 MPH vehicular speed except for terrain limited areas.

Substandard ADT is between 100 and 400. Road width is greater than 18 ft. Road surface is improved gravel or paved. Base material is stable. Roadway geometrics allow for 35 MPH vehicular speed except for terrain limited areas.

Deficient ADT is between 100 and 400. Road width is less than 18 ft. Road surface requires improved gravel or new pavement. Base material is stable. Roadway geometrics does not allow for 35 MPH vehicular speed except for terrain limited areas.

COLLECTOR ROADS (High Volume Collector Roads)

Adequate ADT is greater than 400. Road width is greater than 24 ft. Road surface is paved. Base material is stable. Roadway geometrics allow for 50 MPH vehicular speed except for terrain limited areas.

Substandard ADT is greater than 400. Road width is greater than 20 ft. Road surface is paved. Base material is stable. Roadway geometrics allow for 45 MPH vehicular speed except for terrain limited areas.

Deficient ADT is greater than 400. Road width is less than 20 ft. Road surface requires new pavement. Base material is stable. Roadway geometrics do not allow for 45 MPH vehicular speed except for terrain limited areas.

(Table 8-3 continued)

ARTERIAL ROADS (County Roads)

The County does not have any arterial roads in the County Road Inventory.

(State and Federal Roads)

Use the WSDOT LOS Criteria.

**Table 8-4
MINIMUM DESIGN SPEEDS (mph)
(Rural Conditions)**

Type of Terrain	Current ADT 0-400	Current ADT Over 400	DHV 100-400	DHV 200-400	DHV Over 400
Level	40	50	50	60	60
Rolling	30	40	40	50	50
Mountainous	20	30	30	40	40

**Table 8-5
RURAL COLLECTORS
(Design Speed mph)**

Type of Terrain	20	30	40	50	60
Level	7	7	7	6	5
Rolling	10	9	8	7	6
Mountainous	12	10	10	9	8

**Table 8-6
URBAN COLLECTORS
(Design Speed mph)**

Type of Terrain	20	30	40	50	60
Level	9	9	9	7	6
Rolling	12	11	10	8	7
Mountainous	14	12	12	10	9

Existing Level of Service

All intersections and roads are operating at level of service B or better.

8.5 LAND USE AND TRANSPORTATION

In 1980, Ferry County had a population of 5811. By 1990, the County's population had increased 8.33% to 6295. Population forecasts predict an increase in population to 7,935 by the year 2000. Ferry County's forecast population of 9,125 persons by 2010 is almost 45% greater than the 1990 population. This increase must be carefully planned and guided in order to accommodate future growth while maintaining the high quality of life in Ferry County.

**Table 8-7
FERRY COUNTY POPULATION ESTIMATES**

Year	Forecasted Population
1990	6,295
1994	7,000
2000	7,935
2010	9,125
2014	9,672

(See Chapter 7 - Land Use & Rural Element)

There are also significant changes occurring in the distribution of population and employment in Ferry County that affect the future transportation system. The County is seeing a large increase in development within forested areas near, and in many of the drainages. This type of new land use will make serious new transportation demands.

Ferry County's comprehensive plan contains the County's long-range land use plan, which provides direction for development in the County. It establishes the County's goals, and regulations. The purpose of this comprehensive plan is to translate community values and goals into a framework for specific decisions on growth, land use, and public facilities and services. This functional plan provides detailed information for the provision of the County transportation facilities that carry out the policies of the comprehensive plan. The land use and transportation elements of the comprehensive plan will work together to support and carry out the policies adopted by the County to guide future development

and provision of public services. These plans are implemented through the development regulations.

8.5.1 Planned and Programmed Improvements

Each year the County files a six-year road plan for road improvements with the State. The following table describes the specific road projects the County intends to carry out in the next six year period from 1995 to 2000. The six year road plan contains the maximum number of projects the County can reasonably expect to finance and complete. They are listed in order of priority to portray a true needs list. The most critical projects and those that are eligible for joint financing with the State Department of Transportation stand a better chance of being moved into construction.

**Table 8-8
SIX YEAR ROAD PLAN**

PROJECT IDENTIFICATION			YEAR
1. Inchelium-Kettle Falls Road	Mile Post 0.00 - 1.75	Improve alignment	97-98
2. Upper Sherman Bridge Road		Remove and replace Bridge	95-97
3. West Kettle River Road II	Mile Post 3.00 - 6.00	Widen Road	95
4. West Kettle River Road III	Mile Post 6.00 - 9.30	Widen Road	95
5. West Curlew Lake Road	Mile Post 0.00 - 2.25	Improve alignment	99-00
6. West Curlew Lake Road	Mile Post 7.15 - 8.07	New base & top	98-00
7. Bridge Creek Summit II	Mile Post 13.4 - 15.4	Widen Road	95-96
8. Bridge Creek Summit III	Mile Post 15.4 - 17.4	Widen Road	96-97

9. Bridge Creek Summit IV	Mile Post 17.4 - 20.4	Widen Road	98-99
10. Knob Hill - Trout Creek	Mile Post 3.53 - 5.14	Pave Road	96
11. Barrett Creek Road	Mile Post 0.00 - 3.93	Widen Road	96-99
12. Aeneas Creek Road	Mile Post 0.00 - 4.00	Widen Road	96-97
13. Rose Valley Road	Mile Post 0.00 - 3.00	Widen & Improve surface	96-97
14. East Kettle River Road	Mile Post 2.11 - 4.11	Improve surface	96
15. Laurier Bridge		Remove and replace	95
16. Rock Cut Bridge		Remove and replace	95-96
17. Napoleon Bridge		Remove and replace	96-98
18. Torboy Railroad Crossing		Install crossing signal and gate	95
19. Boulder/Deer Creek Railroad Crossing		Install crossing signal and gate	95

8.5.2 Funding Sources

ISTEA Funds These funds are made available from the Federal Transportation Program, and Regional Surface Transportation Program (STP).

Private Contributions These are amounts contributed by the private sector to the cost of certain County projects.

Public Works Trust Fund Loan These funds are made available through a low interest loan program instituted by the State of Washington to assist in financing repairs/improvements required to maintain major public facilities.

Transportation Impact Fees These fees are assessed to developers to provide a portion of the funding for reasonable and necessary off-site transportation improvements to mitigate the cumulative impacts of growth and development in the planning area.

Washington State Rural Arterial Program These revenues represent a contribution to specified County projects from the State agency responsible for design, construction and maintenance of State Routes. Funding is provided by the State Rural Arterial Program.

Local Improvement District & Others These programs can be established within the County to help with individual projects.

8.6 RECOMMENDED ROAD PLAN

Road system improvements may be required to correspond to the intensity and location of residential, commercial and industrial development. The projected growth and development for Ferry County requires that a number of the roads and State Routes be upgraded to provide a continued satisfactory level of traffic service. A number of roads need to be widened, and straightened. The maintenance of road should be taken into consideration as part of the priority process.

Chapter 9 HOUSING

9.1 INTRODUCTION

The Washington Growth Management Act requires Counties to address housing issues in Comprehensive Plans. The Growth Management Act states that the housing element must recognize “that:

(a) includes an inventory and analysis of existing and projected housing needs;

(b) includes a statement of goals, policies, and objectives for the preservation, improvement, and development of housing;

(c) identifies sufficient land for housing, including, but not limited to government assisted housing for low income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and,

(d) makes adequate provisions for existing and projected needs for all economic segments of the community.

9.2 MAJOR ISSUES

As growth occurs within Ferry County, there will be an increasing need for more housing that is affordable and desirable. One of Ferry County’s challenges will be to retain its rural character as the population increases. Rural character is generally associated with active agriculture, lower densities, and a predominance of single family homes.

In formulating the future plans and policies for housing in Ferry County, we should consider the following major issues:

- Does the county want to strictly adhere to its desire of being a rural residential county within agricultural areas, or will it develop policies that plan for higher densities? If the preference is to maintain its rural character, how will it house its future population at reasonable cost?

- Should agricultural lands within urban growth areas be converted to residential use?
- Affordable housing in Ferry County, regardless of what the future strategies for development are, will always be an issue. The county must decide how it will deal with this problem. What type of affordable housing should be encouraged? Should Ferry County provide for additional mobile home park sites?
- How can the county encourage development of housing for its citizens with special needs, such as elderly and physically or developmentally disabled?
- What resources are available for the rehabilitation of the existing housing stock? Should the county pursue demolition of substandard housing, or work to conserve the housing stock through rehabilitation?

All of these issues are part of the entire housing problem. They are all part of the problems and/or opportunities that Ferry County faces in the next 20 years. As growth comes to the county, growth that is inevitable, the county will be affected. However, if it plans for the growth accordingly, the positive impacts should outweigh the negative impacts.

9.3 INVENTORY OF EXISTING HOUSING STOCK

Housing type

The existing housing stock in Ferry County consists predominantly of single family homes. Mobile homes and multi-family homes make up the remaining portion of the housing stock in Ferry County.

**TABLE 9-1
NUMBER OF UNITS BY HOUSING TENURE**

	Total Units	Owner Occupied	Renter Occupied	Vacancy Rate
Ferry County	3,239	1,568	679	8.6%
% of Total	100%	48.4%	20.9%	8.6%

Source: U.S. Bureau of the Census, 1990

**TABLE 9-2
NUMBER OF UNITS BY HOUSING TYPE**

	Single Family	Multi-Family	Mobile Homes	# of these that are seasonal
Ferry County	2,128	145	966	613
% of Total	65.7%	4.4%	29.8%	18.9%

Source: U.S. Bureau of the Census, 1990

Table 9-3 indicates only a percentage of homes in Ferry County. Out of a total of 1,568 owner occupied homes, only 576 were evaluated. However, this should be a good indication of the county average.

**TABLE 9-3
SPECIFIED VALUE OF OWNER OCCUPIED HOUSING**

Value of Owner Occupied Units	# of Units	% of Total
Less than \$50,000	287	49.8%
\$50,000 - \$99,999	246	42.7%
\$100,000 - \$149,999	37	6.4%
\$150,000 - \$199,999	3	.5%
\$200,000 - \$299,999	2	.3%
\$300,000 or more	1	.1%
TOTAL	576	36.7% of Total Owner Occupied Homes
MEDIAN VALUE		\$50,100

Source: U.S. Bureau of the Census, 1990.

Table 9-4 indicates only a percentage of Rental Units in Ferry County. Out of a total 679 rental units, only 489 were evaluated. However, this should be a good indication of the county average.

**TABLE 9-4
MONTHLY CASH RENT FOR RENTAL UNITS**

CASH RENT	# OF UNITS	% OF TOTAL
Less than \$250	303	61.9%
\$250 - \$499	181	37%
\$500 - \$749	4	.8%
\$750 - \$999	1	.2%
\$1,000 or more	0	0%
TOTAL	489	72%
MEDIAN RENT		\$197

Source: U.S. Bureau of the Census, 1990.

Ferry County has a Housing Authority that is still in its infancy. The Ferry County Housing Authority has a joint agreement with the County and the City of Republic. The Housing Authority is currently working on producing an accurate housing stock survey of the county (projected in summer of 1995). This survey will establish housing conditions, and cost effective ways to perform rehabilitation through Grants, Deferred Payment Loans, and Deferred Payment Matching Loans. There is also the possibility of Weatherization Grants through the Housing Authority and the Ferry County PUD.

ANALYSIS OF FUTURE HOUSING NEEDS

Examination of the present population as well as the housing stock of Ferry County provides direction in determining the future housing needs of the county. By projecting the population for the year 2014 and dividing by the average household size (2.70) an estimate of the needed housing can be determined.

Projected Pop./Ave # of persons per household = Total # of Dwelling Units Needed

Total # of Dwelling Units Needed - Existing Dwelling Units =# of Additional Needed Units

**Table 9-5
FORECASTED HOUSING UNITS BY HOUSING TYPE**

<u>Year</u>	<u>Single Family</u>	<u>Multi-family</u> <u>Total</u>	<u>Mobile Home</u>
-------------	----------------------	-------------------------------------	--------------------

1990	2,128	145	966	3,239
1994	2,592	176	1,166	3,934
2000	2,938	200	1,322	4,460
2010	3,379	230	1,520	5,129
2014	3,582	244	1,612	5,438

Using this formula, and the figures given earlier, not including seasonal homes, the projected # of additional dwelling units needed for the year 2000 would equate to approximately 526. The number of additional units for the year 2010 would equate to approximately 1,195. The number of additional units for the year 2014 is approximately 1,504 (The population projection for the year 2014 is 9,672). A determination for single family homes, multi family homes, and mobile homes can then be projected.

9.4 Land Requirements

In order for Ferry County to meet the housing needs for the next twenty years an adequate amount of land must be available to absorb new housing construction. As pointed out, Ferry County can expect a projected need of 1,504 additional housing units over the next 20 years. These additional units, of which 978 are being projected to be single family homes, will need an adequate supply of land on which to build. Ferry County relies on septic systems to dispose of waste waters. Currently regulations on existing lots rely on septic systems by the soil type found on the site. The type of soil and the related permeability factors of the soil determines how many units are allowed per acre. There is no minimum lot size for existing lots under the best soil conditions. For property that will be subdivided, under the best soil conditions, a minimum lot size of 12,500 sq. feet is called for in regards to a single family home on community water and sewer. Single family homes with community water and individual sewer shall have a minimum lot size of 1 acre. Finally, a single family served by individual water and sewer shall have a minimum lot size of 2.5 acres.

Additional projections of 94 multi-family and 654 mobile home units will also need land on which to build. However, land for these elements is more difficult to estimate. The projected multi family need as well as the mobile home need could be absorbed in one large apartment or condominium complex or as mobile home units throughout the county. In keeping with the character of Ferry County's existing development, new multi-family housing is anticipated to be developed at moderate average densities. Therefore, an average density of 8 units per acre was used to estimate the land needed to accommodate new multi-family and mobile home development.

The total land need, at a minimum for all projected housing in Ferry County is determined by adding the single family home land requirement to the multi-family / mobile home requirement.

Table 9-6
FORECAST OF RESIDENTIAL LAND DEMAND
 (single family is based on 3 dwelling units per acre)
 (multi-family and mobile home is based on 8 units per acre)

<u>Classification</u>	<u>2000</u>	<u>2010</u>	<u>2014</u>
Single Family	115.33	262.33	330
Multi-Family	3	6.75	8.5
Mobile Home	19.5	44.25	55.75
TOTAL	137.83 acres	313.33 acres	394.25 acres

Table 9-7
FORECAST OF RESIDENTIAL LAND DEMAND FOR A 2.5 ACRE MINIMUM
LOT SIZE FOR SINGLE FAMILY HOMES

YEAR 2000	865 acres
YEAR 2010	1,967.5 acres
YEAR 2014	2,475 acres
Total	5,307.5 acres

Adequate Land Supply

Having estimated the future land supply needs of the community, the next step is to determine whether or not there is an adequate supply of land to support these needs. The current land use map for Ferry County shows there is adequate land for infill development. That is, land that is not used for any purpose other than an open field or vacant lot.

9.5 AFFORDABLE HOUSING

The term *affordable housing* tends to have various undesirable images associated with it. Some feel that it means housing projects and all of the negative connotations associated with them. Although this may be true in the worst cases in large cities it does not mean that in places like Ferry County.

What it does mean is an opportunity for someone to afford a place to live, support a family and be able to pay bills. It does not have to be a large complex that is subsidized by the government. It quite often is simply a unit of housing that is valued at a rate that is affordable to the average citizen. As housing prices continue to rise it is becoming less and less affordable for someone to purchase a home. First time buyers in particular are finding it difficult to afford a home.

9.5.1 Ferry County Housing Authority

Ferry County Housing Authority is operated and managed locally. It is designed to seek and establish affordable housing for lower income, elderly, and mentally impaired people. The Housing Authority is still in its infancy, however they have completed several projects such as an old age home, and are currently building a home for the mentally ill, and the chemical dependent.

9.5.2 Colville Confederated Tribes Housing Authority

The Colville Confederated Tribes have their own Housing Authority. This agency helps tribal members housing needs by assisted federal funding and HUD programs to those that qualify.

9.5.2 Department Of Community, Trade and Economic Development

The housing division of the Department of Community, Trade and Economic Development is the backbone of the state housing delivery system. One of the division's major programs is the Housing Assistance Program. The housing Assistance Program provides loans and grants to local governments, non-profit organizations, and public housing organizations to increase the availability and affordability of low-income and special needs housing. Eligible activities include:

- New construction
- Rehabilitation or acquisition of housing or homeless shelters
- Rent or mortgage guarantees and subsidies
- Matching funds for social services directly related to providing housing for special needs groups in assisted projects
- Pre-construction technical assistance
- Technical assistance, design, finance services, consultation, and administrative costs for eligible nonprofit community or neighborhood-based organizations

Funds are awarded through a competitive process. The project must benefit households with incomes below 50% of the area median income. Funds are provided primarily as loans requiring a 25-year commitment to maintain the housing for the intended group.

There are many other sources available for funding and assistance for affordable housing options in Ferry County.

Chapter 10

UTILITIES

10.1 Introduction

The Washington Growth Management Act requires each county to develop a utilities element as part of their comprehensive planning process. Specifically, this element must address electrical lines, natural gas and telecommunication lines in the following manner:

- Inventory the general location of existing utilities.
- Establish the proposed location of proposed utilities.
- Examine the capacity of existing and proposed utilities

In addition, the utility element will evaluate solid waste management in Ferry County, focusing on land fill and recycling issues.

10.2 MAJOR ISSUES

- Ferry County is currently supplied with enough electricity to satisfy the demand for electrical power. However, Ferry County anticipates future growth in residential and commercial development. Will there be enough capacity to accommodate the anticipated needs of the county?
- Ferry County closed its land fill and established a transfer station in 1993. Reducing the amount of waste that must be shipped out of the county is a priority. Ferry County has special needs to consider when tailoring their approaches to implementing recycling programs. What programs are available to Ferry County residents for both recycling and solid waste disposal, and what type of approaches should be considered for the future?

10.3 Electrical System

Ferry County is currently being served via a 115 KV BPA radial transmission line entering the County on the east side and traversing the Sherman Mountain Range to the Pine Grove Area of Ferry County. At this point the voltage is transformed from 115 KV to 34.5 KV, which voltage Ferry County P.U.D. uses to send over some 54 miles of transmission lines to seven substations in Ferry County and one substation in Okanogan County. The City of Republic is served via approximately three miles of 34.5 KV transmission line from Pine Grove. The 7.5 MVA substation reduces the voltage from 34.5 KV to 7.2/12.47 KV and is sited on long-term leased property that allows for well planned main distribution feeders to serve the larger loads with short distances. Considering past growth and future projections, this substation's capacity should be adequate through the year 2012 using 90% rating of the 7.5 MVA rating.

Excluding the Republic City Substation, the District owns six substations in Ferry County.

- | | |
|--------------------------|-------------------|
| 1. Curlew Substation | capacity 3.75 MVA |
| 2. Job Corp Substation | capacity 3.75 MVA |
| 3. Keller Substation | capacity 7.5 MVA |
| 4. San Poil Substation | capacity 3.75 MVA |
| 5. Strassburg Substation | capacity 5.0 MVA |
| 6. Lamefoot Substation | capacity .6 MVA |

Proposed System

With the addition of some equipment items on the 34.5 KV transmission system, plus one additional substation equipment in the Job Corp and Curlew substations, the transmission system and substations are projected to be adequate, based on past and future projections beyond the year 2012. With the addition of some feeder equipment and reconditioning of a portion of two feeders, the distribution system is projected to be adequate beyond the year 2012. Transmission and substation requirements of individual industrial consumers are not factored into the above system improvement.

10.4 Solid Waste Management

The Collville Confederated Tribes operate their own waste management program separate from the remainder of the County. It consists of four transfer stations (Keller and Inchelium in Ferry County) and pick-up services for residents and businesses. Payments for pick-ups or a fee permit for transfer station use are required.

The Ferry County Public Works Department, Waste Management Division operates the waste management program for the North half of the County. In April 1994, the Washington Department of Ecology approved the Ferry County Solid Waste Management Plan (SWMP). The County also has an approved Moderate Risk Waste Management Plan (MRWMP) in effect. These two plans set forth the waste management program.

Because Federal and State regulations required the closure of the Torboy Landfill, the planning process involved evaluation of a number of options for solid waste disposal. This process resulted in the decision to establish a transfer station and export waste out-of-county. The Torboy Transfer Station, which opened in October 1993, accepts waste from the County residents at the present rate of \$110/ton. The City and County have an Interlocal Agreement for the City's solid waste contractor to haul City waste to the Torboy Transfer Station. Residents of the City of Republic are required to have their solid waste picked up on a weekly basis for a fee. Waste is presently hauled from the transfer station to the Stevens County Landfill by a contracted hauler. Residents of the unincorporated areas of north Ferry County, as an alternate to self-hauling, may have their trash picked up by the County's one certified solid waste collection company (franchised hauler) at a monthly rate established by the Washington Utility and Transportation Commission. Presently such waste is hauled directly to Stevens County by the franchised hauler. A solid Waste Collection and Disposal Fee will be charged to the hauler for waste hauled directly out-of-county to help fund the planning, administration and implementation of the Plans. The Stevens County landfill has a projected lifetime of about thirty years. The Torboy Transfer Station is of sufficient size to support the projected population for the year 2014. However, Ferry County is currently pursuing the possibility of opening its own landfill.

The County plans to begin collection of waste oil from residents in 1994. Collection tanks will be sited at several locations and waste oil will be burned to heat one of the County road shops. For the past three years, a Household Hazardous Waste Collection Event has been held to collect Moderate Risk Waste from individuals. A study has been initiated to determine the feasibility of building a permanent facility for the collection of Household Hazardous Waste. Oil collection sites and either the annual Collection Event or the building of a permanent facility will provide sufficient means of moderate risk waste disposal for households until the year 2012 and beyond.

The other area of waste under County jurisdiction is small quantity generator (SQG) waste: dangerous waste generated by businesses at a rate of less than 220 pounds per month or batch and extremely hazardous waste at a rate of less than 2.2 pounds per month or batch (Chapters 70.95I and 70.105 RCW). The County Solid Waste Coordinator works with these businesses, educating them as to the regulations, helping them find companies and facilities to handle their wastes. A study was recently initiated by the Department of Ecology to determine the feasibility of an effort involving seven rural counties, including Ferry County, to arrange a “milk run” or cooperative marketing program for wastes from SQG’s. The services made available in Ferry County by hazardous waste collection companies should expand to keep up with the increased number of SQG’s expected by 2012.

Recycling is difficult in Ferry County because of our low volume of materials and our distance from markets. Presently several materials are accepted for recycling at the Torboy Transfer Station. Recyclables are also collected on the north part of the County at the Job Corps facility. Cardboard recycling is available through one of the local supermarkets. The SWMP recognizes the State’s goal of 50% recycling and identifies strategies for increasing recycling in Ferry County in order to contribute to that goal, including increased efforts in marketing, purchase of recycling bins, and an emphasis on education. Waste reduction is identified as a priority, and will be accomplished through education and information. State grants presently fund such programs through the Ferry County Waste Management Division.

With rising tipping fees in Ferry County, illegal dumping is an ever-increasing problem. The Northeast Tri-County Health District, the Ferry County Sheriff, and the Ferry County Waste Management Division are working together to educate the public and enforce regulations to alleviate the problem. Cleanup efforts are also coordinated by these agencies.

10.5 Telecommunications

The Majority of Ferry County and the City of Republic has been served by GTE Systems of the Northwest since 1991. Before that time, CONTEL served the community. There are various facilities located throughout the county and city. The primary facility serving Republic is a central office switching facility located on the 600 block of Kean Avenue, immediately south of Patterson Park. The switching facility controls the flow of communications serving the majority of Ferry County. Data and voice communications are connected to the outside world by a four-strand fiber optic cable that runs from Republic, to Tonasket to Wenatchee.

The fiber signal is then converted to a tight beam digital microwave at the Wenatchee facility and transmitted over the Cascade Mountains to GTE’s

Northwest Everett headquarters. There is only one way out for telecommunications within the City of Republic.

The fiber optic cables are all lit from Republic. The cables are segregated into two pairs of cable. Each pair consists of a send cable and a receive cable. The first pair is the main send/receive pair and handles all traffic to and from Ferry County. The second pair acts as a stand-by pair should technical problems occur with the first send/receive pair.

The overall system of the switching facility is driven by a DMS-10 switch operating at 45 Kilobit. The fiber optic cables themselves have a capacity for operation at volumes over 1 gigabit. The ultimate capacity of a fully redundant system with the existing fiber optic cable is over 14,000 simultaneous voice conversations (equivalent to a city of 90,000) and nearly unlimited data transfer capacity. All that is needed to fill any additional capacity is a sequential upgrading of the switching equipment. The next logical upgrade of switching capacity will be to a 90 kilobit system with double the capacity of the existing system.

Also connected to the main DMS-10 switch are four remote digital electronic devices that serve as "mini-switchboards". These devices add significantly to the capacity of the DMS-10. The devices are:

- 1 pair capacity device located on the Old Kettle Falls Road. 108 pairs are presently connected with a growth potential of 84 services.
- 2 pair capacity device located at Curlew Kai (On Curlew Lake). 64 pairs are in use with a growth potential for 32 additional services.
- 3 pair capacity device located at Lambert Creek Road. 85 pairs are in use with a growth potential for 11 additional services.
- 4 pair capacity device located on the Trout Creek Road. 108 pairs are presently connected with a growth potential of 113 services.

Using all of the switching capacity within the county, there is a total capacity within the Ferry County system of 2,772 services. The present system consists of 1,682 services. This gives the county a growth potential of 1,090 services or 64% increase in service hookups. It is felt that the existing system can easily absorb any anticipated increase volume.

Voice Communication

The switching facility serves as a transfer station controlling the flow of communications between Republic and the rest of the world. The base facility is a DMS-10 switching unit running a 45 Kilobit system. This system has capacity

sufficient to handle 672 simultaneous voice conversations. The switch is capable of connecting 2,100 voice cable pairs. It presently only handles 1,250 pairs, giving it an excess capacity of 850 pairs available for growth.

The nature of voice communication is such that there is rarely or never a period of time when all voice systems hooked up to the switching facility are in simultaneous use. According to the planning department of GTE Northwest, the standard industry concentrator factor for phone use is 6:1. That means that at any time only one of every six cable pairs are in operation. This gives the existing switching potential within Ferry County an effective capacity of 4,032 hookups. This being the case the limiting factor of the overall system is the number of cable pair hookups at 2,772.

This is the equivalent of 600 residences and 50 new medium sized businesses. This excess capacity is felt to be more than adequate for any anticipated growth in Ferry County and the City of Republic during the next twenty years.

Should growth beyond the present prediction occur, the voice requirements will be easily filled by the installation of an enhanced switching unit (90 Kilobit). This will effectively double the existing capacity and easily meet any possible growth.

Data Communication

The central office switching unit is also capable of carrying massive amounts of data communications. Essentially, the data communication capacity of the system is capable of dealing with even the worst case scenario. The existing system is capable of handling at least 30 T-1 data lines operating at 56 Kilobit per second transfer rate. It will easily within the capacity of the system to operate up to 20 data lines operating at 1.54 Megabits per second.

Cellular Communications

The cellular telephone license for Ferry County and the Republic area was until recently held by both the U.S. West's New Vector Division (wire based facilities) and the RadioPhone arm of Cellular One (non-wire based facilities). New Vector's license to construct facilities for service in Ferry County ran out July 7, 1994. At the present time, RadioPhone is actively pursuing the implementation of a cellular system in Ferry County in cooperation with McCaw Cellular Communication of Spokane, Washington.

Proposed Facilities

There are no other facilities proposed for Ferry County other than Cellular Phone service.

10.6 Natural Gas

At the present time, the majority of Ferry County is not served by a natural gas utility. The nearest gas pipeline that is available to serve the corridor from Danville to Republic is operated by British Columbia Natural Gas and is located in Grand Forks, British Columbia. Efforts are presently being attempted to bring natural gas to Ferry County.

This possibility rests on the ability of Washington Water Power to obtain right of way permission from Burlington Northern Railroad. This will allow easy and inexpensive construction of a pipeline along an established right of way.

Even if the right of way is allowed by Burlington Northern Railroad, it will be a closely run analysis for Washington Water Power to decide if it will be economical to construct a natural gas pipeline from Danville to Republic. The pipeline will be contingent on sufficient numbers of people, businesses, and industry switching over to natural gas to make it profitable for the utility to bring the transmission facilities to the area. It may well be the case that the entire proposition is not profitable.

10.7 Cable Television

Cable TV service is provided by the Television Association in Republic. The service area is limited to portions of the City of Republic and the outlying fringe. The Association has a satellite system that serves the City.

**FERRY COUNTY
ORDINANCE NO. 2008-04**

**AMENDING
ORDINANCE NO. 2006-05 FERRY COUNTY COMPREHENSIVE PLAN
CAPITAL FACILITIES LIST AMENDMENT #7**

WHEREAS, the Ferry County Comprehensive Plan was amended on March 3, 1997 to adopt the Capital Facilities List as provided in Section 11.3 of the Ferry County Comprehensive Plan; and

WHEREAS, The Capital Facilities List was first amended on July 7, 1997 and amended again February 14, 2000; April 15, 2002; November 4, 2002; November 7, 2005; and May 1, 2006; and

WHEREAS, certain projects listed at that time have been completed or are no longer pertinent: and

WHEREAS, the Board feels that the property acquisition of USFS property on Jefferson Street in Republic, acquisition of Border Patrol property in Curlew, all county projects listed in the Ferry County All Hazard Mitigation Plan adopted in 2004, County Road Shop Repairs and Improvements, Public Golf Course, Growden Dam, Torboy Industrial Park, Infiltration and Influent Study on the Republic Lagoon, City/Golden Tiger Pathway Connection, and Long Term Rehabilitation Facility qualifies for inclusion on the Ferry County Capital Facilities List; and

WHEREAS, Fire District Improvements, Telecommunications Center, Historic Curlew Civic Hall and Pine Grove Sewer are no longer pertinent to the Capital Facilities List; and

WHEREAS, a Public Hearing was held on March 3, 2008 and continued on March 24, 2008 and no objections to the proposal were submitted to the Board of Commissioners and the proposed changes were approved by a unanimous vote of the Board of Commissioners.

NOW THEREFORE, the Ferry County Board of Commissioners hereby adopts the following list of capital facilities projects for Ferry County. Some of the project costs and funding sources are unknown at this time, but will be pursued in the future, and have not yet been rated for priority.

The following projects are eligible for funding from the Ferry County Capital Improvement Fund and the Distressed Area Capital Fund. Water and Sewer System projects cannot be funded in full from this fund, but provision of matching grant funds may be feasible.

<u>Project:</u>	<u>Cost</u>	<u>Year</u>
Curlew Community Sewer System	unknown	2006-2010
Courthouse and Jail Improvements	unknown	2005 & ongoing
Recreational Trails Expansion/Improvements	unknown	2006 & ongoing
Fairgrounds Improvements	unknown	2006 & ongoing
Airport	unknown	2006 & ongoing
Rails to Trails	unknown	2007 & ongoing
Public Swimming Pool	unknown	unknown
Parks	unknown	unknown
Franson Peak	unknown	unknown
EMS District Facility	unknown	unknown
Curlew Lake Sewer System	unknown	unknown
Pine Grove Water System	unknown	unknown

County Government Telecommunication Infrastructure Improvements (MIS)	unknown	unknown
Motor Sports Facilities	unknown	unknown
Public Boat Access	unknown	unknown
Forest Service Property Acquisition (Republic)	unknown	2008-2010
Border Patrol Property Acquisition (Curlw)	unknown	unknown
All Hazard Mitigation Plan Projects (County Government Listed Projects)	unknown	2008 & ongoing
County Road Shop Repairs & Improvements (Republic, Curlw, Keller, Inchelium, Boyds Sherman Creek)	unknown	2008 & ongoing
Public Golf Course	unknown	unknown

The following projects may not be funded from the Capital Improvement Fund, but may be eligible for funding from the Distressed Area Capital Fund. They also have not been rated for priority, but are under consideration in the next few years:

Safe Routes to Schools Project	unknown	2005 & ongoing
Industrial Site Reclamation	unknown	unknown
Small Business Incubator	unknown	unknown
Growden Dam	unknown	unknown
Torboy Industrial Park	\$1,596,000	2007 & ongoing
Infiltration and Influent Study on Republic Lagoon	unknown	2008
City/Golden Tiger Pathway Connection	unknown	2009-2010
Long Term Rehabilitation Facility	unknown	unknown

BE IT FURTHER RESOLVED that the above projects are contingent on the availability of funding resources, and that the Capital Facilities Plan shall be reviewed and updated at least once annually, as provided in Section 11.3 of the Ferry County Comprehensive Plan.

DATED this 24th day of March 2008.

FERRY COUNTY BOARD OF COMMISSIONERS
FERRY COUNTY, WASHINGTON

RONALD "JOE" BOND, CHAIRMAN

BRAD L. MILLER, VICE CHAIRMAN

MIKE L. BLANKENSHIP, MEMBER

ATTEST:

Debbie Bechtol, Clerk of the Board

Chapter 11

CAPITAL FACILITIES

11.1 Introduction

The Capital Facilities Plan (CFP) is a 6-year plan for capital improvements that support the County's current and future population and economy. Capital improvements should have identified funding mechanisms (i.e., not a 'wish list'). One of the principal criteria for identifying needed capital improvements are standards for the level of service (LOS). The CFP contains LOS standards for each public facility, and requires that new development be served by adequate facilities (i.e., the 'concurrency' requirement). The CFP also contains broad goals and specific policies that guide and implement the provisions of adequate public facilities.

The purpose of the CFP is to use sound fiscal policies to provide adequate public facilities consistent with the land use element and concurrent with, or prior to the impacts of development in order to achieve and maintain adopted standards for levels, and to exceed the adopted standards, when possible.

11.2 MAJOR ISSUES

There are at least three reasons to plan for capital facilities: (1) growth management, (2) good management, and (3) eligibility for grants and loans.

11.2.1 Growth Management

A CFP is required by the GMA. The CFP is one of six required elements of the local government's comprehensive plan:

- a. Rural & Land Use
- b. Housing
- c. Transportation
- d. Utilities
- e. Capital Facilities

The Washington State Growth Management Act requires counties to prepare a capital facilities element consisting of:

- An inventory of current capital facilities owned by public entities, showing the locations and capacities of the public facilities;
- A forecast of the future needs for such capital facilities;
- The proposed locations and capacities of expanded or new capital facilities;
- At least a six-year plan that will finance capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes, and;
- A requirement to reassess the land use element if probably funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.

The CFP is the element that makes the rest of the comprehensive plan real. By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the CFP determines the quality of life in the County. The requirement to fully finance the CFP (or else revise the land use plan) provides a reality check on the vision set forth in the comprehensive plan.

11.2.2 Good Management

Planning for major capital facilities and their costs enables Ferry County to:

1. demonstrate the need for facilities and the need for revenues to pay for them;
2. estimate eventual operation and maintenance costs of new capital facilities that will impact the annual budget;
3. take advantage of sources of revenue (i.e., grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue; and
4. get better ratings on bond issues when Ferry County borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

11.2.3 Eligibility for Grants and Loans

DCTED's Public Works Trust Fund requires that local governments have some type of CFP in order to be eligible for loans. Some other grants and loans have similar requirements, or give preference to governments that have a CFP.

11.2.4 Specific issues affecting Ferry County

- All School enrollment is expected to continue to increase throughout the planning period. Should the County impose impact fees for future school facilities?
- Through grants, the County and the Colville Confederated Tribes has made significant improvements, or installed water systems to the communities of Orient, Curlew, Inchelium, and Keller. How should the County proceed to expand the service area?
- Ferry County has an abundance of recreational land, based on national standards. However, the county has expressed a strong desire to retain additional land as open space and to acquire additional recreational amenities. What types of additional recreational facilities does the County need? How should additional open space and recreational facilities be financed?
- The Gibraltar Recreation Center is a partially constructed facility in Ferry County that would serve the needs of the community if additional funding was made available to complete the project.
- The town of Curlew has grown enough to require the need for a community sewer system. How will Curlew afford this service? Currently the Ferry County PUD does not manage sewer systems. Who will manage this system if the PUD refuses?
- Ferry County has closed the Torboy Landfill and is currently exporting solid waste out of the County via a transfer station. Due to the high cost of transferring waste out of the County and the long term needs of Ferry County, a possible landfill site for Ferry County should be explored.

11.3 STATUTORY REQUIREMENTS FOR CAPITAL FACILITIES PLANS

The GMA requires the CFP to identify public facilities that will be required during the six years following adoption of the new plan (1995 through 2000). The CFP must include the location and cost of the facilities, and sources of revenue that will be used to fund the facilities. The CFP must be financially feasible: in other words, dependable revenue sources must be equal or exceed anticipated costs. If the costs exceed the revenue, the County must reduce its level of service,

reduce costs, or modify the land use element to bring development into balance with available or affordable facilities.

Other requirements of the GMA mandate forecasts of future needs for capital facilities, and the use of standards for levels of service of facility capacity as the basis for public facilities contained in the CFP. As a result, public facilities in the CFP must be based on quantifiable, objective measures of capacity, such as traffic volume capacity per mile of road, and acres of park per capita.

One of the goals of the GMA is to have capital facilities in place concurrent with development. This concept is known as concurrency (also called 'adequate public facilities'). Concurrency management procedures will be developed to ensure that sufficient public facility capacity is available for each proposed development.

After the CFP is completed, and adopted as part of the comprehensive plan, Ferry County must adopt development regulations to implement the plan. The development regulations must be completed within one year of the adoption of the comprehensive plan, or by June 27, 1995 (Ferry County was granted a six month extension to complete the comprehensive plan). The development regulations will provide detailed regulations and procedures for implementing the requirements of the plan.

Each year the CFP must be updated. The annual update will be completed before the County's budget is adopted in order to incorporate the capital improvements from the updated CFP in the County's annual budget.

11.4 PARKS AND RECREATION

Ferry County is served by a number of parks, and recreational facilities. They either belong to Ferry County, individual School Districts, the State of Washington or the U.S. Government. Parks and recreational standards vary widely from community to community depending on its size and location. Ferry County is an area that is well served by County Fairgrounds, Community and City Parks, State Parks, State Lands, Federal Lands, and other areas including the Colville Reservation and the Colville National Forest.

The Ferry County Fairgrounds serves the County yearly with an annual Fair and Rodeo. The grounds have RV, tent and trailer sites, and also host other events throughout the year.

Each School District has a playground or recreation area. Some have additional areas for Football, Tennis, Track and Basketball.

The U.S. Forest Service has several recreation areas including but not limited to Swan Lake, Ferry Lake, Long Lake, Ten Mile Campground, Boulder Deer Creek, 13 Mile, Bear Plot, Cougar, Lambert Forest Camp, Mt. Leona, Renner Lake, Davis Lake, Fish Lake, Trout Lake, Sherman Pass/Kettle Crest, Canyon Creek, East Portal, and Lake Ellen.

Through a cooperative agreement between the U.S.B.R., National Park Service, Army Corps of Engineers and the Colville Confederated Tribes, Ferry County residents have access to the Coulee Dam Recreation Area along Lake Roosevelt.

Also the Bureau of Land Management and the State of Washington Department of Natural Resources has many acres of public land within the County.

11.5 COMMUNITY FACILITIES

The most prominent among community facilities is the County Court House. It houses a majority of all the administrative functions. Also, it serves as the County Court and the offices of the County Sheriff. The Planning Department and Community Services are in separate buildings that are rented.

The County's public works department has a number of buildings. It has county road shops and other utility shops in the following communities: Curlew, Boyds, Keller, Inchelium.

Another group of county facilities are the cemeteries. However small, these cemeteries seem to be able to meet the needs of each community. The following communities have cemeteries including, but not limited to: Curlew, Keller, Inchelium, Republic, Eagle Cliff, Danville, Orient, and others.

Other community facilities include the Sheriff's Office, County Jail, and Fire district facilities in Curlew, Toroda, Republic, Orient, Inchelium, Keller, Barney's Junction, Haag Cove, Danville, Malo, Kewa, and Manilla Creek.

11.6 SCHOOLS

Ferry County has several School Districts: Curlew School District which also services Danville, and Orient. The Orient Schools District, The Republic School District, and The Inchelium School District. Students between grades 7 - 12 living in Keller are in the Wilbur School District which is outside of Ferry County.

Each district is expansive and mostly rural in nature. There are currently 5 elementary schools, 1 middle school, and 3 high schools.

Elementary Schools:
 Curlew
 Republic
 Orient
 Keller
 Inchelium

Middle School:
 Republic

High School:
 Curlew
 Republic
 Inchelium

11.7 WATER SERVICE

Water service in Ferry County is provided by public purveyors and individual private water systems. The “public purveyors” are placed in two categories by the Washington State Department of Social and Health Services and Tri-County Health Department. Group “A” water systems have 15 or more service connections, regardless of the number of people served, or serve 25 or more people per day for a minimum of 60 days per year. Group “B” systems serves less than 25 people for 60 days or more per year, or 2 - 14 service connections.

Ferry County has established water districts within each community to monitor and service water to those residents. Each system is a Group A water system. The following table illustrates the allowable number of hook-up services, and the current number of water users.

**Table 11-1
 FERRY COUNTY COMMUNITY WATER SYSTEM CAPACITY**

Service Area	Current # of users	Allowable # of users
Orient	50	50
Curlew	45	55
Keller	101	unknown
Inchelium	187	300
TOTAL	383	405+

Those areas not served by community water must rely on individual well, or in some remote areas, the hauling of water is permitted. As required in the GMA under RCW 58.17.110 & 19.27.097, written findings for proof of potable water must be made for all plats and, proof of potable must be established before the issuance of a Building Permit.

11.8 WASTEWATER DISPOSAL

Disposal of sewage within Ferry County is accomplished almost exclusively through the use of conventional on-site sewage disposal systems. Though subject to change, these systems must conform to NE Tri-County Health District

and State Department of Health requirements. These systems typically consist of a septic tank and sub-surface absorption system, either a drain field, or a sump, or both. The septic tank serves three principal functions. It separates solid portions, and provides an environment for anaerobic decomposition of the solids. The effluent passes from the septic tank to the subsurface absorption system where, under ideal circumstances, it is absorbed and treated within the soil column.

When on-site sewage disposal systems are properly designed and constructed, installed in adequate soils, and used at low development densities, they can represent a satisfactory long term form of sewage disposal. However, if they are improperly designed or constructed, installed in inadequate soils, or used at too high a development density, they can adversely impact surface and groundwater quality and public health. The disposal capacity of a system is determined primarily by the soil conditions and the design of the system. The surrounding soils must be unsaturated, or at least moderately permeable.

11.8.1 Residential Systems

The amount of land that is necessary to install an on-site sewage disposal system is largely determined by the textural quality of the soil at the given site. As such, the Tri-County Health Department determines the minimum residential lot sizes based on the texture of soils that are present at each development. The Health Department rules for on-site sewage disposal divide soils that are capable of supporting on-site sewage disposal systems into five textural types or categories, each with an associated residential lot size requirement. These soil types and associated lot sizes are under review by the Washington State Department of Health and current legislation. New regulations will change the required lot size for individual well and septic.

11.8.2 Community Systems

Except for the City of Republic, Inchelium is the only rural community that has a sewage system. Due to the density of population in Curlew, a community sewer system is almost imminent.

11.8.3 Wastewater Flow Standards

The industry standard is 100 gallons per person per day or 220 gallons per household per day. The industry standard should be adopted for Ferry County. In the event that other communities will apply for grant dollars for community

sewage systems, standards should be established. The application of these standards assumes that sewer lines will be built tight to minimize infiltration. A more specific breakdown of sewage generation rates is listed below:

SEWAGE GENERATION RATES

User Type	Gallons per day
Single family residence	75 per capita
Multi-family residence	60 per capita
Industrial	35 per employee
Commercial/Services	15 per employee
Public School	25 per student

11.9 STORM DRAINAGE

Currently the only community with a stormwater service is the City of Republic. Other communities may only have culverts, floodproofing facilities, and raised streets and roads.

There is a potential need for adequate stormwater service as each community within Ferry County increases in population.

11.10 ELECTRIC SYSTEM

The current electrical system has three separate feeds into the County. One near Kettle Falls/Barneys Junction, one near Inchelium, and the other south of Keller. However, the weakness of the existing electrical distribution system is that it does not have an alternate feed system between the supply point over the Sherman Mountain Range to the Pine Grove Area (distribution to the western half of the County). No high voltage distribution system should be without alternate feeds to all portions of the system. Such integrated system reduces the incidence of system outages and is more easily maintained.

11.11 FORECASTED FUTURE NEEDS

11.11.1 Water

The forecasted population increase of each community with a water district is uncertain. The County is projected to have an approximate 15% increase in population by the year 2000. However, these communities are not experiencing

the same percentage of increased population countywide. The majority of new growth is dispersed throughout the county away from these rural town sites. In order to preserve the rural character of the county, existing agricultural water needs should be preserved in light of future residential development.

11.11.2 Waste Water

As mentioned above, the forecasted population increase of each community is uncertain. Except for Republic, the majority of these communities have only increased by 10 - 20 additional homes in the last 20 years.

11.11.3 Transportation

The transportation demand forecast is addressed in the Transportation Element.

11.11.4 Parks and Community Facilities

The demands for additional parks space and community facilities from 1995 to 2000, is not that significant. The current supply of park space and community facilities are quite adequate to meet the forecasted additional demand; In the future, the requirement of additional facilities can be studied.

11.11.5 School Enrollment and Capacity

The Washington State Superintendent of Public Instruction (SPI) provides enrollment projections based on the "Cohort Survival Method". This method of enrollment projection uses historic patterns of student progression by grade level to measure the portion of students moving from one grade level up to the next higher cohort or grade. This ratio or survival rate is used in conjunction with current birth rates as a base for state-wide enrollment projections. the SPI system is useful but has obvious inadequacies in representing the unique growth conditions of individual school districts. Historically, SPI projections in growing school districts tend to underestimate the actual student enrollment growth.

School enrollment growth and distribution over the next ten to twenty years will be influenced by several factors. A primary factor will be overall population growth in each district. A second factor is compliance with the State's Growth Management Act by Ferry County and the City of Republic. The focus of future growth and development will be influenced significantly by the comprehensive plans that the County and the City adopt.

Table 11-3

EXISTING ENROLLMENT AND CAPACITY BY SCHOOL DISTRICT

School District	Existing	Total Capacity
Republic	630	700
Curlew	323*	345
Orient	119	150
Inchelium	240	300
Keller	58	150

* Curlew School District Enrollment is decreasing

11.12 CAPITAL FACILITIES PROGRAM

The Capital Facilities Program calls for investments in water, sewer, and road facilities. Because of the financial constraint on the County, many of these projects will be funded by Grants, or low interest loans. Through the Department of Community and Economic Trade, the county applies for CDBG grants to assist the county in funding essential facilities. Other grants available to the county are the Centennial Clean Water Fund and ISTEAs funds.

11.12.1 Roads

The proposed 1995 through 2000 road system improvements are financed through a local match and various state and federal grant programs made available to rural counties. An abridged copy of the six-year road plan is included in the Transportation Element. For a complete copy, including all financial components, please contact the Ferry County Public Works Department.

11.12.2 Schools

The Republic School District currently is operating with the help of a maintenance and operation levy (M & O). Every few years this levy is reviewed with the current needs of the school and adjusted accordingly.

The Curlew School District and the Inchelium School District are considered "remote and necessary" by the state and therefore receive additional funds by the state for each child enrolled in the school. The remaining School Districts are currently on a bond and do not foresee any future financial difficulty.

11.13 CONCURRENCY

The Growth Management Act demands **concurrency**, meaning that public facilities and services must be developed concurrently with the new land uses

they are intended to serve, so that adopted level of service standards are consistently maintained.

11.13.1 Transportation

The concurrency requirement for transportation is especially forceful:

...local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service...to decline below the standards adopted in the...comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development.

The concurrency for the road system is achieved in two ways. First, the capital improvement program is designed and financed in the way similar to capital improvements maintaining a standard level of 'B' or better, and finally the concurrency for roads is also achieved by the County adopting a County Roads Standards Ordinance.

11.13.2 Water and Sewage

Concurrency in the water and sewage is achieved where the 'condition of development' permit is the agreement by the developer to construct or pay for the construction of water and sewage services.

11.13.3 Schools

In order for Ferry County to achieve concurrency for schools, it can adopt a school impact fee ordinance that carries with it a concurrency section.

11.14 COLVILLE CONFEDERATED TRIBES

PARK & RECREATION

Existing: The Colville Confederated Tribes Park & Recreation Department guides both existing and future recreational opportunities within the Colville Reservation. The National Park Service also plays a large role, especially with Lake Roosevelt bordering the East and South sides of the Reservation. There are six existing Tribal designated recreational sites that are located within the Reservation in Ferry County. These sites provide opportunity for picnics, camping plus restroom facilities. The restroom facilities are primitive and/or

modern. Access is limited because of poor road conditions or access by water only. Most development for recreational seekers are located at Twin Lakes and Keller Park sites; the other sites are primitive but pristine.

Projected: The Colville Tribes Park & Recreation Department has currently felt the rapid growth in tourism within the reservation. The pristine forest and wildlife draws the attention to many people outside the immediate area. The tourism attractions, such as, the Grand Coulee Dams Laser Light Show and Tribal Houseboat Enterprise attract thousands of people every year. Because of the tourism industry's continuing success near the reservation, the Tribe has major concerns on adequate ways to maintain the natural forest and wildlife within the boundaries of the reservation.

The Colville Confederated Tribes Park & Recreation Department are researching different alternatives to maintain the quality of the Tribes environment while supplying recreational opportunities to tribal members. If grant funding is captured, four of six sites will be improved within a five years span.

FIRE PROTECTION

Tribal/B.I.A.: The Colville Reservation utilizes their own Fire Control Department. The main dispatch center is located on Mt. Tolman with district offices located in Nespelem and Inchelium area. During fire season (late spring till early fall) the Tribe employs approximately 40 full-time employees. Various types of jobs are filled, such as, engine crew, look out, maintenance, office support, etc. When large fires occur, Fire Control call upon stand-by personnel; these employees are trained in basic fire fighting techniques and are "on-call" during fire season.

Keller Community: The Keller Community has a volunteer fire crew that helps extinguish structure fires. This Fire service has been known to travel as far north to West Forks, east to Nine Mile and south to the basin area.

Inchelium Community: Within the Inchelium area there is a Community Volunteer Fire protection. There is a small station located in the Inchelium community and one located near Twin Lakes.

COMMUNITY CENTERS

Existing: The Colville Confederated Tribes provide and maintain community centers that are located in Inchelium and Keller communities. These centers offer recreation, gatherings, emergency facilities, etc. These centers are currently adequate and safe, however, re-modeling and renovation is needed in the near future.

Projected: The Colville Confederated Tribes Community Services are continually striving to upgrade the existing buildings and search for possible funding opportunities.

POLICE PROTECTION

The Colville Confederated Tribes has its own law enforcement within the Reservation boundaries. There is normally two officers assigned to patrol the Keller and Inchelium areas. If needed, dispatch (located in Nespelem) will direct additional officers to the area. Within Tribal jurisdiction, Ferry County Sheriff and Washington State Patrol also patrols the area.

EDUCATION

Keller: Keller Community currently has a “No High” School district #3. This school instructs elementary students K-6. As of January 6, 1995, there are 58 students enrolled. The Wilbur School District is designated as the Jr./High School because of their many years of providing services such as bus and activity bus for no additional charge. Keller School District #3 is a new facility and offers excellent education with almost one-to-one instruction.

Inchelium: District #70 is located in the Inchelium Community. This public school provides K-12 grade levels and has 240 pupils as of January 1995.

TRANSPORTATION

Within the boundaries of the Colville Reservation, SR 21 runs north towards Republic and south towards Keller Community. The section of Highway between Keller Ferry and Bridge Creek intersection has approximately 300 ADT. This may seem low to other entities, however, this section of road is where many families with young children live. This SR 21 is maintained and in good condition with the exception of narrow shoulders for pedestrian/bicycle safety.

County roads that lay within the boundaries of the Colville Reservation are as follows:

Bridge Creek Road (between SR 21 and Inchelium Community) which is a 30.7 mile stretch. This road is paved but has severe grades, slopes, and curves. This road is used frequently by commuters that work in the Nespelem area and logging trucks.

Accidents & Injuries in 1994 for this segment of road was a total of 21. this includes 11 one-vehicle non-injury; 1 two-vehicle injury; 2 vehicle involving

animals; 1 vehicle/pedestrian fatality; 1 two-vehicle injury; 3 one -vehicle injury; and 2 non-enforcement calls.

Silver Creek road starts near Keller Community and ends at Inchelium (Gifford) Ferry and is both County and Tribes responsibility. The major use of this road is by residents and logging trucks. This road is in extreme need of maintenance and repairs. Larger shoulders for pedestrian and bicycle safety is greatly needed at both ends of the road because this where the majority of the use occurs.

Manila Creek (Peter Dan) road flows west of SR 21 between Keller Community. This road ends near Elmer City. Manila Creek road is approximately 15.8 miles long and maintained by both Ferry and Okanogan County. Ferry County section of road is approximately ten miles long.

The Colville Confederated Tribes maintain tribal roads that are within the reservation. These roads are either gravel or dirt and are commonly used for logging and recreation purposes. The Colville Confederated Tribes contracts with the Bureau of Indian Affairs for road service and maintenance. There is a Roads Department within the CCT organization.

Proposed: The Colville Confederated Tribes are continuing to strive for safe and reliable transportation routes. The future outlook is to continue positive relationships with WSDOT, RTPO's, County's, and all other transportation related organizations. The Tribe continues to search and submit grant opportunities to maintain, upgrade and/or enhance reservation roads.

11.15 CAPITAL FACILITIES PRIORITY LIST

Community goals and objectives establish categories for emphasis and achievement. Within these categories, public officials must make decisions concerning capital resources. In order to facilitate these decisions, prioritization systems must be developed.

The following are General Criteria for the Ferry County Capital Facility Plan:

Category	General Criteria
1. Urgent	Projects that cannot reasonably be postponed; projects that would remedy a condition dangerous to public health, welfare, or safety; projects required to maintain a critically

needed departmental program; projects needed to meet an emergency situation.

2. Essential Projects required to complete or make fully usable a major public improvement; projects required to maintain a minimum standard as part of a continuing departmental program; desirable projects that are self-liquidating; projects for which outside funds for over 65 percent of the costs are available for only a limited period.
3. Necessary Projects that should be carried out within a few years to meet clearly demonstrated anticipated needs; projects designated for replacement of unsatisfactory or obsolete facilities; projects designated for remodeling for continued use.
4. Desirable Adequately planned projects needed for the expansion of current departmental programs; projects designed to initiate new programs that are considered proper for a progressive community in completion with other communities; projects for the conversion of existing facilities to other uses.
5. Acceptable Adequately planned projects that could be used for ideal operations, but can be postponed without detriment to present operations if budget reductions are necessary.
6. Deferrable Projects that are definitely recommended for postponement or elimination from immediate consideration in the current capital program since they are questionable in terms of overall needs, adequate planning, or proper timing.

Chapter 12

HERITAGE

12.1 Introduction

Ferry County's prehistoric, historical and cultural resources include evidence of native peoples, prospectors, homesteaders, railroad builders, loggers, cattle ranchers, and all who came after. It is in the interest of today's residents to preserve that evidence and protect it for future generations. Preservation and interpretation of the county's rich heritage will give local citizens a sense of place and a sense of involvement with the history of the landscape. It will also provide another dimension of experience for the areas increasing tourist population.

In rural areas such as Ferry County, much of our local heritage is still intact. However, increasing development pressure and destruction through lack of education threaten all that remains. By bringing together representatives of our diverse cultures, and by bringing together representatives from the many levels of government, we can promote protection necessary for our continued use of these most precious resources there by maintaining a sustainable economical future, with the ability to enjoy the natural beauty of Ferry County.

12.2 CUSTOM AND CULTURE

Colville Confederated Tribes

Historically the Lakes, San Poil, Nespelem, and a band typically known as the Colville, lived near the San Poil and Columbia Rivers. These people followed the food source during the seasons of opportunity, such as: fish, berries, roots, and wildlife while enjoying their traditional ways. The Colville Confederated Tribes identify cultural values not only in the Northeast portion of Washington State but into British Columbia.

Old Timers

Throughout the county, several dozen family names identify the "old timers." A substantial portion of the community trace their roots back to the first homesteaders and prosecutors in the area. Many of these families continue to seek their livelihood in a manner similar to their ancestors. In this, they are

joined by many of the relative newcomers to the area. These people draw great satisfaction and personal identify from this connection with historical trends and values. However, they fear their way of life may be jeopardized by the pressures of change and population growth. In their desire to preserve and continue their way of life, they wish to perpetuate their means of livelihood in a manner which will be responsible, sustainable and relatively free from the burden of undue regulations.

Newcomers

After the mining boom dwindled, the county's population remained fairly stable until the 1970's, when people began to flee the cities and came to Ferry County in search of a simpler lifestyle. They share many of the values of typical rural residents, being fairly independent and self-sufficient. Many tend to be self-employed, but often are employed in resource-based industries in their preference for being close to nature. Rather than become lost in the "rat race" of city life, they were attracted to the simpler, slower-paced life as a better place to raise their children. They highly value the rural character of the area and its natural resources, and are reluctant to see the quality of these assets change in the face of encroaching population and economic pressures.

12.3 HISTORY OF MAJOR INDUSTRIES

History of Agriculture

Native Americans were the first agrarians in the region, raising cattle, sheep, horses and various farm crops. At the turn of the century, homesteaders began to flock to Ferry County. At this time, both ranching and farming became major industries in the region. The first livestock association in Ferry County was organized in 1916. The present day Ferry County Cattlemen's Association dates back to 1936. Beginning in 1926, the first and second presidents of the Washington State Cattlemen's Association were from Curlew. As far back as 1912 and 1916, a Ferry County dairy farm won national recognition for the excellent quality of their stock.

Even though today many of the farms and ranches have been divided into smaller land parcels, agriculture still plays a major role in the economy of the county. Several ranches still in existence today are operated by third, fourth, and fifth generation families, many of whom are direct descendants of Ferry County's first cattlemen.

The climate and soils of Ferry County provide a challenge to most agricultural pursuits. The winters are severe, rainfall is sparse and good cropland is limited.

Because of these conditions, it takes a great deal of land to sustain even a modestly sized herd of livestock. As a result, Ferry County cattle ranchers have come to rely heavily upon permitted grazing on federal lands in order to augment the amount of privately held grazing land.

History of Timber Industry

The timber industry was formally introduced to Ferry County around 1905. Since then, over 45 different sawmills have operated in the northern part of the county alone. Until the 1930's, a large portion of the timber industry centered around providing ties for the railroads. Due to changes in technology, the economy and the political climate, the number of sawmills has dwindled and presently consists of two mills which operate full time and two or three mills which operate on a part time basis. However, timber harvesting and manufacturing still plays a vital role in the economy of Ferry County. Today, the timber industry contributes approximately 10% of the gross county product, employees 20% of the county's work force, and generates another 1.74 additional jobs in the county for every timber job.

History of Mining

The northeastern region of Washington State was opened to mineral exploration by the United States Government in 1896. Within weeks of this action, a small team of prospectors located most of the leading Tertiary epithermal deposits of the Republic Mining District. The mining camp was called "Eureka" until 1898 when it was renamed "Republic," which is now the county seat. Production of gold has been continuous there since 1902. In 1972, Day Mines purchased the Knob Hill Mine. In 1981, Hecla purchased Knob Hill from Day Mines, which they operated until 1995. In 1986, Echo Bay Minerals began mining in Ferry County, predominantly in older Paleozoic rocks, and presently has a milling operation northeast of Republic. Total production of gold in Ferry County since 1896 has probably exceeded 4.5 million ounces.

Although a wide variety of minerals have been produced from lands within Ferry County, precious metals such as gold have been the most significant. Most of these deposits lie within a geological structure called the Republic Graben, a north-south trending down-dropped fault block six to ten miles wide which extends from the International Boundary near Danville to the Columbia River. The graben is the dominant structural feature in the district.

Sand and gravel production has also played an important role in the economic development of Ferry County. Significant deposits of this important construction resource are geologically associated with glacial tills deposited during the ice age within the graben boundaries.

Mining has played a significant and important role in the social and economic development of Ferry County. It contributes in excess of 50% of the gross county product, over 30% of the property tax base, and employs over 30% of the total work force in the county. In addition, the mining industry in Ferry County generates 1.74 additional jobs for every mining job.

12.4 ARCHAEOLOGY / HISTORICAL

Ferry County will establish a Certified Local Government (CLG). The creation of a CLG will establish a local County Ordinance to ensure the preservation of archaeological and historical sites.

Chapter 13

ECONOMIC DEVELOPMENT

13.1 INTRODUCTION

Economic Development is one of the thirteen goal of the Washington State Growth Management Act. The goal states that counties are required to guide the development of comprehensive plans to “encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state’s natural resources, public services, and public facilities.”

13.2 MAJOR ISSUES

Growth Management alone cannot solve either economic issues or environmental issues. The purpose of the Comprehensive Plan is to establish a common community vision that will try to accomplish both the protection of the environment, and ensure a sustainable economic future. In some instances, the environment may not be well protected, and in other instances, the factors that drive the economy may be altered to ensure protection of the natural resources. In many cases, it’s a give and take situation.

An important element is to establish Partnerships; Partnerships within the community, Partnerships within the many levels of government, and finally Partnerships with neighbors.

- Establish sound economic planning, assessing the vision for the future, and finding common ground, and assessing the environmental impacts.
- Create a value added economy, by trying alternative methods to common practices.
- Practice conservation.
- Explore new markets including high-tech, and world-wide exportation.
- Create a win-win situation for both the economy and the environment.

Ferry County has adopted by reference the "Ferry County Economic Diversification Study Final Report" by BST Associates, September 7, 1994 as the Economic Development Plan for Ferry County.

This report primarily focuses on the tourism industry. However, the report also includes valuable information on economic data, labor force statistics, earnings and retail sales. A copy is available upon request at the Ferry County Planning Department.

Chapter 14

IMPLEMENTATION

A comprehensive plan is a set of policies intended to guide and coordinate other decisions. These policies are dependent on other actions for their effectuation. Some of these actions may consist of a complicated series of related steps that themselves may need to be carefully planned. Other types of actions include regulatory measures that control the physical development of the County. This section will describe the various actions, plans and measures necessary to implement this plan.

Some implementing actions expand and develop the policy of the comprehensive plan. These actions should be formally added to the comprehensive plan as elements. To be formally adopted as an element, the plan must be passed through a formal process of study and hearings before the planning commission and the county commissioners. Other actions, such as regulatory measures, need to be adopted as legal instruments in the form of ordinances. Still other implementing actions are administrative in character. While these should be based on the comprehensive plan, they usually need to be more flexible and therefore should not be formally adopted into the plan.

Regulatory Measures

The Growth Management Act requires that, within one year of adopting the comprehensive plan, local governments must enact land development regulations that are consistent with and implement the comprehensive plan. This process should be initiated with a comprehensive review of the County's existing regulations related to land development. A matrix should be developed to provide an overall comparison of the comprehensive plan policies and the existing regulations. This matrix will give the county insight into where existing regulations must be amended and where new regulations must be adopted in order to achieve consistency with the comprehensive plan.

There is a major regulatory measure that must be undertaken in order to implement the comprehensive plan. A future land use map and policies establishing the plan must be in place. The future land use map and land use policies establish the use, density and intensity of future development within the County. The land use map must be consistent with these policies.

Capital Improvements

The six-year schedule of capital improvements is another implementation tool for the plan. It sets out the capital projects that the county must undertake in the next six years in order to implement the plan. The six-year schedule should be updated annually, with the first year of the schedule acting as the capital budget for the fiscal year. During the annual updating of the six-year schedule, the cost estimates and funding sources should be revised to reflect any additional information that the county has received. In addition, the schedule should be revised to include any additional capital projects that are needed to maintain the county's adopted level of service standards.

Administrative Actions

The plan includes a number of policies that should be carried out through administrative actions, such as interlocal agreements, revised development review procedures, and educational campaigns.

Process for Initiating Plan Amendments

Procedures for initiating plan amendments by other than Ferry County are described by Chapter 35.63 RCW and 36.70A.130 RCW.

Plan amendments initiated by the county follow review procedures prescribed in Chapter 35.63 RCW and 36.70A.130 RCW.

Plan amendments referred to herein include proposed amendments to “sub-area” plans as well as to the Ferry County Comprehensive Plan.

A. SITE-SPECIFIC (QUASI-JUDICIAL) PLAN AMENDMENTS

Plan amendments which apply to a specific site(s), frequently in conjunction with an identifiable development proposal, may be initiated by an applicant by submitting to the Planning Department a written application containing appropriate amendatory language and, if applicable, a map showing the proposed change. The application shall also contain an explanation of the amendment, the reasons for its submission, and other information required by the department.

When the application is complete, the Planning Department shall submit the application to the Planning Commission with the Planning Department's recommendation as to whether the Commission should consider the proposed amendment. In public meeting, the Commission shall determine whether to consider the proposed amendment. If the

Planning Commission decides not to consider the proposed amendment, the applicant may then request the Board of County Commissioners to direct the Planning Department to undertake review. If the Planning Commission is to consider the amendment, the applicant shall submit to the Planning Department an Environmental Checklist and, if necessary, an Environmental Impact Statement, and the Planning Department shall submit the proposed amendment to the Planning Commission, which shall thereafter process the amendment pursuant to the procedures contained in Chapter 35.63 RCW and 36.70A.130 RCW

B. GENERAL (LEGISLATIVE) PLAN AMENDMENTS

Plan amendments which are general in scope and application and typically unassociated with specific development proposals may be initiated by an applicant by submitting to the Planning Department a written application containing appropriate amendatory language and, if applicable, a map showing the proposed change. The application shall also contain an explanation of the amendment, the reasons for its submission, and other information required by the department. The department shall then send the application to the Board of County Commissioners together with the department's recommendation as to whether the proposed amendment should be considered. If the Board approves consideration of the amendment, the Planning Department shall submit the proposed amendment to the Planning Commission, which shall thereafter process the amendment pursuant to the procedures contained within 35.63 RCW and 36.70A.130 RCW.

Judicial Review

Any judicial action to review any decision concerning the amendment of the Comprehensive Plan, including sub-area plans, shall be commenced within thirty (30) days from the date of decision. The plaintiff bringing any such action shall pay the full cost of the transcription of the record prepared for judicial review.

DRAFT ENVIRONMENTAL IMPACT STATEMENT
on
the Ferry County Comprehensive Plan

Prepared by:

The Ferry County Planning Department
The Ferry County Planning Commission

Date of Issue: March 15, 1995
Comments Due: April 14, 1995

David M. Keeley, Director

County Commissioners

Ed Windsor, Chairman
Gary Kohler
Jim Hall

Planning Commission

Lloyd Odell, Chair
John Magoteaux
Sally Schneider
Henry Kuehne
Paige Merkel
Ron Krausse
Nancy Michel
Bob Jannot
Susanne Gerde

Planning Department

David Keeley, Director
Lynnette Fritts, Director
Irene Whipple, Deputy

FACT SHEET

Proposed Action

Adopt and implement the proposed Comprehensive Plan for Ferry County, Washington in accordance with Chapter 35.63 and Chapter 36.70 of the Revised Code of Washington, the provisions of the Growth Management Act.

Ferry County currently has a Comprehensive Plan. However, the proposed Comprehensive Plan will establish policies by which the County will govern land use, public services, and related aspects of its police power.

The proposed Comprehensive Plan (the Plan) will be implemented through revisions to the County's subdivision, shoreline, critical areas and similar ordinances through capital improvement budgeting, and through its general administrative process.

Location of the Proposal

Ferry County, comprised of 2,204 square miles, is located in northeastern Washington. It is bordered on the west by Okanogan County, the south and east by Lake Roosevelt (formed by the back water of Grand Coulee Dam/Columbia River), and the north by British Columbia, Canada, with three ports of entry, at Midway, Danville, and Laurier. State Route 21 travels north and south near the county's western border and State Route 20 cuts east and west across the county traveling over Sherman Pass, elevation 5,575 feet. Highway 395 joins State Route 20 at Barney's Junction and travels along the northeastern county border. State Routes 20 and 21 junction at the City of Republic, the county seat.

The planning area of Ferry County is comprised of approximately 16% private lands, with the remainder being under the ownership of the Colville Confederated Tribes, U.S. Forest Service, Bureau of Land Management, State of Washington, and other public ownership. Ferry County recognizes the need for cooperation between private and public land use planning and recognizes that jurisdictions other than county may be appropriate in some situations. For information purposes, see attached land use map.

Lead Agency

Ferry County Planning Department
P.O. Box 305
Republic, WA 99166
(509) 775-5209

Proposed Date of Implementation

The Comprehensive Plan will be adopted as soon as possible with procedural requirements, before May 31, 1995

Responsible Officials

Ed Windsor, Chairman, Board of Commissioners
Gary Kohler, Commissioner
Jim Hall, Commissioner

David M. Keeley, Director of Planning

Required Approvals

In accordance with Chapter 35.63 of the Revised Code of Washington, the proposed Comprehensive Plan will be reviewed at a public hearing before the Ferry County Planning Commission. The Planning Commission will forward public hearing findings and its own recommendations to the Ferry County Board of Commissioners. The County Commissioners will conduct a public hearing, consider comments, and adopt a final Comprehensive Plan, also in accordance with Chapter 35.63.

Commencing with adoption, Ferry County will begin to implement the Plan. Many implementation measures, such as ordinance revisions, will require their own public hearings before the Board of County Commissioners and/or the Planning Commission.

Declaration of Significance and Scoping Comments

On March 8, 1995, Planning Director David M. Keeley signed a declaration of Significance on the proposed Comprehensive Plan and distributed it to the parties appearing in Appendix A. Scoping Comments were received and are on file. These comments are available to the public on request.

Cost and Availability of this Document

Copies of this document are available for public inspection at the Ferry County Planning Department at 147 North Clark St. Suite 7, Republic, Washington 99166, (509) 775-5209, the Ferry County Court House and the Republic Regional Public Library. Copies may be purchased at the Planning Department for \$15.00 a copy or at the cost of reproduction should the printed supply be exhausted.

Date of Issuance of Draft Environmental Impact Statement

March 15, 1995

Comment Deadline

April 14, 1995

Summary of the Proposed Action

SCOPE AND APPROACH

According to the SEPA Rules, the adoption of a comprehensive plan is considered a “non-project action”, and an environmental impact statement addressing non-project action is considered a “programmatic” EIS. That is, the proposal is not tangible and definite, but rather a policy framework within which tangible and definite proposals capable of implementing the Plan are encouraged.

Some of those implementing actions would be the responsibility of the County. Some would be on the part of the private citizens who own property in Ferry County, and are responsible for its development or non-development. All implementation actions will have to go through their own environmental review process. The County will decide whether significant adverse impacts might result, and, if so, require another, more specifically focused, environmental impact statement.

The purpose of this EIS is to give decisions-makers enough understanding of the environmental consequences of developing Ferry County in the proposed manner to decide the Plan as it now stands is the best that it can be. The impact analysis is as in-depth and quantified as possible considering that the individual developments that the Plan may encourage have not yet been designed.

This EIS identifies the impacts that the various alternatives would create in the process of controlling growth. It does so by first examining existing conditions, then predicting the impacts of the growth of Ferry County:

1. in the continued absence of an incomplete existing Comprehensive Plan (the “No Action Scenario”),
2. in accordance with the Proposed Plan, and
3. in accordance with an Other Land Use Alternative.

COMPARISON OF ALTERNATIVES

Some impacts are inevitably associated with long term development. All the alternatives would have the following impacts, here arranged in order of severity:

- loss of prime agricultural soils to non-agricultural uses
- loss of productive timberland
- increased surface and ground water pollution
- loss of plant and wildlife habitat
- erosion
- impacts on aesthetics (open space, views, pristine natural environment, etc.)

The **No Action Scenario** assumes that the County will fully develop according to existing land use regulations, and that a new comprehensive plan is not adopted. Growth in the County would not be constrained by the current subdivision requirements. Therefore, there would be more developed areas of various lot sizes. Loss of native plants, native animals, and prime agricultural soil lands would be less than under an other alternative. However, due to lack of planning, many impacts would be greater. Housing would become more expensive. Landslide hazards would be more severe. Since growth would occur without any guarantee that streets, water supply, and similar public services would be improved accordingly, the No Action Scenario has a higher impact in those areas. The No Action Scenario is incompatible with the existing plans and policies of other government agencies. Most importantly, it would violate the Growth Management Act and the State Planning Enabling Act. Ferry County revenues will terminate if it does not come into compliance. Thus, this alternative is unfeasible.

The **Proposed Plan** assumes the population may increase by almost 2,600 by the year 2014, and sets forth a comprehensive plan to accommodate that growth. The Proposed Plan is associated with significant loss of native plants, native animals, and prime agricultural soils. However, the proper planning would ensure that streets, sewer, water and similar public services would not be adversely affected.

The **Other Land Use Alternative** is a land use scenario that was considered and rejected in favor of the Preferred Land Use Alternative. The impacts of an Other Land Use Alternative are generally similar to those of the Proposed Plan.

The more significant impacts are summarized in the following matrix. No entry in a cell indicates no impact.

COMPARISON OF ALTERNATIVES

Element	No Action Scenario	Proposed Plan	Other Land Use
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			Alternative
Landslide Hazard	High Hazard due to development on slopes greater than 15%		
Prime Agricultural Soils	moderate impact	moderate impact	moderate impact
Air & Water Quality	high impact	moderate impact	moderate impact
Plants & Animals	high impact	moderate impact	moderate impact
Relations to Existing Plans and Policies	violates state laws, and County Policies		
Population	moderate increase	moderate increase	moderate increase
Housing	housing becomes less affordable		
Schools	high impact	high impact	high impact
Other Public Services	impact due to lack of planning for necessary improvements		
Aesthetics	moderate change in rural atmosphere	moderate change in rural atmosphere	moderate change in rural atmosphere

ALTERNATIVE

THE NO ACTION SCENARIO

Ferry County presently has a comprehensive plan. However, the plan is incomplete and should be considered inadequate to manage the future growth of

Ferry County. As of December 27, 1994 (Ferry County's deadline to adopt a comprehensive plan) Ferry County is in violation of the Growth Management Act. Ferry County will be in violation until a Comprehensive Plan is adopted.

What will happen if Ferry County persists in not adopting a comprehensive plan? The population projections contained in the Proposed Plan represent development pressures that will exist whether or not a comprehensive plan is adopted. Usually, developmental pressure eventually translates into development. Comprehensive plans usually affect how growth occurs more than whether growth occurs.

Within Ferry County, land use decisions would continue to be made in an un-planned, case-by-case basis, in accordance with the judgment of the Planning Director, the Planning Commission, and the County Commissioners. Un-planned development would be detrimental to ground and surface water quality, and the quality of life that Ferry County residents so enjoy. In the long run, the County's only alternative is to adopt a comprehensive plan; otherwise, the Growth Management Act directs the State Treasurer to cut off some of the County's tax revenue. No Action is not feasible in the long run, and the result of the County taking no action is a matter of conjecture. Still, SEPA requires that environmental impact statements consider the "No Action Scenario" as a baseline against which to judge the other alternatives.

To accomplish this, this EIS sets forth a "No Action Scenario" whereby the County would fully develop in accordance to existing regulations.

In Ferry County, there is sufficient vacant land for a population increase of approximately 15%. Thus, population could increase from the estimated 1994 population of 7,000 to 9,672 in the year 2014, an increase of 2,672.

Thus, the No Action Scenario assumes that the County would develop at approximately 15% rate of population increase with no limits or controls on development other than existing regulations. Current regulations are out of date and were written when the population was approximately 3,700 covering a 2,204 square mile area. They may have been adequate at the time, but are in need of review and adjustment to accommodate Ferry County's needs today and in the year 2014.

THE PROPOSED PLAN

Overview

Ferry County proposes to adopt and implement the Comprehensive Plan (The Plan) which the Planning Commission reviewed from September 1994 to February 1995. The Plan has seven parts, relating to the County's various governmental responsibilities:

Rural and Land Use
Transportation
Housing
Utilities
Capital Facilities
Heritage
Economic Development

The Plan is available for review or purchase at the same places as this Draft Environmental Impact Statement. The Plan, and its adoption process, must conform to the Washington State Enabling Act (RCW 35.63) and Growth Management Act (RCW 36.70A).

The following is a very brief summary of the Plan. See the Plan itself for a fuller understanding.

Study Area

Ferry County, comprised of 2,204 square miles, is located in northeastern Washington. It is bordered on the west by Okanogan County, the south and east by Lake Roosevelt (formed by the back water of Grand Coulee Dam/Columbia River), and the north by British Columbia, Canada, with three ports of entry, at Midway, Danville, and Laurier. State Route 21 travels north and south near the county's western border and State Route 20 cuts east and west across the county traveling over Sherman Pass, elevation 5,575 feet. Highway 395 joins State Route 20 at Barney's Junction and travels along the northeastern county border. State Routes 20 and 21 junction at the City of Republic, the county seat.

The planning area of Ferry County is comprised of approximately 16% private lands, with the remainder being under the ownership of the Colville Confederated Tribes, U.S. Forest Service, Bureau of Land Management, State of Washington, and other public ownership. Ferry County recognizes the need for cooperation between private and public land use planning and recognizes that jurisdictions other than county may be appropriate in some situations. For information purposes, see attached land use map.

Land Use

The Proposed Plan proposes to preserve the rural character of the County by maintaining forest lands, agricultural lands and mineral lands. Business and light industry should be encouraged to develop the economy, but not at the expense of environmental degradation. The Proposed Plan also calls for adequate public services, and so forth.

The Proposed Plan inventories the County's various service systems, such as water and sewer, and forecasts future demand. It also identifies wetlands, floodplains, and other hazard areas, and prime agricultural, forest and mineral lands. Finally it calculates the amount of each type of land (residential, commercial, etc.) needed to meet the demand for land implied by the population projection.

The Plan considers another land use alternative, however, not chosen. (See "Other Land Use Alternative").

Transportation

The Transportation Element describes existing conditions for the County's roads. It state county-wide level of service policies, and "concurrency", or the means by which the County will develop a County Ordinance to define road standards and maintenance. It sets forth goals and policies relating to such aspects as maintenance, and the designation of scenic routes.

Housing

Housing affordability is a major issue within the context of the Growth Management Plan. The proposed Plan sets forth housing goals and policies. The existing trend is that single family housing constitutes about 66% of the housing stock, and multi-family housing and mobile homes continue to share the remaining 34 %. The Plan encourages the development of multi-family housing in urban areas.

Most importantly, the Plan designates sufficient land for residential development to serve the anticipated population growth. This is shown on table 9-6 & 9-7 of the Housing Element of the Plan.

Utilities

The existing condition of Ferry County's electrical system, solid waste management and telecommunications is discussed. The Plan says that existing electrical systems are adequate for the project growth. Ferry County is currently in the midst of solving its solid waste management issues.

Capital Facilities Plan

This element of the Plan reviews inventories and financial aspects of the County's capital facilities. It covers community water, sewer, transportation, parks and recreation, schools, and other public facilities. It also addresses "concurrency": the imperative handed down by the Growth Management Act that infrastructure be developed concurrently with private development, not after the fact.

Heritage

Ferry County is rich with heritage and diverse cultures. It is important to the future of Ferry County to know where its history came from. Although many books could be written, and in many cases have been written about the history and traditions of Ferry County, this element only scratches the surface. Another important issue to many residents of Ferry County is "Custom and Culture". "Heritage, Custom & Culture" is a proposed land use plan presented to the Planning Commission during the EIS Scoping Process. It's proposal was a means to secure the livelihood and the economic stability of the county. The Planning Commission reviewed the "Heritage, Custom & Culture" Plan, along with all the other comments provided during the scoping process. The Planning Commission decided to draft the Heritage Element as written, and leave the decision of any proposed alternative land use plan to the County Commissioners.

Economic Development

The Economic Element of this plan is actually an "Economic Diversification Study". This Study provides facts and information about the many businesses and industries of Ferry County. However, the remainder of the Study focuses on Tourism. Tourism is an important factor in the economics of Ferry County, but it is no way a means to base our future for stability and growth. It is only one piece of the puzzle.

AFFECTED ENVIRONMENT, SIGNIFICANT IMPACTS, AND MITIGATION MEASURES

NATURAL ENVIRONMENT

SETTING

Ferry County is situated in North Eastern Washington where the average temperature ranges from 80 - 90 degrees in the summer, and ranges of 10 - 20 degrees in the winter months, with spells dropping below 0 degrees occasionally. Ferry County is located within the Kettle Range Mountains, from 1,250 feet to almost 7,000 feet. The County's many steep slopes, benches, ridges, large percentage of public lands, and wet valley floors impose limitations on the usefulness of much of the land.

EROSION

Existing Conditions

The proposed Comprehensive Plan references erosion hazard areas in the Ferry County Soil Conservation Service Soil Survey .

Impacts of the No Action Scenario

If no Comprehensive Plan is adopted, this EIS assumes that vacant lands within the County will fully develop in accordance with existing regulations by the year 2014. Under the 1989 Comprehensive Plan, there are no provisions for erosion control.

Impacts of the Proposed Plan

According to the proposed Plan, erosion could be great or small, depending on the care with which development will occur. By utilizing the tools available to the Planning Department, erosion could be reduced. (i.e., SCS Soil Survey, SEPA, Critical Areas Ordinance)

Impacts of an Other Land Use Alternative

The alternative considered would have the same impacts as the proposed plan.

Mitigation Measures, All Alternatives

The only way to mitigate this impact altogether is to preserve erosion-prone areas as permanent open space. Lesser degrees of mitigation would be achieved by:

- prohibiting significant disruption of the native vegetation that presently holds the soil,
- requiring that site clearing and construction be done in erosion-sensitive manner.

Unavoidable Impacts, All Alternatives

Some soil inevitably erodes whenever a site is cleared and prepared for development. With proper mitigation, however, the impact should not be significant.

LANDSLIDE HAZARD

Existing Conditions

The Ferry County SCS Soil Survey and the Army Corps of Engineers maps of Lake Roosevelt shows potential landslide hazard areas. These slopes are either vegetated or bare. Some homes and other improvements have been built. Some human life and property could be exposed to severe danger.

Impacts of the No Action Scenario

The majority of landslide hazard areas within Ferry County are not developed. If they fully develop accordingly, more lives and property would be vulnerable to landslides than now. Existing regulations will not entirely prevent such development.

Impacts of the Proposed Plan

The Proposed Plan designates all landslide hazard areas as “Landslide Hazard Areas” rather than any actual land use. The Proposed Plan would strengthen the County’s policy of discouraging development of residential structures in areas susceptible to landslides.

Impacts of an Other Land Use Alternative

There is little difference between the Proposed Action and the Other Land Use Alternative with respect to landslide hazards. The same discussion applies.

Mitigation Measures, All Alternatives

The only way to mitigate this impact altogether is to preserve landslide-prone areas as permanent open space. Lesser degrees of mitigation would be achieved by:

- prohibiting significant disruption of the native vegetation
- requiring that grading, foundations, and buildings be designed to withstand landslide (this may or may not be possible), and
- increasing the minimum lot size.

Unavoidable Impacts, All Alternatives

The No Action Scenario would create landslide hazards which the mitigation measures are unlikely to fully mitigate. Thus, landslide hazard is an unavoidable, adverse impact of the No Action Scenario.

AQUIFER RECHARGE AREAS

Existing Conditions

Ferry County has identified Aquifer Recharge Areas according to the D.R.A.S.T.I.C. method. These areas have been mapped and indexed. If these areas were heavily developed and paved, or stream flows were disrupted, then the aquifer may dry up, resulting in lack of ground water.

Impacts of the No Action Scenario

Even if the County does not adopt a Comprehensive Plan, and the County developed accordingly, there would be no significant impact, because there would still be sufficient areas to recharge the aquifer.

Impacts of the Proposed Plan and the Other Land Use Alternatives

Even if the County is developed in a more intense fashion, there will still be sufficient lands for recharging the aquifer.

PRIME AGRICULTURAL SOILS

Existing Conditions

The Land Use Map shows prime agricultural soils in Ferry County. Some of these lands have already been converted to residential areas, mostly single family residential.

Impacts of the No Action Scenario

The existing County regulations do not adequately protect these remaining prime agricultural lands. "No Action" means continued loss of prime agricultural lands.

Impacts of the Proposed Plan

The Proposed Plan encourages land owners to retain their agricultural lands in their present state through classification as open space or timber tax categories. Also, the Proposed Plan will identify and encourage the retention of agricultural lands of long-term commercial significance while protecting private property rights..

Impacts of an Other Land Use Alternative

The total acreage of Prime Agricultural soils may be retained under the alternative land use scenario. However, the result may not be that significant due to the small amount of prime agricultural soils, verses the large amount of crop and range land within the County.

Mitigation Measures, All Alternatives

The most direct means of ensuring that prime agricultural soils can be farmed in the future is the County to revise the Proposed Plan to reflect non-development of those lands.

Unavoidable Impacts, All Alternatives

The loss of prime agricultural soil lands can be fully mitigated only by revising the Proposed Plan to show non-development of those lands.

PRIME FOREST LANDS SOILS

Existing Conditions

Ferry County has approximately 700,000 acres of different classes of timber land. This is approximately 1/2 of the total land mass of the county (approx. 1.41 Million acres). The total acreage of private timber stock is approximately 140,000 acres. Forest lands soils are currently being mapped by the US Forest Service.

Impacts of the No Action Scenario

If the County fully develops accordingly to existing regulations, then it is reasonable to assume that a large majority of the private timber lands would be divided into 20 acre lots. These new 20 acre lots would be devoted to individual

homesites. Thus, a large percentage of the private timber lands would be lost as a result of the No Action Scenario.

Impacts of the Proposed Plan

The Proposed Plan establishes policies to preserve natural resources throughout the county. Some prime forest lands soils will be lost to development, however, the amount would be minimal.

Impacts of an Other Land Use Alternative

The Other Land Use Alternative would protect these soils from development. However, this would create denser residential areas taking away from the beauty and rural character of the county. Most people who move to Ferry County do not move here to live in close knit subdivisions.

Mitigation Measures, All Alternatives

Since Ferry County is surrounded by prime forest lands soils, it can only grow by converting some of those lands to residential uses. This is largely an unavoidable impact, but the impact can be mitigated by encouraging those lands to fully develop before additional lands are converted. Also, to allow the Planning Department to review the creation of new 20 acre tracts to ensure proper design and easement.

Unavoidable Impacts, All Alternatives

Loss of prime forest soil lands cannot be fully mitigated, and is an unavoidable adverse impact of all alternatives.

AIR QUALITY

Existing Conditions

Ferry County enjoys clean air. There is no known point source of pollution.

Impacts, Generally

Many of man's activities pollute air. Disturbing soil on dry days creates dust. Burning wood creates smoke. Burning fossil fuels puts a variety of toxic fumes in the air. Industry can create air pollution of many types. Aerosol cans and freon released into the atmosphere can deplete the ozone.

Unless greater care is taken to reduce emissions, development and population growth lead inevitably to increased air pollution. Factories and power plants tend

to be the single largest air polluters, but there is no reason to believe that the proposed or alternative plan will lead to major new factories or power plants. Of more concern are the so-called “non-point-sources” such as wood burning stoves and private automobiles.

Dust, from traffic on dirt roads constitute the biggest air quality problems in Ferry County. These roads can be oiled from time to time. However, there will always be dust as long as these roads are traveled. The County can not afford to pave all these dirt roads.

Impacts of the No Action Scenario

If the County fully develops according to existing regulations, the existing trend toward sprawl would continue, and population and traffic will increase considerably, but not as much as under the alternatives, due to the effect of the promotion of infill development.

Impacts of the Proposed Plan and Other Land Use Alternatives

Because air quality is not a serious issue in Ferry County, other than road dust, air quality was not expanded on.

Neither the Proposed Plan or the Other Land Use Alternative attempts to regulate the rate of growth. They only foresee growth and prepare for it by establishing sound goals and policies. In each case, growth, and therefore air pollution, will be increased.

The amount of growth is equal in the Proposed Plan as in the Other Land Use Alternative, but there is some degree of compactness they propose. The Alternative proposes zoning which in essence could create densely populated areas by Ferry County's standards. These dense areas could be prone to higher levels of air pollution and dust. However, none of the alternatives would necessarily cause a noticeable degradation of air quality.

Mitigation Measures, All Alternatives

Because air pollution is not a serious issue in Ferry County, mitigation measures are not necessary other than the continued practice of oiling roads in the summer time.

Unavoidable Impacts, All Alternatives

The population growth associated with the Proposed Plan and the Other Land Use Alternative will inevitably cause some air pollution, but the impact is not likely to be significant if the mitigation measures are followed.

WETLANDS

Existing Conditions

Ferry County will utilize the Tri-County Wetland Inventory maps as tools to locate wetlands. There are approximately 5,696 acres of wetlands, or .4% of the total acreage of Ferry County.

Impacts of the No Action Scenario / Proposed Action / Other Land Use Alternative

Wetlands are already protected by many layers of Federal, State and Local Ordinances; therefore, there will be no impact.

Mitigation Measures, All Alternatives

Wetland impacts can be mitigated by strictly implementing the current Wetland regulations.

Unavoidable Impacts, All Alternatives

None are identified if the current regulations are strictly implemented.

FLOODING

Existing Conditions

Ferry County will utilize the National Flood Insurance Rate Maps (FIRM) as tools to identify floodplains.

Impacts of the No Action Scenario / Proposed Plan / Other Land Use Alternative

Ferry County has an ordinance relating to floodplain management. Even if the County fully develops according to the current regulations, this ordinance, if properly administered, should prevent ill-advised development in floodplains.

Unavoidable Impacts, All Alternatives

None are identified.

SURFACE WATER

Existing Conditions

Surface water in Ferry County consists of, but limited to, Lake Roosevelt, Kettle River, San Poil River, Curlew Creek, Curlew Lake, Twin Lakes, and many of the smaller lakes and tributaries. Water quality is good, but not excellent. The State, Kettle River Advisory Board, Ferry County Conservation District, and others monitor the water quality of these lakes, streams, and rivers. Although, water levels fluctuate throughout the year, there is no lack of water supply. People-related pollution occurs on some of these waterways.

Impacts, All Alternatives

Development brings more impervious surfaces and thereby increases water runoff. The banks may scour or downcut, and destabilize.

If not properly managed, development may pollute surface waters. Automobile oils and greases drip onto surfaces. Fertilizers, pesticides, and other chemicals are placed on landscape areas, and subsequently wash away into surface water. Improperly treated effluent from failed septic systems and industries may discharge into surface water. Shoddy construction practices may cause soils to erode, washing sediment into the streams. Added together, these pollutants may eliminate fish habitat and threaten the use of the surface waters for domestic water supplies, swimming, and fish rearing.

Most surface pollution is “non-point source”. That is, it results from the cumulative actions of many people. Thus, population density is an indicator of surface water quality.

Impacts of the No Action Scenario

If the County fully develops according to the existing regulations, impacts will occur as per “Impacts, All Alternatives”, above. Population, and with it the potential for non-point source pollution, will increase. Each house or business, would utilize septic systems which may or may not be adequate to prevent sewage from entering the surface water. In part, this is because it is easier to ensure proper operation of one sewage treatment facility than hundreds of septic tank/drainfield systems.

Impacts of the Proposed Plan

If the County develops according to the Proposed Plan, population will increase by about 2,672 people. Non-point source pollution will probably increase proportionately. Impacts will occur as per “Impacts, All Alternatives”, above. It

would be more vital that Ferry County establish an entity that would maintain public sewage systems within residential areas.

Impacts of the Other Land Use Alternatives

Impacts under the Other Land Use Alternative would be about the same as under the Proposed Plan, because the overall amount of development would be the same.

Mitigation Measures, All Alternatives

To mitigate surface water pollution, the following could be done:

Lands with severe limitations could be left in their natural state. This particularly applies to wetlands and drainage corridors. (To some extent, this is already done in the Proposed Plan).

The County could establish stricter performance standards governing the release of stormwater runoff, fertilizers, herbicides, oils, greases, and other pollutants.

Unavoidable Impacts, All Alternatives

Significant impacts would not occur if the mitigation measures were fully implemented. A fool-proof plan for avoiding water pollution is virtually impossible, however, since all individual actions cannot be monitored all the time. Therefore, some surface water pollution is inevitable under all alternatives.

PLANTS

Existing Conditions

Ferry County is located in Eastern Washington, which produces such commercial timber as Ponderosa Pine, Douglas Fir, and Western Larch. Ferry County has mostly steep slopes that are forested; flat lands have developed for as pasture or for residential development. No endangered species are known to exist in the County.

Impacts, All Alternatives

Land is generally cleared of native plants as it is developed for residential purposes. Thereafter, that land may not support native plant life, because it is covered with buildings, impervious surfaces, and groomed landscaping. Air pollution and water pollution can also weaken or kill plants, and imported plant species can overpower native plant species. However, impacts on plants is primarily a function of the amount of land cleared.

Impacts of the No Action Scenario

If Ferry County fully develops according to current regulations, it could lose approximately 20% of its agricultural lands, and possibly 20% of its private forests.

Impacts of the Proposed Plan

If Ferry County fully develops according to the Proposed Plan, native vegetation would still disappear in developed areas. However, the Proposed Plan calls for infill of residential development within lands already platted or developed.

Impacts of the Other Land Use Alternatives

The Proposed Plan and the Other Land Use Alternative would all have more or less equal impacts on plants, because they are all based on the same assumptions regarding population-driven land consumption.

Mitigation Measures, All Alternatives

Impacts on plants can be mitigated by retaining as much native vegetation as possible in the course of development, and by re-planting disturbed areas. Besides saving native plant life, this would help beautify the area, clean the air, provide visual buffering, hold slopes, and prevent erosion, absorb runoff, and retain wildlife habitat.

Unavoidable Impacts, All Alternatives

Plant life will inevitably be displaced as Ferry County grows. Therefore, the impacts identified in this element are unavoidable and significant.

ANIMALS

Existing Conditions

Ferry County contains game species, non-game mammals, waterfowl, amphibians, reptiles, and birds typical of Eastern Washington. The State of Washington Priority Habitat Species List for Ferry County includes:

Bald Eagle, Big Horn sheep, Black Backed Woodpecker, Blue Grouse, Hooded Mergansers and Wood Ducks, Common Loon, Cutthroat Trout, Flammulated Owl, Golden Eagle, Great Blue Heron, Kokanee, Lewis' Woodpecker, Lynx, Marten, Merriam's Turkey, Moose, Mountain Sucker, Mountain Whitefish,

Osprey, Pileated Woodpecker, Rainbow Trout, Rocky Mountain Mule Deer, Spotted Frog, Vaux's Swift, Western Bluebird, & Whiteheaded Woodpecker.

Impacts, All Alternatives

Residential development removes the trees, croplands, and meadows that wild animals need to feed, breed, and find cover. It can adversely affect wetlands and stream corridors, making the fish, birds, and other animals that rely on those ecosystems less healthy or less plentiful. Siltation and surface water pollution interfere with hatching and rearing of fish populations, resulting in fewer fish maturing, migrating, and surviving to reproduce. Individual animals may find other homes, but overall animal populations decline as habitat decreases. Other impacts of residential development on animals includes road kills, harassment by people and household pets, air and water pollution, and hunting and poaching.

Impacts of the No Action Scenario

If Ferry County fully develops according to current regulations, habitat areas would decrease possibly resulting in a decline of animal population.

Impacts of the Proposed Plan

If Ferry County develops according to the Proposed Plan, wildlife habitat will tend to disappear in residential areas. However, provisions will be reviewed on a case by case basis through the implementation of SEPA and other ordinances once revised.

Impacts of the Other Land Use Alternatives

The Proposed Plan and the Other Land Use Alternative would all have more or less equal impacts on animal, because they are all based on the same assumptions regarding population and land consumption.

Mitigation Measures, All Alternatives

The first mitigation measure that should be considered is preservation of Fish and Wildlife Habitat areas by the implementation of a critical areas ordinance. This along with a strong SEPA ordinance could accomplish this objective. Mitigation measures for animals are largely the same as for plants, since plants give animals sustenance and cover.

Unavoidable Impacts, All Alternatives

Wildlife will inevitably be displaced as Ferry County grows. Therefore, the impacts identified in this element are unavoidable and significant.

BUILT ENVIRONMENT

RELATIONSHIP TO EXISTING PLANS AND POLICIES

Existing Conditions and Impacts of the No Action Scenario

Ferry County presently has a Comprehensive Plan. However, the Plan is more of a goal and policy statement that was never added on to, or adhered to. Ferry County does not have a Zoning Ordinance either. After December 31, 1994, Ferry County has been in violation of the Growth Management Act for not adopting its Comprehensive Plan under the Act. That act, in RCW 36.70A.340, stipulates that the state treasurer will withhold tax revenues from counties not in compliance with the Act. Ferry County will not be eligible for state and federal grants. Without such revenues, the County could no longer function. These penalties have not been imposed on Ferry County. But legislatively the authority and mechanisms are in place.

The No Action Scenario violates the “County-Wide Planning Policies” for Ferry County by:

- restricting the supply for affordable housing,

- precludes the orderly improvement and establishments of urban services,
- preventing contiguous, orderly development of urban areas,
- dampening economic development,
- failing to conserve, identify and protect environmentally sensitive lands, and
- generally failing to adopt planning policies.

In summary, No Action is not a viable alternative.

Impacts of the Proposed Plan and the Other Land Use Alternatives

The Proposed Plan and the Other Land Use Alternative would satisfy the Planning Enabling Act, The Growth Management Act, and the County-Wide Planning Policies.

The Proposed Plan is consistent with Ferry County’s Resource Lands Sections of the adopted “Resource Lands & Critical Areas Interim Ordinance”. The Critical Areas such as Wetlands and Fish and Wildlife Habitat areas, and the Ordinance in general will be reviewed and possible rewritten because it was adopted as an interim measure. The Growth Management Act mandates that these lands must be protected and conservation measures taken. The Interim Ordinance will be looked at closely as the Development Regulations are made concurrent with the Comprehensive Plan. Once some kind of Critical Areas Ordinance is adopted, it will replace the Interim Ordinance as stated in the sunset clause on the face of the ordinance.

Unavoidable Impacts, All Alternatives

The impacts identified under the No Action Scenario are unavoidable and significant.

LAND USE

The No Action Scenario

In the No Action Scenario, the County’s vacant and under-developed land could fully develop, taking on whatever hodge podge of land use that particular property owner desired, except where the wetland, and SEPA ordinances prevent this from occurring. Forest and agricultural lands would be developed.

The Proposed Plan

The Proposed Plan would alter land use only to the degree that the county could get a better handle on growth without full fledged zoning.

The Other Land Use Alternatives

The difference between the Proposed Plan and the Other Land Use Alternative was discussed under “Alternative Land Use Scenarios”.

Summary of Land Use Changes

In this section we have simply described the land use changes that would occur as a result of the various alternatives. These are not impacts per se, so no mitigation measures are required. Similarly, population increases are not necessarily impacts. However, both land use changes and population increases cause impacts in specific elements of the environment. those impacts are analyzed under their respective headings.

Unavoidable Impacts, All Alternatives

No mitigation measures were identified in this element. The land use changes that would result from each alternative are unavoidable.

POPULATION

How each of the alternatives would affect population is covered individually in the Alternatives section of the Land Use Element.

HOUSING

Existing Conditions

Ferry County is predominantly single-family residences, with a greater than usual number of mobile homes. The household size is 2.7. Housing is significantly more affordable in Ferry County than in Washington or the U.S. generally.

Impacts of the No Action Scenario

If the County develops according to existing regulations, housing would become significantly less affordable.

Impacts of the Proposed Plan

The Proposed Plan calculates the housing growth necessary to accommodate the projected population increase and provides sufficient land area for that housing to be built. It also outlines the necessary utilities and other public services. Therefore, the Proposed Plan has no housing impact. On the contrary, the contains numerous policies designed to improve the quantity, quality, and variety of housing. The Proposed Plan should help make housing more affordable, or at least keep it from becoming less affordable as demand for housing rises.

Impacts of the Other Land Use Alternatives

In terms of housing impacts, the Other Land Use Alternative is equivalent to the Proposed Plan.

Unavoidable Impacts, All Alternatives

The No Action Scenario's impact on housing affordability is unavoidable and significant.

TRANSPORTATION

Existing Conditions

Ferry County roads are broken down into local access roads, collector roads, and arterial roads. The highest traffic volumes are on State Route 20, State Route 21, and U.S. 395. Accidents are rare, however, hitting the occasional deer is high. Level of service ranges from A to B. that is, drivers experience no delays, or average delays on best to average road conditions. Ferry County has several small airports, and a railroad. The Transportation Element depicts road conditions.

Impacts of the No Action Scenario

If the County develops according to current regulations, under the existing old comprehensive plan, the county could not ensure that road improvements keep pace with traffic increases, and maintenance. The result may be deteriorated roads, accidents, and decreased level of service.

Impacts of the Proposed Plan

Traffic would increase as a result of the growth foreseen in the Proposed Plan. Without improving the roads to keep pace with growth, Level Of Service (LOS) would drop off on many roads, in some cases below LOS C. Recognizing this, the Transportation Element sets LOS B as the lowest acceptable level. It then outlines the needs for a County Road Standards Ordinance to be developed. Along with the Capital Facilities Element, and the Six-Year Road Plan, the projects, time frames, and costs are defined.

The Proposed Plan meets the Growth Management Act's requirements with respect to transportation planning. The Transportation Element will be reviewed by the Regional Transportation Planning Organization (RTPO).

Impacts of the Other Land Use Alternatives

Impacts of the Other Land Use Alternative on this element of the environment are essentially the same as those of the Proposed Plan.

Unavoidable Impacts, All Alternatives

The traffic impacts associated with the No Action Scenario are unavoidable and significant.

WATER SUPPLY

Existing Conditions

The water distribution is primarily individual well with a few community water systems in the unincorporated towns and large subdivisions.

Impacts of the No Action Scenario

If Ferry County fully develops according to existing regulations, the No Action Scenario dictates that its population, and therefore its water consumption, will increase by 15% by the year 2014. This should not overly tax water sources.

Impacts of the Proposed Plan, and Other Land Use Alternatives

Under the Proposed Plan, and the Other Land Use Alternative, the increase in water consumption would probably still increase by 15%. The Capital Facilities Plan outlines the methods and standards for potable water.

Mitigation Measures, All Impacts

There are no significant, adverse impacts requiring mitigation. Nonetheless, as the existing water sources slowly become exhausted by increasing demand, conservation measures may be implemented if necessary.

Unavoidable Impacts, All Alternatives

None are identified.

SEWER

Existing Conditions

Ferry County is primarily single family residents with individual septic. Some of the town sites have community sewer or drainfield. those are outlined in the Capital Facilities Element.

Impacts of the No Action Scenario

The No Action Scenario dictates the County will develop according to existing regulations. Population will increase by approximately 15% over the next 20 years. Washington State Health Standards dictates how individual septic and sewage treatment facilities are established. Under the No Action Scenario, Ferry

County would still be required to comply with State and Tri-County Health Standards.

Impacts of the Proposed Plan

Under the Proposed Plan, Ferry County's population would increase by approximately 15%. Current community sewage systems should be able to handle the projected increases. However, areas like Curlew Lake and Twin Lakes will eventually need to have a community sewer system of some sort. Studies have been done in the past for these areas. The Comprehensive Plan falls short of a plan of action, therefore it cannot be assured that impacts on community sewage treatment for Curlew Lake or Twin Lakes won't occur. However, the County recognizes the issues and plans to address them in time.

Impacts of the Other Land Use Alternatives

Impacts of the Other Land Use Alternative on this element of the environment are essentially the same as those of the Proposed Plan.

Mitigation Measures, All Impacts

The impacts of growth on sewage capacity can only be mitigated by good capital facility planning. In areas where development is close together, construction of many individual septic systems is not cost effective. Of particular interest will be Curlew Lake and Twin Lakes.

Unavoidable Impacts, All Alternatives

None are identified.

SCHOOLS

Existing Conditions

Ferry County has five school districts. According to the Capital Facilities Plan, the districts contain five elementary schools, one middle school, and three high schools. All schools are under capacity. The schools are funded by bonds, M&O's, dollars from the State and BIA, Property taxes and others sources.

Impacts, All Alternatives

The various alternatives will impact the schools to the extent that they may exceed student enrollment beyond the planned capacity of the school system. The procedure the school districts use to forecast enrollment has no direct bearing on the population forecast of Ferry County.

Mitigation Measures, All Impacts

To mitigate school impacts, Ferry County could adopt a school impact fee ordinance. Developers would pay fees to the school district to the extent that their developments are anticipated to increase demand for school facilities beyond supply. RCW 82.02 permits such fees. Also, the state subdivision act, RCW 58.17.110, allows local governments to collect school impact fees and dedications of land for schools at the time land is subdivided.

However, impact fees typically only contribute 10-15% of the budget needed to build new schools. To fully mitigate the impact on schools, the voters in Ferry County could pass a bond issue similar to the ones that have been turned down in the past.

Unavoidable Impacts, All Alternatives

Even with school impact fees, the possibilities of expanding school facilities will be difficult.

OTHER PUBLIC SERVICES: POLICE, FIRE, PARKS, ETC.

Existing Conditions

Beyond the services already discussed in this EIS, Ferry County has a small Sheriff's Department, very little County owned property, a public electrical utility,

and several volunteer fire departments. The County has a Court House for administrative functions, and several public works buildings.

Within Ferry County, approximately 84% is publicly owned lands.

Impacts of the No Action Scenario

If Ferry County's population increases by 15% over the next twenty years, demands for services will increase accordingly. Given the long time frame, the County can probably absorb increased demand of this scale without impact. The same holds true for the regional library and the school's recreational facilities.

Impacts of the Proposed Plan

If Ferry County grows according to the Proposed Plan, demand of all these miscellaneous public services could possibly double by the year 2014. This is a significant increase. At the same time, the tax base to pay for public services will also increase. In some cases, demand for services may outstrip supply.

Impacts of the Other Land Use Alternatives

Impacts of the Other Land Use Alternatives on this element of the environment are essentially the same as those of the Proposed Plan.

Mitigation Measures, All Impacts

The impact on these miscellaneous public services can be mitigated by taking each one individually and preparing a plan for expanding service capacity in accordance with the projected demand for service. Those service plans would anticipate the funding increases resulting from higher tax revenue and allocate increases in the most efficient manner.

Unavoidable Impacts, All Alternatives

None are identified.

AESTHETICS

Existing Conditions

Ferry County enjoys an attractive physical appearance and a natural setting. It is one of the least developed counties in the State of Washington, and is mixed within National Forest, DNR, BLM, Colville Confederated Tribes, and other Federal Agencies. Common eyesores such as power lines, junkyards, commercial strip development, and insensitive clearing of vegetation are rare within Ferry County.

Impacts of the No Action Scenario

If Ferry County fully develops according to existing regulations, its population would increase by 15% by the year 2014. The potential for aesthetic impacts would increase accordingly. Many acres that are now open space would be developed, causing a change in the appearance of the county. Since there would be no real comprehensive plan to guide development, it is unlikely that anything would be done to soften or buffer this new development. Ferry County would change from one of large forest tracts and meadows to low-density rural residential development.

Impacts of the Proposed Plan

If Ferry County develops according to the Proposed Plan, population will still increase by 15% over the next twenty years. However, the potential for impact would increase proportionately. Trees and other scenery that residents have grown accustomed to would be replaced by man-made developments that may be aesthetically pleasing in their own right, but in a different way. The possibility of an open meadow becoming a golf course exists. Here again, beauty is in the eye of the beholder, but the aesthetic environment would definitely change. On the other hand, such environmentally sensitive lands as wetlands and severe slopes would be protected.

Impacts of the Other Land Use Alternatives

Impacts of the Other Land Use Alternative on this element of the environment are similar to those of the Proposed Plan. Population and overall level of development would be the same regardless. The differences between the alternative and the Proposed Plan, is that through zoning, areas would be

specifically set aside based on existing land use. Future incompatible land uses would be avoided.

Mitigation Measures, All Impacts

The best way to mitigate aesthetic impacts is to follow the mitigation measures that appear elsewhere in this EIS, such as those relating to offensive air and water pollution. The responsible government agencies could also develop design review processes for promoting aesthetically-pleasing buildings and landscaping.

Unavoidable Impacts, All Alternatives

As the Eastern Region of Washington State develops and open space becomes increasingly rare, more and more people think that it is more aesthetically pleasing to retain the remaining open space than to urbanize. Ferry County, however, is surrounded by vast forest lands, so its residents don't necessarily share that concern to the same extent as residents of larger communities. Thus, all the alternatives involve unavoidable changes in environmental aesthetics. Whether those changes are significant and adverse can only be judged by the individual.

**APPENDIX A
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FERRY COUNTY EXTENSION (FERRY COUNTY FORWARD)

FERRY COUNTY PLANNING COMMISSION

FERRY COUNTY BOARD OF COMMISSIONERS

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