

**FERRY COUNTY
ORDINANCE 2007-05
AMENDING ORDINANCE 2006-05**

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

WHEREAS, Ferry County's Comprehensive Land Use Plan was adopted by Ordinance 95-06; 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

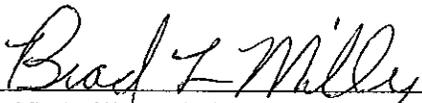
WHEREAS, Ferry County has developed maps that clearly define the Rural Service Area boundaries; and

WHEREAS, on July 9, 2007 at 11:00 a.m. a public hearing was held as to proposed changes to Section 7.12.3 (2) Cross Road Commercial Areas and 7.12.3 (3) Shoreline Areas maps. The wording update adds the area between Old West Curlew Lake Road and West Curlew Lake Road into the Lake Curlew Shoreline Rural Service Area that was adopted on October 15, 2001. The other wording change updates the Torboy Cross Road Commercial Area to include an industrial park and to change the acreage to approximately 35 acres. The map update is to the Torboy Cross Road Commercial Area to include approximately 16.83 acres of land known as Tax #24-2, Tax #1A and that portion of Lot 4 of the Clint Brown Short Plat #99-003 that is located just south and west of West Curlew Lake Road and west of the railroad right of way in the SE ¼ of the NW ¼ of Section 29, Township 37N., Range 33 E.W.M.

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.

DATED this 16th day of July, 2007.

BOARD OF COUNTY COMMISSIONERS
FERRY COUNTY, WASHINGTON



Brad L. Miller, Chairman

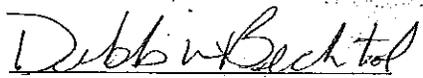


Mike L. Blankenship, Member

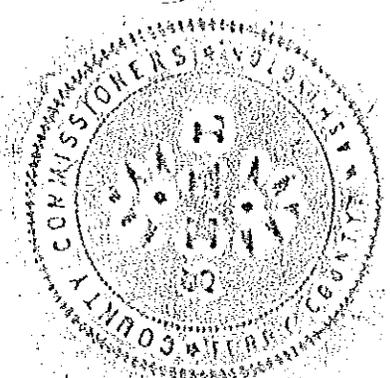


Ronald J. Bond, Member

ATTEST



Joy Osterberg,
Clerk of the Board



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 homesites within the original townsite 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.

Torboy

FERRY COUNTY, WASH.

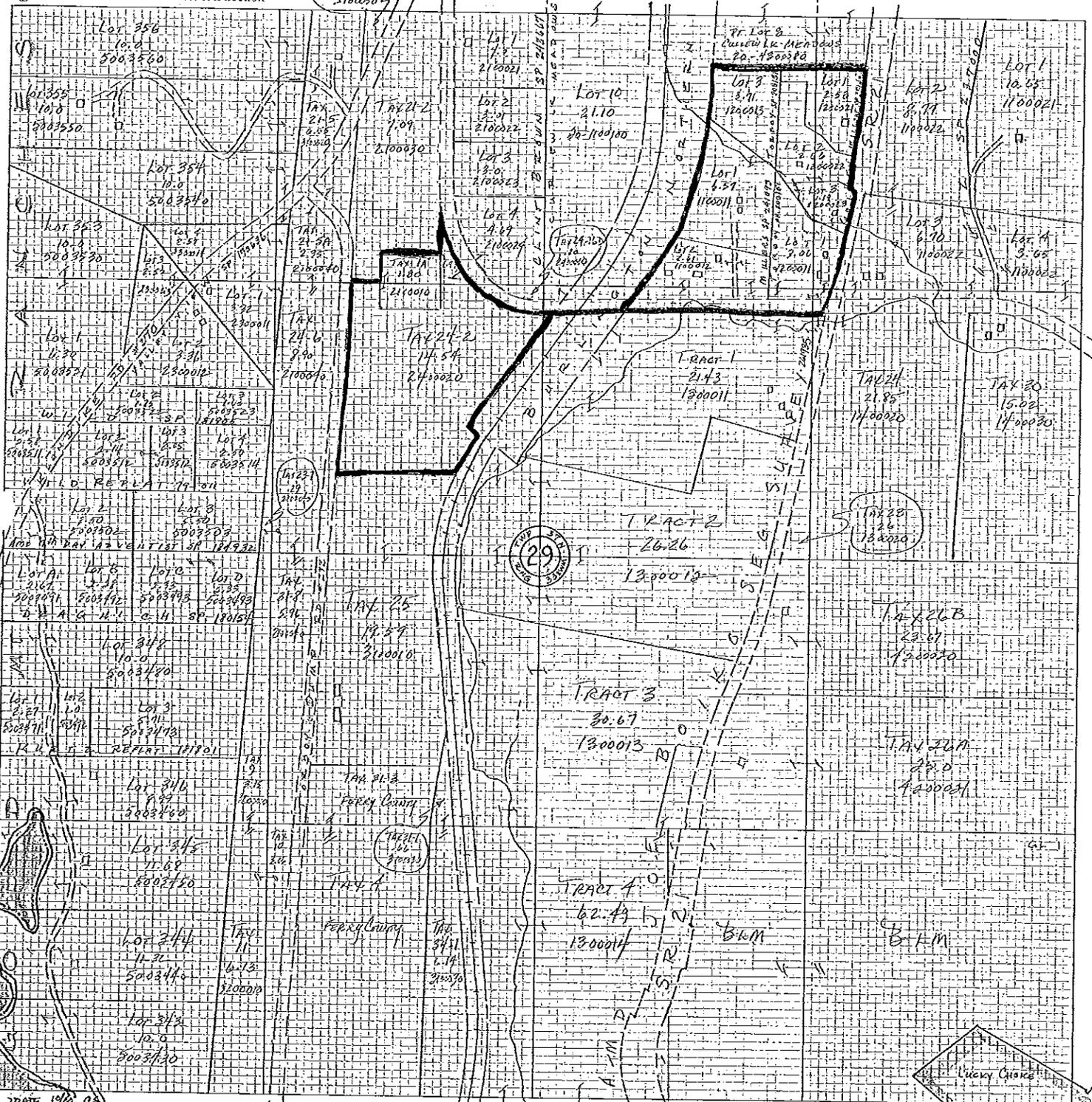
SECTION 29

TOWNSHIP 37 N

RANGE 33 E W M

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