

**FERRY COUNTY**  
**COUNTY-WIDE PLANNING POLICIES**

**This memorandum of understanding lays out the framework upon which the comprehensive planning process for Ferry County and the City of Republic will be built. In order to achieve consistent Comprehensive Plans, each jurisdiction will use these guidelines to define the nature and direction of its future. The following are goals and will be pursued as funding permits.**

## **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.

### **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 it's urban growth area.

### **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.

## **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.

## **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.

## **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).

## **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.

### **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.

## **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.

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

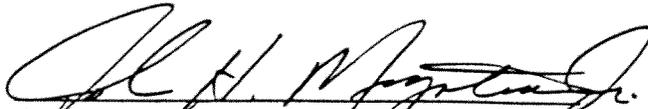
1. Throughout the ongoing planning process the county or individual jurisdiction may request that the County-Wide Planning Policy Committee (County Planning Commission and City Planner) reconvene to discuss problems or concerns regarding specific policies as they may relate to the comprehensive plan.

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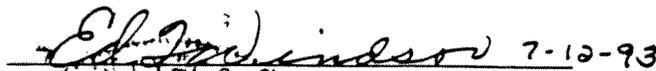
This Memorandum of Agreement is approved by the County-Wide Planning Policy Committee (Ferry County Planning Commission and The City of Republic Planner) and forwarded to the city and county legislative body for final approval this 10 day of the month of June, 1993.

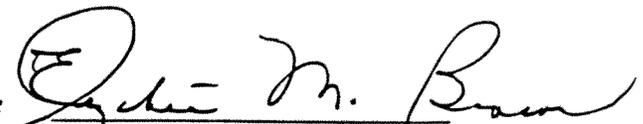
Ferry County Planning Commission

City of Republic

  
Chairman, as authorized by the commission

  
City Planner

  
Chairman, Ferry County Commissioners

  
Mayor, City of Republic

