



The  
Comprehensive Plan  
for  
Garfield County  
and the  
City of Pomeroy

Adopted April 21, 2008

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## EXECUTIVE SUMMARY

This comprehensive plan guide was prepared by Garfield County and the City of Pomeroy in accordance with Section 36.70A.070 of the Growth Management Act to address growth issues in the City of Pomeroy and the adjacent urban growth area and within Garfield County. It represents the community's policy plan for growth over the next 20 years. The introductory section contains the following:

- Why the City and County are planning
- Purpose of the Comprehensive Plan
- Community involvement and inter-jurisdictional coordination
- Implementation and monitoring
- Consistency with growth management goals

The City of Pomeroy and Garfield County are closely united in their history as well as their goals for the future. Therefore, the community's elected officials sought to combine both the city's and county's comprehensive plans into one document. This not only serves as a visible expression of the community's shared interests and visions, but also, conserves some paper. Obviously, not all objectives which the city has will be shared or even pertain to the county and vice versa. Thus, where appropriate, we have attempted to make that distinction.

### Why the City and County are Planning

#### **To Implement the Growth Management Act from the 'Bottom Up'**

The Growth Management Act invests local government with significant decision-making power. Garfield County and the City of Pomeroy have been directed to identify the concerns and goals of the community, to prioritize these goals, and to plan for how these goals will be achieved. While the Act requires the Community to complete several planning tasks, the outcome of the planning effort is in the hands of the community. Therefore, Garfield County and the City of Pomeroy are working to create a comprehensive plan that establishes a clear intent and policy base which can be used to develop and interpret local regulations.

#### **To Maintain Local Decision Making Power**

While the City of Pomeroy is experiencing minimal pressures from growth within its boundaries, the community has been affected by growth occurring from the more urbanized areas in the state and from other states. An indication of that growth has resulted in a demand for public facilities such as traffic circulation and fire protection. Also, an increasing number of policy decisions made at the federal, state, and regional level are influencing the quality of life in the County. The County believes that the most effective way to maintain local control is to become more actively

involved in planning. By clearly articulating a plan for the future of the community, the community is informed about the implication of its policy decisions, and able to express community concerns to regional, state and federal entities. In addition, the Growth Management Act requires that state agencies must comply with local comprehensive plans and development regulations. Therefore, the comprehensive plan and the implementing regulations allow the community to assert local control over certain issues with the assurance that state agencies will respect their decisions in a manner which will reinforce the desired character, scale, and identity of the city.

### **To Promote Desired Changes**

Even though the City of Pomeroy and Garfield County is not growing quickly, change is occurring. The City and County has chosen to take a proactive role in attracting developments to meet the needs of the citizens, prioritizing alternative uses of land and public resources, and identifying in explicit terms the impact proposed developments will have on the community. Recognition of the type of changes that are occurring and readiness to make decisions in light of such changes will allow the City and County to take advantage of positive opportunities and to address the effects on the quality of life.

The Comprehensive Plan consists of evaluating the existing infrastructure capacity with current demand and project capacity with current demand and future needs in order to identify the outcome of future growth. The City and County can then establish appropriate policies define clear direction for future development to ensure that it meets the City and County's standards.

### **To Address Changes in Community Needs**

The City of Pomeroy and Garfield County are updating this comprehensive plan because there has been perceptible change since the previous plan was adopted. The population in the city has shifted away from the large single-family housing to housing smaller family dwelling units. The balance between the number of jobs and the number of housing units has shifted as the number of two-income families has increased. Throughout the county, the actual number of farming units has decreased as farms have become consolidated. This trend, combined with increased mechanization, has led to a decline in the population of agricultural producers in the county. Furthermore, a number of these producers are choosing to live in Pomeroy and commute to their farms. For these reasons the City and County has undertaken an extensive public participation process to ensure the vision of the community expressed in the comprehensive plan reflects the needs and desires of the local population.

The community has identified through the visioning process the following goals which provided a basis for planning:

- Maintain quality of life;

- Maintain infrastructure;
- Build on and take full advantage of existing assets;
- Build on current stewardship of land;
- Reduce land use conflicts and haphazard development.

## Purpose of the Comprehensive Plan

In the initial phases of the planning process, multiple groups of community leaders were visited in an effort to obtain their view of the issues affecting the community. These groups included the Chamber of Commerce, Pomeroy Community Development Action Team, the Pomeroy City Council, and the Garfield County Commissioners. Based upon the issues gathered in those sessions, a community survey was developed. It was distributed in the form of a full-page advertisement in the local newspaper. The results of this questionnaire provided a good pulse of the community – whether or not certain issues were of significant concern – and the significant issues were brought forward into goals and objectives of this revised comprehensive plan.

Other changes have been occurring in the community as was reflected in the results of the Year 2000 census. These indicators have been incorporated into this updated plan as well.

When it came time to adopt the Comprehensive Plan, several open public meetings were held with the intent of soliciting input of the plan's contents. Then the City Council and the County Commissioners each conducted two public meetings to receive any additional input prior to final adoption.

As part of these Planning Commission and City Council public meetings and public hearings, the comprehensive plan was also being adopted according to the requirements under the State Environmental Policy Act [SEPA]. It was established during the hearings that the comprehensive plan was deemed a Determination of Significance and would require and be subject to the requirements for a Non-project Environmental Impact Statement.

## Vision Statement

The over-arching theme of the Vision Statement is that the community would like to preserve its character and identity – the “small town atmosphere”. This goal can be accomplished by evaluation that all policies and actions with this consideration: is this appropriate for our community? The five goals identified below are deemed to be essential in maintaining a satisfactory quality of life for Pomeroy and Garfield 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 in the Vision Statement will provide direction for such revisions.

- The community should encourage development of the local economy by providing a predictable development atmosphere, emphasize diversity in the range of goods and services, and ensure that as the economy changes employment opportunities are balanced with a range of housing opportunities.
- The community should use local human resources whenever possible to encourage local involvement in community actions and to enhance community pride. This should included continued encouragement of public and private involvement in community traditions, as well as, encouragement of volunteerism and activism.
- The community should enhance the opportunities for recreational and cultural activities, providing a range of activities for all ages. The enjoyment and educational value of such activities are enhanced by diversity in the available choices.
- The community should encourage changes that promote livability, pedestrian orientation, protection of cultural resources and high quality design, and limit stress factors such as noise pollution and traffic congestion. In addition, the community should identify the responsibilities of public and private agents at the local and regional level for providing emergency and social services.
- The community should provide an effective stewardship of the environment to protect critical areas, and conserve land, air, water, and energy resources.

The County and City are committed to following the adopted comprehensive plan and will proceed specific provisions of the plan for an adequate period of time for policies and actions to take effect. The City is also committed to working with the county and other relevant jurisdictions to coordinate and resolve regional issues. The policies

and financial plans demonstrate how the city intends to resolve problems, and thus can be used to inform residents and businesses.

## **PLAN IMPLEMENTATION AND MONITORING**

While a Comprehensive Plan looks towards the future, it is helpful to acknowledge the accomplishments of the past. These are just a sampling of the items which have been completed since the 2003 Comp Plan was adopted.

- Pomeroy water system improved.
- Improved Lewis & Clark rest area
- Received funding to remove Cannery Bldg
- Renovated resident accessible kitchen at hospital
- Received service from 2 high-speed internet providers

This section outlines the plan implementation and monitoring procedures developed to measure progress in implementing the goals, objectives and policies in the community's Comprehensive Plan. This process will also prepare for updates in the future. These procedures address:

- Citizen participation in the process;
- Updating appropriate base-line data and measurable objectives to be accomplished in the first six-year period of the plan, and for the long-term period;
- Accomplishments in the first ten-year period, describing the degree to which the goals, objectives and policies have been successively reached;
- Obstacles or problems which resulted in the under-achievement of goals, objectives and policies;
- New or modified goals, objectives and policies needed to address and correct discovered problems; and
- A means of ensuring a continuous monitoring and evaluation of the plan during the ten-year period.

Although adopted by ordinance, a comprehensive plan has traditionally been a policy document with implementation through land development regulations and other ordinances. However, the Growth Management Act encourages in a variety of innovative implementation methods, regulatory and non-regulatory which should be considered. For example, as part of the Capital Facilities Plan the City and County is requiring all newly constructed public buildings to be equipped with energy-efficient light fixtures that will save the City and County money in the long term. The City and County will continue their public education programs following plan adoption in order to inform the entire community about the rationale and goals of the plan, as well as the changes that will take place in the community because of the plan's implementation. Broad support for the plan is crucial for effective implementation.

Existing development regulations must be updated to be consistent with the plan within one year of plan adoption. In reviewing regulations for consistency, the community should ensure that the development patterns suggested in the plan, other regulations will be enacted as necessary to implement the land use plan.

Planning is an ongoing process, and improved data or changing circumstances will require amendment to the comprehensive plan. In particular, the plan will be reviewed once a year and updated as necessary to reflect revisions to the Office of Financial Management population estimate and revisions to the Capital Facilities Plan. The update will also address any specific concerns, clarify inconsistencies that were identified during the year, and review the adequacy of the adopted level of service standards. In addition, every ten years the city will review the densities permitted within the Urban Growth Boundary and the usage of the land within the Urban Growth Boundary.

The community's vision and quality of life goals provide long-range guidance for the county. To maintain consistency and allow sufficient time for decisions to take effect, these general guidelines should not be changed more than every five years. However, as specific objectives or policy are achieved, revision of the plan in each element may be required to continue progress toward the overall goals.

Amendments to the comprehensive plan can be requested by the Board of County Commissioners, the City Council, Planning Commission, or by any affected citizen or property owner. However, the plan may not be amended more than once a year, and therefore, requests for amendment can be deferred to the time of the annual public hearing. The Planning Commission shall review the comprehensive plan and propose any needed amendment. A public hearing will then be held to solicit comment. After further review a formal recommendation will be made to the City Council or County Commissioners. The Council or Board will hold a public hearing, make modifications if necessary, and adopt the proposed amendment to the comprehensive plan. By reviewing and updating the plan on a regular basis, the City and County can rely on this document in decision making, and can maintain public interest and support of the planning process.

## **DEFINITIONS**

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

**Agricultural Land:** means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock and that has long-term commercial significance for agricultural production or use of other natural resource

harvesting, compatible with agricultural production, such as renewable energy development.

**Alternative Energy Facility** - A device, structure or mechanism that is capable of producing energy utilizing wind power, solar power energy or fuel cell energy. See Renewable Energy.

**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:** means that 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:** means the portion of each local government's budget which reflects capital improvements for a fiscal year.

**Capital Improvement:** means 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 predominantly connected with the sale, rental and distribution of products, or performance of services.

**Comprehensive Plan:** means a generalized coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to this chapter.

**Concurrency:** means that adequate capital facilities are available when the impacts for development occur. This definition includes the two concepts or "adequate capital facilities": and of "available capital facilities": as defined above.

**Consistency:** means 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:** means consultation and cooperation among jurisdictions.

**Contiguous Development:** means development of areas immediately adjacent to one another.

**Critical Areas:** include the following areas and ecosystems: (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.

**Cultural Resources:** are 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 fifty years of age or 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 are 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. Can also be expressed in terms of population density [i.e., people per acre]. Useful for establishing a balance between potential local service use and service capacities.

**Designated Manufactured Home:** a manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, which: (a) Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long; (b) Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and (c) Has exterior siding similar in appearance to siding materials commonly used on conventional site-built uniform building code single-family residences.

**Domestic Water System:** means 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.

**Financial Commitment:** means that sources of public or private funds or combinations thereof have been identified which will be sufficient to finance capital facilities necessary to support development and that there is assurance that such funds will be timely put to that end.

**Forest Land:** means land primarily useful for growing trees, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, for commercial purposes, and that has long-term commercial significance for growing trees commercially.

**Geologically Hazardous Areas:** means 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:** means 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 welfare benefits to the residents of the community.

**Historic Resource or Historic Property** means a real property including a site (historic and archeological), district, object, building, or structure, which is listed in the Pomeroy Local Historic Register, and has been determined to have architectural, cultural, or historical significance according to the criteria set forth in Chapter 16.25.450 of the Pomeroy Historic Preservation ordinance.

**Historic Register Overlay Zone** is an overlay zone that regulates development within the zone, modifying the underlying zoning.

**National Register of Historic Places:** the national listing of properties significant to our cultural history because of their documented importance to our history, architectural history, engineering, or cultural heritage. The National Park Service maintains the National Register of Historic Places.

**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 predominantly connected with manufacturing, assembly, processing, or storage of products.

**Infrastructure:** means 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:** means any control placed on development or land use activities by a county or city, including, but not limited to, zoning ordinance, subdivision ordinances, rezoning, building construction, sign regulations, binding site plan ordinances or any other regulations controlling the development of land.

**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 operation 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.

**Long-term Commercial Significance:** includes the 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 land.

**Manufactured Housing:** see Designated Manufactured Home

**Master Planned Resort:** means 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:** include gravel, sand, and valuable metallic substances.

**Mobile Home** or manufactured home: means a structure, designed and constructed to be transportable in one or more sections, and is built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities that include plumbing, heating, and electrical systems contained therein. The structure must comply with the national mobile home construction and safety standards act of 1974 as adopted by chapter [43.22](#) RCW if applicable. Manufactured home does not include a modular home. A structure which met the definition of a "manufactured home" at the time of manufacture is still considered to meet this definition notwithstanding that it is no longer transportable.

**Multi-Family Housing:** as used in this plan, multi-family housing is all housing which is designed to accommodate four or more households.

**Natural Resource Lands:** means agricultural, forest and mineral resource lands which have long-term commercial significance.

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

**Objective:** means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

**Open Space:** underdeveloped land that serves a functional role in the community. This term is subdivided into the following:

- a. Pastoral or recreational open space areas that serve active or passive recreation 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, e.g., critical areas, airport flight zones, well fields, etc. This category is sometimes referred to as “health and safety” open space.
- c. Corridor or linear open spaces are areas through which people travel, and which may also serve an aesthetic or leisure purpose. For example, an interstate highway 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 or leisure area with another.

**Overriding Public Interest:** when this term is used, i.e., public interest, concern or objective, shall be determined by a majority vote of the city council.

**Owner:** any person or entity, including a cooperative or a public housing authority [PHA], having the legal rights to sell, lease, or sublease any form of real property.

**Planning Period:** means 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:** means the way in which programs and activities are conducted to achieve an identified goal.

**Pomeroy Local Historic Register or Local Register** means the list of historically, culturally, or architecturally significant properties (sites, districts, structures, buildings, or objects) that are designated in a local register according to the criteria provided for in the Pomeroy Municipal Code.

**Pomeroy Historic Preservation Commission or Commission** was created in Pomeroy Municipal Code to 1) Identify, evaluate, and designate historic properties; 2)

Protect archaeological and historic resources; 3) Provide historic preservation information services; and 4) Establish one or more classes of historic property eligible for special valuation pursuant to Chapter 84.26 RCW.

**Public Facilities:** include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, 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:** include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

**Regional Transportation Plan:** means the transportation plan for the regionally designated transportation system which is produced by the Regional Transportation Planning Organization.

**Regional Transportation Planning Organization (RTPO):** means 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.

**Renewable Energy:** means energy produced from wind; water; solar energy; geothermal energy; landfill gas; wave, ocean, or tidal power; gas from sewage treatment facilities; bio-diesel fuel; biomass energy based on animal waste or solid organic fuels from wood, forest, or field residues, or dedicated energy crops.

**Resident Population:** means inhabitants counted in the same manner utilized by the US Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

**Right-of-way:** land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

**Rural Lands:** means 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 Systems:** means 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:** means a directive or requirement.

**Should:** means an expectation

**Single-Family Housing:** as used in this plan, a single-family unit is a detached housing unit designed for occupancy by not more than one household. This definition does not include manufactured housing, which are treated as a separate category.

**Solid Waste Handling Facility:** means any facility for the transfer or ultimate disposal of solid waste, including landfills and municipal incinerators.

**Transportation Facilities:** includes capital facilities related to air, water or land transportation.

**Transportation Level of Service Standards:** means a measure which describes the operation condition of the travel stream, usually in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience and safety.

**Transportation System Management (TSM):** means low capital expenditures to increase the capacity of the transportation network. TSM strategies include but are not limited to signalization, channelization, and bus turn-outs.

**Transportation Demand Management Strategies (TDM):** means strategies aimed at changing travel behavior rather than at expanding the transportation network to meet travel demand. Such strategies can include the promotion of work hour changes, ride-sharing options, parking policies, and telecommuting.

**Underground Transmission Lines - Cable lines:** used to transfer electrical energy in an enclosed trench from a wind turbine to an electric sub station.

**Urban Growth:** refers to 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 the primary use of such land for the production of food, other agricultural products, or 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 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 Area:** means those areas designated by a county pursuant to RCW 36.70A.110.

**Urban Governmental Services:** include those governmental services historically and typically delivered by cities, and include 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 non-urban areas.

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

**Vacant/Underdeveloped Lands:** may suggest the following: 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; c] a site which is occupied by a use consistent with the zoning but contains enough land to be further subdivided without needing a rezone [partially-used]; and d] a site which has been developed with both a structure and capital facilities and is zoned for more intensive use than that which occupies the site [under-utilized].

**Visioning:** means 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:** means 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. However, wetlands may include those artificial wetlands intentionally created from non-wetland areas create to mitigate conversion of wetlands, if permitted by the county or city.

**Wind Energy Facility:** two or more wind turbine generators placed on one or more contiguous parcels of land and inclusive of all associated supporting infrastructure. Such infrastructure includes, but is not limited to, substations, switching stations, underground and above-ground electrical lines, buildings for operation and maintenance, permanent meteorological towers, transformers and roads.

**Wind Turbine** - A machine with turbine apparatus (rotor blades, nacelle and tower) capable of producing electricity by converting the kinetic energy of wind into rotational, mechanical and electrical energy; provided, the term does not include electrical distribution or transmission lines, or electrical substations.

**Wind Turbine Farms** - two or more wind turbines on one parcel.

**Wind Turbine Height** - The distance measured from the ground level to the highest point on a wind turbine, including the rotor blades.

**Zoning:** the demarcation of an area by ordinance [text and map] into zones and the establishment of regulations to govern the uses within those zones [commercial, industrial, residential] and the location, bulk, height, shape, and coverage of structures within each zone.

## **CONSISTENCY WITH STATE GROWTH MANAGEMENT GOALS**

The data used to develop this Comprehensive Plan is to the greatest extent possible the best available data. The City and County has also coordinated its plan with that of adjacent jurisdictions and the Regional Transportation Planning Organization in order to achieve compatibility and consistency. In addition, the comprehensive plan has considered the Growth Management Act's thirteen goal areas and has incorporated them where applicable.

### Growth Management Act Goals

#### ***Urban Growth***

Encourage Development in urban 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 this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing.

#### ***Economic Development***

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, all within the capacities of the state's natural resources, public services, 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.

***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 historical or archaeological significance.



# Changes in the Population

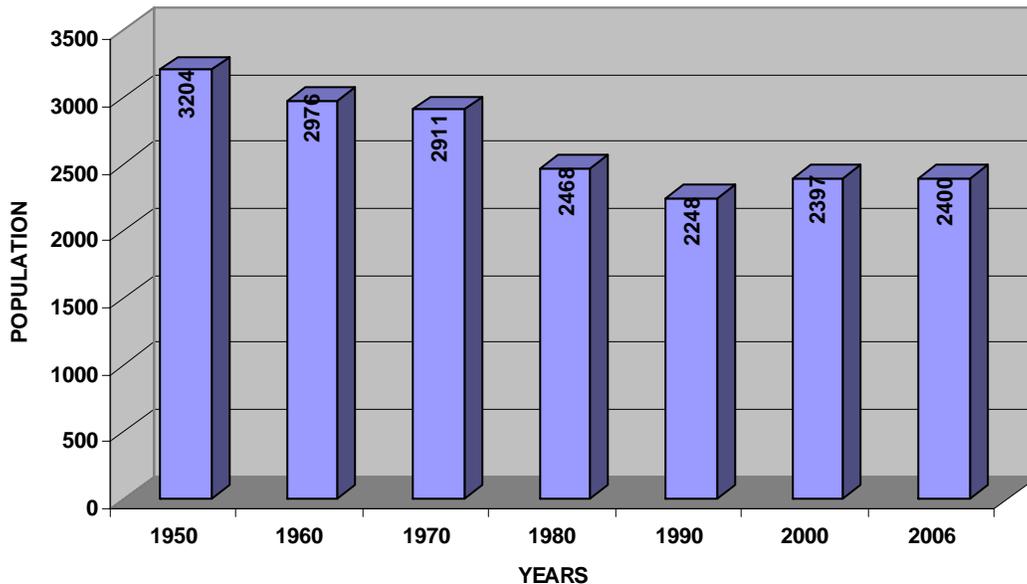
# Population Changes

In this section you will find a summation of the major shifts in population which have occurred in Garfield County between the 1990 and 2000 census. Wherever possible, this section illustrates changes which are even more recent, reflecting the changes between the year 2000 and the present (2007).

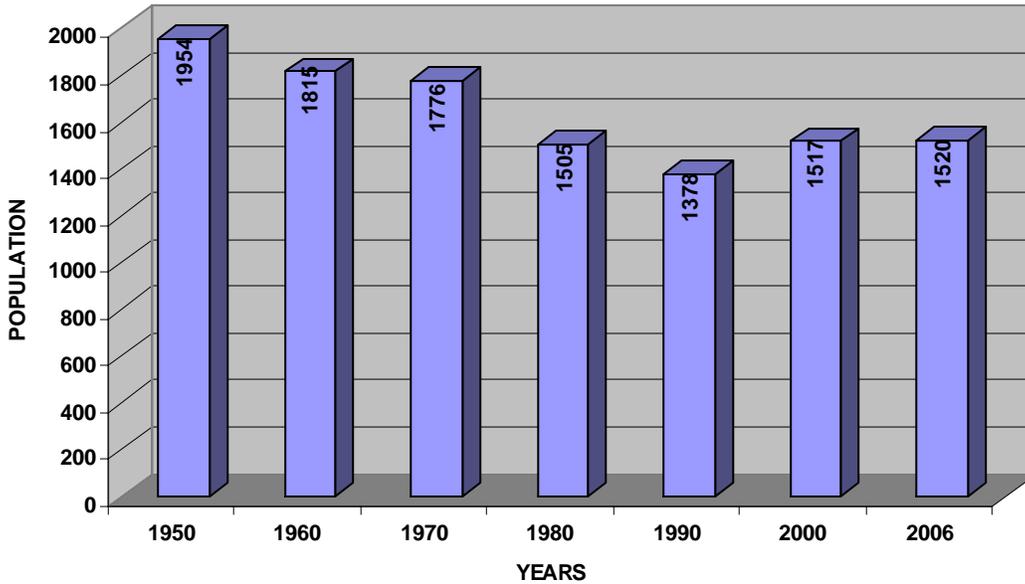
**Source of Population Changes:** The changes in population in Garfield County are closely tied to the economy. As farming units have become consolidated and increasingly mechanized, there has been a subsequent reduction in the number of people employed in that industry. Even the influx of workers associated with the construction of the Lower Granite Dam in the 1970's did not off-set the overall out-migration during that decade. More recently, the area, particularly the City of Pomeroy has begun to attract new residents from other parts of Washington who are disgruntled with many urban problems that are not found in Pomeroy.

During the decade of 1990 to 2000, the population of Pomeroy increased by 121 persons (1,393 to 1,514) for a 8.7% gain. For the County overall, there was a net increase of 149 persons for a 6.6% gain. From 2000 to 2006, the population of both the city and county have remained constant.

COUNTY POPULATION CHANGES

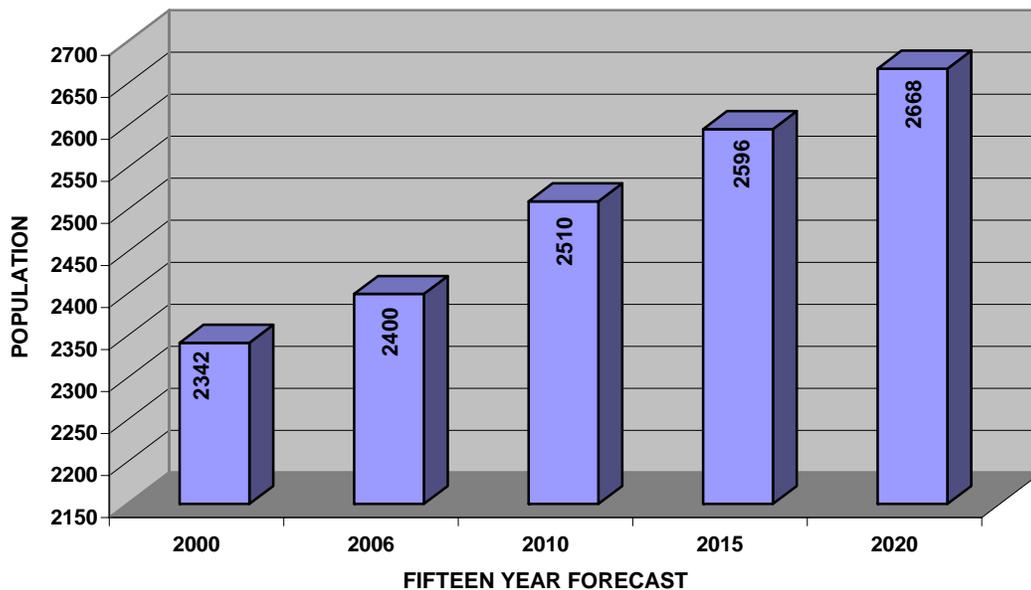


### POMEROY POPULATION CHANGES



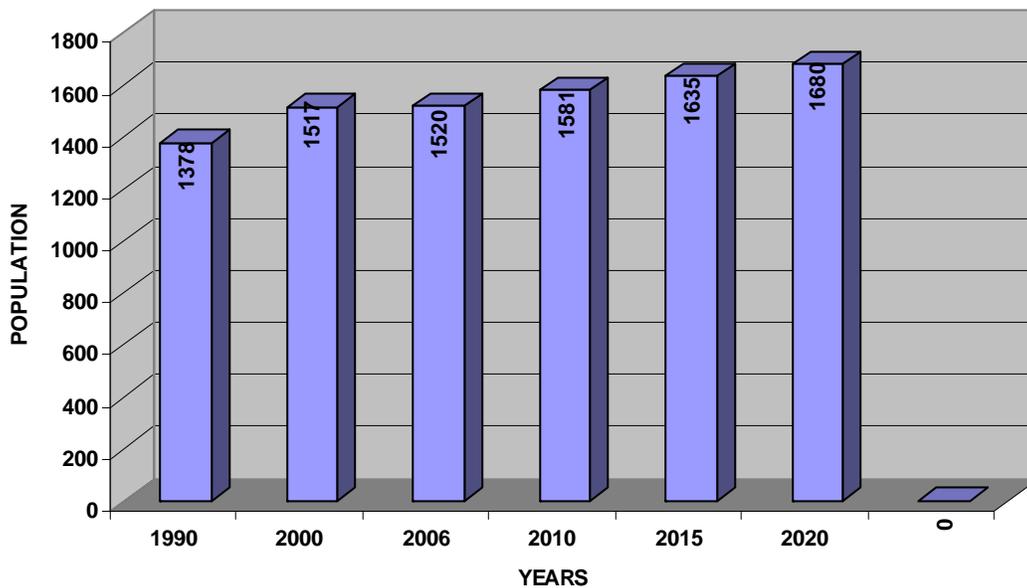
**Projected Population Changes:** The growth in the population over the next 15 years has been estimated using projections from the state Office of Financial Management. The chart below illustrates those potential population numbers, indicating increases to 2,668 by 2015. While actual numbers may fall below those projections, it is important for planning purposes to use the larger numbers to assure that there will be sufficient land area with the Urban Growth Area to accommodate potential growth in the next two decades.

### COUNTY POPULATION PROJECTIONS



Historically, the percentage of Garfield County's population which resides within Pomeroy has been 61%. This percentage remained constant from 1950 to 1990. In 2000, it increased slightly to 63%. This number can be used to estimate the population in Pomeroy (since the state does not provide population projections for cities.) Those population forecasts are illustrated in the following chart.

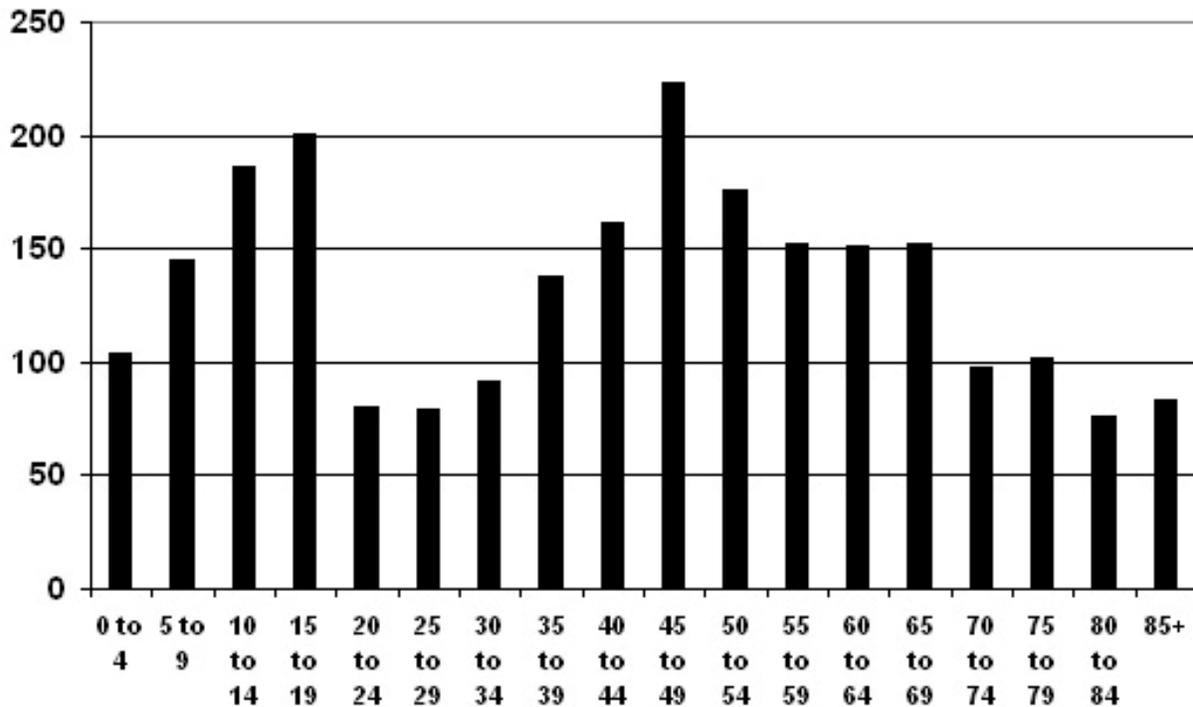
**POMEROY POPULATION PROJECTIONS**



**Development Patterns:** Over the last few decades, most residential or commercial development has occurred within the city limits of Pomeroy or on the adjacent areas to the east and west of the city. That development pattern is expected to continue and is reflected in the boundaries of the Urban Growth Area. It is envisioned that there will be a continued, yet small, amount of recreational and second home development in selected choice areas of the County, such as in the Blue Mountains.

**Age Distribution of Population:** The population of Garfield County that is over the age of 65 is 498 (21%), which is nearly twice the average of 11% for the State of Washington. In the City of Pomeroy, that number is 376 or 25%. The elderly require special consideration in planning housing, transportation, health, and social services. A large retired population will contribute income dollars, but will not be looking for employment opportunities.

**Garfield County Population by five year age groupings, 2006**



As shown in the bar graph above, there are some interesting peaks and valleys in the age groups. The percentage of the population that is under 20 years of age in Garfield County is identical to the statewide average at 27%. However, in the county there is a sharp decline in the years between 20 and 35 where the statewide average of 20% is double that of Garfield County's percentage at 10%. This reflects the numbers of young folks who leave home after high school and choose not to return.

**Home Ownership:** Owner-occupied housing units in Garfield County have decreased from 79% in 1980 to 76% in 1990 to 74% in 2000. The remaining units are either rented or vacant. The implications for housing planning are analyzed in the Housing Element.

**Home Values:** The values of houses in Garfield County has escalated greatly in the past 15 years. In 1990, the median value of a home was \$36,900. This climbed to \$68,100 by the year 2000. The median value of houses that have sold in the past three years (2003-6) is \$111,200. Similarly, the cost of monthly rent has climbed. In 1990, the median rent was \$191 per month. By 2000, this amount had risen to \$390.

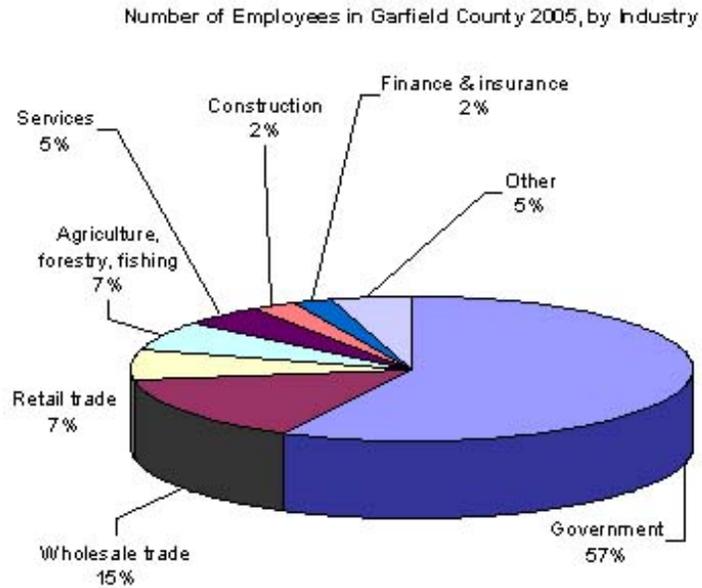
**Household Size:** The table below shows the types of households in Garfield County. The implications are analyzed in the Housing Element.

<u>HOUSEHOLD TYPE</u>	1990		2000	
Married Couple Family				
Pomeroy	344	56%	418	65%
<i>Garfield County</i>	579	63%	571	57%
Single Female-Parent Family				
Pomeroy	32	5%	61	9%
<i>Garfield County</i>	46	5%	86	8%
Single Male-Parent Family				
Pomeroy	17	3%	27	4%
<i>Garfield County</i>	22	2%	27	3%
Non-Family Household				
Pomeroy	220	36%	229	35%
<i>Garfield County</i>	275	30%	315	32%
Total Households:				
Pomeroy	613	100%	647	100%
<i>Garfield County</i>	922	100%	999	100%
Average Household Size				
Pomeroy	2.27 persons		2.34 persons	
<i>Garfield County</i>	2.44 persons		2.40 persons	

**Education:** The proportion of the population (of those 25 and older) with a high school diploma is 84% for the county and 81% for Pomeroy – an increase of 3% over the 1990 census. This is higher than the statewide average of 77% and is a good indication that the public school facilities are adequate. The percentage of the population over the age of 25 with a college degree is 17% for the county and 15% for Pomeroy. The statewide average is 28%.

**Employment Trends:** The pie chart below illustrates the employment picture in Garfield County by industry sector. With over half of the employees working for the government, Garfield County is unique amongst counties in Washington state. This sector does include persons employed at all levels of government, including those in education and the hospital.

The chart on the following page illustrates the changes in the job market over the past 30 years. There is a noticeable shift in the County away from natural resource based occupations to jobs within the retail and service industries.

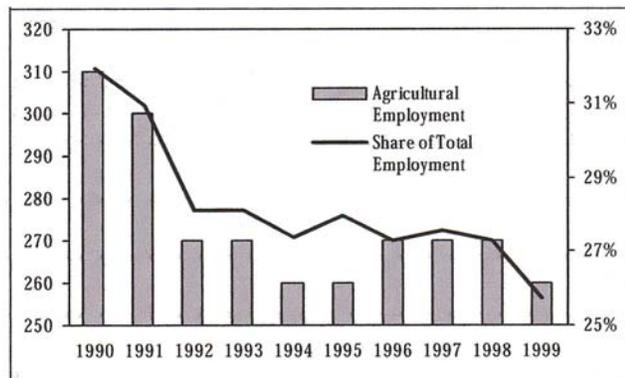


OCCUPATION	1970		1980		1990		2000	
	Number	%	Number	%	Number	%	Number	%
<b>Employed persons 16 years and over</b>							<b>976</b>	
Manager/Professional	154	16%	161	16%	176	18%	<b>386</b>	<b>39%</b>
Technician/Sales/Support	130	13%	232	23%	224	23%	<b>238</b>	<b>24%</b>
Service	91	9%	121	12%	128	13%	<b>125</b>	<b>13%</b>
Farming, forestry, and fishing	358	36%	268	27%	234	24%	<b>35</b>	<b>4%</b>
Precision production, craft, and repair	147	15%	89	9%	95	10%	<b>115</b>	<b>12%</b>

Operator/Fabricator/Laborer	102	10%	138	14%	112	12%	77	8%
<b>INDUSTRY</b>								
<b>Employed persons 16 years and over</b>							<b>969</b>	
Agriculture, forestry, mining and fisheries	403	41%	319	32%	282	29%	182	19%
Construction	121	12%	92	9%	73	7%	52	5%
Manufacturing	5	1%	42	4%	20	2%	26	3%
Transportation, communications and public utilities	24	2%	36	4%	37	4%	36	4%
Wholesale trade	38	4%	67	4%	35	4%	88	9%
Retail trade	68	7%	165	16%	136	14%	111	11%
Finance, insurance, and real estate	17	2%	37	4%	35	4%	37	4%
Services	256	26%	205	20%	285	29%	342	35%
Government/Public administration	50	5%	46	5%	54	6%	94	10%

The economy of Garfield County is dominated by agriculture. Since the early fur trappers were supplanted by settlers in the mid-1800s, farming has been the principal source of the county's wealth. Agriculture means, for the most part, wheat and barley production. Because these crops are heavily capital-intensive rather than labor-intensive, they do not require large numbers of workers. In terms of wage and salary jobs, only the trade and government sectors provide sizable employment in Garfield County.

Agriculture greatly influences income in Garfield County. Farm income in 1998 was a whopping 50 percent of all personal income compared to only 3 percent statewide. The large amount of income concentrated in farm-related activities, however, can produce divergent swings based on the success or failure of a particular year's crop and/or market prices. The chart to the right illustrates the declining numbers of agricultural employees in the county during the 1990's.



Trade is the largest employment sector other than government in Garfield County, but it, too, is strongly influenced by agriculture.

Nearly three-quarters of all trade jobs are on the wholesale side, whereas the figure is only 25 percent statewide. Within wholesale trade, the bulk of employment is concentrated within farm machinery and supplies and grain brokerage. Retail, which makes up only one-quarter of all trade employment, is quite small compared to that statewide. Most retail employment is concentrated in restaurants and grocery stores.

Government is the largest employer in Garfield County, with strong representation at the federal and local levels. The federal presence stems from the U.S. Army Corps of Engineers (which operates the Lower Snake River dams) and the U.S. Forest Service (which oversees the Umatilla National Forest). Local government is primarily K-12 education and county and municipal functions. Looming over Garfield County's public sector is the future status of the Lower Snake River dams.

Economically, Garfield County's comparative advantage is its fertile farmland. Because the county is remote and sparsely populated with little manufacturing and only modest services, farming is and will remain the source of the county's prosperity for the foreseeable future. Even agriculture, though, is not a static industry. It is very much driven by weather (both local and in other wheat-producing regions of the country), technology and biotechnology, domestic and international trade, and geopolitics.



# Land Use Element

# I. INTRODUCTION

## Purpose of the Land Use Element

This Land Use Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address land uses in Garfield County (the City of Pomeroy and the adjacent Urban Growth Area). It represents the community's policy plan for growth over the next 20 years. The Land Use Element describes how the goals in the other plan elements will be implemented through land use policies and regulations, and thus, it is a key in implementing the comprehensive plan.

The Land Use Element has been developed in accordance with the County-Wide Planning Policies, and has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan. The Land Use Elements specifically consider the general distribution and location of land uses, the appropriate intensity and density of land uses given distribution and location of and uses, the appropriate intensity and density of land uses given current development trends, the protection of the quality and quantity of water supply, the provision of public services, stormwater runoff, and measuring the costs and benefits of growth.

The Land Use Element includes:

- Introduction
- Inventory and Analysis
- Future Land Use Needs and Alternatives
- Goals, Objectives and Policies

## Urban Growth Area

Each county that is required or chooses to plan under RCW [36.70A.040](#) shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Each city that is located in such a county shall be included within an urban growth area. An urban growth area may include more than a single city. An urban growth area may include territory that is located outside of a city only if such territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth,

Based upon the growth management population projection made for the county by the Office of Financial Management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period. Each urban growth area shall permit urban densities and shall include greenbelt and open space areas. An urban growth area determination may include a reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and

counties have discretion in their comprehensive plans to make many choices about accommodating growth.

The planning area includes the lands to which the City of Pomeroy may feasibly provide future urban services and those surrounding areas which directly impact conditions within the city limits. This area is designated by the Urban Growth Boundary. The City and County coordinated their activities in developing an annexation policy, in identifying the Urban Growth Boundary, and in development of interim management policies for the area within the Urban Growth Boundary but outside of the current city limits. This process was conducted according to the County-Wide Planning Policies. The Urban Growth Boundary is represented on all maps in the Land Use Element.

The Urban Growth Boundary was selected in order to ensure that urban services could be made available to all new development through developer extension. The location of the boundary was based on environmental constraints, the concentrations of existing development, the existing infrastructure and services, and the location of designated agricultural resource lands. New development requiring urban services will be located in the Urban Growth Area. Extension of central sewer and water, drainage facilities, utilities, telecommunication lines, and local roads will be allowed to the developer as a part of the development permitting process.

## **Major Land Use Considerations and Goals**

Land that may be developed is available in the area surrounding Pomeroy, and the City and County is not currently experiencing development pressures. Yet, the City and County does recognize the importance of efficient planning and explicit land use decisions in order to take advantage of future development opportunities. The City and County is currently not constrained by the availability of land, however, it is constrained with financial resources and is concerned about the quality of development that is being attracted. Therefore, unlike many cities, the allocation of available land among competing uses will not be the sole factor in the city's decision making process. Coordination between the Land Use Element and the Capital Facilities Element will be essential in producing a plan with accurate projection for economic development.

The Land Use Plan in this element will guide decision making to achieve the community as articulated in the Vision Statement: (See Page 6).

## **II. INVENTORY AND ANALYSIS**

The inventory presented in this element provides information useful to the planning process. It does not include all of the data or information that was gathered, but has presented the relevant information in an organized and useful format. The inventory summarizes general implications for development of physical descriptions or types of

land use, and summarizes specific information. The inventory includes a description of the physical characteristics of the types of land use within Garfield County and the City of Pomeroy.

## **Historical Summary**

Garfield County, population 2,342, is situated in southeastern Washington State. The lone city in Garfield County is Pomeroy. The City of Pomeroy has a population of 1,517 people and is situated approximately in the center of the County.

The City of Pomeroy represents the only social, commerce, and living center for the residents of Garfield County. The economy of Garfield County is directly tied to dryland farming. The principal crops include wheat, barley, and grass seed. Livestock production consists of cattle and sheep.

The City of Pomeroy provides residential refuge for retired citizens of Garfield County or other senior citizens who enjoy or desire a quiet living atmosphere. A new Senior Center is in the planning stage, to provide housing and area for more retired people who wish to stay in Pomeroy or move to Pomeroy.

The City of Pomeroy, in the Pataha Valley, is one of the pioneer communities of the State of Washington. The Lewis and Clark expedition of 1806 passed through Pataha Valley. Parson Quinn was the first non-native settler along Pataha Creek, 11 miles east of Pomeroy, in 1860. James Bowers settled at Pataha the site in 1861. A stage route established in 1862 between Walla Walla and Lewiston brought many settlers to the area.

The City of Pomeroy was established in 1864 by its founder, Joseph M. Pomeroy. He arrived in Pataha Valley in 1864 and operated a stage station and a farm. In 1877, he laid out the main town of Pomeroy.

By the spring of 1878, the town contained a flour mill, mercantile building, drug store, hotel, brewery, blacksmith shop, livery stable, grocery store, saloon, and a hardware store. The first school with 50 pupils was opened in 1879 and the first newspaper was published in 1880. Garfield County was created in 1881. Pataha City was the temporary county seat until the permanent seat of Pomeroy was decided by election in 1882. The contest was bitter as a town of Mentor was established on paper to split the Pataha Valley vote. Pomeroy won over both towns. A controversy ensued and in 1884 the United States Congress validated the acts of the Washington Territory under dispute and Pomeroy officially became the county seat. The present courthouse was built in 1901 following a disastrous fire in 1900 which destroyed two-thirds of the City. The Garfield County Courthouse is one of the oldest courthouses in the State of Washington and was listed in the National Register of Historic Places in 1977.

Settlers poured into the County in the latter 1870's and early 1880's. In 1884, Pomeroy ranked as the 11<sup>th</sup> City in Population size in the Territory of Washington.

The railroad arrived in 1886 and provided an outlet for wheat shipment that replaced movement of steamship. In 1898, Pomeroy had a population of 1,550. The City has maintained a public water system since 1888, and the City's sanitary sewer system was installed in 1912, and the first city streets were paved in 1916. A pea cannery commenced operating in 1942 and remained in operation until the early 1960's. Federal dam construction on the Snake River resulted in a temporary influx of people in the late 1960's and early 1970's which resulted in a peak population of 1,823. Pomeroy, today, has a population of about 1,517 people and is the trading hub for the surrounding farms in the Pataha Valley and vicinity. The historic downtown business district was listed in the National Register of Historic Places in 2003.

### **Topography and Geology**

Garfield County, consisting of 349,690 acres, is bordered by the Snake River and Whitman County on the north side and the Washington-Oregon Line establishes the southern boundary. Asotin County is along the eastern border and a portion of Garfield County's eastern boundary lies within nine mile of the Idaho border. Columbia County lies along the west border of Garfield County. The southern part of the County is within the Umatilla National Forest. The Blue Mountains rise in the southern end of the county, varying in elevation from 3,000 feet in the valleys to over 6,300 at the highest peaks. The mountain range is characterized by steep, rugged terrain, deeply cut by mountain streams. Most of the slopes are forested with evergreen trees.

North of the Blue Mountains and at a lower elevation, the County is characterized by rolling hills with steep slopes and narrow valleys. The hills and valleys generally have a cover of good agricultural soil. The hills are comprised of loess, which is soil blown into the area by strong winds. Beneath this soil, at varying depths, is basalt which is the product of volcanic action. More specifically, the soil type within the City of Pomeroy along the developed area on both sides of Pataha Creek is generally silt loam.



The streams draining the hilly land flow in all directions and empty into the Snake River. Pataha Creek runs through Pomeroy, starting at the Blue Mountains on the south and flowing into the Tucannon River before entering into the Snake River. The other major streams, such as Deadman, Meadow, and Alpowa, start in the hills north and east of Pomeroy and drain directly into the Snake River.

The City of Pomeroy lies in the Pataha Creek Valley, which runs in a east-west direction. Most development has occurred in the near-flat plain bordering the creek due to the surrounding steep topography. At the southern edge of the developed area of the City are rocky slopes with gradients well in excess of 30%, rising from an elevation of 1880 feet to over 2300 feet. The slopes on the north side of the built-up portion, while not as steep, also are limiting to feasible development. The valley floor has a slight gradient of up to 3%, sloping gently westward and towards Pataha Creek.

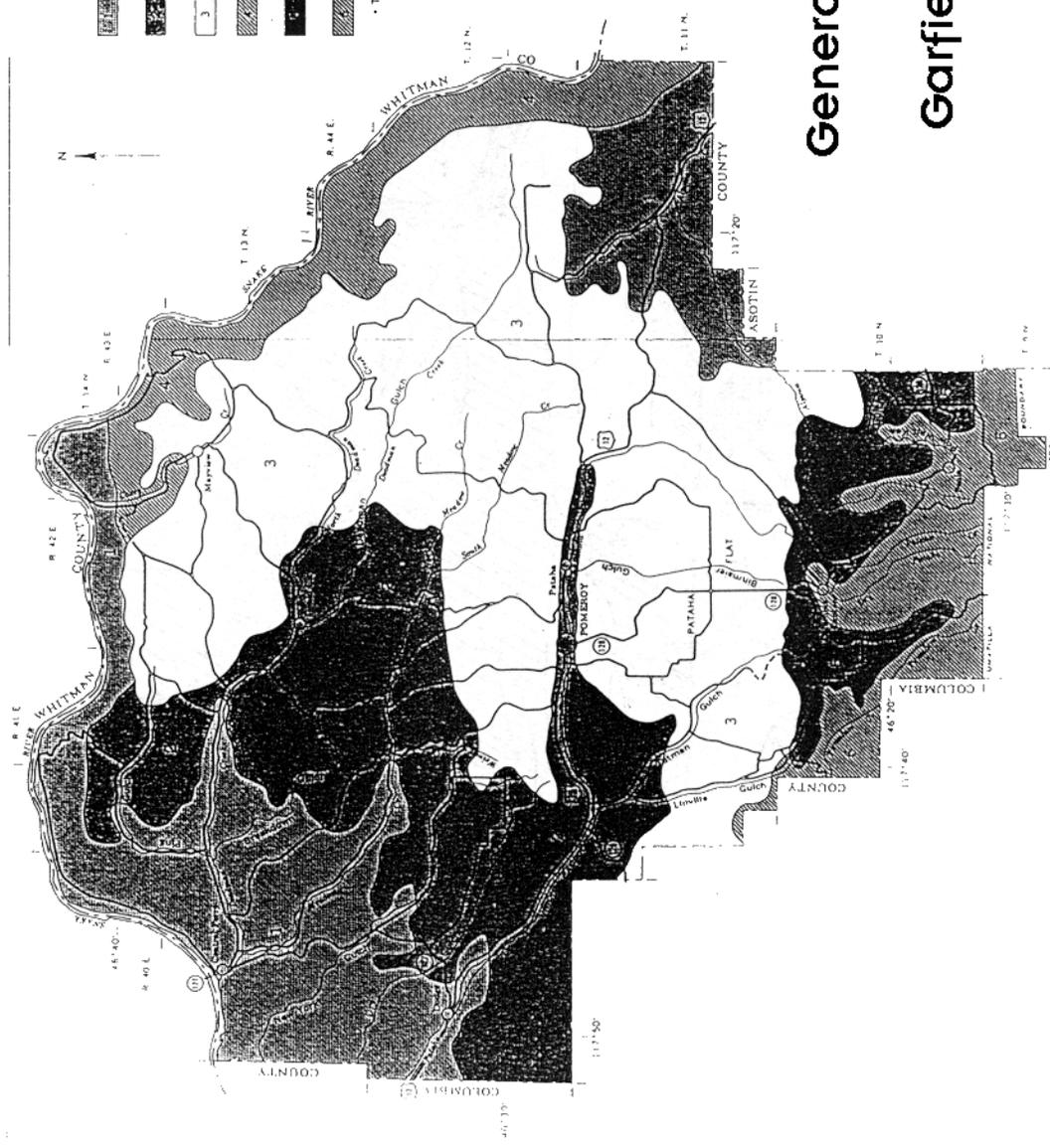
## **Soils**

The general soil classification map (on following page) shows six distinct soil classifications for Garfield County. The City of Pomeroy soils map indicates the distinct soil types found with the urbanized area. (See Map on second page following.)

The Athena-Asotin association is the first and most dominant soil in the county (located in nearly 50% of the County). The above association is a deep to very deep, gently sloping to moderately steep silt loam found in the 16-20 inch precipitation zone. The Gwin-Linville association is located solely along the river banks of the Snake River. This association consists of shallow, moderately steep to very steep, extremely stony soils and very deep, steep to very steep silt loam. These soils are also found in the 16-20 inch precipitation zone. Also along the Snake River and small portions of the higher country, the Card-Lickskillet-Walla Walla association is present. These are deep and very deep, strongly sloping to steep silt loams and shallow, moderately steep to very steep, extremely stony and rocky soils. 12-16 inches is common for this soil type.

Oliphant-Walla Walla-Lickskillet association is primarily found within the western portion of the County. This association is deep and very deep, strongly sloping the moderately steep silt loams and shallow, moderately steep to very steep, extremely stony and rocky soils found in the 16-20 inch precipitation range.

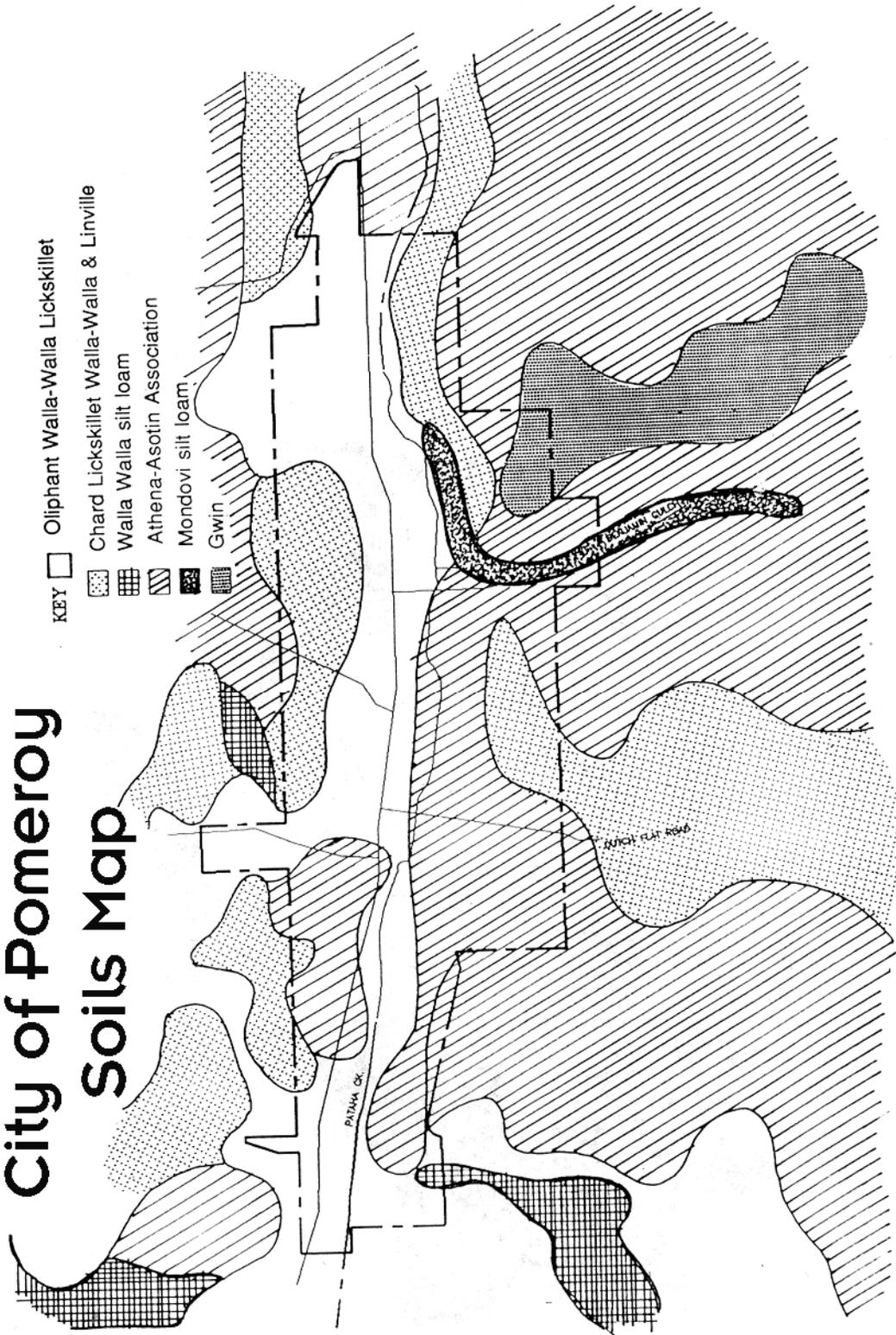
The final two soil associations are found near the Umatilla National Forest boundary. These are the Gwin-Waha-Palouse and the Larkin-Gwin-Tolo associations. The Gwin-Waha-Palouse is shallow, moderately steep to very steep, extremely stony soil and moderately deep to very deep, nearly level to steep silt loams located in the 20-24 inch precipitation zone. Larkin-Gwin-Tolo association is a deep and very deep, strongly sloping to steep silt loams and shallow, moderately steep to very steep, extremely stony soils that are located in the 20-30 inch precipitation zone.



# General Soils Map for Garfield County

# City of Pomeroy Soils Map

- KEY**
-  Oliphant Walla-Walla Lickskillet
  -  Chard Lickskillet Walla-Walla & Linville
  -  Walla Walla silt loam
  -  Athena-Asotin Association
  -  Mondovi silt loam
  -  Gwin



Generally, the soils located within the County present no limitations for conventional development except when combined with the steeper topography. The Soil Survey conducted by the US Soil Conservation Service includes detailed soil maps which can be used for examining a particular site's suitability for specific land uses.

More specifically, within the City of Pomeroy the soils of the valley floor belong to the Hermiston series. These soils consist of well-drained bottom lands. These soils formed under bunchgrass in alluvium mixed with wind-laid deposits and some volcanic ash. The permeability of these soils is moderate, run-off is slow and hazards for water and wind erosion are slight.

Climbing out of the valley bottom soils, three other soil series are encountered. These include the Asotin, Lickskillet, and Athena series. The Asotin series consists of well-drained soils in the uplands which were formed under bunchgrass and sagebrush in calcareous loess. There is a high potential for erosion of this soil, especially on the steeper slopes.

The Lickskillet series consists of well-drained upland soils which were formed under rabbitbrush and bunchgrass in a mixture of wind-laid silty material and material weathered from basalt. Generally that basalt can be found at 10-20 inches below the surface. In this area, these soils are found on steep slopes of up to 50% and therefore the erosion hazard is severe.

The Athena series is similar to the Lickskillet, although the Athena soils are on the gentler slopes of the basalt plateaus.

Generally, the soils located within the city limits present no limitations for conventional development except when combined with the steeper topography. The Soil Survey conducted by the U.S. Soil Conservation Service includes detailed soil maps which can be used for examining a particular site's suitability for specific land uses.

## **Agricultural Lands**

Agriculture dominates Garfield County with farmland occupying two-thirds of the county's entire land mass. According to the 1997 Census of Agriculture, the county's 182 farms encompassed 325,220 acres and had land and buildings valued at an average of \$974,315 per farm. Of those 325,220 acres, 192,200 acres or 59 percent was cropland, and 114,645 acres or 60 percent of that cropland was harvested. The majority of those farms were quite large; more than half (96) were 1,000 acres or more, and the average size was 1,787 acres.

The dominant commodity is wheat, particularly winter wheat, though other crops like barley are also major commodities. Because these grains are heavily capital-intensive rather than labor-intensive, the county's agricultural base does not produce a large number of jobs compared to, say, fruit orchards.

In addition to wheat and barley, the county's agricultural sector grows canola, hay, and grass seed, primarily Kentucky Blue Grass. The sector also produces livestock, mainly cattle and calves, but also sheep and lambs and hogs and pigs. Wheat, though, reigns supreme. In 1997, the market value of all agricultural products sold in Garfield County was \$24.7 million. Wheat and other grains accounted for \$22.0 million or nearly 90 percent of the total with cattle and calves and all other products combined making up the balance.

## **Surface Water**

The City of Pomeroy developed along Pataha Creek and is bisected by that stream. Pataha Creek originates in the Blue Mountains and has a drainage area of 58 square miles above Pomeroy. The stream flows in a westerly direction through the City and joins into the Tucannon River which eventually enters the Snake River. Pataha Creek is the natural drainage course for the land area of the City. As the stream cuts its channel through the valley floor, it is generally twelve feet below the adjacent lands with steep, unstable, erodible side slopes. The water quality is considered good, however, during much of the year, the creek is clouded with the amount of silt which it carries. Future development, both within the City and upstream, should consider point and non-point discharges and soils erosion as well as development which can harm the stream-side habitat.

The other major streams within Garfield County, such as the Deadman, Meadow and Alpowa start in the hills north and east of Pomeroy and drain directly into the Snake River.

## **Ground Water**

Ground water is derived from precipitation and surface water filtering through the ground to aquifers. The ground where this filtering process takes place is called an aquifer recharge area. The quality of recharge areas and surface waters need to be protected to ensure the quality of the ground water used in the immediate area, as well as the quality of water for users down gradient from the recharge zone. Groundwater pollution is very difficult, often impossible to clean.

The city uses the aquifer and springs as its sources of drinking water. The City operates four wells, each capable of producing at least 500 gpm at a sustained rate. The critical aquifer recharge zone of greatest concern to the City is probably located in lower reaches of the tributary channels which feed into Pataha Creek. The City of Pomeroy recently conducted an aquifer study and has copies on file at City Hall.

## **Frequently Flooded Areas**

Local climatic conditions coupled with small, steep drainage basins provide a natural setting for flooding in all parts of Garfield County. Two of the local climatologic conditions that contribute to the high frequency of flooding are Chinook winds and thunderstorms. A chinook is a warm, dry east wind that causes the snow pack to melt

rapidly and flow over frozen ground. The other condition consists of powerful updrafts from thunderstorms approaching the Blue Mountains that deposit large amounts of moisture as cloudbursts over the small drainage basins. This susceptibility to flooding is a condition common to any development located on the valley floors, which are also the natural flood plains.

The most recent flood on record happened in May, 1990. Violent thunderstorms dropped nearly 2.0 inches of rain in one hour and resulted close to 1.1 million dollars in damage to personal and public property. Other significant floods on record happened in January of 1971, February of 1920 and January, 1930. The Flood of 1971 inundated Pomeroy and widely dispersed areas in the County and resulted in over a half million dollars in damage.

## **Wetlands**

The most commonly occurring wetlands in the County are found associated with the streams and rivers. These wetlands, therefore, usually appear as narrow, linear bands along stretches of the Snake River, Pahaha Creek and water bodies. They are characterized by having hydric soils and vegetation which is dependent upon saturated conditions for a good portion of the year.

## **Climate**

The climate of Garfield County is typical of eastern Washington. The summers are warm and dry with temperatures approaching 100 degrees and winters are cold with temperatures reaching below zero degrees. The annual average temperature is about 51 degrees. The annual precipitation ranges from 13 inches near Central Ferry, located on the Snake River, to 30 inches in parts of the Umatilla National Forest. The major portion of the rain occurs in the spring and fall seasons.

The prevailing winds are generally from the southwest. During spring and fall seasons, rapidly moving weather systems result in considerable blowing dust. Wind speeds may reach 50 mph once in two years and 80 mph expected once in 50 years. In severe winters with light snow cover, frost may penetrate the soil at depths between 20 and 30 inches.

Within Garfield County, the mean annual temperature does not vary more than about 20 degrees F. At elevations of less than 3000 ft, the mean annual temperature is between 45 and 55 degrees. In December, January, and February, the average daily temperature ranges from 25 to 40 degrees. When the ground is frozen, rapidly melting snow and rainfall causes excessive runoff and severe erosion. The average temperature in June, July, and August ranges from about 65 degrees in the Blue Mountains and Umatilla National Forest to about 75 degrees at Central Ferry.

## **Vegetation and Wildlife**

The native vegetation of Garfield County includes bunchgrass, sagebrush, rabbitbrush and associated low-growing plants. Black cottonwood, willows and alders were found in close proximity to several of the creek drainages located in Garfield County. Many of these plants have been reduced through development, agricultural practices and natural causes. Where disturbance has occurred, these native plants have been replaced by ornamental and evergreen trees and shrubs, along with several varieties of grasses and agricultural grain crops. Any remaining indigenous plants would likely be found on the steeper bluffs or in undisturbed portions of the creek.

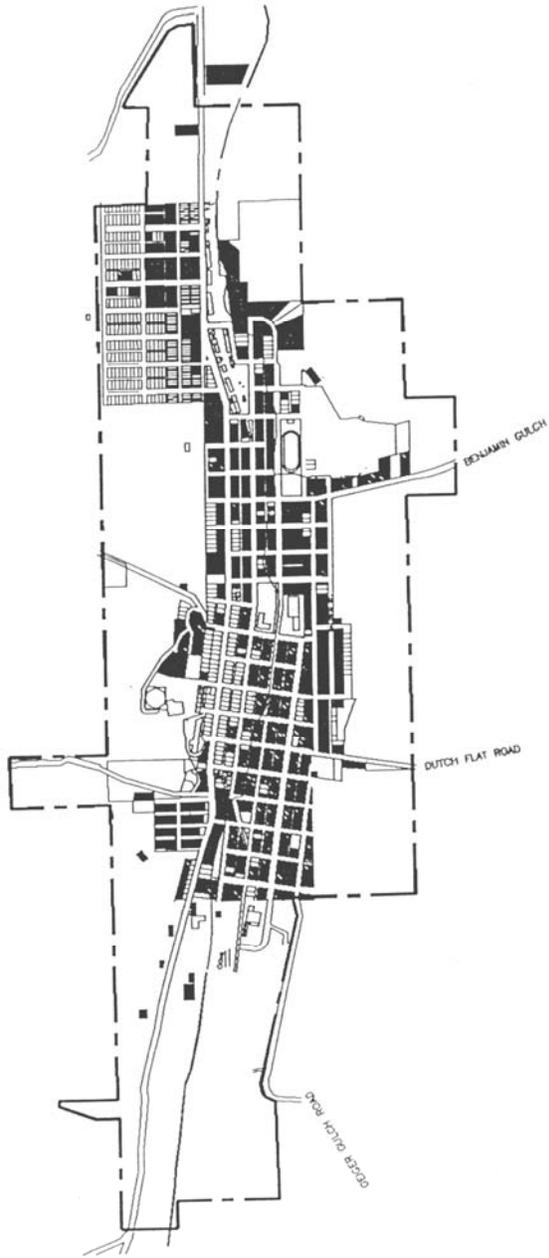
Native wildlife of the area includes deer, elk, coyotes, assorted smaller mammals and a number of bird types including the red-tailed hawk, eagle, upland game birds, and various songbirds. Many of these species have been moved or significantly reduced due to disturbance of their preferred habitat. Some creatures, such as skunks and squirrels, have benefited from the presence of man's development.

The Umatilla National Forest is located in the lower portion of Garfield County. The forest consists of several thousand acres of native timber and wildlife refuge. The predominant vegetation with the forest is Pine and Fir with understory brush and grasses.

# City of Pomeroy

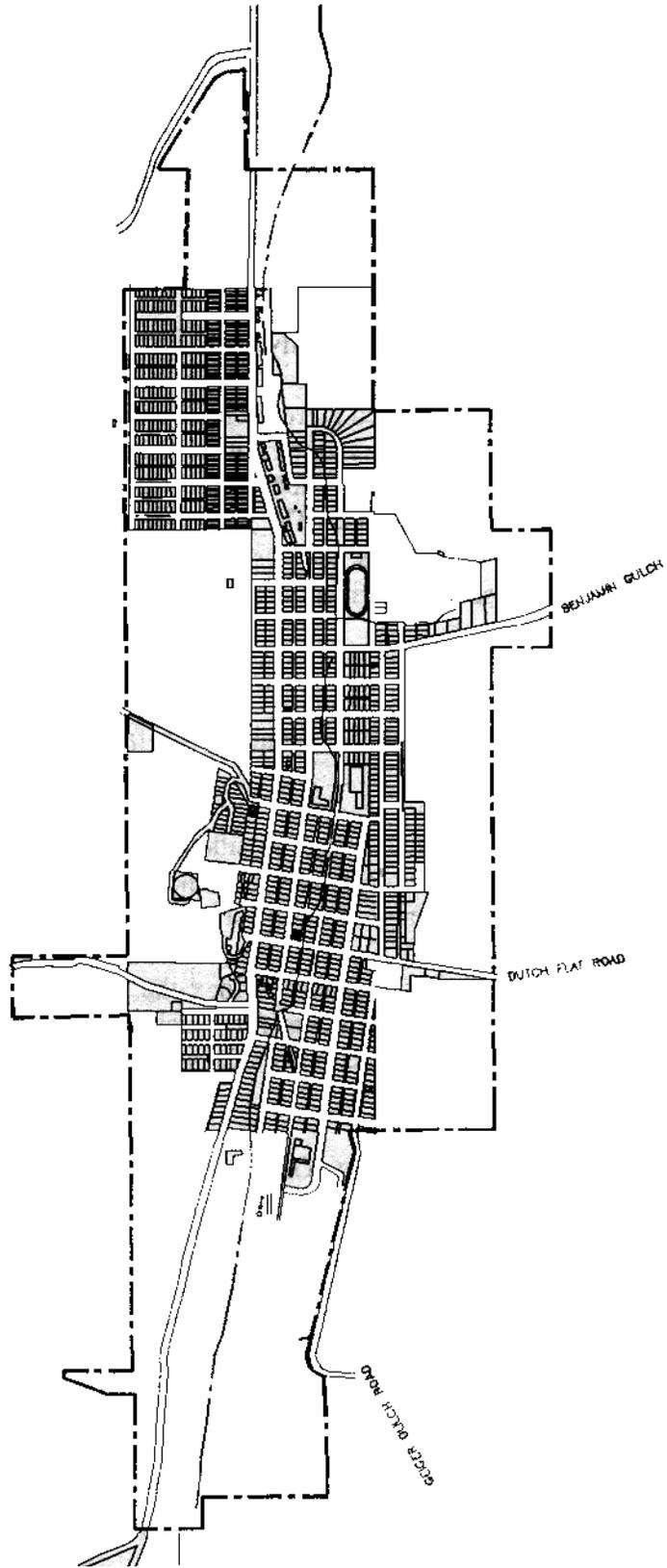
## Land Use

Single Family Housing ■ 160 acres



# City of Pomeroy Land Use

■ High-Density Residential 1 Acre



## **Land Use Classifications**

This inventory includes general land use at the County-level and more specific land use within the City of Pomeroy. The existing types of land uses can be used to gauge the proportion of total land area that the county and city will need to devote to each land use in the future. In Section III the existing land uses will be adjusted for expected shifts in needs or desires, and projections of future land uses will be derived. The maps of existing land use are on the following pages.

### **Residential Land Use**

This category includes single family and multi-family structures, including manufactured housing developments, foster care facilities, group quarters and cooperative housing. Other land uses found within areas classified as residential areas include roadways, buffering, and undeveloped platted lands. This category does not include transient housing such as campgrounds, hotels, motels, shelters, time-sharing facilities, or second homes. This category also excludes farm residences on operating farms. The units that are excluded from residential land use are shown in other land use categories such as commercial, agriculture, or recreation. The densities for residential land uses are defined as follows.

- **High Density Residential:** Residential development density greater than 12 units per acre. Includes apartments and other multi-family dwellings, as well as some manufactured housing developments.
- **Single Family Housing:** Residential development density of less than 12 units per acre. Includes conventional single-family residence, apartments, multi-family dwellings, manufactured housing developments, and large-lot or estate homes.

Using these density definitions provides the flexibility to describe desired densities without detailing the zoning requirements for specific housing types. These density definitions also provide information about the extent of land usage without relying on familiarity with city zoning ordinances.

**Total Residential Land Use:** Other than a scattering of farm houses/ranches, residential land use is concentrated within the City of Pomeroy Urban Growth Area. Outside of that area, Garfield County consists solely of Low Density Residential.

The City of Pomeroy has 160 acres of the total land area in residential uses.

**Number of Dwelling Units by Type:** Garfield County has 1,288 housing units of which 894 (74%) are single family units, 35 (2.9%) are two to four units, 12 are five or more units and 268 (22%) are manufactured homes. Of these numbers, 696 are in Pomeroy.

**Build out Potential:** The city has considerable potential for building within the existing incorporated land area. This inventory includes subdivisions which were platted in the past, but have not been built. The actual calculation of the city's capacity once completely developed is presented in the analysis in Section III.

### **Commercial Land Use**

This category includes land used for retail and wholesale trade, offices, hotels, motels, restaurants, service outlets, automobile service stations, and repair facilities.

**Total Commercial Use:** The City of Pomeroy has 1.3% (15 acres) of its total land area in commercial uses. The historic central business district contains retail sales establishments, City Hall, the Courthouse, and banks.

**Economic Trends:** The retail sector represents 11% of the employment picture in the County, down from 14% in 1990. The two largest segments (by number of persons employed) are services with 35% and agriculture/forestry with 19%. This latter category has steadily decreased from 41% in 1970.

**Market Area:** The city draws some retail business from small neighboring towns, however, a noticeable amount of expected trade is being drawn away to larger metropolitan areas. The populations in the city and the surrounding areas provide a market of approximately 6,000 people for the commercial businesses in Pomeroy.

### **Industrial Land Use**

This category includes land used for light manufacturing, processing, warehousing, and storage. Heavy industry does not exist within the jurisdiction. In all cases, industrial land use has been defined as intensive land uses. Industrial land use often has a significant influence on environmental quality and economic strength of the community.

**Total Industrial Land Use:** A total of 37 acres (3.2%) within the planning area are in industrial land uses. Half of these acres are located outside of the incorporated city limits.

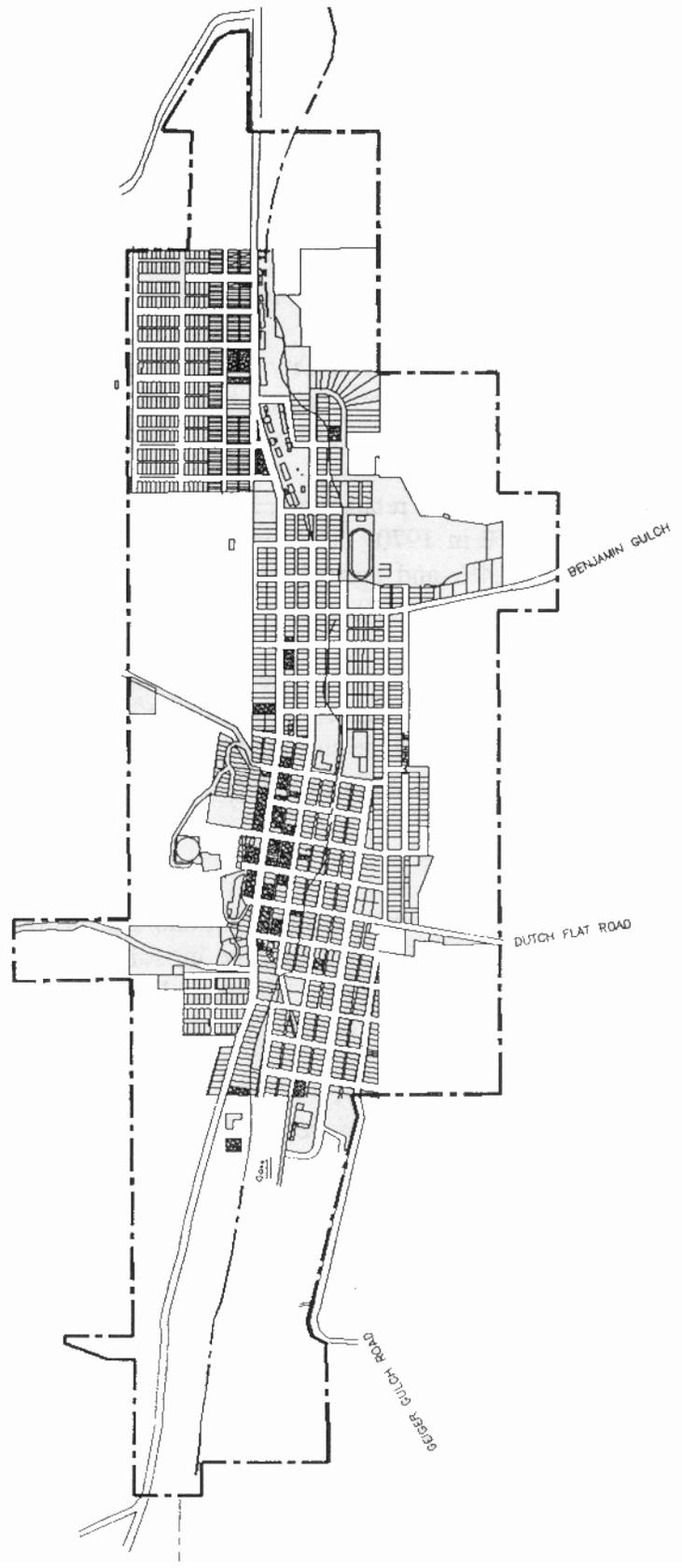
**Economic Trends:** There is relatively little industrial activity within the county and what amount there is exhibits a decline from the past. Construction is down from 12.3% in 1970 to 5% in 2000. Manufacturing has also dropped to 3% from 4% in 1980.

**Market Area:** The market for industrial products is regional or even national, and thus is not dependent upon the local population. For this reason access to input materials, transportation, and suitable labor are the most important determinants of industrial location. Pomeroy is located along a major trucking route, and the skills of the labor force are well suited to entry level industrial work. In addition, the cost of labor and land are relatively low.

# City of Pomeroy

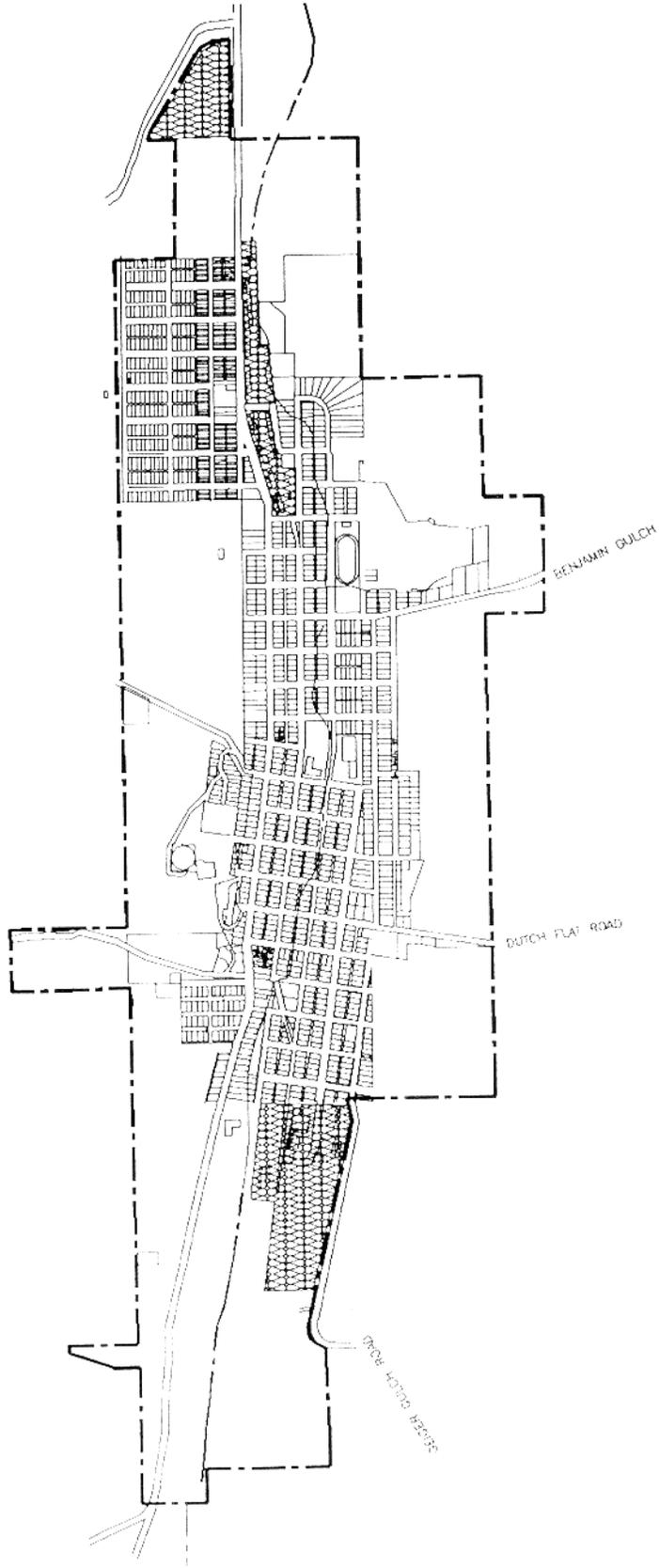
## Land Use

■ Commercial 15.3 Acres



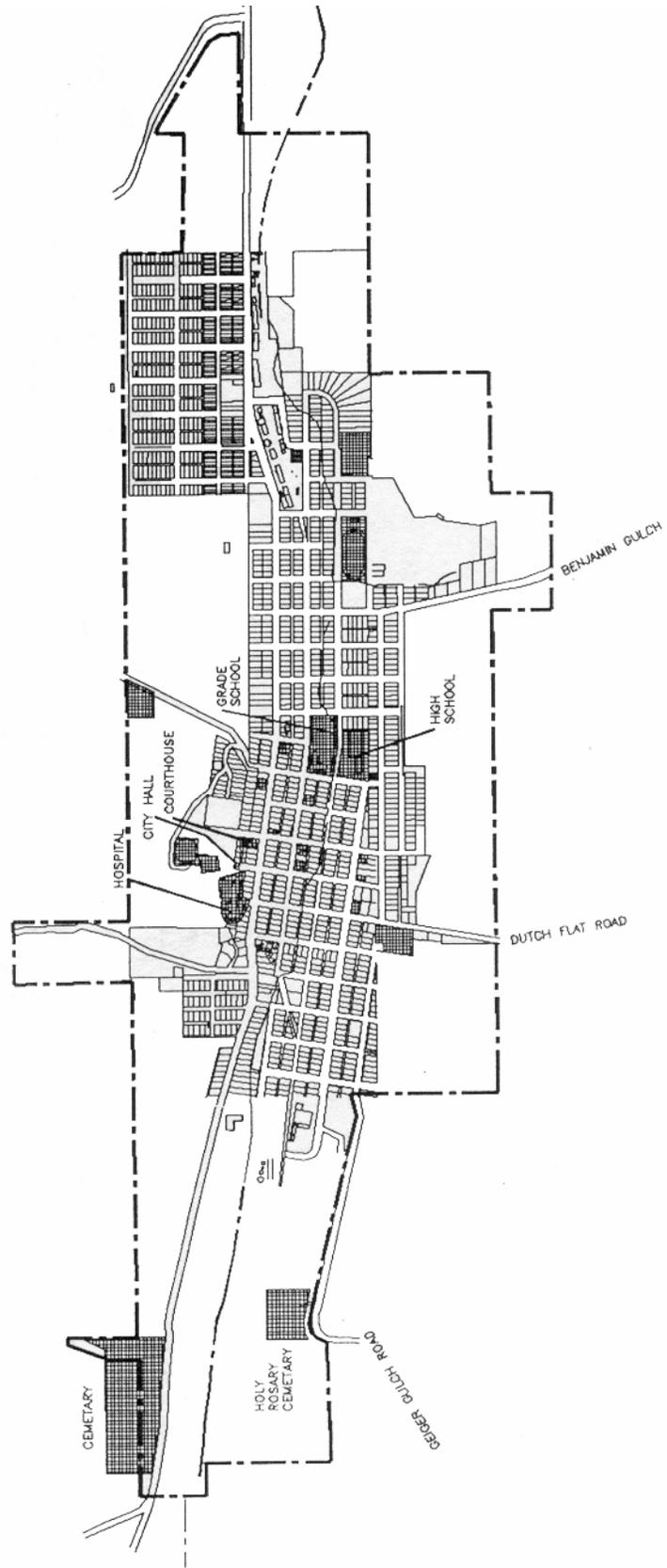
# City of Pomeroy Land Use

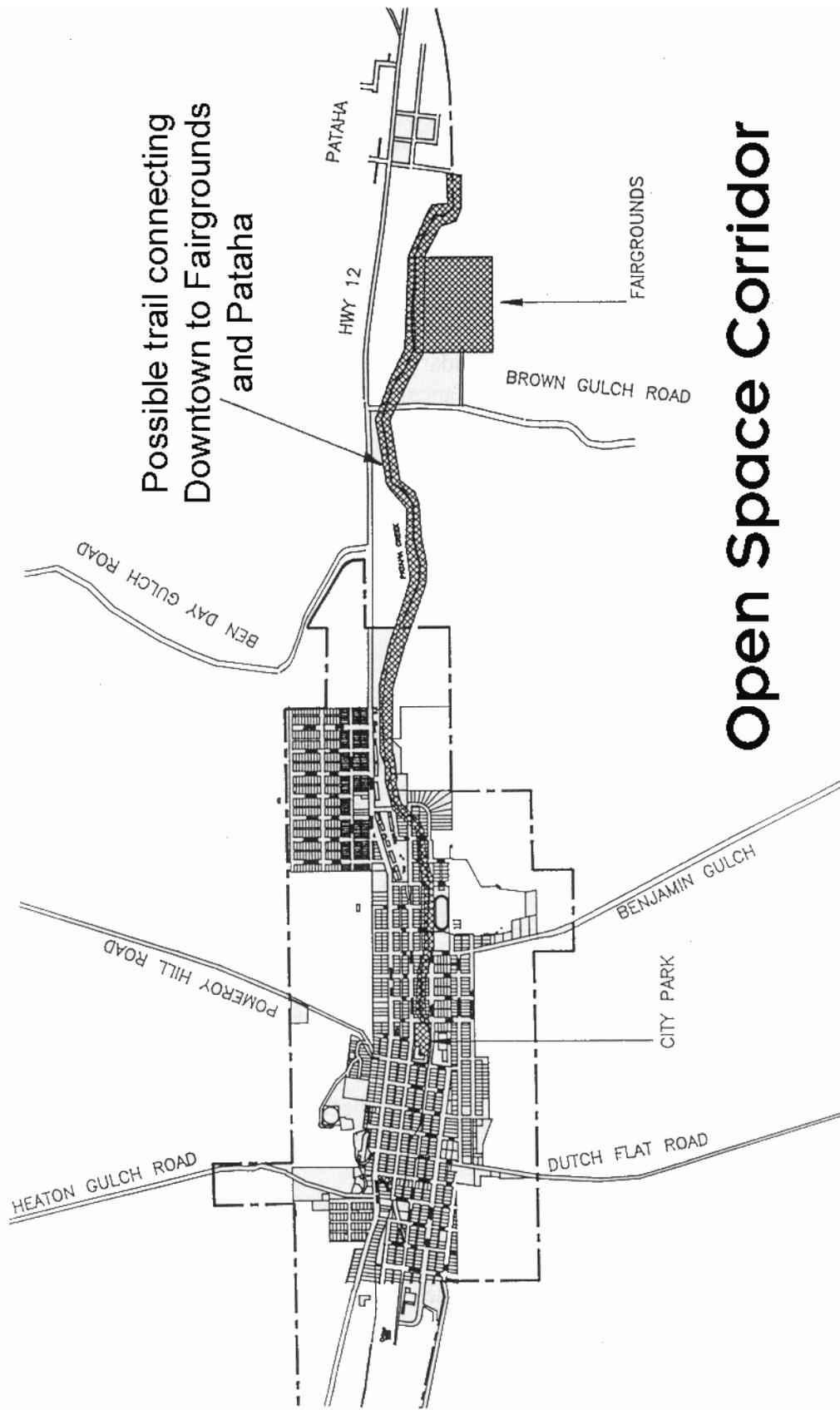
Industrial 37.38 Acres



# City of Pomeroy Land Use

■ Public 29 Acres





# Open Space Corridor

## **Natural Resource Lands**

Garfield County is blessed with an abundant amount of resource lands. These are primarily agricultural, however there is a good amount of forestland, especially in the southern portion of the county. Early in the Growth Management Act process, the entire county was inventoried to determine the location and extent of the resource lands: agricultural, forest and mineral. Areas within each of these three resource types were then classified as to their level of productivity. The classification which was employed established a three-tier system: Highly Productive, Productive, and Marginally or Non-Productive. This classification was then applied to the lands and each area was designated according to its resource value. (The maps for the Resource Lands are on the following pages and ore detailed maps are on file in the County Engineer's office.) The quality of these resource values was a consideration in the designation of the Urban Growth Boundary. Within the Urban Growth Boundary there are no forest or mineral lands of high productivity or long-term commercial significance. There is however some pockets of productive agricultural land.

## **Historic and Archaeological Resources**

This category includes archeological and historic buildings, sites, objects, structures, and districts which are recognized locally, statewide, or nationally as having architectural, cultural, or historical significance. The Downtown Pomeroy Historic District was listed in the National Register of Historic Places in 2003 (see map) and includes many community historic buildings such as the Senior Center, the Seeley Opera House and Theatre, City Hall, and the Garfield County Courthouse. The Pataha Flour Mill is listed in the Washington Heritage Register.

## **Recreational Lands**

This category includes Pomeroy City Park, Pioneer Plaza, Rummens Park, & Kiwannis Park, a 9-hole golf course, public fairgrounds, and sport facilities such as 2 tennis courts, a track, swimming pool, and four playing fields. Facilities that are part of an educational institution are included in this category. These facilities are owned both publicly and privately. Recreational lands serve as buffers between residential areas and employment or commercial areas.

## **Open Space**

This category includes land uses for pastoral nature areas; utilitarian open areas to preserve critical areas, prime agricultural lands, or land dedicated for future uses; and open space corridors, such as roads, trial, or abandoned railroad tracks, that connect open space into an integrated system. Open spaces perform important functions in improving the quality of life and acting as buffers between various land uses.

**Utilitarian Open Space:** Utilitarian open space includes all critical areas identified in the section above, and the buffer zones that are required by the City's critical areas ordinances.

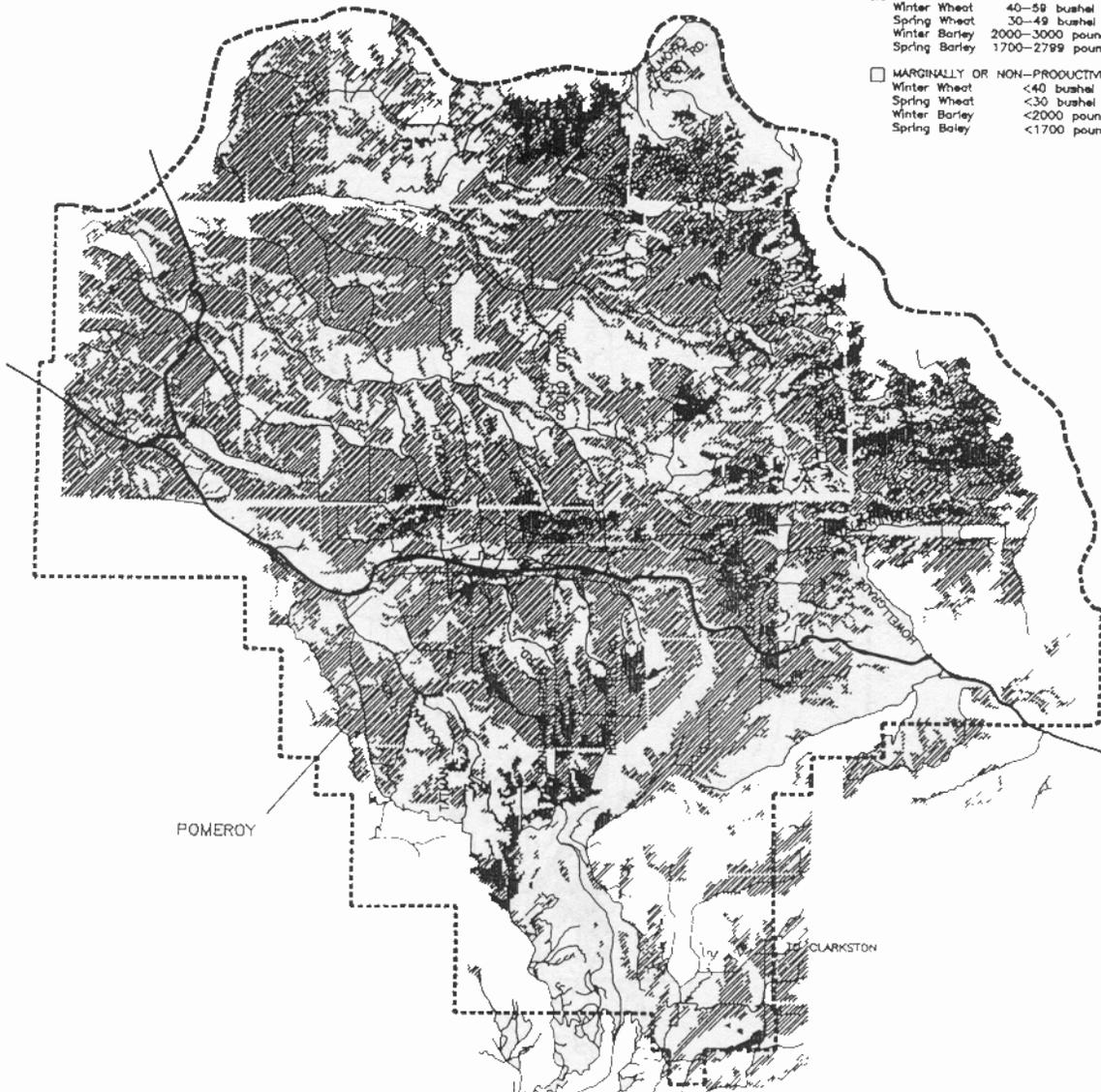
**Open Space Corridors:** This category includes all corridors needed by water, sewer, electric, natural gas, and telecommunications utilities.

# Resource Lands for Garfield County

Classification & Designation  
for Agriculture Lands

## Legend-

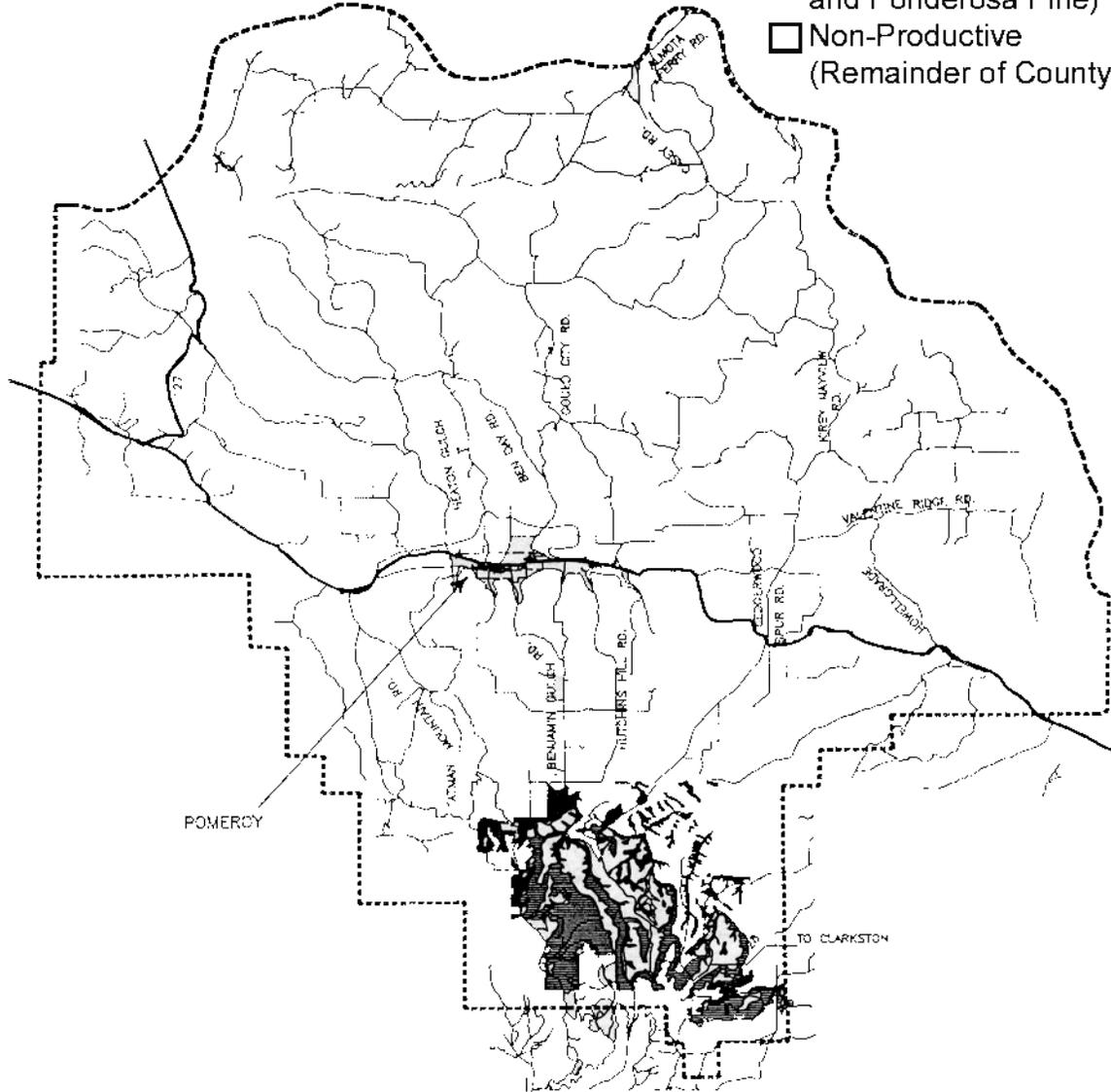
■	<b>HIGHLY PRODUCTIVE:</b>	
	Winter Wheat	80+ bushel
	Spring Wheat	50+ bushel
	Winter Barley	3000+ pounds
	Spring Barley	2800+ pounds
▨	<b>PRODUCTIVE:</b>	
	Winter Wheat	40-59 bushel
	Spring Wheat	30-49 bushel
	Winter Barley	2000-3000 pounds
	Spring Barley	1700-2799 pounds
□	<b>MARGINALLY OR NON-PRODUCTIVE:</b>	
	Winter Wheat	<40 bushel
	Spring Wheat	<30 bushel
	Winter Barley	<2000 pounds
	Spring Barley	<1700 pounds



# Resource Lands for Garfield County

Classification & Designation  
for Private Forestland

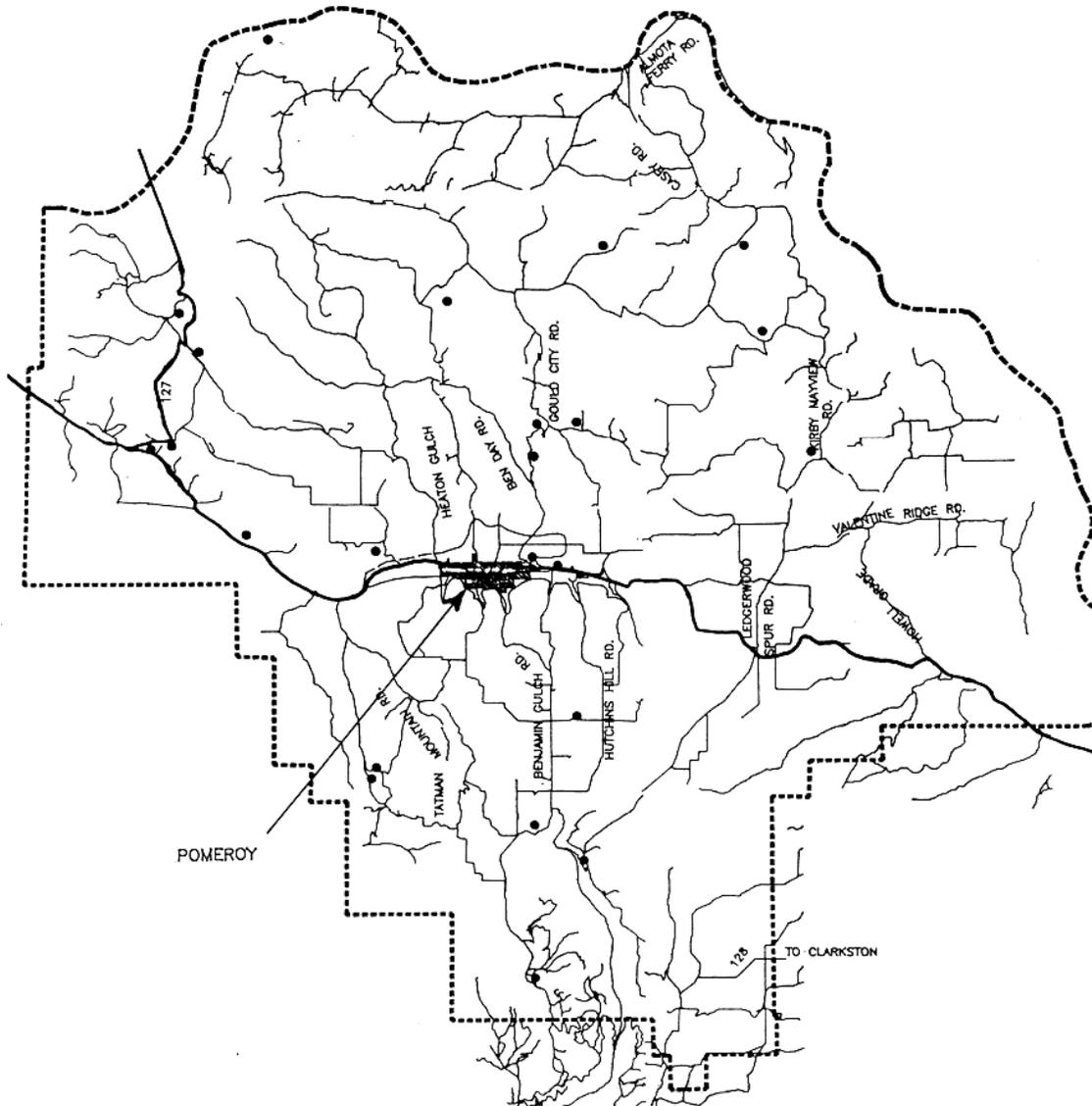
- Highly Productive  
 (95-119 ft. Douglas Fir  
 and Ponderosa Pine)
- Productive  
 (69-94 ft. Douglas Fir  
 and Ponderosa Pine)
- Non-Productive  
 (Remainder of County)



# Resource Lands for Garfield County

## Classification & Designation of Mineral Lands

- HIGHLY PRODUCTIVE (NONE EXIST)
- PRODUCTIVE (DESIGNATES EXISTING GRAVEL PITS)
- NON-PRODUCTIVE (REMAINDER OF AREA)



## **Critical Areas**

Critical areas were included in the section above on Physical Description. Critical areas were included in the section above on Physical Description. Early in the Growth Management Act Process, the entire County was inventoried to determine the location and extent of the critical areas: frequently flooded areas, geologically hazardous areas, wetlands, aquifer recharge areas, and fish and wildlife habitat conservation areas. Lands within each of these critical areas were then classified as to their level of vulnerability to environmental damage. The classification which was employed established a three-tier system: Highly Vulnerable, Vulnerable and Not Vulnerable. This classification was then applied to the lands and each area was designated according to its level of vulnerability. (The maps are on file in the County Engineer's office.) The location of these areas is an important consideration in planning. For example, within the City of Pomeroy, a fair amount of land is within the floodway of Pataha Creek and is therefore highly vulnerable to potential damage.

## **Public Facilities and Services**

This category includes public buildings, public services, and transportation facilities. These services require land throughout the City and County. The accumulation of this land usage is not insignificant, and must be part of land use planning. Public services have important environmental, health, safety, and aesthetic considerations associated with their location and provision. The information in this inventory will be used to assess the capacity and condition of each of these facilities.

**Public Facilities and Services:** The City of Pomeroy has a total of 29 acres devoted to public facilities, public services, and public or private utilities. This land includes: local government buildings (City Hall and the Courthouse), a storage and maintenance facility, two public schools, seven churches, a fire station, the hospital, a library, water and sewer facilities, an electric utility, and gas utility, solid waste disposal facilities, and telecommunication facilities (radio and television towers, and microwave transponder stations). The location of electric and telecommunication utilities are detailed in the Utilities Element.

**Water System:** The water system in the City of Pomeroy currently provides domestic, commercial, and industrial service to approximately 1,380 users in and around the city. The system includes four wells, five reservoirs at 223,000, 150,000, 115,000, 40,000, and 1,000,000 gallons respectively, and one spring which feeds the City's intermediate and low level reservoirs. The quality of the water is good and service meets present needs, with the City of Pomeroy using approximately 397 gallons of water per capita per day. Total capacity of the system is estimated at 3,085 gpm with a pressure range of 50-60 psi.

**Wastewater Disposal Facilities:** Garfield County is served by a sewage treatment plant and collection system located on the west edge of the City of Pomeroy. The plant, installed in 1951 and reconstructed in 2002 was designed to accommodate 1,770 residents and has a total capacity of 810,000 gpd using a bio-filter/2<sup>nd</sup> stage

aeration type of treatment. An Ultraviolet system is utilized to disinfect the treated effluent before it is discharged to Pataha Creek. The new treatment facility is designed to provide adequate treatment of the city's sewage. In the unincorporated part of the Urban Growth Area and the remaining portions of the County, on-site septic tanks are used for sewage disposal. It is anticipated that these un-sewered areas within the Urban Growth Boundary will be serviced through a phased approved in the Capital Facilities Plan.

**Solid Waste Disposal:** Solid waste collection is provided by a private company and is transported out of the County.

**Medical and Emergency Facilities:** The County contains one hospital with 21 beds, and limited emergency services. The community is served by one dentist, one general practitioner, and a number of registered nurses. There is a volunteer ambulance service with Emergency Medical Technicians. The hospital is well equipped and has adequate capacity to serve the county.

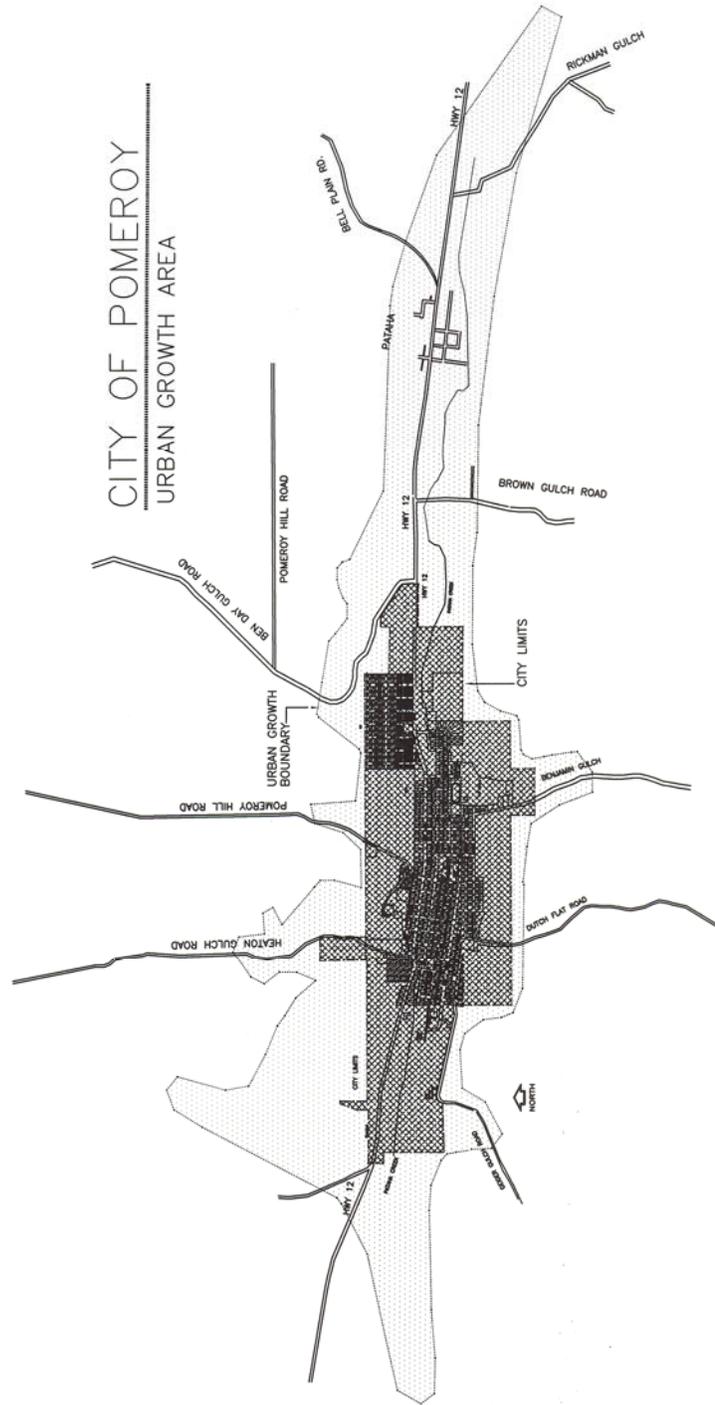
**Police and Fire Protection:** The law enforcement is provided through the Sheriff's office with seven full-time (including the sheriff) and four reserve officers. The Fire Department is staffed by volunteer servicemen. Department equipment includes two 1,000-gallon pumper trucks, an emergency rescue vehicle, a 500-gallon brush truck, a 1,000-gallon brush truck. Additionally, there are four brush trucks available for the summer fire season.

**Public Education Facilities:** The City has an elementary school housing kindergarten through sixth grade and a high school, housing grades seven through twelve. The student teacher ratio is 1:21 and the facilities are more than adequate to accommodate the current number of students.

**Library:** The Denny Ashby Memorial Library is a very important part of the community in Pomeroy. The building was opened in the 1940's and currently contains approximately 3,000 volumes. The City also coordinates its programs and information exchange with those of the school district.

### **Vacant/Undeveloped Lands**

This category includes 180 acres of vacant lots and/or developable land. Most of the land in this category is in subdivisions which are platted but not fully developed. There are also 436 acres of land considered un-developable, primarily due to its steepness.



CITY OF POMEROY  
URBAN GROWTH AREA

The following summary of the Acreage in Type of Land Use includes all of the uses described above, as well as the critical areas that were discussed in the Physical Description Section. This acreage corresponds to the Existing Land Use Map.

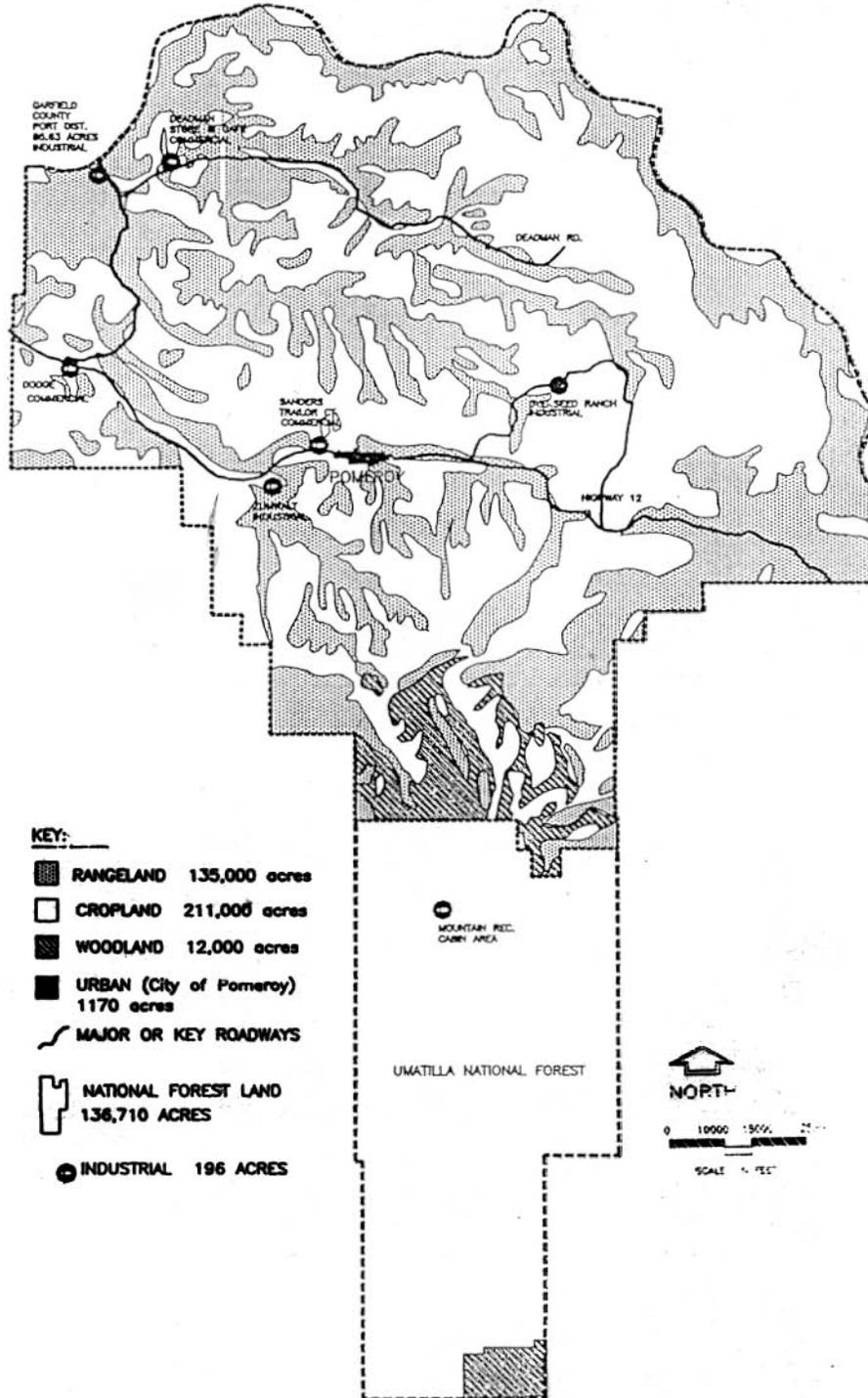
**TABLE I  
City of Pomeroy  
ACREAGE IN TYPE OF LAND USE**

TYPE OF LAND USE	ACTUAL ACREAGE		PROJECTED ACREAGE	
	In 1993	%	In 2023	%
<b>Residential</b>	<b>160</b>	<b>13.8</b>	<b>196</b>	<b>17.0</b>
Urban	1	0.1	5	0.4
Medium/Low	159	13.7	191	16.0
<b>Commercial</b>	<b>15</b>	<b>1.3</b>	<b>19</b>	<b>1.6</b>
<b>Industrial</b>	<b>37</b>	<b>3.2</b>	<b>37</b>	<b>3.2</b>
<b>Resource Lands</b>	<b>285</b>	<b>24.0</b>	<b>265</b>	<b>23.0</b>
Agricultural	285	24.0	265	23.0
Mineral	0	0.0	0	0.0
Forest	0	0.0	0	0.0
<b>Recreational Lands</b>	<b>28</b>	<b>2.4</b>	<b>35</b>	<b>3.0</b>
<b>Critical Lands*</b>	<b>*</b>	<b>*</b>	<b>*</b>	<b>*</b>
Geological Hazards	0	0.0	0	0.0
Aquifer Recharge	0	0.0	0	0.0
Frequently Flooded	255	22.0	255	22.0
Wetlands	0	0.0	0	0.0
Habitat Conservation	0	0.0	0	0.0
<b>Public Facilities</b>	<b>29</b>	<b>2.5</b>	<b>36</b>	<b>3.0</b>
<b>Vacant (Developable)</b>	<b>180</b>	<b>15.0</b>	<b>146</b>	<b>3.0</b>
Vacant City Lots	65	5.6	50	1.3
<b>Vacant (Un-developable)</b>	<b>436</b>	<b>37.0</b>	<b>436</b>	<b>37.0</b>
<b>TOTAL:</b>	<b>1,170</b>	<b>100.0</b>	<b>1,170</b>	<b>100.0</b>

The projected area needs illustrated in this table are sufficient to accommodate the high-end population of 1,816 in the 2023. This table assumes that the population increase would occur evenly within the current city limits and the remainder of the Urban Growth Area.

\* The quantities of Critical Lands cannot be calculated as they have not been specifically identified or mapped.

# Garfield County Existing Land Use



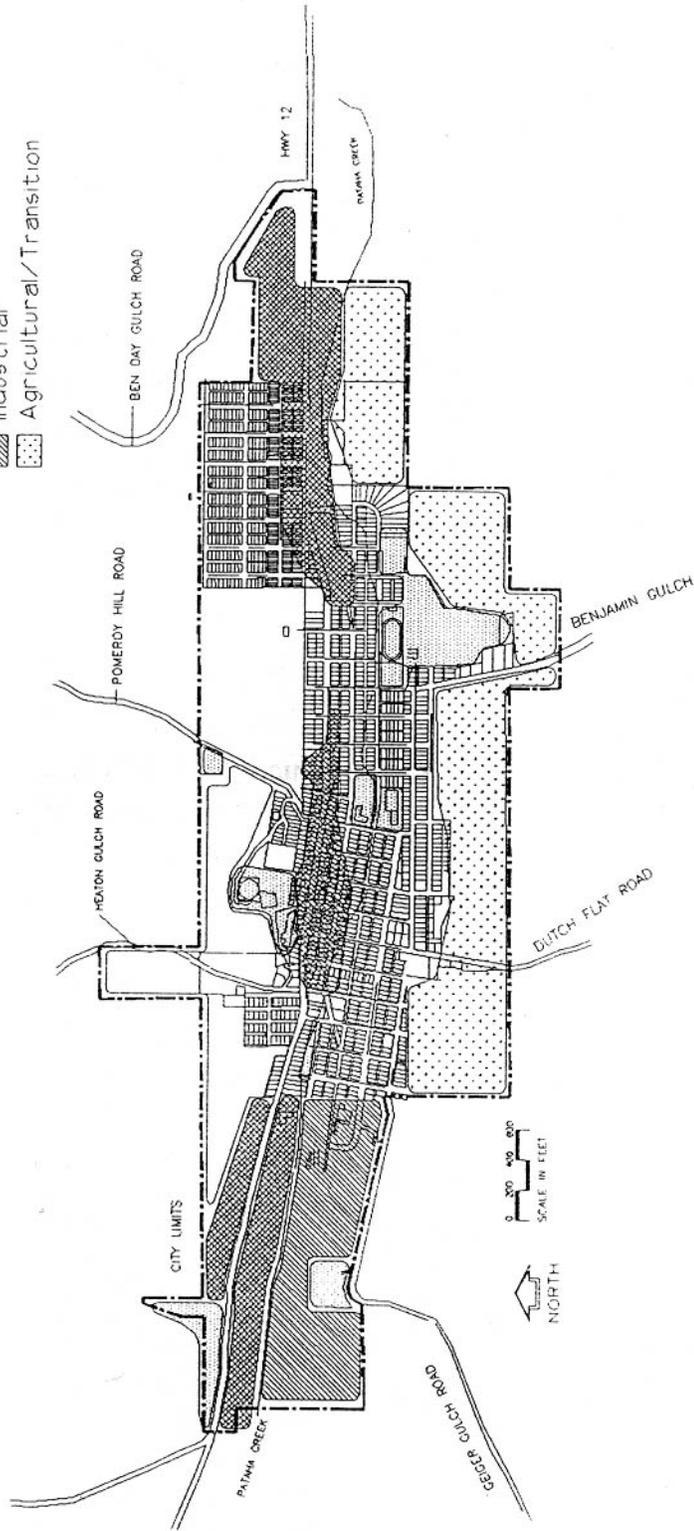
**TABLE II  
Garfield County  
ACREAGE IN TYPE OF LAND USE**

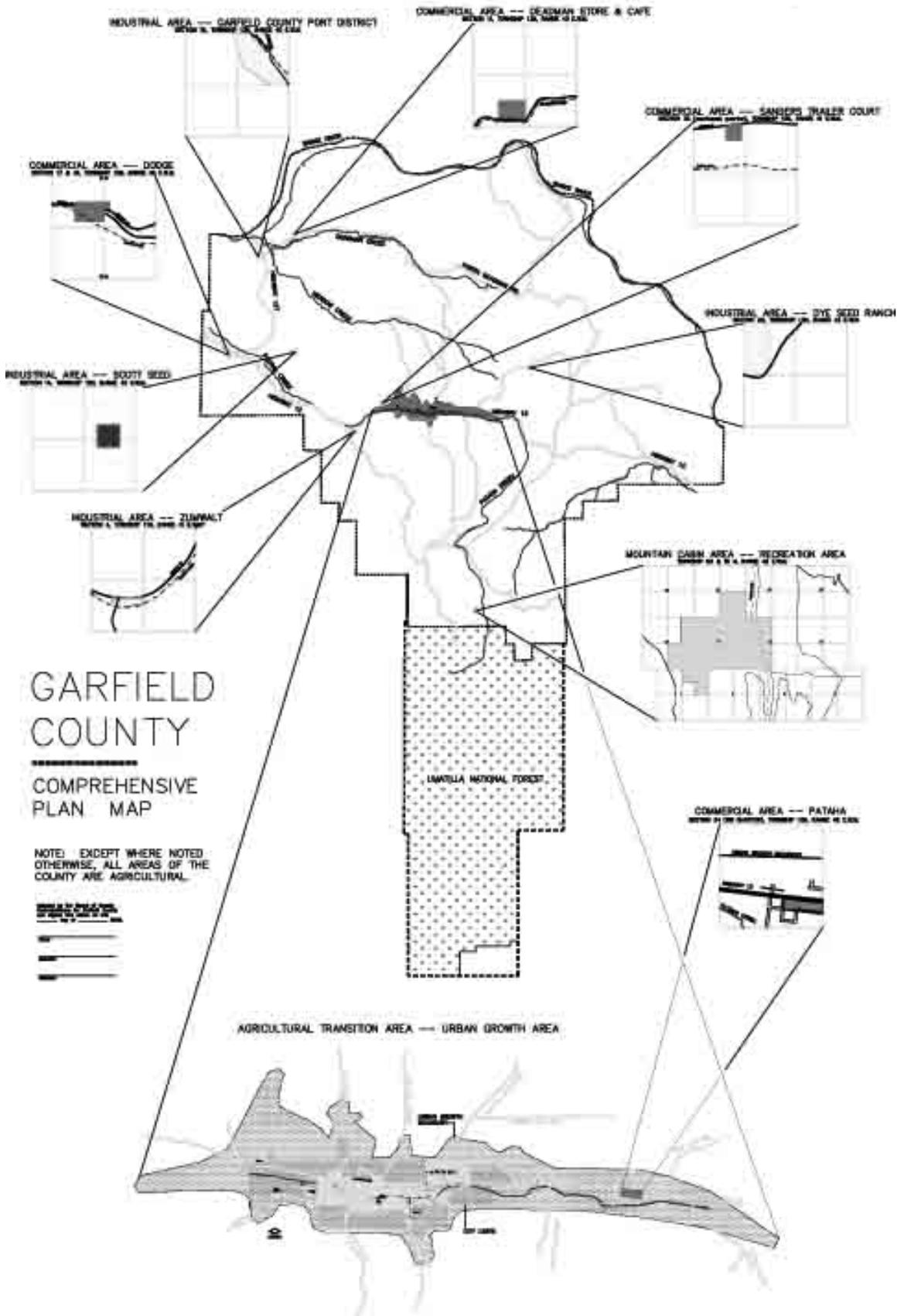
TYPE OF LAND USE	ACTUAL ACREAGE		PROJECTED ACREAGE	
	In 1993	%	In 2023	%
<b>Urban Area</b>	<b>1,170</b>	<b>&lt;1.0</b>	<b>2,987</b>	<b>&lt;1.0</b>
<b>Industrial</b>	<b>196</b>	<b>&lt;1.0</b>	<b>196</b>	<b>&lt;1.0</b>
<b>Resource Lands</b>	<b>358,000</b>	<b>72.0</b>	<b>356,183</b>	<b>72.0</b>
Rangeland	135,000	27.0	134,000	27.0
Cropland	211,000	43.0	210,183	43.0
Forest Land (Private)	12,000	2.0	12,000	2.0
<b>U.S. Forest Service</b>	<b>136,710</b>	<b>28.0</b>	<b>136,710</b>	<b>28.0</b>
<b>Critical Areas</b>				
Geological Hazards				
Aquifer Recharge				
Frequently Flooded				
Wetlands				
Habitat Conservation				
<b>TOTAL:</b>	<b>486,400</b>	<b>100.0</b>	<b>486,400</b>	<b>100.0</b>

\* The quantities of Critical Lands cannot be calculated as they have not been specifically identified or mapped.

# City of Pomeroy Comprehensive Plan Map

- Residential
- Public
- Downtown Business
- Multi-Purpose Commercial
- Industrial
- Agricultural/Transition





## LAND USE ELEMENT

This section discusses the plan for future land uses in the City of Pomeroy and Garfield County. It is not anticipated that the overall land use patterns outside of the city will be altered within the next two decades. The timing of development and provision of services are key components of this planning process. In addition to the discussion below, a Future Land Use Map has been developed to illustrate the various land uses and growth management strategies. An analysis of existing conditions and projected needs in the previous section highlighted the areas of concern and opportunities for Pomeroy. The Vision Statement for the community was used, along with the inventory and analysis contained in this element to create a plan. The plan contains a strategy for achievement of the city's goals in light of the existing conditions in the city. The goals, objectives and policies within the plan provide guidelines and positive actions. The plan and policies for land use issues in Garfield County and the City of Pomeroy are organized as follows:

- Vision Statement Goals. These goals are essential to the quality of life in the community and will remain unchanged for long-term planning.
- Land Use Goals. These goals describe concepts to be used in decision-making. These goals are based on the existing conditions and projected changes in the community, and will be revised as the community changes.
- Plan Concept. A discussion relating the findings of the inventory and analysis to the goals and vision of the community. This should outline the strategies that will guide future growth and development in the community.
- Policies. The policies specify what should be accomplished to reach the goals. These policies either provide clear guidance for decision making when a situation arises, or provide clear responsibilities that will be implemented. The accomplishments under these policies can be used to measure progress toward the goals.

**GOAL:** The City/County will ensure that the character and location of land uses optimizes the combined potentials for economic benefit and the enjoyment and protection of natural and cultural resources while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation through the following:

1. **Growth Management:** Manage growth so that the delivery of public facilities and services will occur in a fiscally responsible manner to support development and redevelopment in the City and County;
2. **Economic Development:** Attain the highest level of economic well-being possible for all citizens through the achievement of a stable and diversified economy offering a wide variety of employment opportunities;

3. Neighborhood Conservation: Achieve a well balanced and well organized combination of open space, commercial, industrial, recreation and public uses served by a convenient and efficient transportation network while protecting the fabric and character of residential neighborhoods; and
4. Environmental Preservation and Conservation: Ensure the natural and built environments through preservation, conservation and enhancement.

**Objective A:** The City and County will encourage the distribution and general location of land use density and intensity through the following mechanisms:

- Developed land should include stable neighborhoods with sound housing stock, retail business, manufacturing, and office areas that are economically viable.
- Land currently available for development should include areas where approvals could be granted within ten years. Utilities and services should be available or currently programmed within these areas. They should be zoned for the appropriate uses and the zoning should reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- New development should be encouraged in the urban area where adequate public facilities and services exist or can be provided in an efficient manner. Funding for infrastructure, etc. shall be borne by the private developer, there shall be no public funding.
- Land not to be developed should include critical areas, which should be protected through critical area ordinances, performance zoning to protect scenic areas and, where appropriate, acquisition of sites needing the highest level of protection.

**Policy 1.** Within one year of plan adoption, the City and County will update the zoning ordinance to allocate enough land for a variety of necessary sites and uses including varying densities for commercial, industrial, residential and mixed use development.

**Policy 2.** Eliminate incompatible land uses or blighting influences from potentially stable, viable residential neighborhoods through active code enforcement or available regulatory measures.

**Policy 3.** The City and County should pursue a program to provide financial assistance in the form of tax incentives, loans, and/or grants, to property owners for the rehabilitation of historic properties.

**Policy 4.** The City should pursue funding for the construction of downtown public restrooms in Pioneer Plaza, to provide needed amenities for visitors and residents.

**Policy 5.** The City will encourage the location of businesses near commercial nodes or intersection of arterials to promote the type of aesthetic quality that is desired by the community.

**Policy 6.** The City of Pomeroy encourages change which promotes the livability, pedestrian orientation, and high quality design, and limit stress factors such as noise pollution and traffic congestion.

**Policy 7.** Where appropriate, new development should include planning approaches that increase physical activity, such as neighborhood commercial nodes to allow walking and cycling to local services, transit-oriented development, linear parks and trails network, and siting schools and other public facilities within neighborhoods to allow easy walking.

**Policy 8.** Preserve Pomeroy's historic properties including buildings, sites, objects, structures, districts, and historic landscape features. Encourage the rehabilitation and reuse of vacant and older buildings.

**Policy 9.** Encourage carefully planned growth, preserving the small town character. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

**Policy 10.** Protect the city and county from land uses that create adverse environmental impacts.

**Policy 11.** Citizen's input should be encouraged in deciding on development in Pomeroy and Garfield County.

**Policy 12.** Outside of the Urban Growth Area, the County should carefully consider the impact of commercial development on farm and timberlands. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

**Policy 13.** Encourage coordination between Garfield County and Pomeroy on lands adjacent to the city.

**Policy 14.** Any industrial development should occur in areas that are buffered from the city by landscaping.

**Policy 15.** Support and develop the tourism and recreational sector the community's economy.

**Objective B:** The city and county will encourage the local economy by providing a predictable development atmosphere, emphasize diversity in the range of goods and services, and ensure that as the economy changes employment opportunities are balanced with a range of housing opportunities.

**Policy 1.** Encourage the revitalization of downtown by rehabilitation of underutilized and/or deteriorated building through land use planning, incentives, and community support.

**Policy 2.** The City will investigate converting unused buildings into facilities which will be an asset to the economic health of the community, as was done with the Revere Hotel and Flour Mill.

**Policy 3.** The City will encourage development of a wide range of commercial uses to support local and regional needs, including those of the traveling public.

**Policy 4.** The City and County will continue to coordinate and seek economic development assistance from the Palouse Economic Development Council, State Department of Community Development Small Business Development Office, State Department of Trade and Economic Development, Trade Commissions, and other entities in the development arena.

**Policy 5.** Encourage the development of business and industry which utilize locally-grown products from the agricultural or timber lands, e.g. Ethanol-production, grain-milling, wind harvesting or straw-pelleting. Emphasis should be given to promoting the processing of locally produced goods, and the value added industries to our existing ag-related base.

**Policy 6.** Encourage the development of environmentally sensitive businesses and industries in Pomeroy.

**Policy 7.** Encourage diverse industries to provide a broad economic base, e.g. small cottage industries, light manufacturing. Stabilize the work force by seeking industries that provide employment on a year-round basis and operate on multiple shifts.

**Policy 8.** Enhance and retain the downtown as the retail core in Pomeroy.

**Policy 9.** Encourage local businesses to be competitive with Lewiston-Clarkston businesses and provide quality service.

**Policy 10.** Downtown should have a harmonious appearance that sets a character conducive to attracting retail merchants and shoppers.

**Policy 11.** Develop Pataha Creek through the City as an attractive amenity. As possible, use the creek area as a trail or link between residential neighborhoods and

downtown, and public facilities such as the golf course, swimming pool, and City Park.

**Policy 12.** Encourage local businesses to exhibit pride in their stores, shops, and spaces.

**Policy 13.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

**Policy 14.** 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. The city and county shall evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property.

**Policy 15.** The city and county shall maintain a coordinated growth management program including zoning ordinances that will be compatible with the current Comprehensive Plans and organize other city and county land development ordinances into a one stop permit system.

## Provision of Public Facilities

**Objective C:** Coordinate the orderly provision of public facilities with public and private development activities in a manner that is compatible with the fiscal resources of the city and county.

**Policy 1:** Development orders shall be conditioned upon facilities being in place as the impacts of the development occur. The city and county determines that the following actions constitute development: a building permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government which effects changes of the land. The city and county shall take into account the variation in these different development orders and flexibility. Provisions for the review of applications for development order and the timing of the actual impacts caused by the different types of development orders will be adopted in the city and county land development regulations.

**Policy 2:** Upon adoption of this plan, the area outlined on map on page 54 shall be designated as the Urban Growth Boundary for the City of Pomeroy. Designated urban growth areas should include those portions of our communities already characterized by urban growth to have existing public facilities and service capacities to serve such developments as well as those areas projected to accommodate future growth. Designated urban growth areas should include an adequate amount of undeveloped area to adequately accommodate forecasted growth and development for the next 20 years.

**Policy 3:** The city and county will not preclude the siting of essential public facilities, however, it shall enforce its comprehensive plan and development regulations to ensure reasonable compatibility with other land uses.

**Policy 4:** The City will review and revise (if necessary) its annexation policy to address immediate and long-term plans to growth which creates logical boundaries and reasonable service areas on land which can physically accommodate development.

**Policy 5:** Public facilities and utilities shall be located to: a) maximize the efficiency of services provided; b) minimize their costs; and c) minimize their impacts upon the natural environment, particularly to critical areas.

**Policy 6:** The city and county shall not issue any development permits which result in a reduction of the Level of Service [LOS] standard for the public facilities identified in the Capital Facilities Element.

**Policy 7:** The location and construction of public facilities may be considered in any land use plan category.

**Policy 8:** The City will pursue acquiring land that will be necessary for a wellhead protection located on the outside of town.

**Policy 9:** The City and County should seek to acquire additional land which will be required to improve pedestrian walkways and for trails to provide access to open space areas.

**Policy 10:** The City and County will coordinate with those agencies providing social services in the community, recognizing that changes in the population will affect these services and will require the planning of appropriate services. The agents managing each of these facilities (local government, education, churches, emergency services, and the library), need to work with the city to incorporate their future plans.

## Resource Protection

**Objective D:** The City and County shall provide for an effective stewardship of the environment, protect critical areas, conserve land, air, water, cultural, historic and energy resources. Safeguard community-wide environmental conditions and resources because these are systems which depend on each other.

**Policy 1:** The City and County shall continue to amend and adopt land development regulations which ensure the protection of the attributes, functions and amenities of cultural and historic resources and the natural environment under all projected growth scenarios.

**Policy 2:** The City and County shall assess development methods and begin to monitor and mitigate the impacts of future small-scale development which do not require stormwater runoff permits upon stormwater drainage basins in the City and County.

**Policy 3:** The City and County will ensure compatibility of land use with topography, geology, soil suitability, surface water, ground water, frequently flooded areas, wetlands, climate, scenic and cultural resources, and vegetation and wildlife.

**Policy 4:** In conjunction with the annual plan amendment, the City and County will review and determine the need to add conservation of habitat and wildlife, and cultural and historic resources to critical areas ordinances.

**Policy 5:** By 2012, the City will discourage residential or commercial uses at intensities greater than one unit per acre without provision of central sewer service through an amendment to the zoning ordinance [consistent with the Department of Health regulations for on-site septic systems].

**Policy 6:** The City of Pomeroy should use local resources whenever possible to encourage local involvement in community actions and to enhance community pride. This should include continued encouragement of public and private involvement in community traditions, as well as active encouragement of volunteerism and activism.

**Policy 7:** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries.

**Policy 8:** Through its Critical Areas Ordinance and other development regulations, the city and county shall designate and protect critical areas using the best available science (BAS) in developing policies to protect the functions and values of critical areas, and giving "special consideration" to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

**Policy 9:** The city and county shall review drainage, flooding, and storm water run-off within the City and County and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.

**Policy 10:** The City and County shall adopt a Critical Areas ordinance which protects aquifer recharge areas, seeking to maintain the quality of the ground water, with particular attention to recharge areas of high susceptibility.

**Policy 11:** The City and County shall adopt a Critical Areas ordinance which identifies frequently flooded areas. Floodplains and other areas subject to flooding perform important hydrologic functions and may present a risk to persons and property. The protective measures should be consistent with FEMA regulations.

**Policy 12:** The City and County shall adopt a Critical Areas ordinance which identifies geologically hazardous areas including areas susceptible to erosion, sliding, earthquake, or other geological events. They pose a threat to the health and safety of citizens when incompatible commercial, residential, or industrial development is sited in areas of significant hazard.

**Policy 13:** The City and County shall adopt a Critical Areas ordinance which identifies fish and wildlife habitat conservation areas. Fish and wildlife habitat conservation means land management for maintaining species in suitable habitats within their natural geographic distribution.

**Policy 14:** Wetlands, their buffers and their functions shall be protected by the Critical Areas ordinance. 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 the 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. Wetlands should be delineated using the Washington State Department of Ecology Delineation Manual.

## Recreation and Cultural Development

**Objective E:** Maintain and support existing and future recreational and cultural activities through the dedication of properties for such uses.

**Policy 1:** The City and County shall encourage enhancing opportunities for recreational and cultural activities by providing a range of activities for all ages.

**Policy 2:** The City shall continue to work with the School Board to establish joint use agreements to increase available parkland and facilities.

**Policy 3:** 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.

## Historical Resources

**Objective F:** Encourage the protection, preservation, and revitalization of significant historic resources in the City through implementation of the City's historic

preservation program and design review process, and establishing a Garfield County preservation program.

**Policy 1:** Safeguard the heritage of the City of Pomeroy as represented by those buildings, districts, objects, sites and structures, which reflect significant elements of the City of Pomeroy history.

**Policy 2:** The City will encourage the restoration and rehabilitation of historic sites through grants, loans, technical assistance, adaptive reuse and others.

## Intergovernmental Coordination

**Objective G:** Coordinate growth and development between the City and County to promote and protect inter-jurisdiction interest.

**Policy 1:** The City and County will coordinate inter-jurisdictional review of land use activities in the adopted urban growth area.

**Policy 2:** The City and County will coordinate the review and approval of development proposal with applicable Federal, State, and local environmental agencies within the adopted urban growth area.

**Policy 3:** The City and County planning commissions should convene a joint session on an annual basis to consider issues of mutual concern.

## Siting Public Facilities & Services

**Objective H:** The City & County shall ensure that public facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions and equitably distribute economic benefits/burdens throughout the County.

Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes. (RCW 36.70A.200 (1))

**Policy 1:** The County and City, along with public participation, shall develop a cooperative regional process to site essential public facilities of regional and statewide importance.

**Policy 2:** No city, town, or county comprehensive plan or development regulation may preclude the siting of essential public utilities but standards may be generated to insure that reasonable compatibility with other land uses can be achieved.

**Policy 3: Development of Essential Public Facilities:** When essential public facilities are proposed the potentially effected city and/or county shall:

1. Appoint an Advisory Project Analysis and Site Evaluation Committee composed of citizen members and government representatives selected to represent a broad range of interest groups. The Committee shall develop specific siting criteria for the proposed project and to identify, analyze, and rank potential project sites. In addition, the Committee shall establish a reasonable time frame for completion of the task.
2. Insure public involvement through the use of timely press releases, newspaper notices, public information meetings, and public hearings.
3. Notify adjacent cities and towns and other governmental entities of the proposed project and solicit review and comment on the recommendations made by the Advisory Project Analysis and Site Evaluation Committee.

**Policy 4: Siting Considerations:** In siting of essential public facilities the Advisory Project Analysis and Site Evaluation Committee shall consider at least the following:

1. Essential public facilities shall be developed in a timely, orderly, and efficient arrangement and be so located as to not adversely affect the safety, health, or welfare of the citizens residing around or near the facility.
2. Essential public facilities sited near existing public water and sewer services shall be required to utilize such services.
3. Essential public facilities sited where public water and sewer services are not immediately available shall be required to be constructed so as to be able to be serviced by public water and sewer services when they are available and, further, the essential public services shall be required to connect to such water and sewer services when they are available.
4. Land adjacent to existing and proposed essential public facilities which may be developed in the future shall be compatible with such uses.
5. Proposed essential public facilities shall be compatible with existing land uses.
6. Adequate fire protection water supplies shall be required in all developed areas where essential public facilities may be sited.
7. Un-designed landfills, dredging, waste discharges, and other activities with potential deleterious environmental impacts shall be controlled with appropriate rules and regulations adopted and enforced by the jurisdiction with authority.

8. Essential public facilities shall not locate in Resource Lands or Critical Areas if incompatible.
9. Essential public facilities shall not be located outside of the UGA unless they are self-contained and do not require the extension of urban governmental services.

**Objective I: Downtown Revitalization.** Encourage and promote the revitalization of the historic downtown through implementation of elements in the adopted “Pomeroy Downtown Master Plan,” and the 2003 Palouse Economic Development Council’s “Comprehensive Economic Development Strategy for the Washington Counties of Asotin, Columbia, Garfield, and Whitman Counties.

**Objective J: Downtown Design.** Promote quality design that preserves and enhances the downtown character of Pomeroy and creates a pedestrian-friendly streetscape through implementation of elements in the adopted “Pomeroy Downtown Master Plan,” and the 2003 “Downtown Design Guidelines.”

**Objective K: Planning Process Participation.**

**Policy 1:** Pomeroy and Garfield County should ensure that planning within the city and county involves the public and that there are procedures to review and evaluate this Comprehensive Plan.

**Policy 2:** The City and County should encourage the involvement of citizens in the planning process and ensure coordination between neighborhoods and jurisdictions to reconcile conflicts.

**Policy 3:** The City and County shall establish and broadly disseminate to the public a public participation program that identifies procedures and schedules whereby updates, proposed amendments, or revisions of the comprehensive plan are considered by the governing body of the city and county no more frequently than once every year. However, the city and county may adopt amendments or revisions to its comprehensive plan whenever an emergency exists or to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.

**Policy 4:** The City shall review, at least every ten years, its designated urban growth area or areas, and the densities permitted within both the incorporated and unincorporated portions of each urban growth area. In conjunction with this review by the county, each city located within an urban growth area shall review the densities permitted within its boundaries, and the extent to which the urban growth occurring within the county has located within each city and the unincorporated portions of the urban growth areas.





# Capital Facilities Element

# I. INTRODUCTION

## Purpose of the Capital Facilities Element

This Capital Facilities Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address the financing of capital facilities in the City of Pomeroy and Garfield County. It represents the community's policy plan for the financing of the public facilities for the next 20 years, and includes a six-year financing plan for capital facilities from 2008-2013. The policies and objectives in this plan will be used to guide public decision on the use of capital funds. They will also indirectly guide private development decisions by providing a strategy of planned public capital expenditures.

The element has also been developed in accordance with the County-Wide Planning Policies, and has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan. The element specifically evaluates the City and County's fiscal capability to provide the public facilities necessary to support the other comprehensive plan elements. The capital Facilities Element includes:

- Introduction
- Inventory and Analysis
- Future Needs and Alternatives
- Six Year Capital Improvement Plan
- Goals, Objectives and Policies
- Plan Implementation and Monitoring

## Level of Service Standards

Although Pomeroy has not formally established LOS standards for public facilities prior to the adoption of the comprehensive plan, the City and County has determined it will adopt and maintain LOS standards for public facilities within their jurisdiction. A detailed listing of those standards is provided in Section V.

## Major Capital Facilities Considerations and Goals

The Capital Facilities Element is the mechanism the City and County uses to coordinate its physical and fiscal planning. This planning effort required ongoing communication and cooperation between various disciplines, including the engineer, the county auditor, and the planner. The comprehensive plan is realistic and achievable as a result Auditor's office integrating the concerns of various local administrators and coordinating all of the comprehensive plan elements.

The Capital Facilities Element promotes efficiency by requiring the local government to prioritize capital improvements for a longer period of time than the single budget

year. Long range financial planning presents the opportunity to schedule projects so that the various steps in development logically follow one another, with regard to relative urgency, economic desirability, and community benefit. In addition, the identification of adequate funding sources results in the prioritization of needs, and allows the trade offs between projects to be evaluated explicitly. The Capital Facilities Plan in the element will guide decision making to achieve the community goals as articulated in the Vision Statement.

## **II. INVENTORY AND ANALYSIS**

The inventory presented in this element provides information useful to the planning process as well as summarizing new capital improvement projects for the existing population, new capital improvement projects necessary for the growth projected through 2014, and major repair, renovation, or replacement of existing facilities. The analysis of this information is in Section IV. The inventory includes:

- Capital Facilities Program
- Definition of Capital Improvement
- Projection of Capital Facility Needs
- Prioritization of Projected Needs

### Capital Facilities Program

The Capital Facilities Program within this element is a six-year financing plan for capital expenditures to be incurred each year. It sets forth each capital project which the jurisdiction plans to undertake and presents estimates of the resources needed to finance the project. The Capital Facilities Program will reflect the goals, policies, and implementation strategy of the Capital Facilities Element. The first year of the Capital Facilities Program will be converted to the annual capital budget, while the remaining five-year program will provide long term planning. Only the expenditures and appropriations in the annual budget are binding financial commitments. The projections for the remaining five years are not binding, and the capital projects recommended for future development may be altered or not developed due to cost or changing circumstances. The Capital Facilities Program is a six-year rolling plan that will be revised and extended annually to reflect changing circumstances.

### Definition of Capital Improvement

This Capital Facilities Element is concerned with needed improvements which are of relatively large scale, are generally non-recurring high cost, and may require multi-year financing. The list of improvements has been limited to major components in order to analyze development trends and impacts at a level of detail which is both manageable and reasonably accurate.

Smaller scale improvements of less than \$10,000 in cost will be addressed in the annual capital budget as they occur over time.

For the purposes of capital facility planning, capital improvements are major projects, activities, or maintenance, costing over \$10,000, requiring the expenditure of public funds over and above annual operating expenses. They have a life expectancy of more than ten years and result in an addition to the community's fixed assets and/or extend the life of the existing capital infrastructure.

It does not include capital outlay items such as equipment or rolling stock, nor does it include the capital expenditures of private or non-public organizations. Minor projects, activities, or maintenance costing less than \$10,000 are considered minor maintenance and are not a part of capital improvements.

The project may include design, engineering efforts, permitting, environmental analysis, land acquisition, construction, major maintenance, site improvements, energy conservation projects, landscaping, initial furnishings, and equipment.

Projection of Capital Facility Needs

**Needs identified in other comprehensive plan elements**

Although there exist a number of public facility needs for existing and future development, the current and project revenue situation disallows even placing these needs on a wish list. Therefore, this Capital Facilities Element is concerned mainly with road improvement projects.

TABLE ONE

**GARFIELD COUNTY  
NEEDS SUMMARY OF CAPITAL FACILITY PROJECTS  
FY 2008-2013**

Project Description	2008	2009	2010	2011-13
<b>Road Construction &amp; Bridge Work</b>				
Mountain Road MP 0.00 to 2.40	\$100,000			
Peola Road MP 1.57 to 7.84	\$100,000	\$150,000	\$150,000	\$3,838,000
County-wide Bridge repair	\$75,000	\$530,000		
Pataha Creek Bridge at Columbia Ctr				\$300,000
Kirby-Mayview Road MP 0.00 to 4.65				\$2,675,000
Fairgrounds Road-Hwy 12 Intersection				\$750,000
County-wide Guardrail	\$660,000			
County-wide Spot Improvements	\$35,000			

TABLE TWO

**CITY OF POMEROY**  
**NEEDS SUMMARY OF CAPITAL FACILITY PROJECTS**  
**FY 2008-2013**

<b>Project Description</b>	<b>2007-2012 Funding Amounts</b>
<b><i>Building Projects</i></b>	
Pioneer Plaza	Anticipate summer 2008 completion
<b><i>Road Construction &amp; Bridge Work</i></b>	
Columbia St. Rehabilitation 12 <sup>th</sup> to 18 <sup>th</sup> St	\$1,040,000
Sixth Street Bridge Replacement	\$415,000
15 <sup>th</sup> St Bridge Replacement	\$425,000
Belview Circle East of Heaton Gulch	\$50,000
Hill Street reconstruction 5 <sup>th</sup> to City Limits	\$423,000
Pataha Street 10 <sup>th</sup> to 12 <sup>th</sup> Streets	\$138,000

**Prioritization of Projected Needs**

The identified capital improvement needs listed in Table I was developed by the County Engineer and County Commissioners. The identified capital improvement needs listed in Table 2 were developed by the City Council. The following criteria were applied informally in developing the final listing of proposed projects.

Economic Considerations:

- Potential for Financing
- Impact on Future Operating Budgets
- Timeliness of Opportunity
- Benefit to Economy and Tax Base

Service Considerations:

- Safety, Health, and Welfare factors
- Environmental Impact
- Affect on Quality of Service

Feasibility Considerations:

- Legal Mandates
- Citizen Support

#### Consistency Considerations:

- Goals and Objectives in Other Elements
- Linkage to Other Planned Projects
- Plans of Other Jurisdictions

#### Capital Facility Strategies

In order to realistically project available revenues and expected expenditures on capital facilities, the city and county must consider all current policies that influence decisions about the funding mechanisms as well as policies affecting the community's obligation for public facilities. The most relevant of these are described below. These policies along with the goals and policies articulated in the other elements were the basis for the development of various funding scenarios. Any variations from the current policies in the development of the six year Capital Facilities Program were incorporated into the goals and policies of the comprehensive plan elements.

## **Obligation to Provide Capital Facilities**

***Coordination with Other Public Service Providers:*** Local goals and policies as described in the other comprehensive plan elements are used to guide the location and timing of development. However, many local decisions are influenced by state agencies, special management districts, and utilities that provide public facilities within the city and County. The planned capacity of public facilities operated by other jurisdictions must be considered when making development decisions. Coordination with other entities is essential not only for the location and timing of public services, but also in the financing of such services.

The City and County's plan for working with the natural gas, electric, and telecommunications providers is detailed in the Utilities Element. This plan includes policies for sharing information and a procedure for negotiating agreements for provision of new services in a timely manner.

Other public service providers such as school districts and private water providers are not addressed in the Utilities Element, however, the City and County's policy is to exchange information with these entities and to provide them with the assistance they need to ensure that public services are available and that the quality of the service is maintained.

**Level of Service Standards:** Level of service standards are an indicator of the extent or quality of service provided by a facility that are related to the operational characteristics of the facility. They are a summary of existing or desired public service conditions. The process of establishing level of service standards requires the City and County to make quality of service decisions explicit. The types of public services for which the city and county have adopted level of service standards will be improved to accommodate the impacts of development and maintain existing service in a timely manner with new development.

Level of service standards will influence the timing and location of development by clarifying which locations have excess capacity that may easily support new development, and by delaying new development until it is feasible to provide the needed public facilities. In addition, to avoid over extending public facilities, the provision of public services may be phased over time to ensure that new development and projected public revenues keep pace with public planning. The City and County has adopted a level of service standards for six public services. These standards are identified in Section V.

**Urban Growth Area Boundaries:** The Urban Growth Area Boundary was selected in order to ensure that urban services will be available to all development. The location of the boundary was based on the following: environmental constraints, the concentrations of existing development, the existing infrastructure and services, and the location of prime agricultural lands. New and existing development requiring urban services will be located in the Urban Growth Area. Central sewer and water, drainage facilities, utilities, telecommunication lines, and local roads will be extended to development in these areas. The city is committed to serving development within this boundary, therefore prior to approval of new development with the Urban Growth Area the city should review the six-year Capital Facilities Program and the plan in this element to ensure the financial resources exist to provide the services to support such new development.

## V. GOALS, OBJECTIVES AND POLICIES

This section discusses the plan for future financing of public facilities and services in the City of Pomeroy and Garfield County. The timing of development and provision of services are key components of this planning process.

The analysis of existing conditions and projected needs in the previous section highlighted the areas of concern and opportunities for the community. The Vision Statement for the community was used, along with the inventory and analysis contained in this element to create a plan. The plan contains a strategy for achievement of the community's goals in light of the existing conditions in the City and County. The goals and policies with the plan provide guidelines and positive actions.

The plan and policies for capital facility financing issues in the City of Pomeroy and Garfield County are organized as follows:

- Vision Statement Goals. These goals are essential to the quality of life in the community and will remain unchanged for long term planning.
- Capital Facility Goals. These goals describe concepts to be used in decision making. These goals are based on the existing conditions and projected changed in the community, and will be revised as the community changes.
- Plan Concept. A discussion relating the findings of the inventory and analysis to the goals and vision of the community. This should outline the strategies that will guide future growth and development in the community.
- Policies. The policies specify what should be accomplished to reach the goals. These policies either provide clear guidance for decision making when a situation arises, or provide clear responsibilities that will be implemented. The accomplishments under these policies can be used to measure progress toward the goals.

**GOAL I:** The City of Pomeroy and Garfield County shall endeavor to adequately provide the needed public facilities to all residents within its jurisdiction in a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly compact urban growth.

**Objective A:** Capital improvements shall be provided to correct existing deficiencies, to replace worn out or obsolete facilities and to accommodate desired future growth, as indicated in the Six-Year Schedule of Improvements of this element.

**Policy 1:** Capital improvement projects identified for implementation in the other elements of this plan and determined to be of relatively large scale and high cost [\$10,000] shall be included in the Six-Year Schedule of Improvement of this element. Capital improvements with cost of less than \$10,000 should be reviewed for inclusion in the Six-Year Capital Improvement Program and the annual capital budget.

**Policy 2:** Proposed capital improvement projects shall be evaluated and prioritized using all the following criteria:

- a) Whether the project is needed to correct existing deficiencies, replace needed facilities, or to provide facilities needed for future growth
- b) Elimination of public hazards
- c) Elimination of capacity deficits
- d) Financial feasibility
- e) Site needs based on projected growth patterns
- f) New development and redevelopment
- g) Plans of state agencies
- h) Local budget impact
- i) Location and effect upon natural, historic, and cultural resources.

**Policy 3:** The City and County, in conjunction with private enterprise, should pursue the enhancement of telecommunication service to the County area.

**Objective B:** Future development shall bear a fair share of facility improvement cost necessitated by the development in order to achieve and maintain adopted Level of Service standards and measurable objectives standards

**Policy 1:** City sewer and water connection fee revenues shall be allocated primarily for capital improvements related to expansion.

**Policy 2:** Appropriate funding mechanisms for development's contribution of a fair share of other public facility improvements (such as recreation, drainage and solid waste) will be considered for implementation as they are developed by the city.

**Objective C:** The city and county shall manage its fiscal resources to support the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

**Policy 1:** Prior to the issuance of certificates of occupancy, the City and County and/or developers shall provide for public facilities at the Level of Service standards needed to serve development for which development order were previously issued.

**Policy 2:** The city and county shall continue to adopt an annual capital budget and a six-year capital improvement program as part of its budgeting process.

**Policy 3:** Debt shall be managed so that City Charter limits on general obligation debt (15% of assessed value) will not be exceeded. There are not limits placed on revenue bonds.

**Policy 4:** Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

**Policy 5:** Fiscal policies to direct expenditures for capital improvements will be consistent with other Comprehensive Plan Elements. The city and county shall perform its activities and make capital budget decisions in conformity with its comprehensive plan.

**Policy 6:** With regards to capital facilities, the city and county should reassess the land use element if probable 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.

**Objective D:** The city and county shall coordinate land use decisions and financial resources with a schedule of capital improvements to meet adopted Level of Service standards, measurable objectives, and provide existing and future facility needs.

**Policy 1:** The City and County and/or developers shall provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development subsequent to the adoption of the Comprehensive Plan. These facilities shall meet adopted Level of Service standards.

**Policy 2:** As a mechanism for determining facility capacity and existing Level of Service, the city and county will annually update its Concurrency Management System through the Infrastructure Capacity Statement.

**Policy 3:** The city and county will support and encourage the joint development and use of cultural and community facilities with other governmental or community organizations in areas of mutual concern and benefit.

**Policy 4:** The city will emphasize capital improvement projects which promote the conservation, preservation or revitalization of commercial, industrial, and residential areas in Pomeroy.

**Policy 5:** The city and county shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facility provision:

**a. Recreation and Open Space**

Community Parks – 27.5 acres

Public or Quasi-public – 48 acres

**b. Drainage**

Drainage Swales – 25-year, 24-hour storm event  
 Stormwater Management Systems – Retain on-site the run-off from 25-year, 24-hour storm at peak discharge rates.

Development will be regulated to ensure that its post-development run-off to City and County systems does not exceed the pre-developed discharge volume and/or rate to ensure the level of service of the existing stormwater system is not compromised.

**c. Traffic Circulation**

Roadway link specific for all roadways in the City and County’s jurisdiction. The LOS by segments is indicated in Table II of the Transportation Element.

Major Arterial	LOS D at peak hour traffic
State Highway and County Road	LOS D over 24 hour period, off season traffic
Collectors and Local Roads	Design Standards

**d. Sanitary Sewer**

Wastewater treatment facility with 750,000 gpd capacity.

**e. Potable Water**

Yearly average 397 gallons per capita per day [gpcd]. Total capacity of the system is estimated at 3,085 gpm with a pressure range of 50-60 psi.

**f. Solid Waste**

Not applicable

**g. Mass Transit**

Not applicable

**Policy 6:** In addition to the LOS standards shown above, the city and county intends to use the following measurable objectives to guide short and long range capital improvements, planning and programming.

**a. Recreation and Open Space**

<u>Facility</u>	<u>Unit of Measure</u>
Gymnasiums [1 gym]	per city quadrant
Playgrounds [1 supervised playground]	per 1000 residents [age 5-14]
Boat Ramps [1 boat ramp lane]	per 1000 residents [age 19 +]
Baseball Diamonds [1 diamond]	per 1000 residents [age 5-19]

Softball Diamonds [1 diamond]	per 500 residents
Football/Soccer Fields [1 field]	per 1000 residents [age 9-59]
Tennis Courts [1 court]	per 500 residents [age 9-70]
Handball/Racquetball Courts [1 court]	per 500 residents [age 9-59]
Swimming Pool	per 4000 residents [all ages]
Community Center [ 1 facility/2 miles]	per 4000 persons [all ages]

Access: In order to ensure that the accessibility shall be adequately taken into account as an aspect of park and recreation needs assessment, the following service radii shall be applied:

- Neighborhood = 1 mile
- Community = 3 miles
- Regional = 30 minutes driving time

**b. Drainage**

Level of Service C to 98% of all residents by the year 2020, for five-year recurrence interval design storm event.

**c. Traffic Circulation**

The long range measurable objectives for 2012 are identified for the roadway network, link specific for all roadways in the county's and city's jurisdiction. The LOS by segments is indicated in Table II of the Transportation Element.

**d. Sanitary Sewer**

125 gallons per capita per day

**e. Potable Water**

Yearly average 140 gallons per capita per day [gpcd] raw water source (dry season 162 gpcd); 192 gpcd treatment and pumping capacity, plus 15 million gallons per day fire reserve by the year 2012.

**f. Solid Waste**

By the year 2012, 9.3 pounds per capita per day [pcpd].

**Policy 7:** Proposed plan amendments and request for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- Contribute to a condition of public hazards
- Exacerbate any existing condition of public facility capacity deficits
- Generate public facility demands that exceed capacity increase planning in the Six-Year Schedule of Improvements
- Conform with future land uses as shown on the future land use map of the Land Use Element

- e. Accommodate public facility demands based upon adopted LOS standards and attempt to meet specified measurable objectives, when public facilities are developer-provided
- f. Demonstrate financial feasibility, subject to this element, when public facilities are provided, in part or whole, by the city
- g. Affect state agencies' facilities plans and siting of essential public facilities
- h. Affect significant cultural and scenic resources and critical natural areas

**Objective E:** Coordinate City and County Capital improvements with the Land Use Element

**Policy 1:** When planning for the location and capacity of future capital improvements, the land use designations and densities shown in this comprehensive plan should be utilized in order to assure consistency.

## IV. PLAN IMPLEMENTATION AND MONITORING

### Implementation

The Six-Year Schedule of Improvements is the mechanism by which the city and county can stage the timing, location, projected cost, and revenue sources for the capital improvements identified for implementation in the other comprehensive plan element. The Six-Year Schedule of Improvements is economically feasible within the target revenues discussed in the preceding sections of this element entitled Inventory and Analysis.

Top priority is generally given to projects which correct existing deficiencies, followed by those required for facility replacement, and those needed for future growth.

### Monitoring and Evaluation

Monitoring and evaluation are essential in ensuring the effectiveness of the Capital Facilities Plan Element. This element will be annually reviewed and amended to verify that fiscal resources are available to provide public facilities needed to support adopted LOS standards and measurable objectives.

The annual review will be the responsibility of Garfield County and the City of Pomeroy's Planning and Finance departments. The review will include an examination of the following considerations in order to determine their continued appropriateness:

1. Any corrections, updates, and modification concerning costs; revenue source; acceptance of facilities pursuant to dedication which are consistent with the element; or the date of construction of any facility enumerated in the element.

2. The Capital Facilities Element's continued consistency with the other elements and its support of the Land Use Element.
3. The priority assignment of existing public facility deficiencies.
4. The county and city's progress in meeting those needs determined to be existing deficiencies.
5. The criteria used to evaluate capital improvement project in order to ensure that projects are being ranked in their appropriate order of priority.
6. The county and city's effectiveness in maintaining the adopted LOS standards and achieving measurable objectives.
7. The county and city's effectiveness in reviewing the impacts of plans and programs of state agencies that provide public facilities within the City and County's jurisdiction.
8. The effectiveness of impact fees, and mandatory dedications or fees in lieu of, for assessing new development the improvement costs which it generates.
9. The impacts of special districts and any regional facility and service provision upon the City and County's ability to maintain its adopted LOS standards or to achieve its measurable objectives.
10. Efforts made to secure grants or private funds, whenever available, to finance the provision of capital improvements.
11. The criteria used to evaluate proposed plan amendments and requests for new development or redevelopment.
12. Capital improvements needed for the latter part of the planning period, for update of the Six-Year Schedule of Improvements.
13. Concurrency status.



# Transportation Element

# I. INTRODUCTION

## Purpose of the Transportation Element

This Transportation Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address the motorized and non-motorized transportation needs of the City of Pomeroy and Garfield County. It represents the community's policy plan for the next 20 years.

The Transportation Element has been developed in accordance with the County-Wide Planning Policies, and has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan. The transportation Element specifically considers the location and condition of the existing traffic circulation system; the cause, scope, and nature of transportation problems; the projected transportation needs; and plans for the addressing all transportation needs while maintaining established level of service standards.

- Inventory and Analysis of Existing Transportation System Conditions
- Future Needs and Alternatives of Future Transportation Needs
- Goals, Objectives and Policies for Future Transportation

## Concurrency

This element contains Garfield County and the City of Pomeroy's plan to provide specified level of transportation service in a timely manner. The levels of service (LOS) standards that are adopted in this plan will be maintained through upkeep of the existing circulation system and expansion of transportation services where needed. The city has adopted Level of Service standards for the four arterials that handle the most significant volume of local traffic in the city. Modified Link Level of Service standards have been adopted for the two arterials that service significant levels of seasonal traffic, and Design Standards have been adopted for all other collectors and arterials in the city. The Level of Service standards for transit facilities have been linked to the Level of Service standards for the arterials. These standards provide measurable criteria to judge the adequacy of roadway service provision.

The process of establishing level of service standards requires the county and city to make quality of service decisions explicit. As specified in the Growth Management Act new developments will be prohibited unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. Such improvements and strategies will be in place or financially planned for within six years of development use.

## II. INVENTORY AND ANALYSIS

The inventory presented in this element provides information useful to the planning process. This Transportation Element addresses all roads located within the county and city including those which are the responsibility of the Washington State Department of Transportation (state highway system) or the city itself (all roads not privately owned, or included in the above). Information on existing roadway functional classifications, the most recently available traffic volume counts, and accident frequency data was collected from the Washington State Department of Transportation, the county, and the city. The analysis of this information is found at the County Engineer's office.

- Location and Integration of Existing Transportation
- Method for Assessing Capacity of the Transportation System
- Capacity of the Existing Transportation System

### Location and Integration of Existing Transportation

The City of Pomeroy lies in a relatively flat river valley running in a general east/west direction, as does State Highway 12, which is called Main Street within the city limits. Highway 12 links Pomeroy to the adjacent community of Pataha. The traffic circulation system within downtown Pomeroy can generally be described as a grid system.

Rural areas, such as Garfield County, are becoming isolated due to their lack of access to urban areas because of rail abandonment, road deterioration and reduction or elimination of transit or Para transit service.

The community has its own unique need for the movement of freight and people for economic reasons, medical, recreational, and other social needs.

Following the visioning exercise in Garfield County with the Regional Transportation Planning Organization, four categories of transportation issues were discussed and are summarized below.

#### Snake River

The Snake River needs to be dredged to the federally approved depth in order to maintain the viability of river transport, promote competition, and preserve the ability to ship agricultural products outside of the region. Approximately 95% of the grain hauled from Garfield County leaves the county by barge on the Snake River.

### Snake River Crossings

As a result of the terrorist events of September 11, 2001, the roadways traversing the Snake River Dams have limited hours of operation. Since many of the Port facilities are situated near these dams, this affects travel routes to the ports, causing out-of-direction travel and increased wear on county roadways. Reopening of the Lower Granite Dam river crossing would provide a much more direct route to Pullman from Pomeroy and better distribute truck loads rather than focus so many trips to the Port of Central Ferry.

### Freight

If the viability of the Snake River is not maintained adequately then the demand for other modes will be overwhelmed. Currently no rail operates in Garfield County. Former rail corridors have been significantly dismantled, including many of the rail bridges. Also, all railroad right-of-way has been turned back to adjacent property owners.

The impact of heavier trucks on county roadways should be studied. A tremendous amount of grain is hauled on county roads north of US 12 to the Snake River. The long-term maintenance costs for these several roadways are expected to increase dramatically over time, resulting in an overall system failure. The impacts of these long-term costs as well as the feasibility for alternative freight systems need to be studied in depth. Such a study might also investigate the possibility of new rail lines on abandoned rail corridors that would be self-contained to take product to the ports.

### Pomeroy

Within the town of Pomeroy there are heavy impacts from US 12 through traffic on local travel patterns. A traffic study needs to be completed that would evaluate the possibility of alternative traffic designs which would consider mobility, safety, local circulation and pedestrian travel.

In the past the community has enjoyed a fairly balanced multi-modal system which consisted of rail, barge, truck, transit, and Para transit. The air mode has been available to the region through the airport facilities in the Tri-Cities, Walla Walla, and Lewiston.

Today, there are several internal and external factors that are affecting the ability of the multi-modal system to serve the economic and social needs of the region.

Railroads are continuing their abandonment of rail lines with the only rail line now existing in the region and being the Blue Mountain Railroad, a short line, which services the city of Dayton.

The trucking industry is much more efficient now than it has been in the last three decades, but the road infrastructure is not adequate in many areas to support the increased axle weights and year-round use of the road. Also, the geometries of some roadways do not provide the appropriate widths for truck to safely operate.

Additionally, a major factor that may impact the multi-modal system is the Endangered Species Act that will require a drawdown of the Snake River thereby eliminating barge service to the region during period of drawdown. Because of said Act, the sockeye salmon has been declared an endangered species in the Snake/Columbia River system. In order to save the salmon it is contemplated to lower the pools behind the Snake River dams in order to increase the current of the pools and thereby flushing the smolts downriver to the ocean.

The endangered salmon situation can have consequences of either requiring a shift to other more costly surface transportation modes or a loss of market opportunities for producers. The above prospective includes additional truck traffic moving on roads not adequate for such weights and volumes, and mixing with automobiles and busses to an extent that has not been experienced before.

Garfield County's only major thoroughfare is SR 12. It runs east-west, connecting Pomeroy with Dayton and Clarkston. Additionally, SR 127 cuts through the northwest corner of Garfield County. Much of the country is accessible by county roads. The county's southern panhandle, which is part of the Blue Mountains and Umatilla National Forest, is accessed by one county road.

The mileage of the various highway systems in Garfield County:

County Roads	435 miles
Primary State Highway	30 miles
Secondary State Highway	21 miles

The following is a list of designated regionally significant transportation system (from the PRTPO):

1. Lower Deadman Road/North Deadman Creek: SR 127 to Kirby-Mayview Road
2. Gould City-Mayview Road: Ben Day Gulch Road to Mayview
3. Meadow Creek Road/Ben Day Gulch Road: SR 127 to US 12
4. Bell Plain Road: US 12 to Dye Seed
5. Kirby-Mayview Road: US 12 to Lower Granite Dam
6. Tatman Mountain Road/Blind Grade: SR 12 to Columbia County
7. Peola Road/Mountain Road: US 12 to Asotin County line
8. Sweeny Gulch Road/Ledgerwood Spur Road: Peola Road to Kirby-Mayview Road
9. Peola Road: Mountain Road to Sweeny Gulch Road to Asotin County
10. Iron Springs Road: Peola Road to Mountain Road
11. Port Way: US 12 to Port Industrial Site
12. US 12: Columbia County to Asotin County
13. SR 127: US 12 to Whitman County

### **Influence of Regional Traffic**

Regional traffic has a considerable influence on traffic volumes within the city, therefore the inventory of the transportation system includes a review of the transportation plans for nearby cities and the Regional Transportation Planning Organization. No immediate changes in regional traffic flow through the City and County are expected. In the long term, however, improvements to State Highway 12

are being considered in WSDOT Transportation Improvement Program. US Highway 12 is the Palouse Scenic Byway and identified by the state as a Scenic Highway, on various official maps.

### **Adequacy of Parking Facilities**

Parking facilities include on and off street parking, and this inventory includes their adequacy, location, and the influence they have on the transportation system. In addition, because private entities are often involved in provision of parking facilities, the ownership and construction of off-street parking facilities should be addressed. The increased parking demand is currently being satisfied by on-street parking on collector and arterial roadways. This tends to aggravate traffic congestion and hamper pedestrian safety.

### **Pedestrian/Bicycle Trails**

The continuity in pedestrian and bicycle access within the city provides comfort and ease for residents and visitors. The city is striving to create an integrated system for this mode of transportation, yet recognized the need to prioritize locations where it expects heavy use, such as routes connecting residential areas to recreational facilities and schools.

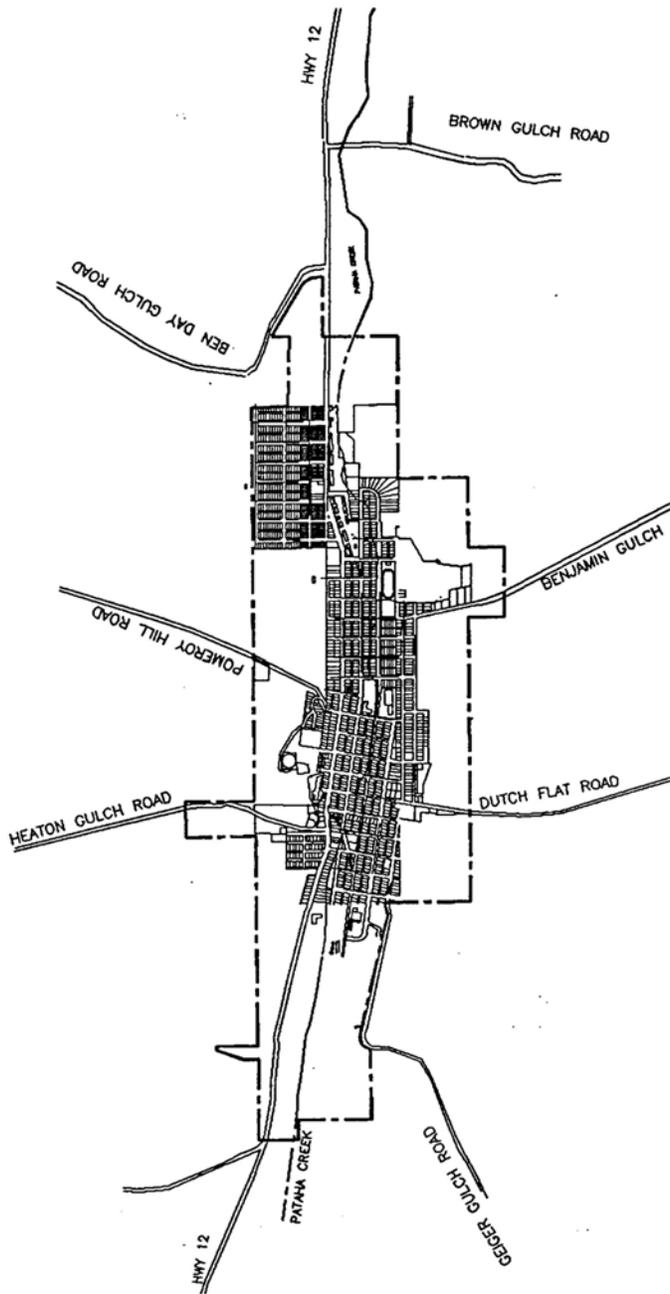
### **Curbs, Sidewalks, Landscaping, and Lighting**

The city may provide curbs, sidewalks, landscaping, and light directly, or may regulate their provision and upkeep. These features contribute to the safety and quality of neighborhood and downtown streets. A thorough inventory includes not only the condition of these amenities, but also a review of the regulations and responsibilities associated with their provision.

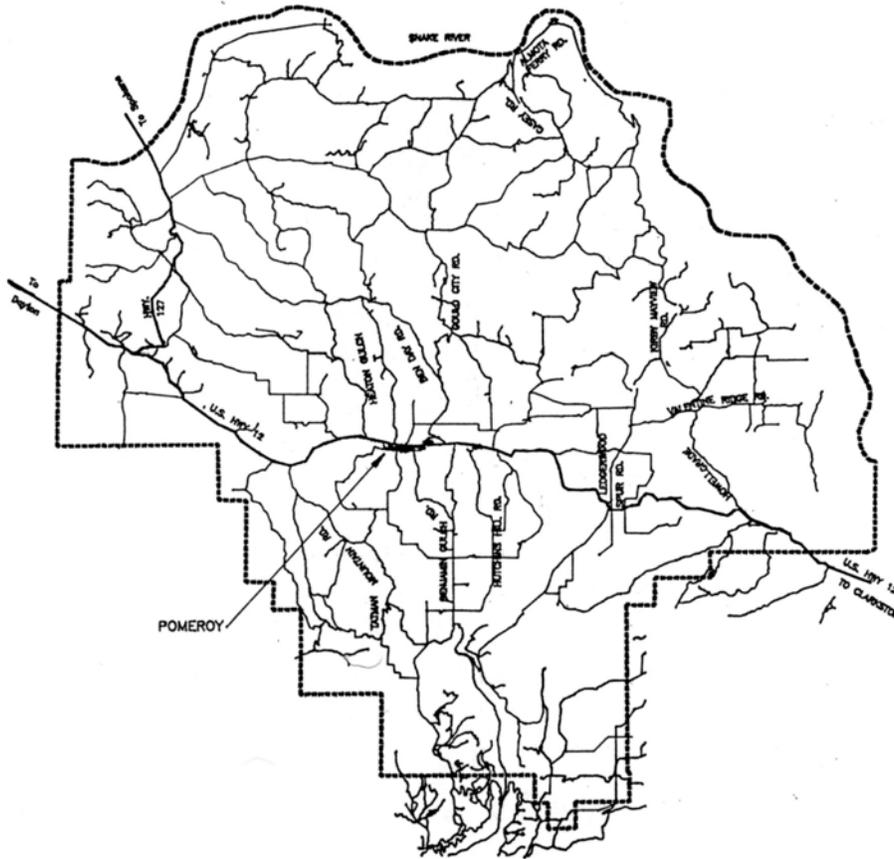
### **Past Transportation Problems**

Many transportation improvements are designed to alleviate problems identified through traffic accident reports, street maintenance staff reports of poor conditions on roadways, identified areas with heavy traffic congestion, and citizen complaints regarding safety or roadway conditions.

# City of Pomeroy Transportation System



# Garfield County Transportation System



### **III. FUTURE NEEDS AND ALTERNATIVES**

This section of the Transportation Element explains expected increases in traffic volumes and identifies potential traffic problems. The Transportation Plan for improvements and expansion will be based on the following analyses:

- Analysis of roadway capacity improvements
- Analysis of roadway safety improvements
- Analysis of projected transportation needs

#### **Analysis of Needed Capacity Improvements**

After completing the inventory of existing capacity the City of Pomeroy and Garfield County have decided that LOSD at peak hour is a reasonable and achievable standard for the major arterial roadways. Many of the roadways currently provide this level of service or better.

The following analysis addresses those improvements which meet the definition of a 'capital improvement' as used in the Capital Facilities Element. Such improvements are relatively large in scale, relatively high in cost (greater than \$10,000)), are generally non-recurring, and may require multi-year financing. Capital improvements generally include changing a roadway from an undivided to a divided roadway, adding new lanes, or major signalization projects. The funding and timing of recommended projects will be included in the Capital Facilities Element.

#### **Analysis of Projected Transportation Needs**

##### **Future Roadway Needs**

The county is a member of the Palouse Regional Transportation Planning Organization jurisdiction, and future traffic conditions were predicted with the aid of regional transportation studies, the established level of service standards, and the designated land uses that are in the Land Use Element. These projections were used to determine the needed improvements and new roadway facilities for the next ten years.

##### **Current & Future Deficiencies**

- A section of the Gould City/Mayview Road
- The Dutch Flat section of the Peola Road
- The Intersection of the Pataha Creek/Peola Road
- Replacement of Pataha Creek Bridge
- Reconstruction of the Calloway Hill section of Mountain Road
- A section of Kuhl Ridge Road

From the Palouse RTPO Human Services Transportation Coordination Plan:

#### Garfield County

**Project A:** General Operating Assistance for Garfield County Transportation to preserve and protect existing Dial-a-Ride levels of service. Garfield County Transportation provides dial-a-ride service locally Monday through Friday and service to the Lewiston/Clarkston area on Tuesday and Thursday. This is the only form of public transportation in Garfield County, which provides service to the elderly, low-income families, persons with disabilities and the general public.

**Project B:** Provide operating assistance to expand Garfield County Transportation's Dial-a-Ride service to include Saturday and Sunday. The hiring of a full time driver would be included in this project. The target population in Garfield County voiced a need for expanded hours covering the weekends. The scheduling would include two Saturdays to Lewiston and the remainder locally for recreational and shopping trips. Sunday service would be available so that people can attend church services.

#### **Pedestrian/Bicycle Trail Inventory**

For the unincorporated areas of Garfield County there are few designated pedestrian/ bicycle trails. The primary reason for this is the majority of the population resides within the Pomeroy urban area. The remaining population is widely dispersed throughout the rural area and there is little demand for pedestrian/ bicycle trails to service them. The primary vehicular travel routes are state and county roads, none of which have designated pedestrian/ bicycle routes as part of the highway or adjacent to the highway.

Within Pomeroy, there are numerous accommodations for pedestrians. Many streets have sidewalks adjacent to them. Other streets are wide enough and have such a low traffic volume that pedestrian and bicycle traffic is safe. One pedestrian/bicycle path exists in the city, connecting the west residential area with the new ballfields out in the Port area. This path is frequently used and has a safe alignment. Several of the newer streets, including Port Drive, have designated bike lanes as part of the roadway.

#### **Future Pedestrian/Bicycle Trail Needs**

As identified in community meetings, there is a strong desire for a pedestrian/bicycle pathway running along Pataha Creek. Such a path could connect the ballfields on the west edge of town with the Fairgrounds that lie far to the east of town. Plans for this path were developed at one time, but were set aside when funding issues arose to implement the construction. The need and desire for this pathway continues to exist within the community. Implementation would require collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles.

## Coordination of Transportation Facilities

Intergovernmental coordination is essential for the most cost-effective provision of transportation services. The county and city have reviewed the plans of the Regional Transportation Planning Organization, and have assessed the impact of their plans on the transportation facilities in the community. This county and city are confident that the level of service standards and Transportation Plan adopted in this element are not inconsistent with the level of service standards or plans of other jurisdictions. The county and city are also confident that the financial resources necessary to achieve the goals of the Transportation Plan adopted in this element are not inconsistent with level of service standards or plans of other jurisdictions. The county and city are also confident that the financial resources necessary to achieve the goals of the Transportation Plan will be available. This identification of funding sources for transportation improvements is in the Capital Facilities Element.

### Six-year Financing Plan

The Six-Year Financing Plan for transportation is the result of an interactive process that balances the goals of all comprehensive plan elements. In addition, the objectives and policies in the Transportation Plan have been modified to reflect their financial feasibility. Financial planning for transportation used the same process as to the financial planning for capital facilities, however, the timing and funding for transportation are restricted by the concurrency requirement and the binding nature of level of service standards. The County and city are required to create a six-year financing plan for both transportation and capital facilities.

In addition, existing and new transportation facilities must meet the adopted level of service standards. Therefore, as new development occurs, expenditures on maintenance of existing facilities must be adequate to continue provision of the adopted levels of service. Although not required in capital facilities planning, the operation costs of transportation facilities become important factors in ensuring that a moratorium on new development is not imposed. The funding mechanisms and funding sources that will be used for transportation improvements are described in the Capital Facilities Element. The Capital Facilities Element also indicates the financial mechanisms that will be used to address funding shortfalls.

## **IV. GOALS, OBJECTIVES AND POLICIES**

This section discusses the plan for future transportation in the county and city. This timing of development and provision of services are key components of this planning

process. In addition to the discussion below, a Future Land Use Map has been developed to illustrate the various land uses and growth management strategies.

The analysis of existing conditions and projected needs in the previous section highlighted the areas of concern and opportunities for Garfield County and Pomeroy. The Vision Statement for the City of Pomeroy was used, along with the inventory and analysis contained in this element, to create a plan. The plan contains a strategy for achievement of the city's goals in light of the existing conditions in the city. The goals and policies within the plan provide guidelines and positive actions.

The plan and policies for transportation issues in the City of Pomeroy and Garfield County are organized as follows:

- Vision Statement Goals. These goals are essential to the quality of life in the City of Pomeroy and Garfield County and will remain unchanged for long term planning.
- Transportation Goals. These goals describe concepts to be used in decision making. These goals are based on the existing conditions and projected changes in the community, and will be revised as the community changes.
- Plan Concept. A discussion relating the findings of the inventory and analysis to the goals and vision of the community. This should outline the strategies that will guide future growth and development in the community.
- Policies. The policies specify what should be accomplished to reach the goals. These policies either provide clear guidance for decision making when a situation arises, or provide clear responsibilities that will be implemented. The accomplishments under these policies can be used to measure progress toward the goals.

**GOAL I:** To provide an effective roadway network with adequate capacity to meet, at the adopted Level of Service [LOS] Standard, the demand for travel in the city and the county.

**Objective A:** The county and city will provide safe, convenient and efficient transportation for all residents and visitors to the community. This will include improvements to existing facilities as well as extensions of transportation to new developments.

**Policy 1:** Transportation improvements which are identified in the transportation plan shall be implemented concurrent with new development. Concurrent with development means that improvements or strategies are in place at the time of development, or that financial commitment is in place to complete the improvements or strategies within six years.

**Policy 2:** By 2009, the City will revise its sidewalk maintenance program in order to develop standards consistent with the Main Street Program and the Downtown Pomeroy Master Plan document.

**Policy 3:** The city and county should identify specific actions and requirements for bringing into compliance locally owned transportation facilities or services that are below an established level of service standard.

**Policy 4:** The city and county shall adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. These strategies may include increased public transportation service, ride sharing programs, demand management, and other transportation systems management strategies. Concurrent with the development means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.

**Objective B:** An efficient multi-modal transportation system that is based upon inter- and intra-jurisdictional priorities shall be encouraged.

**Policy 1:** By 2012, increase the mileage of avenues for non-motorized travel by at least 5% over the 2007 base condition.

**Policy 2:** Within one year of plan adoption, formulate and adopt development regulations requiring private property owner to install new sidewalks in conjunction with new construction projects.

**Policy 3:** The City and County will continue to incorporate regular and routine consideration of bicycles in accordance with the Washington Department of Transportation, and the American Association of State Highway and transportation Officials [ASSHTO] standards in all transportation improvements.

**Policy 4:** Where appropriate, the city will install new sidewalks in pedestrian corridors considered by the city to be high priority [i.e., parks and areas used by elderly or handicapped persons] within two years of identification.

**Policy 5:** The City should implement the development and enhancement of additional off-street parking in the Downtown area, with special emphasis given to tourist vehicles, especially RV's.

**Policy 6:** The City should continue to cooperate with civic groups and private interests in the enhancement of streetscape amenities in the Downtown area.

**Policy 7:** The City and County should develop collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. The implementation of a pedestrian/bicycle path connecting the fairgrounds to the ball fields on the west side of Pomeroy should be actively pursued.

**Objective C:** By 2013, reduce the accident rate at representative locations on the roadway system within the city by at least 5%.

**Policy 1:** The City and County shall identify specific high accident intersections on both the collector and arterial system within two years of plan adoption.

**Policy 2:** The city shall utilize emergency response times as established in the Department of Public Works service level analysis.

**Policy 3:** By 2013, the City and County will perform required and requested maintenance activities related to traffic control devices and roadway material within guidelines established by the Department of Public Works.

**Policy 4:** The City and County will maintain needed traffic data such as traffic counts and accident data to support studies, planning and operational activities for the Department of Public Works.

**Policy 5:** By 2009, the City and County will conduct a study to identify standards that should be developed which enhance the safety of pedestrians and motorists in regard to sidewalk design and maintenance, lighting requirements, signs and access to properties.

**Objective D:** The City and County will ensure that the transportation system is adequate to serve all existing and future land uses. This will require coordination with the Land Use Plan and with the transportation plans of adjacent jurisdiction. In addition, to ensure that a consistent level of service is provided, the City and County will develop a concurrency management system, will explore alternative for demand management, and will secure adequate financing for transportation.

**Policy 1:** Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and City and County comprehensive plans.

**Policy 2:** The city and county will review all development proposals, rezoning and vacating petitions, variance request, subdivision plats and commercial construction site plans to ensure coordination with the Transportation Element.

**Policy 3:** Local six-year programs should identify all regionally significant projects meeting adopted regional criteria. These projects will be submitted to the Regional

Transportation Planning Organization for certification of consistency with the regional transportation plan.

Transportation priority programming methods should be required for all jurisdictions. This requirement should apply to the functionally classified roadway system, as well as to transit capital expenditures. Priority programming should be integrated as a standard of good practice.

**Objective E:** The Transportation Plan shall protect the environment, as best possible, as follows: a) provide for protection of critical areas such as wetlands and natural resource land which have long-term commercial significance, b) reduce air pollution when applicable, c) reduce transportation related sources of water contaminants, d) provide for noise abatement design and practices, e) support growth within areas that can adequately absorb the growth and f) protect historic resources along Highway 12 in the Downtown Pomeroy National Register Historic District.

**Policy 1:** New roads shall be routed so as to avoid transversing publicly owned natural preserves, parks and recreation areas, significant cultural resources, and areas identified as critical wildlife habitat, except in cases of overriding public interest.

**Policy 2:** All road construction projects shall meet or exceed the minimum requirements for stormwater runoff.

**Policy 3:** Within three years of plan adoption, the City and County shall adopt an official right-of-way map identifying future right-of-way needs based on the Transportation Element. The City and County will coordinate with the Washington Department of Transportation in the selection of the criteria used to establish future right-of-way across sections of the state highway system.

**Policy 4:** By 2010, review all future proposed roadway corridors with respect to critical areas land so as to minimize adverse impacts thereupon.

**Objective F:** By 2012, provide a cost affordable Level of Service for the roadway network for the City of Pomeroy.

**Policy 1:** The City and County will maintain an annually updated listing of analyzed and prioritized road improvement needs based on the Transportation Element.

**Policy 2:** By 2010, utilize development phasing in the urban growth area to assure consistency with the associated Level of Service standard by year or with the capacity of the existing and programmed roadway network as adopted by the City and County.

**Policy 3:** The city and county will coordinate with the Palouse Regional Transportation Planning Organization to ensure that consistency and compatibility between transportation plans.

**Policy 4:** The city will adopt and enforce ordinances which prohibit development approval if the development causes the level of service on transportation facilities to decline below the standards adopted in this element.



# Housing Element

# I. INTRODUCTION

## Purpose of the Housing Element

This Housing Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address the housing needs of the City of Pomeroy and Garfield County. It represents the community's policy plan for the next 20 years.

The Housing Element has been developed in accordance with the County-Wide Planning Policies, and has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan. The Housing Element specifically considers the condition of the existing housing stock; the cause, scope, and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community. This element examines special housing needs, such as low and moderate income family housing, foster care facilities, group homes, manufactured homes, government-supported housing, and historically significant housing. The Housing Element includes:

- Introduction
- Inventory and Analysis
- Future Needs and Alternatives
- Goals and Policies

## Major Housing Considerations and Goals

The County and city's development regulations (zoning, building codes, etc.) notify the private sector as to how the development and construction of housing will take place. However, unlike the other elements of the comprehensive plan, the city or county do not provide this service directly. The Housing Element will set the conditions under which the private housing industry will operate, and establishes both long term and short-term policies to meet the community's housing needs and achieve the community goals. The Housing Plan in this element will guide decision making to achieve the community goals as articulated in the Vision Statement.

# II. INVENTORY AND ANALYSIS

This section does not present all the inventory data or information which was gathered, but only puts forth selected items which are the most relevant.

## A. EXISTING HOUSING

According to the 2000 census, Garfield County has 1,288 total units of which 970 are single family units. There are 987 occupied units: 782 owner-occupied houses and 205 renter-occupied units. The median value of owner-occupied houses in 2000 was \$68,100 and the median rent was \$390. By 2007, the median value had climbed to \$83,500.

**Home Ownership:** Owner-occupied housing units in Garfield County have decreased from 79% in 1980 to 76% in 1990 to 74% in 2000. The remaining units are either rented or vacant. The implications for housing planning are analyzed in the Housing Element.

**Home Values:** The values of houses in Garfield County has escalated greatly in the past 15 years. In 1990, the median value of a home was \$36,900. This climbed to \$68,100 by the year 2000. The median value of houses that have sold in the past three years (2004-2007) is \$111,200. Similarly, the cost of monthly rent has climbed. In 1990, the median rent was \$191 per month. By 2000, this amount had risen to \$390.

**Household Size:** The table below shows the types of households in Garfield County. The implications are analyzed in the Housing Element.

<u>HOUSEHOLD TYPE</u>	1990		2000	
Married Couple Family				
Pomeroy	344	56%	418	65%
<i>Garfield County</i>	579	63%	571	57%
Single Female-Parent Family				
Pomeroy	32	5%	61	9%
<i>Garfield County</i>	46	5%	86	8%
Single Male-Parent Family				
Pomeroy	17	3%	27	4%
<i>Garfield County</i>	22	2%	27	3%
Non-Family Household				
Pomeroy	220	36%	229	35%
<i>Garfield County</i>	275	30%	315	32%
Total Households:				
Pomeroy	613	100%	647	100%
<i>Garfield County</i>	922	100%	999	100%
Average Household Size				
Pomeroy	2.27 persons		2.34 persons	
<i>Garfield County</i>	2.44 persons		2.40 persons	

## **B. AFFORDABILITY**

Affordability is not the critical issue in Garfield County that it is in surrounding areas; however, it is likely to become critical in the near future.

Housing is considered to be “affordable” if the total of all housing costs, including taxes, insurance, and utilities (including heat) does not exceed 30% of a household’s gross income.

Owners:

In 2000, 78 (9.9%) of owner households paid more than 30% of their household income for housing costs. This is a slight increase from 41 (9.7%) in 1990.

Renters:

A greater ratio of renters lived in housing considered to be “unaffordable”. In Garfield County, 59 (29%) of 2000 renter households paid more than 30% of their income for housing costs; in 1990, the numbers were 40 (19%). (Although the number has increased, the percentage has decreased due to the increase in total number of rented units.)

## **C. SUMMARY**

Existing housing in Garfield County is in good condition for the most part, and is currently affordable. However, its availability is diminishing. Since 1990, units to rent and buy are hard to find; they are purchased or rented almost as soon as they become available.

Currently, these are the types of units that exist in Pomeroy and the County:

- 970 (75%) stick-built single-unit structures
- 38 (2.9%) 2 to 4 unit structures
- 27 (2%) 5+ unit structures
- 217 (17%) mobile homes

Of the units, approximately 79% are occupied by owners and 21% by renters.

The condition of housing has remained good. However, there is valid reason to be concerned about housing condition. First, over half (766 units) of all housing was built before 1950, which indicates the upcoming need for renovation or updating. In addition, landlords of trashed units don’t have money readily available (or desire) to repair units after they are vacated; so some units sit vacant and in need of repair. Finally, approximately 7% of units are in need of complete plumbing or kitchen facilities. In general, though, most housing appears to be in fine condition.

The cost to purchase and rent housing has increased slightly in the past ten years. Home values have increased an average of 7% since 1990. Housing costs are extremely affordable in Garfield County. Only a very small portion of people would have difficulty affording the median rent or median priced homes, and the homes valued below median are plentiful enough to accommodate the majority of these households.

### III. FUTURE NEEDS AND ALTERNATIVES

This section of the Housing Element explains expected development trends and identifies potential development problems and opportunities. The plan for rehabilitation and development will be based on the following analyses:

- Projected Housing Needs by Type and Cost
- Needed Public Facilities and Services
- Land Availability
- Private Sector Housing Supply and Affordability

#### Analysis of Projected Housing Needs By Type and Cost

The preceding section identified changes in the number of households by age, size of household, and income group. This section projects the type of housing that will be needed based on the following assumptions.

- The projection of the type of dwelling units was determined according to household size: households with one or two persons need dwelling units with two or fewer bedrooms; three and four persons households need three bedroom dwelling units; five and more person households need four or more bedroom units. Deviations from these assumptions will be offsetting in many cases. For example, high-income families may occupy larger dwelling units than would be required by the household size, and low-income households may live with some crowding in smaller size units. Thus, the assumptions should provide relatively accurate estimates of the type of housing needed by the city.
- The projections of new housing needs do not account for the vacancy rate. This will be estimated below.
- Rehabilitation or replacement of units is not included in the projections. The annual number of units replaced or rehabilitated is estimated below.

***New Household Formations:*** The community is expected to need 97 new dwelling units within the next ten years and a total of 114 additional units by 2027 in order to

accommodate the high-end population projections. This represents an increase of approximately six dwelling units per year.

## Analysis of Needed Public Facilities and Services

New residential units will need to be connected to water, sanitary disposal, solid waste disposal, transportation, electric, gas and telecommunication services. In addition, existing facilities such as schools, fire protection, and police protection will need to be evaluated to ensure that they can handle the additional capacity. The analysis of the capacity of public facilities and services has been adjusted to reflect the anticipated changes in the housing pattern. The condition and capacity of public facilities and services is detailed in the Transportation Element and Land Use Element. The schedule for financing such services is in the Capital Facilities Element.

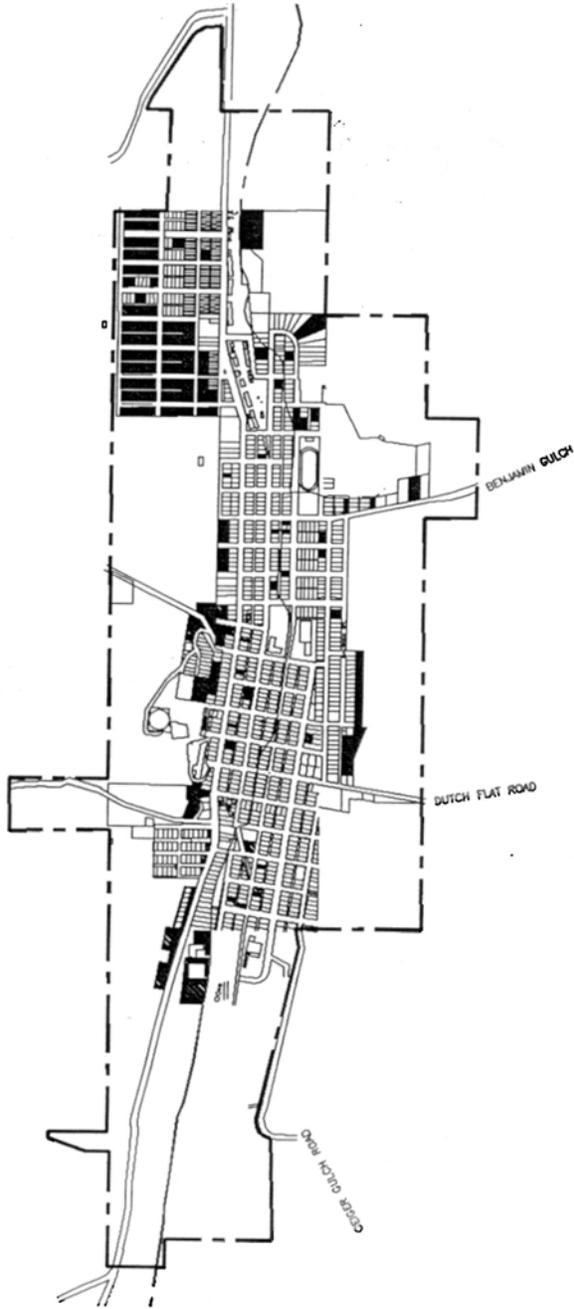
## Analysis of Land Availability

This analysis examines all of the land that is available for residential land uses under the current zoning and development ordinances. This provides an initial estimate of the community's ability to meet its housing needs. It also clarifies the ability under the current regulations to develop a pattern with a sense of community, safety, and access to commercial and employment centers. The policies developed in the Land Use Element and this Housing Element will transform the location and density of housing. Adjustment of this analysis to reflect new policies and revisions to the zoning ordinance clarified the implications of various policy decisions.

**Available Residential Land:** Land for the city's anticipated households must be found within the Urban Growth Area. As of 2007, the city had 180 acres of vacant land, with 65 acres in committed residential use or subdivisions (See Land Use Map on next page).

# City of Pomeroy Land Use

Vacant city lots ■ 65 acres



***Build Out Potential of Residential Land:*** Most of the vacant land is zoned for low density use (The Zoning Ordinance is available for review in the Auditor's Office at the Courthouse or on the County's web site at [www.co.garfield.wa.us](http://www.co.garfield.wa.us)). If developed at currently permitted densities, the vacant residential land will accommodate 756 new housing units. In addition to this developable land within the city limits, there is approximately 480 acres of developable land which is outside the city limits, but within the Urban Growth Area. With its potential build-out capacity, it is obvious that there is more than adequate available land for housing.

## Analysis of Private Sector Housing Supply and Affordability

Based on the increase in house sales in Pomeroy over the last few years, the demand for all types of housing is higher than it has been in the past, and it can be expected to remain up for at least the next two years, particularly in Pomeroy. However, contractors are still hesitant to build speculative housing because the job market is uncertain, current values are low, and construction costs are high.

Additionally, although area housing values are increasing, they are still substantially lower than the cost to build a new comparable structure. Existing property values reduce the value of the new structure so that the cost of construction may be greater than the appraised value. This not only reduces the opportunity for the contractor to make a profit, but also makes financing the full cost more difficult, if not impossible.

Another contributing factor in the cost/value/sales price is the consistently increasing cost of building materials. Lumber prices have increased dramatically and, though stabilized now, can be expected to continue increasing slowly. The cost of other building materials has increased rapidly as well.

A third obstacle relates to land use complications resulting primarily from the flood plain and difficult topography.

In spite of these obstacles, however, contractors state that for the building they're currently doing, which is primarily custom homes, there is adequate financing available and that neither zoning nor building codes are prohibitive.

## Summary

The capacity for new housing in Garfield County appears to be adequate for the near future. In addition, schools and roads are more than adequate to accommodate increasing populations. Lots are available at a reasonable cost. Pomeroy also provides public systems to its residents.

However, the capacity of Pomeroy's infrastructure is limited, though perhaps not in the near future. Water capacity will be reached with the addition of 700-1200 more people to the area. With the recent upgrade to the wastewater treatment facility, there is not a foreseeable constraint upon Pomeroy's sewer capacity during the next

twenty years. With the addition of needed housing and also the hopes for attracting new businesses to the area, a good infrastructure needs to be in place. This means that the capacity of the water system in particular must be evaluated to determine the exact potential for supporting further development. In addition, plans for expansion and upgrading of both water and sewer systems should begin soon. Funding for these types of work may be pursued through the State's Public Works Trust Fund.

New construction is limited to some degree by the tentative job (and therefore housing) market, the low property values, and difficult geographical considerations. However, contractors currently building are positive about the custom construction market and are supported by local lender and the building department.

All types of financing are available locally. One of the largest obstacles to financing new construction and remodeling is that property values in the area are too low to support much debt. New construction is made difficult because the gap between construction cost and sales price is small (which results in smaller profit for contractors) or even negative (which makes building unreasonable). All types of rental unit financing (construction, purchase, remodeling) are often not possible because rents will not support the debt.

Conventional financing, then, is unlikely to be an immediate option for financing construction, purchase or rehabilitation of rental properties. Therefore, public resources can be used to augment private financing. For example, the use of tax credits or other funding such as the State Housing Trust Fund can be combined with private lender money to develop a complex in which a portion of units are affordable to lower income renters and other units are offered at market rents.

The market for all types of housing in Garfield County is strong. Vacancies of all types are filled as soon as they become available. There is no reason to doubt that if more dwellings and rental units were built, that they would be occupied. Since the market history has frequently fluctuated in the area, it would be wisest to develop the area slowly. This would not only test the market, but would also check the capacity of existing systems to support more people.

## **V. GOALS, OBJECTIVES, AND POLICIES**

This section discusses the plan for future housing in the City of Pomeroy and Garfield County. The timing of development and provision of services are key components of this planning process. In addition to the discussion below, a Future Land Use Map has been developed to illustrate the various land uses and growth management strategies.

The analysis of existing conditions and projected needs in the previous section highlighted the areas of concern and opportunities for the Community. The Vision Statement for the Community was used, along with the inventory and analysis contained in this element to create a plan. The plan contains a strategy for

achievement of the community's goals in light of the existing conditions in the Community. The goals and policies within the plan provide guidelines and positive actions. The plan and policies for housing issues in the Community are organized as follows:

- Vision Statement Goals. These goals are essential to the quality of life in the City of Pomeroy and Garfield County and will remain unchanged for long term planning.
- Housing Goals. These goals describe concepts to be used in decision-making. These goals are based on the existing conditions and projected changes in the City and County, and will be revised as the City and County changes.
- Plan Concept. A discussion relating the findings of the inventory and analysis to the goals and vision of the community. This should outline the strategies that will guide future growth and development in the community.
- Policies. The policies specify what should be accomplished to reach the goals. These policies either provide clear guidance for decision making when a situation arises, or provide clear responsibilities that will be implemented. The accomplishments under these policies can be used to measure progress toward the goals.

**GOAL I:** The City and County recognize the need for a variety of housing types and densities, and the need for a range of affordable housing. They will strive to set the conditions to encourage such development, to provide public facilities that will encourage such development, and to explore public mechanisms to address the shortfalls of the market.

**Objective A:** New residential development in the form of single family homes, condominiums, and townhouses should continue to occur in the designated residential areas of the Urban Growth Area.

**Policy 1:** The city and county will revise its zoning ordinance to ensure that these various types and densities of housing are permitted.

**Objective B:** The City of Pomeroy will undertake actions to promote residential development at a density that will allow pedestrian access to commercial areas, employment, schools, and park or recreational areas. The Future Land Use Map shows the designation of higher densities to reflect this need.

**Policy 1:** The city will revise its zoning ordinance to assure that high-density residential areas are allowable and are well located. The city considers the following densities comfortable: single family dwellings at a density of 6 units per acre and semi-detached dwelling units at a density of 8-10 units per acre.

**Policy 2:** Develop an ordinance to allow home occupations in residential areas. The intent is to permit home occupations or professions which is incidental to or carried on in a dwelling place, and does not change its residential character. This type of occupation is usually carried on by a member of the family residing within the dwelling place.

**Objective C:** The City of Pomeroy will encourage the new development of multi-family housing and small single-family units, and will take steps to ensure that these new developments are incorporated with the existing commercial and community structures within the city.

**Policy 1:** The City and County will revise its zoning ordinance to ensure that these various types and densities of housing are permitted.

**Policy 2:** Provide for auxiliary apartments in residential zones for low to moderate income, small-family, single person, or seasonal occupant, as long as the unit maintains the appropriate residential character and quality living environment.

**Policy 3:** The city will encourage the distribution of various housing types equitable throughout the city to provide for a wide variety of neighborhood settings, and to avoid undue concentration in single neighborhoods.

**Policy 4:** The city and county shall not enact any statute or ordinance that prohibits the use of a residential dwelling, located in an area zoned for residential or commercial use, as a family day-care provider's home facility.

**Objective D:** The city and county will increase the opportunity for all residents to purchase or rent affordable, safe and sanitary housing. The city and county will carefully examine the needs of the current residents, in order to direct new housing development, rehabilitated housing, and assisted housing to where it is most needed.

**Policy 1:** The City of Pomeroy will review State and Federal housing programs and will make recommendations regarding future grant applications.

**Policy 2:** The city will initiate coordination with neighborhood-based groups or other volunteer organizations to promote rehabilitation and community revitalization efforts.

**Policy 3:** The city and county shall not enact any statute or ordinance that has the effect, directly or indirectly, of discriminating against consumers' choices in the placement or use of a home in such a manner that is not equally applicable to all homes. Homes built to 42 U.S.C. Sec. 5401-5403 standards (as amended in 2000) must be regulated for the purposes of siting in the same manner as site built homes, factory built homes, or homes built to any other state construction or local design standard. However, the city may require that (a) a manufactured home be a new manufactured home; (b) the manufactured home be set upon a permanent

foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative; (c) the manufactured home comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located; (d) the home is thermally equivalent to the state energy code; and (e) the manufactured home otherwise meets all other requirements for a designated manufactured home.

**Objective E:** The City and County will increase the opportunities for residents with special housing needs. While the community cannot meet these needs immediately, clarifying the responsibilities of various public and private agents is an important step towards meeting these needs. The City and County will also carefully examine the needs of the current residents, in order to direct new housing development, rehabilitated housing, and assisted housing to where it is most needed.

**Policy 1:** The City and County shall review, and amend as necessary, the zoning code so that different classes of group homes are permitted in appropriate residential neighborhoods, and that no residential neighborhoods be closed to such facilities.

**Policy 2:** By 2013, the City and County will develop site selection criteria for disabled housing units.

**Policy 3:** The city and county shall not enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals.

**Objective F:** To address the needs of the elderly, an increasing proportion of the residential land use will be zoned for high densities. The city will encourage the provision of smaller units (with one or two bedrooms) and more compact housing types (cluster, townhouse, apartment, or condominiums). In siting development for the elderly the city will also review the proximity to shopping, hospitals, public transportation routes, retail and service centers, and parks.

**Policy 1:** The city will actively promote and/or pursue the development of additional housing for the elderly.

**Policy 2:** The city will actively promote and/or pursue the development of an assisted-living facility.

**Policy 3:** The City of Pomeroy will ensure that all residential areas are supplied with public facilities and services. The city should continue to evaluate public facilities and services in rehabilitated and redeveloped areas.

**Policy 4:** The city will develop site selection criteria for the location of housing for the elderly.

**Objective G:** To increase and improve affordable rental housing supply. (The following are applicable to all types of rental housing, whether for seniors on fixed incomes, other lower income category tenants, or tenants in all income levels).

**Policy 1:** Identify and evaluate possible development sites; these could be vacant lots for new construction or existing structures for renovation to rental units.

**Policy 2:** Identify cost effective public and private resources that would create housing in a timely manner. Contact funding sources and determine which are the most viable options for Garfield County. This determination will result from a look at the application requirements (time and money required to complete), the likelihood of funding, the timing of funding, complications of the program that might limit use of funds once appropriated, and the appropriateness of the program requirements for Garfield County.

**Policy 3:** Increase public and private finance options for both private and non-profit developers who wish to improve existing rental properties and/or develop new units.

**Policy 4:** Improve the capacity of non-profit/public housing developers to meet the needs of tenants; this capacity building would come through increased technical assistance, ideas, contracts, and resources. One way to do this is to encourage an area non-profit organization to become a Community Housing Development Organization (CHDO); with this designation, they become eligible for technical assistance and funding set-asides through the State Department of Community Development.

**Policy 5:** Identify the key personnel for rental property referrals in Pomeroy. Request that these persons perform informal market surveys by obtaining brief information from persons looking for rental housing. Such information would include the age of the householder, the family size, the price range, the desire to rent or purchase, and the number of bedrooms preferred. Over time this will give a clear idea of the type of rental housing most in need and will also indicate when market shifts occur.

**Objective H:** To increase Homeownership Opportunities

**Policy 1:** Follow the steps listed above as they apply to new housing.

**Policy 2:** Encourage efforts which free up under-utilized housing stock. For example: encourage a senior condo project which would allow elderly single homeowners who wished to live in smaller, more maintenance-free homes or move into smaller units and thereby make their large homes available to younger, larger, families.

**Policy 3:** Encourage lenders, contractors, realtors, and building officials to work together towards the goal of creating moderately-priced subdivisions. Some examples could include zoning measures that decrease the cost of building,

lowered/subsidized lot costs, guaranteed loans through local lenders, creation of a down payment assistance loan program, or inclusion of local volunteer labor for building (for example, Habitat for Humanity or FHMA Self-Help Program).

**Policy 4:** Encourage spec home building in all price ranges to offer choices to first time homebuyers and to families wishing to move up (who will in turn make their starter home available to someone else). This could be accomplished through a collaboration of local government (planning, building, zoning, public works) as well as lenders, builders, realtors, and employers.

**Policy 5:** Identify public and private resources to create first time homebuyer financing options (for example, Washington State Housing Finance Commission and Farmer's Home Mortgage). In addition, find out if other branches of local banks offer first time homebuyer programs and encourage them to offer these programs in Pomeroy.

**Policy 6:** Research and work with agencies, lenders, and housing organizations to find models for successful housing programs that can be adapted for local use.

**GOAL II:** The city will strive to provide housing with pedestrian orientation and that maintains a development pattern, in order to promote a sense of community and safety. The city will also strive to provide housing in good condition, with high quality designs, and adequate buffers from noise, odors and other environmental stresses.

**Objective A:** Maintain and implement the Building Code Improvements and "Downtown Design Guidelines" and review criteria established in the "Historic Preservation Ordinance" when rehabilitation or constructing buildings within the historic downtown to ensure a conscientious vision for the community to promote both the vision and to prevent unwanted development.

**Policy 1:** The city will continue its primary role in the conservation of housing through public investment in the infrastructure servicing the area (storm drainage, street paving, recreation) and zoning to prevent incompatible land uses and depreciation of property values.

**Policy 2:** By 2009, the zoning ordinance will be reviewed to establish zoning classifications for manufactured home parks and mobile home subdivisions as part of the overall program to bring the land development regulations into consistency with the comprehensive plan.

**Objective B:** Provide for an urban residential area housing activities focused on the preservation and conservation of existing standard housing, the rehabilitation of substandard housing, and the redevelopment of deteriorated housing.

**Policy 1:** The City and County will determine the demand for conservation of the existing housing stock in standard condition will be achieved through private

investment in maintenance and repair, and the enforcement of the city's housing code.

**Policy 2:** By 2013, the City and County will initiate rehabilitation efforts for the substandard housing stock a combination of public and private investment.

**Policy 3:** Research and work with agencies, lenders, and housing organizations to find models for successful rehabilitation programs that can be adapted for local use. In addition, form collaborations with local lenders, realtors, contractors, building officials, utility companies, and housing agencies to create new ideas for rehabilitation programs.

**Policy 4:** Determine whether existing rehabilitation funding sources can expand their programs. (Blue Mountain Action Council, Pacific Power and Light).

**Policy 5:** By 2012, the City and County will prepare a prioritization for demolition and rehabilitation of the housing stock where determined to be economically infeasible. These sites could then be utilized under the existing zoning classification or redeveloped at a higher intensity through the site-specific zoning process.

**Policy 6:** Encourage the use of the upper stories of the commercial buildings in downtown as residential housing.



# Utilities Element

# I. INTRODUCTION

## Purpose of the Utilities Element

This Utilities Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address utility services in Garfield County and the City of Pomeroy. It represents the community's policy plan for growth over the next 20 years. The Utilities Element describes how the goals in the other plan elements will be implemented through utility policies and regulations, and is an important element in implementing the comprehensive plan.

The Utilities Element has also been developed in accordance with the County-Wide Planning Policies, and has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan. The Utilities Element specifically considers the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, and telecommunication lines. This element also identifies general utility corridors.

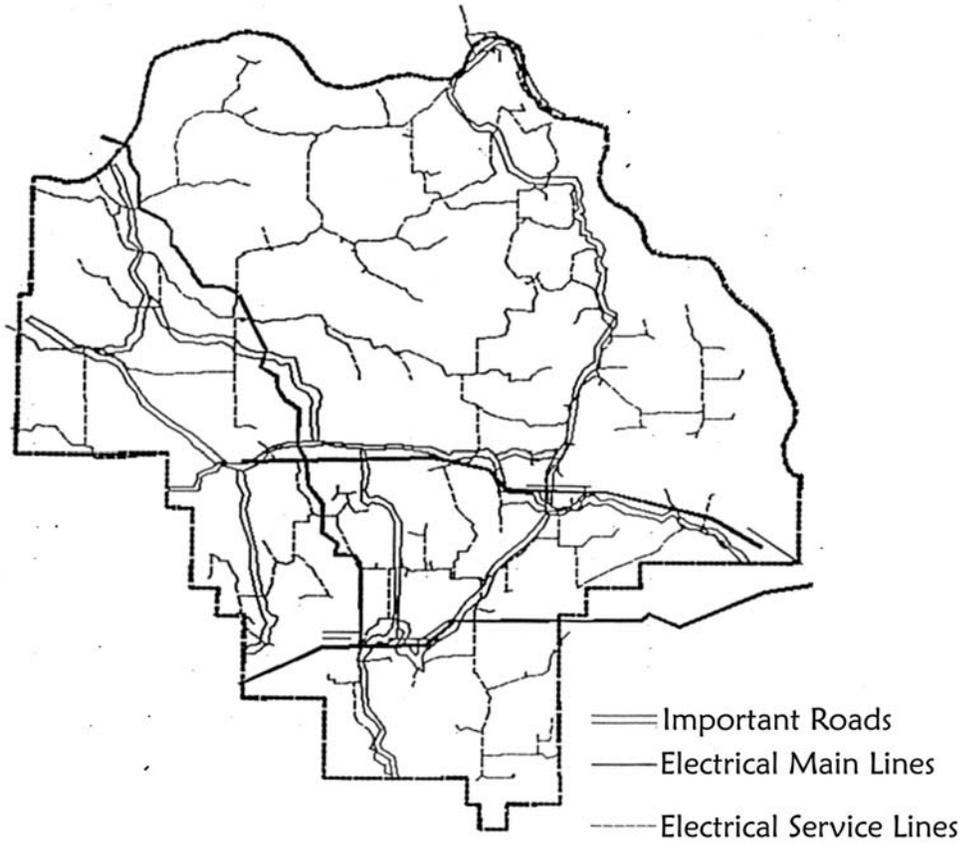
The Utilities Element includes:

- Introduction
- Inventory and Analysis
- Future Needs and Alternatives
- Goals, Objectives and Policies

## Urban Growth Area

The Urban Growth Area boundary was selected in order to ensure that urban services will be available to all development. This includes the provision of utility facilities. The City and County recognize that planning for utilities is the primary responsibility of the utility providers. However, both will incorporate these plans prepared by the providers into its comprehensive planning efforts in order to identify ways of improving the quality and delivery of services provided in the county, city, and its designated urban growth area boundary. All development requiring urban services will be located in the urban growth area, and will have these services extended to them in a timely and financially feasible manner. The Utility Plan in this element will guide decision making to achieve the county and community goals as articulated in the Vision Statement.

# Garfield County Electrical Service



## II. INVENTORY AND ANALYSIS

The inventory presented in this element provides information useful to the planning process. It does not include all of the data or information that was gathered, but has presented the relevant information in an organized and useful format. Additional data is listed in the bibliography and can be obtained at the city or County courthouse. The inventory summarizes general information pertaining to the existing utility service system in the city and throughout Garfield County. Many public and private agencies are involved in regulation, coordination, production, delivery, and supply of utility services. This section of the element identifies those providers as well as the legislation regulating the utility. The analysis of this information is located in Section III. The inventory includes:

- Natural Gas
- Electrical
- Telecommunications
- Water
- Sewer

### Natural Gas

Garfield County and the City of Pomeroy are currently not served by natural gas.

### Electrical Utilities

Garfield County and the City of Pomeroy are served by the Pacific Power and Light Company and Inland Power and Light Company. Both companies have facilities located throughout the county. According to the electrical utility, both companies have unlimited supply and ample capacity to meet existing demand for both the incorporated city limits, the urban growth area, as well as the rural residents throughout Garfield County. (See Map on previous page.) Although there is currently no production of electricity for public use, it is envisioned that in the near future, there will be production and transmission facilities throughout the county.

### Telecommunication Utilities

Garfield County and the City of Pomeroy is served by the Qwest and Rapid Cable system. First Step Internet provides wireless internet to various parts of the county.

### Water Utilities

Water service is provided by the City of Pomeroy to all residents within the City limits. Total capacity is 3,096,000 gallons per day. According to local statistics, this capacity will serve 2,000 people. However, the population has reached over 2,500 people,

with no adverse affects or water shortage. In addition, there are back-up wells which are in good condition.

It is important to note that although the capacity seems good for current residential use, the location of a new industry in the area could produce a strain on the system. In light of this, it is particularly important to have exact capacity figures available for businesses looking to locate in the area. An unbiased evaluation which determines capacity for further usage should be performed in the near future. In addition, plans for expansion and upgrading should be firm.

Nearby Pataha (approximately 100 people) is experiencing some potential for ground water contamination, so it is possible that in the future, the City of Pomeroy's system will serve Pataha as well. As for now, however, Pataha obtains water through private wells, as does the rest of the County.

Contractors wishing to build new homes that are served by public water are responsible for the cost of extending main lines. If workmanship is satisfactory, the City will manage the lines.

(See Map on following page.)

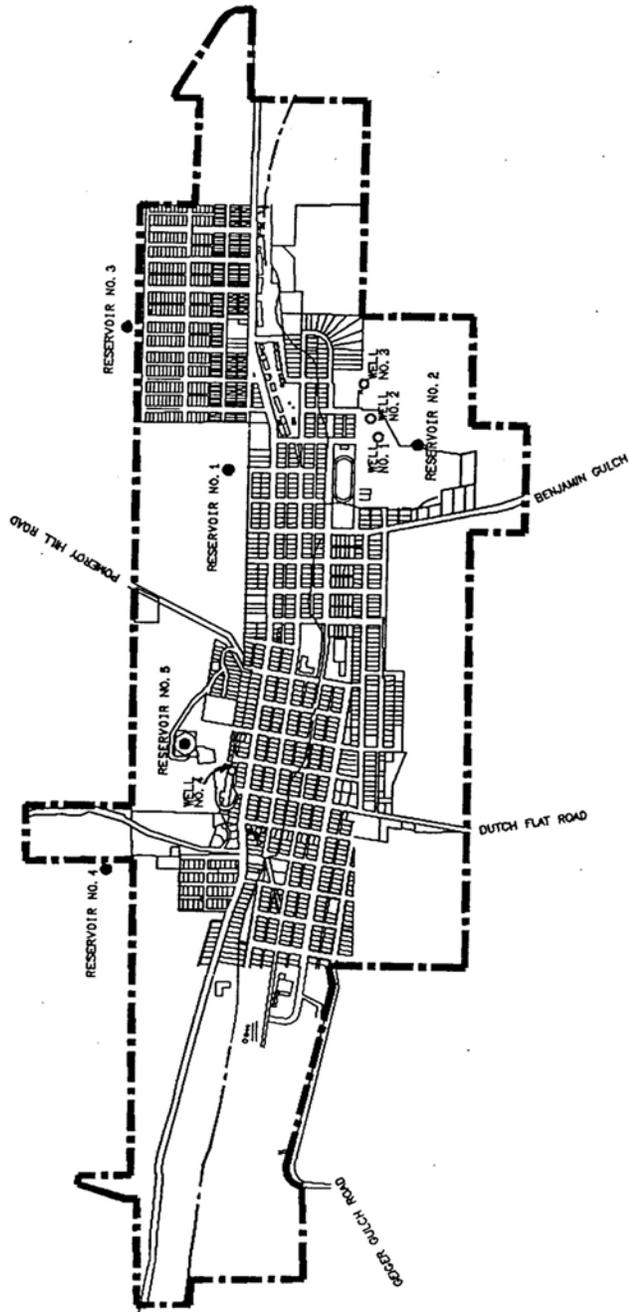
### Sewer Utilities

The City of Pomeroy provides public sewer service which extends through Pomeroy. Over 97% of units are on this public system; the remainder are on private septic systems. The total capacity of the sewer system was enhanced through a recent upgrade to the wastewater treatment facility.

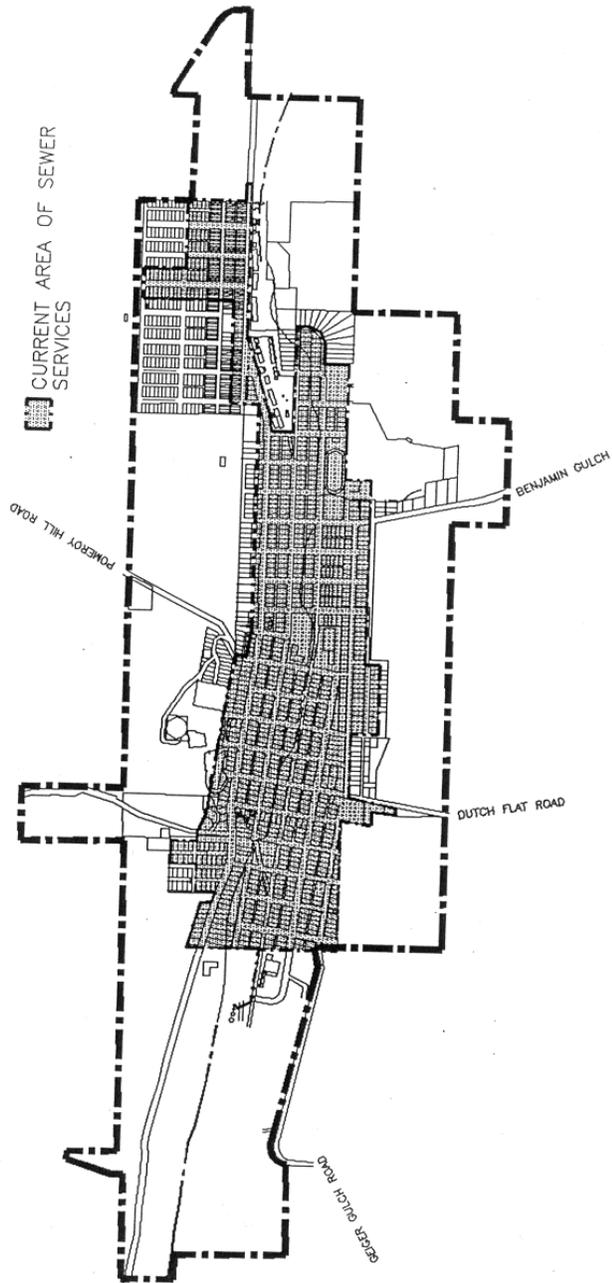
At present, a contractor wishing to build a home that is served by the public sewer system is responsible for the cost of extending the main lines. If work is performed in a manner that is satisfactory to the City, then the City will maintain the lines.

Private septic systems are allowed with new construction in Pomeroy only if the site is 200 feet or more from a main sewer line. In addition, all areas of Garfield County outside of Pomeroy are served by private septic systems. (See Map on second page following.)

# City of Pomeroy Water Facilities



# City of Pomeroy Sanitary Sewer



### **III. FUTURE NEEDS AND ALTERNATIVES**

#### Natural Gas

Natural gas service does not exist in Garfield County and in the City of Pomeroy Urban Growth Area nor has there been any discussion of implementing a system.

#### Electrical

The delivery of electricity to the City of Pomeroy in order to meet future demands will take a coordinated process between the city and the utility provider. According to Inland Power and Light and Pacific Power and Light, it is anticipated that there will be enough capacity to meet the projected growth for the community based on the projections from the Office of Financial Management as well as the growth projected on the Future Land Use Map.

#### Renewable Energy

Passage of Washington's renewable energy portfolio standards requires the generation of clean renewable energy. Of the various types of renewable energy that can be developed in Garfield County, opportunities for development of wind energy facilities have been identified. Wind energy facilities utilize a natural resource – wind – without depleting it, create economic benefits, and are compatible with existing land use policies and goals in the region. Consistent high winds in Garfield County present an opportunity for resource harvesting of wind energy on agricultural land. Wind energy development is consistent with the type of agricultural production that currently exists in Garfield County and may provide significant economic opportunities for individual farms, the work force, Garfield County and other taxing districts within.

#### Telecommunications

The provision of telecommunication services is driven by the needs of its customers. As the city grows, telecommunication facilities will be upgraded to ensure adequate service levels. It is also feasible that facilities will be upgraded as technology advances.

#### Water

The future water needs of the community are addressed in the goals section of this element.

#### Sewer

The future sewer needs of the community are addressed in the goals section of this element.



# Wind Energy

Commercial wind energy continues to grow as a source of electricity production in the United States. Passage of Washington's renewable energy portfolio standards requires the generation of clean renewable energy which can be met by wind energy facilities. A wind energy facility typically consists of arrays of wind turbine generators, transformers to step up power, associated electrical infrastructure, service roads and operation/maintenance facilities. Wind energy facilities utilize a natural resource – wind – without depleting it, create economic benefits, and are compatible with existing land use policies and goals in the region.

Wind Energy Facilities or Wind Turbine Farms, (two or more wind turbines on one parcel) may be allowed only as a Conditional Use within the Agricultural Zone. Accessory uses i.e.; O & M Buildings, Electrical Distribution or Transmission Lines, Overhead Power Lines, Electrical Sub Stations, or and any Collection or Transfer Stations needed for the construction of any Wind Energy Facility or Wind Turbine Farm or Solar Energy Facility shall be considered as an accessory use and therefore must be addressed and listed at the time of the original application submittal.

The county has declared the agriculture zone to be the lands in which wind farms will be allowed, provided the developments meet county, state and federal requirements to build a project. Areas of Garfield County outside of the agriculture zone have been excluded from wind energy facility development, such as the Mountain Cabin Zone. The County has no jurisdiction over the U.S. Forest Service lands in the southern portion of the county.

## **Support**

Wind energy facilities potentially can add farm revenue to offset unstable or falling prices for wheat, alfalfa and beef cattle and higher production costs and property taxes. Our economic development strategy is to strengthen and promote our agricultural economy and broaden the tax base. The County and its junior and special taxing districts (such as fire, school and special utility districts) will see valuations increase and a variety of tax benefits to its taxpayers.

## **Planning**

Zoning is not merely an economic development tool, but is good planning. The county has been known as a prime wind-resource area since the early 2000's. The energy crisis of 1999-2000 was bringing wind power developers to look at the county, and the idea was to start planning now for it, Garfield County wants to be proactive instead of being forced to be only reactive when a project was proposed.

## IV. GOALS, OBJECTIVES AND POLICIES

This section discusses the plan for future utility service in the City and County. The timing of development and provision of services are key components of this planning process. In addition to the discussion below, a Future Land Use Map has been developed to illustrate the various land uses and growth management strategies.

The analysis of existing conditions and projected needs in the previous section highlighted the areas of concern and opportunities for the Community. The Vision Statement for the Community was used with the Inventory and Analysis contained in this element to create a plan. The plan contains a strategy for achievement of the Community's goals in light of the existing conditions in the Community. The goals and policies within the plan provide guidelines and positive actions.

The plan and policies for utility issues in the City of Pomeroy and Garfield County are organized as follows:

- Vision Statement Goals. These goals are essential to the quality of life in the Community and will remain unchanged for long term planning.
- Utility Goals. These goals describe concepts to be used in decision-making. These goals are based on the existing conditions and projected changes in the City and County, and will be revised as the City and County changes.
- Plan Concept. A discussion relating the findings of the inventory and analysis to the goals and vision of the community. This should outline the strategies that will guide future growth and development in the community.
- Policies. The policies specify what should be accomplished to reach the goals. These policies either provide clear guidance for decision making when a situation arises, or provide clear responsibilities that will be implemented. The accomplishments under these policies can be used to measure progress toward the goals.

### Goal I:

- A. To facilitate the development of all utilities at the appropriate levels of service to accommodate growth that is anticipated to occur in the City and County.
- B. To facilitate the provision of utilities that are environmentally sensitive, safe and reliable, aesthetically compatible with the surrounding land uses, and available at reasonable economic costs.
- C. To process permits and approvals for utility facilities in a fair and timely manner and in accord with the development regulations which encourage

predictability through use of comprehensive environmental and project planning review processes.

**Objective A: Implement Timely Processes**

**Policy 1:** The City and County shall promote, when reasonably feasible, co-locate new public and private utility distribution facilities in shared trenches and coordination of construction timing to minimize construction-related disruptions and reduce the cost of utility delivery.

**Policy 2:** The City and County will provide timely effective notice to utilities to encourage coordination of public and private utility trenching activities for new construction and maintenance and repair of existing roads.

**Policy 3:** The City and County shall encourage provision of an efficient, cost effective and reliable utility service by ensuring land will be made available for the location of utility lines, including location with transportation corridors.

**Policy 4:** The City will promote the extension of distribution lines to and within the urban growth area. Coordinate land use and facility planning to allow eventual siting and construction of utility distribution lines within right-of-ways which are being dedicated or within roads which are being constructed or reconstructed.

**Policy 5:** The City and County will ensure that all maintenance, repair, installation, and replacement activities by utilities are consistent with the City and County's critical areas ordinances.

**Policy 6:** The City and County will encourage communication amongst the WUTC, and utilities regulated by the WUTC, regarding the requirements of the Growth Management Act, especially the requirement that service be provided concurrently with or in advance of demand.

**Policy 7:** The City and County shall encourage system design practices intended to minimize the number and duration of interruptions to customer service.

**Objective B: Energy Conservation and Conversion**

**Policy 1:** The City and County will facilitate and encourage conservation of resources to delay the need for additional facilities for electrical energy and water resources and achieve improved air quality.

**Policy 2:** The City and County will facilitate the conversion to cost-effective and environmentally sensitive alternative technologies such as renewable energy sources.

**Policy 3:** The City and County should support development of a widespread gaseous fuel infrastructure to provide more options to reduce vehicular pollution [city fleet to cleaner fuels].

**Policy 4:** By 2009, the City and County shall achieve a 5% reduction of electric energy in the public's own facilities.

**Objective C: Coordination with the Land Use Element**

**Policy 1:** Coordinate City and County land use planning with the utility providers' planning. Adopt procedures that encourage providers to utilize the Land Use Element and Urban Growth Area in planning future facilities.

**Policy 2:** The City and County will utilize maps of the existing and proposed utility facility corridors to determine consistency of such designations with the elements of the comprehensive plan.

**Policy 3:** The City and County will assure that the comprehensive plan designates areas available for the location of utility facilities.

**Policy 4:** The City and County recognize that the utilities have an obligation to serve and provide the same level of service to all of its customers.

**Objective D: Storm Drainage Facilities**

**Policy 1:** Storm drainage facilities should be an integral part of each street improvement project and as such, funding shall be allocated for these facilities when improvements are undertaken.

**Policy 2:** Initiate a program to improve the storm drainage system including the following recommendations from the Capital Improvement Plan:

- a. Initiate a storm utility-type service fee, so as to provide funds for system improvements and maintenance. Twenty-six municipalities, within Washington State, have initiated such a program. The monthly rates for storm drainage utility fee of these 26 cities, range between \$1.00 and \$7.29 per month for single family dwellings.
- b. Initiate a single plan for the storm drainage collection system, which could be implemented over a period of time or during the construction and improvements of City streets.
- c. Establish a cooperative plan with Garfield County to initiate drainage system improvements, and pursue State and Federal grant programs together.

- d. Consideration should be given to every new development within the established flood plain area.
- e. New bridge designs should consider the flood potential of Pataha Creek.
- f. The public must understand and accept the fact that no reasonable flood control measures could solve the potential hazard of living within the flood plain or across drainage paths. The City of Colfax provides the best example of 99% flood protection by the concrete channel structure. A similar solution could obliterate and cover 25% of Pomeroy's developed area.
- g. Although it is not an easy task to implement, the City should initiate a maintenance program to clean out catch-basins, manholes, and pipes throughout the City.

**Objective E: Water Supply System**

**Policy 1:** Initiate a program to improve and maintain the water system to supply water for domestic uses safely and adequately for fire demands. This should include the following recommendations from the Capital Improvement Plan:

- a. The procurement and maintenance of high water quality must be a top priority of City policy and City staff. A commitment to source protection is essential in meeting new water quality regulations. Pomeroy's water supply system is a unique and excellent supply system which should be protected and improved.
- b. The vulnerability assessment, as stipulated by WAC 248-54-610, is used to evaluate the reliability of the system and its ability to continue functioning during emergencies, natural or man-made disasters, or equipment failure. Therefore, it is important for the City to prepare and adopt a disaster preparedness plan for such emergencies as; earthquake, windstorm, freezing conditions, flooding, fire, volcanic eruption, drought, contamination of water supply, water supply main break, vandalism, explosion, and nuclear warfare.
- c. Installation and maintenance of metering facilities at all sources of supply, booster station, and all service connections are recommended as an indispensable management tool. The reliability of water use analyses, water reports, capital improvement program, and equipment performance evaluations are dependant on accurate metering data.
- d. Continue the installation of telemetry equipment at each source, supply, and storage facility for automatic control purposes and to provide operations personnel with immediate access to the system status, emergency conditions, and energy and water resources conservation.

- e. The water quality monitoring program shall be carried out in strict conformance with the requirements of Washington State’s “Drinking Water Regulations”, by the Department of Health—Drinking Water Section.
- f. Acquire, fence and protect property around the springs.
- g. Line and improve the structure or rebuild Reservoirs as needed.
- h. Provide a bypass, as needed, around two booster stations, to permit supplying water from the high level zones back to the low level zone during emergencies.
- i. Coordinate the improvements of the water distribution system with the street improvement program.

**Policy 2:** Initiate a program to improve and maintain the collection and treatment of the wastewater collection system including the following recommendations from the Capital Improvement Plan:

- a. Coordinate the improvements of the wastewater collection system with the street improvement program.
- b. Attempt to separate roof drain connections from the wastewater collection system.
- c. Continue the cleaning program of the wastewater collection system (pipes and manholes), and include root removal from the system.
- d. Depending on the availability of funds and as a standard rule, replace existing six inch diameter pipes with proper size pipes meeting the expected flow, but no pipes smaller than 8 inch in diameter should be constructed throughout the system, in accordance with DOE’s criteria.
- e. Complete the preparation of the sludge management plan and submit to DOE in accordance with the NPDES (discharge) permit.

Objective F: Telecommunication Facilities and Services

**Policy 1:** The county shall facilitate the location and development of telecommunication towers and related distribution facilities in accordance with the Critical Areas Ordinance. Protection of adjoining landowner’s concerns and property values should be taken under consideration.

**Policy 2:** The city and county shall encourage the private development of facilities which provide the citizens with the highest level of telecommunication services, including cellular phone service and access to the Internet.



# Economic Development Element

# INTRODUCTION

## Purpose of the Economic Development Element

This Economic Development Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address and guide economic development in Garfield County and Pomeroy. It represents the community's policy plan for growth over the next 20 years. The Economic Development Element describes how the goals in the other plan elements will be implemented through utility policies and regulations, and is an important element in implementing the comprehensive plan.

The Economic Development Element has also been developed in accordance with the County-Wide Planning Policies and has been closely coordinated with the Palouse Economic Development Council. It has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan. The Economic Development Element specifically considers the general and specific projects and directions throughout Garfield County and Pomeroy.

The Economic Development Element includes:

- I. Introduction
- II. Inventory and analysis
- III. Goals, objectives, and policies

## II. INVENTORY AND ANALYSIS

The inventory presented in this element provides information useful to the planning process. It does not include all of the data or information that was gathered, but has presented the relevant information in an organized and useful format. The inventory presented on pages 24-26 summarizes general information pertaining to the existing economy of Garfield County and Pomeroy.

## III. GOALS, OBJECTIVES, AND POLICIES

This section discusses the plan for future economic development in the county. The timing of development and provision of services are key components of this planning process.

The analysis of existing conditions and projected needs in the previous section highlighted the areas of concern and opportunities for the community. The plan contains a strategy for achievement of the community's goals in light of the existing conditions in the community. The goals and policies within the plan provide guidelines and positive actions.

The plan and policies for utility issues in Garfield County and Pomeroy are organized as follows:

- Vision Statement Goals. These goals are essential to the quality of life in the Community and will remain unchanged for long-term planning.
- Economic Development Goals. These goals describe concepts to be used in decision-making. These goals are based on existing conditions and projected changes in the county, and will be revised as the county changes.
- Policies. The policies specify what should be accomplished to reach the goals. These policies either provide clear guidance for decision-making when a situation arises, or provide clear responsibilities that will be implemented. The accomplishments under these policies can be used to measure progress toward the goals.

**Goal A.** To facilitate economic development at the appropriate levels to accommodate growth that is anticipated to occur in the city and county.

**Goal B.** To encourage economic development throughout the city and county that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this county, especially for unemployed and for disadvantaged persons, and encourage growth, all within the capacities of the county's natural resources, public services, and public facilities.

**Goal C.** To attain the highest level of economic well-being possible for all citizens through the achievement of a stable and diversified economy offering a wide variety of employment opportunities;

**Goal D.** To process permits and approvals for projects in a fair and timely manner and in accord with the development regulations which encourage predictability.

**Policy 1:** To encourage the local economy by providing a predictable development atmosphere, emphasize diversity in the range of goods and services, and ensure that as the economy changes employment opportunities are balanced with a range of housing opportunities.

**Goal E:** To encourage and strengthen stability in Garfield County and Pomeroy's economic base through diversification and increased employment.

**Policy 1.** Encourage the redevelopment/revitalization of rundown and/or under-utilized commercial areas through a combination of regulatory techniques, incentives, and land-use planning.

**Policy 2.** Encourage development of a wide range of commercial uses to support local and regional needs, including those of the traveling public.

**Policy 3.** Continue to coordinate and seek economic development assistance from the Palouse Economic Development Council, Department of Community Trade and Economic Development Small Business Development Office, Department of Trade and Economic Development, Trade Commissions, and other entities in the development arena.

**Policy 4.** Encourage the development of business and industry which utilize locally-grown products from the agricultural or timber lands, e.g., ethanol-production, grain-milling, and straw-pelleting. Emphasis should be given to promoting the processing of locally-produced goods and the value-added industries to increase our existing ag-related base.

**Policy 5.** Encourage the development of environmentally-sensitive businesses and industries in the county.

**Policy 6.** Encourage diverse industries to provide a broad economic base, e.g., small cottage industries, light manufacturing. Stabilize the work force by seeking industries that provide employment on a year-round basis and operate on multiple shifts.

**Policy 7.** The city and county will strive to attract out-of-town money by focusing on tourism and recreational activity.

#### Objective A: Education and Training

**Policy 1:** The city and county should support the improvement of relationships between the community and high schools and colleges.

#### Objective B: Infrastructure

**Policy 1:** The city should support the development and construction of Pioneer Plaza downtown pocket park.

**Policy 2:** The city and county should support the planning and construction of paths and trails for bicycles and pedestrians.

**Policy 3:** The City and County should continue to improve the road infrastructure system.

**Policy 4:** The city should support the enhancement and expansion of the downtown museum.

**Policy 5:** The county should support the improvement of high speed internet access in rural areas.

**Policy 6:** The city and county should support the development and construction of the Ag History museum.

**Policy 7:** The city should support the continued improvement of parking in Pomeroy.

**Policy 8:** The city, county and port should promote the construction of a recreational vehicle park/tent camping area.

**Policy 9:** The city, county and port should promote the construction of a skateboard park.

**Policy 10:** The county and city should support improvement to the Hospital District facilities and services including the construction of a new entrance and new wing for hospital facility.

**Policy 11:** The city should support the enclosing of the city swimming pool to offer various activities including therapeutic swimming for hospital/long-term care residents.

**Policy 12:** The county should continue pursuing renovation to Garfield County Courthouse through the Washington Courthouse Initiative.

**Policy 13:** The city should support the enhancement of municipal facilities including the golf course, swimming pool, and play equipment at the City Park.

**Policy 14:** The county and city should support improvement to the Fire District services, including the acquisition of additional property for expansion of present facilities, and purchase new firefighting equipment and vehicles.

**Policy 15:** The county and city should support improvement to the Hospital District facilities and services including the construction of a new entrance and new wing for hospital facility.

#### Objective C: Business Development

**Policy 1:** The county should encourage development of wind generation projects.

**Policy 2:** The county and city should encourage alternative fuels production facility (oilseed crushing/biodiesel or ethanol blending).

**Policy 3:** The county and city should encourage biomass energy production.

**Policy 4:** The city should support the expansion and/or development of overnight accommodations.

**Policy 5:** The county should support the construction of an indoor equestrian facility.

Objective D: Tourism

**Policy 1:** The county and city should support the promotion of Farm Tours.

**Policy 2:** The county should support a regional network for travel planning for the Lewis & Clark Trail.

**Policy 3:** The county should encourage the establishment of cabin rentals.

**Policy 4:** The county should support efforts to construct a walking/biking path from courthouse to fairgrounds and extend the bike path to the fairgrounds.

**Policy 5:** The county should support efforts to reconstruct or replace fairgrounds pavilion and other necessary fairgrounds improvements.

Objective E: Community Development

**Policy 1:** The city should support the implementation of Pomeroy Downtown Revitalization Master Plan

**Policy 2:** The city should encourage the improvement of the Senior Center and recover usable space for various community needs.

**Policy 3:** The city should encourage the revitalization of the Seeley Theatre.

**Policy 4:** The city should encourage upgrades to City Hall.

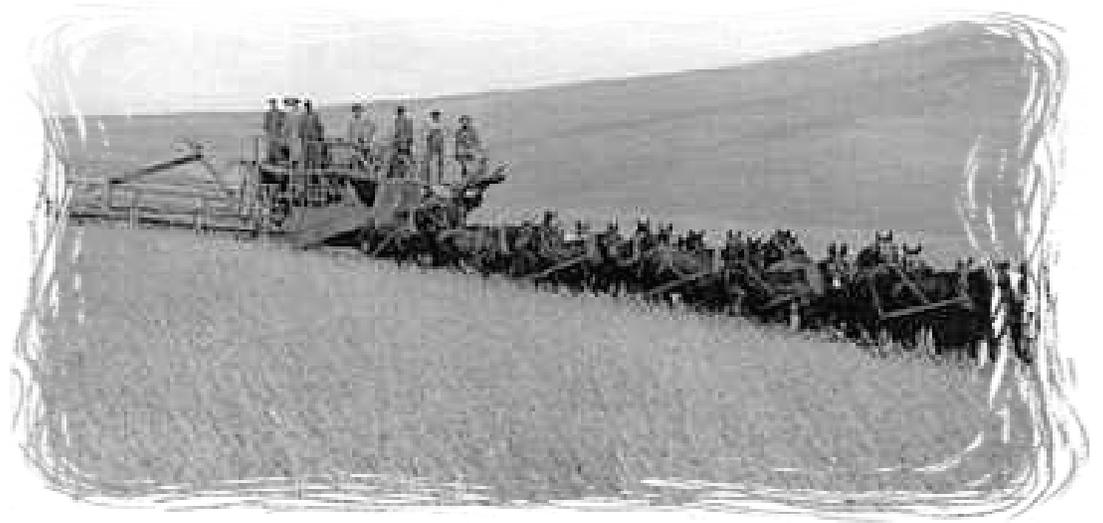
**Policy 5:** The city should encourage the development of a joint city center for Chamber, PEDC and Tourist Information.

**Policy 6:** The city should encourage the development of a Downtown Marketing Plan.

**Policy 7:** The city should encourage the development of uniformity in sidewalk/street plantings.

**Policy 8:** The city should encourage the painting of murals in appropriate locations.

**Policy 9:** The city and county should promote the restoration of historic buildings throughout the county.



# RURAL ELEMENT

# I. INTRODUCTION

## Purpose of the Rural Element

This Rural Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address the rural lands in Garfield County. It represents the Community's policy plan for these land areas which are significant for their agrarian values and also sometimes susceptible to sprawl development. The policies and objectives in this plan will be used to guide public decision on the use of the County's rural lands.

The element has also been developed in accordance with the County-Wide Planning Policies, and has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan. The element specifically evaluates the particular needs and worth of rural lands and how the goals for this element relate to the other comprehensive plan elements. The Rural Element includes:

- Introduction
- Inventory and Analysis
- Future Needs and Alternatives
- Goals, Objectives and Policies

A basic tenet of the GMA is that growth should be directed first to areas already characterized by growth and where growth can be (or soon will be) supported with adequate urban facilities and services. By directing growth into growth centers, local communities can better reserve other lands for rural uses, resource conservation and environmental protection.

The GMA does not specifically define what rural areas are but instead defines what they are not. The rural element is to address "lands that are not designated for urban growth, agriculture, forest or mineral resources. The rural element shall permit land uses that are compatible with the rural character of such lands and provide for a variety of densities. (RCW 36.70A.070 (5))" Urban services will be available in urban areas, but not in rural areas (RCW 36.70A110 (3)). GMA goals also call for reducing "The inappropriate conversion of undeveloped land into sprawling low-density development (RCW 36.70A.020 (2))."The GMA defines agricultural, forest and mineral resource lands as those which are primarily used for or have long-term commercial significance for agricultural, forestry and mineral production. Urban growth areas are characterized by urban growth (intensive use of land) or may include lands adjacent to such areas. Webster's New World Dictionary defines rural as "of or relating to the country, country people or life, or agriculture." The same dictionary defines country as "land with farms and small towns." Although the GMA separates rural lands from commercial resource lands, rural areas are none-the-less tied up with resource lands. Rural areas support resource lands, buffer them and otherwise draw their meaning from them. Ultimately, it will be up to our community to

define rural areas in a manner which fits local conditions and needs. At the same time, the rural area approach must further GMS goals such as the goals to avoid sprawling low-density development and the need for urban services.

Planning for rural areas is particularly important because:

Rural lands located adjacent to the city fringe are susceptible to sprawl development which can quickly overwhelm the existing community character, budgets and way of life.

Urban and resource area are dependent upon each other, but tend to be uneasy neighbors. Rural area can buffer urban and resource or natural areas from each other, so that each area can function without interference from the other.

Rural towns such as Pomeroy provide commercial services and supplies needed to support nearby resource operations. They also provide residential area for resource industry workers.

Rural areas, although not designated for long-term commercially significant resource use, are also appropriate areas for resource operations.

Small-scale farm operations can thrive in rural areas near urban centers. Locally grown fruits and vegetables, for instance, are likely to be fresher, and less costly, when grown within convenient trucking distance of nearby urban markets.

Rural areas can provide economic opportunities in resource-based industries, home-based businesses, tourism and other businesses compatible with rural character.

The designation of urban and rural areas allows the efficient provision of public services and facilities when most growth is directed to compact centers.

Rural areas have also traditionally offered a retreat from the bustle of urban life for urban visitors. The existence of rural lands, open spaces, scenery, and natural areas adds an important dimension to the Northwest quality of life. Rural areas offer additional choices of living environments and lifestyles for Washington residents.

Rural areas are a significant part of our national heritage as an independent, agrarian nation. The rigors of rural life have done much to shape our values and define our national character.

Those rural areas which border cities can provide for the logical, planned future expansion of urban areas.

## II. INVENTORY AND ANALYSIS

Areas in Garfield County, such as the areas east and west of the City of Pomeroy, including Pataha and other areas in the county, contain very low-density rural residential development, farms, forest, and regionally important recreation areas. Designating and conserving these Rural Areas will maintain rural community character as a valued part of Garfield County's diversity, provide choice in living environments, maintain a link to Garfield County's heritage, allow small-scale farming and forestry, and buffer valuable Resource Lands (agricultural, timber, and mining) from incompatible uses. A clear indication of which land will remain rural also fosters better use of limited funds for facilities and services by allowing Garfield County to establish distinctly rural facility and service standards, and to focus most growth and services in Urban Areas.

Our image of rural lands certainly includes the resource uses, which traditionally occupied rural areas. Rural lands, by Growth Management Act definition, do not include designated blocks of resource lands deemed to have long-term commercial significance. They may include existing, viable resource uses which are separated from other resource lands, located adjacent to urban areas, have lesser class soils, or for other reasons did not make sense to include in the resource land designation. Resource uses, especially agricultural, are appropriate uses in rural areas and certainly contribute to rural character.

By definition, rural areas will contain significant amounts of open space lands and critical areas. Many of the lands within rural areas will be classified as such precisely because they are not suitable for urban intensity development. The GMA emphasizes the importance of critical area protection by requiring designation and protection even before growth management planning was underway. Some critical areas pose hazards for intensive development. Others perform important ecological functions for the community even beyond rural areas. For instance, wetlands reduce downstream flooding and filter out pollutants before they reach the aquifer from which we draw our drinking water. Rural areas may also contain major aquifer recharge areas which must not be intensively developed if our future public water supply is to be assured. It is in rural resource areas that most of our remaining wildlife habitat will be found.

In Garfield County the Classification and designation for either Resource Lands or Critical Areas does not include specific mapping of those lands. Therefore, while rural lands are technically separate and distinct from Resource Lands and Critical Lands, in actuality, they are intertwined. From a practical standpoint, our view of Rural lands are primarily those which are adjacent to the City of Pomeroy and are most likely to be converted to a more urbanized type of development. These lands have been included within the Urban Growth Boundary.



### III. GOALS, OBJECTIVES, AND POLICIES

**GOAL:** Garfield County should preserve Rural Areas with low residential densities and appropriate public improvements and services to provide for a rural lifestyle and protect rural character.

**Objective A:** County development requirements and programs should provide for a balance between human uses and the natural environment in rural and resource areas, and for low levels of demand for public services and facilities.

**Policy 1:** Establish rural infrastructure standards that are consistent with appropriate rural development patterns and densities. In general, such standards will preclude the development of public wastewater collection and public storm water collection systems in rural areas, reflecting lower densities and land coverage in these areas. Public water supply systems may be developed in the rural areas to meet the needs of urban growth areas.

**Policy 2:** Permit rural clustering as a tool for the preservation of rural open space.

**Policy 3:** Establish guidelines to limit industrial development outside of urban growth areas. These guidelines should provide for natural resource-based industrial development when industries require proximity to nearby resource lands.

**Policy 4:** Priority rural areas land uses should be small scale farms, forestry and mining areas, outdoor recreation and other open space activities, scattered residences and rural residential development.

**Policy 5:** Residential development in rural areas should be provided on lands which can physically support it without requiring growth area service levels or impacting rural character. Densities should be low enough to discourage leapfrogging of growth area development, and not encroach on the natural environment or natural resource management.

**Policy 6:** Home-based occupations and industries should be allowed throughout the rural areas provided they do not adversely affect the surrounding residential uses and do not result in non-residential clusters or strips.

**Policy 7:** Industrial uses in rural areas (other than small scale home-based industries) should generally be those appropriate to lower densities and land uses or rural areas, such as:

Industries related to and dependent on natural resources of agriculture, aquaculture, timber and minerals.

Industries requiring large secluded areas away from population centers and not requiring urban services.

**Policy 8:** Neighborhood convenience commercial uses should be permitted throughout rural areas, located on collector or arterial roads. Generally, other types of commercial uses should locate in the City of Pomeroy.

**Policy 9:** Rural residential development requires careful siting to avoid conflicts with resource lands. Avoid siting which requires that roads and utilities servicing residential developments cross expanses of resource land. Exclude resource uses from assessments for improvements and services needed to support residential development.

**Policy 10:** Limit area provided for residential estate development. If additional large residential lot development is provided for, it should not be encouraged to occur in a haphazard way, interspersed with resource uses. Limiting the overall amount of area designated for these uses and planning how and where these developments occur to improve compatibility, may be almost as important as actual density levels.

**Policy 11:** Farming and forestry are favored and permitted uses in Rural Areas. Agricultural and silvacultural management practices should not be construed as public nuisances when carried on in a reasonable manner and in compliance with any applicable public regulations, even though they may impact nearby rural residences.

**Policy 12:** Nonresidential uses in Rural Areas that are primarily residential should be limited to those that:

- a) Do not result in heavy traffic, noise, smoke or other significant adverse impacts; and
- b) Do not require public services beyond those appropriate in Rural Areas; and
- c) Provide convenient local services for nearby residents; or
- d) Require location in a Rural Area residential community (for example, some utility installations).

**Objective B:** Residential use near designated commercial agriculture or forestry areas should be developed in a manner which minimizes potential conflicts and reduces unnecessary conversion of farm and forest land.

**Policy 1:** Residential uses should be permitted in Resource Lands only when clearly consistent with resource management and only at densities which will avoid conflicts between residences and resource management practices. Residences for owner/managers of the resource lands are permitted.

**Policy 2:** The continued viability of agricultural activities and forest practices within Garfield County should be protected from nuisance lawsuits which encourage and may even force the premature removal of lands from agricultural uses and timber production.

Agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding non-agricultural and non-forestry activities, should be presumed to be reasonable and do not constitute a nuisance unless the activity has a substantial adverse effect on the public health and safety, including but not limited to ground water supplies.

**Objective C:** The economic value and worth of Rural Areas should be recognized and appropriate steps taken to ensure and enhance their long-term survival.

**Policy 1:** Rural Areas should be explored for their potential in meeting the demand for non-traditional “specialty crops.” The more intensive operations which these crops require can thrive on smaller acreages. The raising of these crops has potential to replace declining traditional resource employment options.

**Policy 2:** There should be flexibility in land use regulations to allow for local processing and direct marketing of agricultural produce. Roadside stands, U-pick operations, and farmer’s markets are viable ideas which can provide enhanced economic return to the producer.

**Objective D:** Establish rural infrastructure standards that are consistent with appropriate rural development patterns and densities. In general, such standards will preclude the development of public wastewater collection and public storm water collection systems in rural areas, reflecting lower densities and land coverage in these areas. Public water supply systems may be developed in the rural areas to meet the requirements of rural residents. Water sources and transmission lines may be developed in rural areas to meet the needs of urban growth areas.

**Policy 1:** Municipal utilities should not be extended into rural areas except to correct existing health hazards.

**Policy 2:** Public spending priorities for facilities and services within Rural Areas should be as follows:

- a) First, to maintain or upgrade existing facilities and services where necessary to serve existing development at rural service level standards; and
- b) Second, to upgrade facilities and services to support planned rural growth at rural service level standards or planned growth of Rural Areas.

**Policy 3:** On-site systems should be used to treat and dispose of wastewater from uses on Resource Lands and in Rural Areas. On-site wastewater treatment systems

should be designed and located to protect water quality in lakes, wells, and aquifers. New on-site system technologies may be used, when at least as effective as septic tanks and when approved by State and Local Health Agencies. On-site wastewater treatment systems in Rural Areas and Resource Lands should be designed, built, and operated as permanent methods of sewage disposal.



# Parks & Recreation Element

# I. INTRODUCTION

## Purpose of the Parks and Recreation Element

This Parks & Recreation Element has been developed to describe the goals of the community towards this important ingredient of our quality of life. This element is not required under the Growth Management Act, but it became apparent during early phases of the planning process that many citizens placed a high value upon this element, therefore it has been incorporated.

# II. INVENTORY & ANALYSIS

A group of recreational facilities are located along Arlington Street between 15<sup>th</sup> and 18<sup>th</sup> Streets. The main city park and tennis courts, the 9-hole golf course, the track and football field complex, and the city pool are all situated within the southeastern section of the City. The swimming pool was renovated two years ago, and the remaining facilities are in very good condition. The city also has a small park with playground equipment at Hill and 3<sup>rd</sup> Streets, and a linear greenbelt along Pataha Creek and Columbia Street, west of 3<sup>rd</sup> Street with no facilities.

In addition to the play equipment at the city parks, the elementary school playground between 10<sup>th</sup> and 12<sup>th</sup> Streets provides further play equipment, ball fields, and an outside basketball court. Some equipment also exists at the old parochial school playground on 6<sup>th</sup> Street.

Both the elementary and high school gymnasiums can be used by organized groups for recreation purposes. The county fairgrounds, located in Pataha three miles east of Pomeroy has a horse riding arena and a ball field.

South of the City of Pomeroy, the Umatilla National Forest provides many opportunities for outside recreation in the Blue Mountains. Two state parks, at Central Ferry and Boyer, are located in Whitman County just along the Snake River which provide access to water related activities. These two parks are situated 20 and 30 miles northwest and north of Pomeroy.

### RECREATION FACILITIES

Basketball Courts

Inside courts – 1 each at grade and high schools, 2 Outside Courts at grade school.

Tennis Courts

2 at City Park, no practice board or complete fencing.

Baseball Fields	Regulation Field at Fairgrounds and in the Ballfield Complex west of the City; Non-regulation fields at grade school, football field, 3 <sup>rd</sup> and Hill Park for Little League and grade school, etc.
Horse-riding	Fairgrounds arena and Forest Service Land in mountains
Swimming	Public pools – regulation and wading, Snake River at State Park
Boating/Sailing	Snake River
Picnicking	City Park, Tucannon River area, and Snake River
Playground Equipment	City Park, Grade School, 3 <sup>rd</sup> and Hill Park
Golf	9-Hole Golf Course
Track	School track, open for joggers
Football Field	Open for public use
Gun Club	Private Membership

### III. FUTURE NEEDS

Through the use of surveys and a steering committee, the City has determined a list of future parks and recreational needs. That priority listing is as follows:

1. Recreational Vehicle Park
2. Bike/Hike Path along Pataha Creek
3. Downtown Plaza with Public Restrooms
4. Skateboard Park
5. Parks Lighting
6. Restrooms at Parks
7. Tennis Courts
8. Irrigation Systems (where needed)
9. Playground Equipment

Other additional recreation items have emerged lately as possibilities. These are presented in the following section under policies.

## IV. GOALS AND OBJECTIVES

### Goals:

- A. To maintain adequate recreation facilities for the citizens of the County.
- B. To provide a variety of recreation opportunities to serve the needs of the community.
- C. To provide recreation and facilities for tourists and travelers.
- D. Encourage the development and use of available recreation facilities for the diverse needs of all age and interest groups.
- E. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitats, increase access to natural resource lands and water.

**Objective 1:** Establish a facility improvement program to help finance immediate and long term maintenance or replacement of equipment and facilities.

**Objective 2:** Maintain the cooperation between the City and the School District for the development of programs, use, and the maintenance of recreation facilities.

**Objective 3:** Develop and improve access to recreation facilities for handicapped, disabled, and/or aged persons following the direction of the Americans with Disabilities Act.

**Objective 4:** Protect existing park and greenbelt areas, particularly along Pataha Creek, as open space.

**Objective 5:** Pursue the development of a Recreational Vehicle Park on Port land by the ballfields.

**Objective 6:** The City and County should jointly pursue a feasibility study of a recreational access path connecting the downtown with the fairgrounds while paralleling Pataha Creek and capitalizing upon the creek's visual amenities. This can include acquisition of necessary land parcels as they become available.

**Objective 7:** Encourage the participation of individuals and groups in the community in the development of a centrally situated facility accessible to all age groups.

**Objective 8:** Involve community-wide support and participation in the improvement and development of recreational facilities.

**Objective 9:** The City shall continue to pursue the development of Pioneer Plaza in the downtown through the combined use of grants, volunteer labor and materials and city assistance. Said plaza will function as a rest stop and attraction for visitors, a playground for shopper's children and a pleasant outdoor space for community functions.

**Objective 10:** Pursue the development of additional tourist-oriented attractions within the County and promote the existing attractions.

**Objective 11:** Investigate the possibility of expanding the golf course into 18 holes.

**Objective 12:** Investigate the possibility of covering the Swimming Pool for year-round use.

# IMPLEMENTATION

This section outlines the procedures for the implementation, monitoring, and evaluation of the comprehensive plan. The plan has reviewed existing land uses, facilities, utilities, and infrastructure and identified the community's needs. It recommends improvements and establishes goals, objectives, and policies to effectively address the issues identified. It is important to establish mechanisms to implement the policies, which should be reviewed and amended on a regular basis to measure the progress, and clarify inconsistencies that may occur as a result of changes in the community. The process also prepares the City and County for future updates of the plan. The procedure is as follows:

- The plan will be reviewed and updated every four years by a committee of public officials and citizens appointed by the City Council and County Commissioners. The plan can be amended not more than once a year.
- The base-line data and measurable objectives will be updated when the plan is reviewed.
- Identify obstacles or problems which result in under-achievement of goals, objectives, and policies. Identify the action to be taken to address the identified problems.
- The City and County will update all existing development ordinances and establish new ones (if necessary) to implement the policies of the plan.
- The process will be monitored on a regular basis.

When the Comprehensive Plan is reviewed or amended, a public hearing will be held before adoption of the amended or revised plan. By reviewing this document on a regular basis, the City and County will be able to rely on this document in decision-making, and also maintain public interest and support of the planning process, and adequately manage and direct development and growth in the City and County.

The matrices on the following pages identify specific steps or implementation measures which will need to be taken to implement the policies of this Comprehensive Plan. The measures are referenced back to the specific policy and page numbers found earlier in this document. In addition, this section also identifies the group(s) with primary responsibility for carrying out the measure. The timeline sets forth either deadline dates or categories. Short term is considered to be within three years, mid-term is four to eight years and long-term is beyond nine years. On-going means there is no set time frame, but rather the measure will be undertaken on a continual basis.

<b>IMPLEMENTATION MEASURE</b>	<b>PRIMARY RESPONSIBILITY</b>	<b>TIMELINE</b>
<b>LAND USE ELEMENT</b>		
Update zoning ordinance p.61 A-1	City Council	2008
Develop Pioneer Plaza p. 61 A-4	City Council	Mid-Term
Review annexation policy p. 65 C-4	City Council	Mid-Term
Acquire wellhead protection land p. 65 C-8	City Council	Mid-Term
Acquire trail land p. 65 C-9	City & County	Mid-Term
Amend land development regulations p. 65 D-1	City & County	2009
Discourage intense development on non-sewered lots p. 66 D-5	City & County	2012
Designate historic building p. 67 F-1	City Council	2010
Review urban growth area boundaries p. 70 K-4	City & County	In 10 years
<b>CAPITAL FACILITIES ELEMENT</b>		
Pursue telecommunication service p.79 A-3	City & County	Mid-Term
Adopt annual capital budget p. 79 C-2	City & County	On-Going
<b>TRANSPORTATION ELEMENT</b>		
Revise sidewalk maintenance program p. 97 A-2	City Council	2009
Increase non-motorized travel p. 97 B-1	City Council	2012
Sidewalk development regulations p. 97 B-2	City Council	2008
Reduce accident rate p. 98 C	City Council	2013
Traffic control activities p. 98 C-3	City Council	2013
Develop safety standards p. 98 C-5	City Council	2009
Adopt official right of way map p. 99 E-3	City Council	2010
Review roadway corridors	City & County	2010

p. 99 E-4		
Level of service network p. 99 F	City Council	2012
Utilize development phasing p.99 F-2	City Council	2010
Revise concurrency plan p. 99 F-3	City Council	Annual
Reduce demand for transportation facilities p. 100 G	City & County	2009
Prepare transportation plan p. 100 G-1	City Council	2010
<b>HOUSING ELEMENT</b>		
Revise zoning ordinance p. 110 A-1, B-1, C-1	City Council	2008
Develop home occupation ordinance p. 111 B-2	City Council	Mid-term
Site selection criteria p. 112 E-2	City Council	2013
Mobile home park revisions p. 114 A-2	City Council	2009
Initiate rehabilitation efforts p. 115 B-2	City Council	2013
Prioritization of housing stock p.115 B-5	City Council	2012
<b>UTILITIES ELEMENT</b>		
Reduce electric energy p. 127 B-4	City & County	2009

# County-Wide Planning Policies

This section is designed to illustrate the consistency between the County-Wide Planning Policies (which were jointly adopted by the City and County in December, 1992) and the policies as set forth in this Plan.

<b>County-Wide Planning Policies</b>	<b>Corresponding Comprehensive Plan Policies</b>
<p><b>Policy #1</b> Policies for Siting Public Facilities and Services</p>	<p>Objective H, Policies 1-4 pp. 68-70</p>
<p><b>Policy #2</b> Policies to Consider Affordable Housing for all Economic Segments</p>	<p>Objective A, Policy 1, p.110 Objective C, Policies 1-3, p. 111 Objective D, Policies 1-2, p. 111 Objective E, Policies 1-2, pp. 112 Objective F, Policies 1-4, p. 112 Objective G, Policies 1-5, pp. 113</p>
<p><b>Policy #3</b> Policies for Joint County Planning within the Urban Growth Area</p>	<p>Objective A, Policies 12-13, p. 62 Objective C, Policy 2, p. 64 Objective G, Policies 1-3, p. 68</p>
<p><b>Policy #4</b> Policies on the Provision of Urban Governmental Services</p>	<p>Objective A, pp. 61 Objective C, pp. 64 Goal I, p. 78 Objective A, Policies 1-3, pp. 78-9 Objective B, Policies 1-2, p. 79 Objective D, Policies 1-7, pp. 80-1 Objective A, Policy 1, p. 96 Objective D, Policies 1-2, pp. 127 Objective E, Policies 1-2, pp. 128</p>

<b>County-Wide Planning Policies</b>	<b>Corresponding Comprehensive Plan Policies</b>
<p><b><i>Policy #5</i></b>  Policies for County-Wide Economic Development</p>	<p>Objective A, Policies 2-4, p. 61  Objective A, Policy 15, p. 62  Objective B, Policies 1-12, pp. 63  Objective C, Policies 1-2, p. 144</p>
<p><b><i>Policy #6</i></b>  Policies for County-Wide Transportation Facilities and Strategies</p>	<p>Goal I, p. 96  Objective A, Policy 1, p.96  Objective B, p. 97  Objective D, Policies 1-3, p. 98</p>