



Chapter 2

LAND USE ELEMENT

A. Introduction and Background

Although Colville is the largest municipality in Stevens County, it is still a small town with limited staff. This plan is the result of volunteer efforts by residents, led by the planning director and staff, the Planning Commission, and City Council. In developing the land use plan, the community intends to retain its small town character, because the preservation of this atmosphere is important to residents. The residents would like a plan that would supply adequate land for increased employment opportunities, while preserving natural resources and the historic character of the community. The land use element is intended to meet the community's needs for all types of land uses. The type of land uses and their specific location was determined by considering the natural suitability of the land and the capacity of its resources, as well as historic development patterns and availability of infrastructure.

1. Vision

The theme that emerged from the public involvement during the 1997 planning process expressed the City's vision of itself:

"Colville is a balanced community which maintains and enhances its beauty, history, and the environmental quality of the area, with a thoughtful blending of desired economic activities and land uses."

This vision remains consistent with the views of the city's residents today.

2. Relationship to other Elements

Figure 2.1 demonstrates the desired outcome of development patterns. This information is essential to plan for extension of streets, water and sewer service, and utilities (telephone, electricity, etc.). The policies setting density and intensity guidelines for development are needed by public service providers (schools, fire, and police services, etc.) in planning for their services. The land use element provides the basis for development of the transportation and capital facilities and utilities elements.

3. Relationship of City to the Urban Growth Area

Colville considered these goals of the Washington Growth Management Act when developing this land use element:

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.

The density and intensity of development that the existing City can accommodate will be limited due to areas of steep slopes and flood hazard areas. Also, much of the land within the corporate boundary is already developed, and many of the existing buildings are historic resources that should be protected from destruction by redevelopment.

Colville has worked in conjunction with Stevens County to identify some areas that are currently not within the City limits, for inclusion in the Urban Growth Area (UGA) (see Figure 2.1). Colville has developed a Memorandum of Understanding (MOU) with Stevens County as an inter-local agreement governing development review for the UGA, to encourage growth that is compatible with the City's goals within the UGA. Policies governing annexation of land in the UGA into the City are discussed in the Annexation and Incorporation Element (Chapter 8).

B. Land Use Districts and Standards

The land use element of the Comprehensive Plan defines how the land in Colville and the UGA will be used to accommodate the projected growth in population and employment over the next twenty years. The policies in this element define the density, intensity, and character of these land uses. Coordination between the land use and capital facilities element will be essential to ensuring that the city meets its economic development and land use goals.

Figure 2.1 also includes Colville's zoning districts, showing which land uses will occur (for example, residential, commercial or industrial) and where they will occur. The map also outlines the Airport Landing Overlay. The following sections describe the land uses and density and intensity standards permitted in each.

1. Permitted Land Uses, Density, and Intensity Standards

a) Residential

Residential areas should be preserved for housing. Accessory uses and home occupations should clearly be secondary to the primary, residential use. Four residential use categories have been designated in the town (low density to high density) to permit a range of housing. Creative subdivision design should be used to develop attractive residential areas, compatible with the historic character of the community and to avoid impacts to sensitive resources. The average density for low density housing should be 4.5 units per acre, with lot sizes from 9,650 to 7,200 square feet. High density housing should average 22 units per acre, which would include multi-family housing, with an average lot size of 6,000 square feet.

b) Commercial

Commercial land uses are concentrated in the downtown (central business), although some areas are designated along the highway (general commercial), in recognition of the existing development pattern. Mixed-use development should be incorporated into the commercial districts, to provide residential options in these areas.

Neighborhood commercial nodes should be considered as the city expands away from the central business and general commercial areas. This will permit small-scale retail and

service providers to be located within close proximity to residences, which will encourage walking and the use of non-motorized transportation. These uses would have inherently low impact with such issues such as noise, vehicle traffic, odor, and delivery services. Potential uses could be small convenience stores (without gasoline sales), barber and beauty shops, animal groomers, and low-key offices such as insurance agents and mortgage brokers.

c) Industrial

There are currently two designations for industrial use. The Light Industrial (L-I) District provides areas that permit the use, yet minimize or eliminate nuisance factors or hazards. The Industrial (I) District permits uses that may create a greater degree of hazard or annoyance and keeps them separated from other uses that may be adversely affected by them.

Land designated for industrial development is located along the highways, railroad, and truck route. Only non-polluting industrial uses are permitted within the city, so that noise, odors, dust, and traffic will not disturb adjacent uses. Industrial development should be buffered from other land uses, to reduce conflicts and enhance the overall quality of life in the community.

d) Open Space and Conservation

The Open Space district promotes the retention of land to be used as parks, public gathering areas, conservation areas, and similar uses. Based on the current adopted levels of service standards, the City has an excess of community park space, but is deficient in neighborhood park space. Future development may require the dedication of land for recreation to provide the adopted level of service for neighborhood parks.

e) Public Facilities

Although airports are only permitted within the AF district, other public facilities are permitted throughout the city to various degrees. In accordance with requirements of the GMA, the siting of essential public facilities is evaluated extensively for the most suitable location.

Land designated for public facilities is currently owned or used for city, state, or federal activities, including parks and recreation facilities. As new facilities are developed, the designation will be changed to reflect the public use.

2. Overlay Districts and Standards

The City of Colville recognizes that natural and historic resources are located throughout the community on public and private land designated for a variety of uses. Therefore, plan designations have been created that overlay other land use designations to ensure protection of identified resources while permitting appropriate development.

a) Critical Areas Overlay

This applies to critical areas designated pursuant to WAC 36.70A, including wetlands, critical wildlife habitat, frequently flooded areas, steep and unstable slopes, and aquifer recharge areas around the city's wells. Development in these areas should be designed to protect identified resources and protect the public from development in hazardous areas. Zoning standards should provide the flexibility to ensure that this occurs.

b) Airport Overlay District

This district applies to those lands adjacent to Colville Airport and affected by noise from airport operations or subject to height limitations under regulations of the Federal Aviation Administration. Commercial, industrial, and open space uses that are compatible with airport operations or dependent on air transportation are encouraged in this overlay district. Development standards in this district are designed to minimize risk and protect this transportation and economic resource.

c) Historic Districts

The Historic Districts are adopted based on the concentration of multiple structures or sites that warrant recognition and/or preservation. Any applications submitted by contributing sites within these districts would be reviewed by the Historic Preservation Commission for compliance with guidelines for renovating historic properties, as described in The Secretary of the Interior's Standards for Rehabilitation. The applicant may choose whether or not to comply with any recommendations made by the commission, in order to receive a Certificate of Appropriateness.

C. Physical Setting

1. Topography

The City of Colville lies in the foothills east of the Colville Valley. The city is surrounded by higher elevations to the north and south, and the valley to the west. To the east of the city lies the Church Flat area and steeper slopes beyond that. Colville's elevations range from a low of 1,550 feet in the Colville Valley to the west, to a high of around 2,850 feet above sea level on Colville Mountain to the north. The timbered mountain to the north limits development and defines the community's character, as does the fertile valley to the west. The surrounding hills and mountains, combined with Colville's unusually wide streets, create beautiful views throughout the town.

2. Soils

The soils in the Colville planning area range from coarse to fine sandy loams. The major soil type in the Colville Valley is classified as the Colville-Narcisse-Chewelah Association. This soil is nearly level and well to poorly drained. Most of the soil in the northeast foothills and northeast Colville is classified as the Waitts-Nevine-Huckleberry Association. Found on gently sloping to very steep slopes, these are moderately deep soils, formed in glaciated and residual materials from sandstone, quartzite, schist, and shale. The soil classification in south Colville and the land to the southeast is the Stevens-Molcal Association, a dark soil on gently sloping to steep terrain.

Soil capabilities for agricultural purposes are categorized on a scale from I to VIII with I being the best soils for cultivation and VIII being the least productive. There are no Class I soils in the planning area, but there are Class II soils. Further information on soils can be obtained from the Washington Soil Survey Data on the National Resources Conservation Service's website.

Much of the soil in the city limits and UGA has poor drainage characteristics and severe septic tank limitations. However, development in the City requires connection to the public sewer system.

3. Rivers, Streams, and Lakes and their Shoreline Area

The Colville River is the major water body within two miles of the city. The river is located south and west of the city, and there are several spring-fed creeks that cross the community and drain into the Colville River. The town grew up around the creeks and urban development extends right up to the banks. Figure 2.2 shows the designated densities along the creeks within Colville and the immediate surroundings.

D. Critical Areas

The GMA requires local government to identify and protect “critical areas”, including wetlands, areas with a critical recharging effect on aquifers used for potable water, fish and wildlife conservation areas, frequently flooded areas, and geologically hazardous areas. This section describes the critical areas located in or near Colville, and defines policies to protect them.

1. Wetlands

Figure 2.2 shows wetlands in and adjacent to the city. Most are located adjacent to or in the floodplain of the Colville River. Wetlands perform several extremely useful functions in the natural world, including:

- handling flood waters that overflow stream channels
- filtering pollutants from water before it enters streams or groundwater
- providing wildlife habitat

"Wetland" or "wetlands" are described as areas that are inundated or saturated by surface water or groundwater 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 (*RCW 36.70A.030(21)*).

The seasonal fluctuations in the water table create extensive wetlands adjacent to the unnamed creeks that run through the city. Except for the area near the fish hatchery, these smaller drainages have been disturbed by adjacent development and agriculture. The result is that there is no longer continuous plant cover near the creeks and the habitat value has been compromised. The riparian areas outside the city limits support a diversity of plant species and provide a corridor for wildlife migrating from the hills to the valley.

The wetlands adjacent to the fish hatchery are high quality, forested wetlands. In addition to water from the stream crossing the property, their hydrology is supported by run-off from adjacent development (including the school). The wetland serves to clean the run-off of pollutants before it enters the stream.

2. Critical Aquifer Recharge Areas

The GMA requires that all cities and counties identify areas where water is absorbed to recharge the groundwater aquifer from which water is drawn for consumption by residents. Local jurisdictions must also develop policies to protect the groundwater from contamination. Prevention of contamination is less expensive than attempting to clean-up pollution or develop alternative water supplies.

Stevens County completed the *Stevens County Aquifer Recharge Study* (D. Allen, 1993) using existing soil and surficial geology information from the Washington Department of Natural Resources and the U.S. Natural Resources Conservation Service. Soils in the Colville area vary from silty loams and clay on the Colville River valley floor to more sandy and gravelly soils on higher elevations north and east of the city. The City hired GeoEngineers to complete a wellhead protection study and identify potential sources of additional water in 1996. They concluded that wells number 4, 5, 6, and 7 are separated from the ground surface by at least 50 feet of silt, clay, sand and gravel, and thus should be considered to have a low susceptibility to contamination. The pollutants are absorbed or broken down by organisms in the soil, and a greater distance gives more chance that pollution will not reach the groundwater. Wells 1 through 3 have less separation from the ground surface (10 to 20 feet only) and are located approximately 1,500 feet down-gradient from a former municipal landfill site. Older landfills were not as well designed to prevent seepage of leachate into the groundwater. As a result, wells 1 through 3 should be considered to have a moderate risk of contamination. The Wellhead Protection areas, shown on Figure 2.3, indicate contamination patterns around each well, expressed as one-, five-, and ten-year time of travel (TOT) rings.

The wellhead protection study has identified areas where certain land uses should be restricted in order to avoid contaminating the city water supply. The recommended restrictions include:

- Restrict livestock (cattle, horses, etc.) grazing within 500 feet of production wells;
- Restrict septic system drain fields within the one year TOT of production wells;
- Restrict use of pesticides, fertilizers, herbicides, and fungicides within 500 feet of production wells, and limit use of these products within the 1 year TOT to drier seasons of the year.
- Reroute roads and prohibit construction of new roads within 1,000 feet of production wells in order to avoid contamination from accidents and spills of hazardous materials;
- Restrict land uses that involve the use of hazardous chemicals within 500 feet of production wells;
- Develop special permitting procedures for land uses that involve use of hazardous materials, in order to ensure that best management practices are followed.

The revised zoning ordinance includes a process for reviewing development proposed in wellhead protection areas to ensure that risk of groundwater contamination is minimized.

3. Sensitive Habitats

The Colville UGA has primarily been used for agriculture and urban development. There is very little sensitive habitat remaining in the Colville urban growth area, including wetlands, as described above. One area that is important for wildlife habitat is north of 3rd Avenue near the Washington Department of Fish and Wildlife Trout Hatchery. This is a wooded area, containing some wetlands, that provides habitat for diverse population of plants and wildlife. Priority habitat conservation areas are shown on Figure 2.4.

4. Geological Hazards

There are no earthquake faults or historic landslides within the Colville urban area. Although the Pacific Northwest has many active volcanoes, none are located near Colville. There are a few steep slopes (greater than 40%) within the planning area that are potentially hazardous. Policies in this plan are designed to buffer and protect these areas. Figure 2.4 shows geologically hazardous areas.

5. Frequently Flooded Areas

The floodplain for the Colville River spreads out over the valley south and west of town and this area is subject to periodic flooding. The floodplains for most of the creeks that cross Colville are relatively narrow. Development is located close to the creek banks (see Figure 2.2). Church Flat Creek, located in the UGA northeast of the city, has a wider flood hazard zone and has caused more flooding problems than smaller streams. This plan contains policies and action programs to avoid or mitigate flood damage in the future (see Figure 2.4, Flood Plain).

6. Historic Resources

Many of the historic structures from the early days of Colville are still standing, adding character and charm to the community. The Historic Preservation Committee has been established to monitor and update the inventory of historic resources; to designate historic districts to perform design review on building permit applications; to assist with the application process for National, State, and the local Historic registries, and to review applications from historic properties for special property tax status.

The Stevens County Historical Museum in Colville maintains a reference library, sells a variety of books, maps and pamphlets that describe the history of the area, and provides historic resources that are open to the public. During the planning process, Colville residents identified preservation of the historic lands, sites, and structures as a goal.

See the Historic Preservation Element for detail on the City's inventory of historical sites and applicable goals and policies.

E. Resource Lands

The Colville UGA includes some lands currently used for agriculture; primarily to the west of town and in the north of town near the cemetery. Information from the Natural Resources Conservation Service and the County Extension Office indicates that this agricultural land is considered Class I or II or "prime" agricultural land. However, since urban services are available, the land is expected to convert to urban uses over the life of this plan.

F. Existing Development Patterns

Colville developed adjacent to the main north-south route, Highway 395, and the Burlington Northern Railroad. Although the city has a gridded downtown area, the commercial core of the city is fairly linear and concentrated along Highway 395 (Main Street) in a north-south direction. Most of the city's retail is in this area. There are also several office complexes within this section of the

city. The designated Central Business District is between Fourth Avenue on the north, Birch Avenue on the south, Elm Street on the east, and Wynne Street on the west.

The majority of governmental facilities are in the historic downtown, primarily between Birch and 2nd Avenue and between Main and Maple Streets. Industrial uses are located just west of the business district, adjacent to the railroad tracks; in the northwest and northeast areas just outside of the city limits; and to a lesser degree in the eastern part of the city.

Residential uses are located primarily east of Oak Street to the city limits. However, there is a large area of single-family homes just northwest of the city limits, and many pockets of single-family residential uses can be found throughout the Urban Growth Area. Multi-family development is scattered throughout the community. Mobile homes are primarily located in the western portion of the city. Table 2.1 summarizes the distribution of existing land uses.

**Table 2.1
Distribution of Land Uses**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Single-family Residential	757.40	39.2
Multi-family Residential	28.33	1.5
Commercial	357.33	18.5
Industrial	117.30	6.0
Public Facilities/Land/Open Space	527.53	27.3
Vacant	144.2	7.5
Total	1932.09	100.0%

Source: City of Colville Building & Planning Department (March 2010)

1. Density & Intensity of Development

The city encompasses approximately 3.09 square miles. The 2000 Census reflects a population density of 1,630.57 per square mile for the city of Colville. Stevens County was estimated to have 2,478.35 square miles with 17.63 persons each.

Residential lot sizes in the historic core of the community range from 50 X 120 feet (6000 square feet) to 60 X 120 feet (7200 square feet), with a 20-foot wide alleys. In newer areas or subdivisions in the more hilly area of north Colville, lots are less likely to be rectangular, and the average lot size is larger - typically 12-15,000 square feet.

Newer commercial development (along the highway) is oriented to travelers, with parking typically provided adjacent to the street. Older commercial buildings in downtown Colville typically do not provide off-street parking, and the buildings are two stories, covering almost the entire lot.

Colville residents have indicated that they would like to maintain the low-profile, small town character of the community. Development of mixed-use projects is encouraged, to promote walking and bicycle use within the downtown core. Commercial development should use the land intensively, but not be more than two or three stories in height. Development along the highway would continue to be auto-oriented, but with better access control, pedestrian paths, bicycle facilities, and landscaping. Mixed-use developments should be incorporated into this area also, as appropriate.

2. Vacant, Buildable Lands Analysis

In 1995, a buildable lands analysis was performed by evaluating vacant parcels within the city limits. Physical characteristics which would delay or prevent development, or result in development at lower densities than might otherwise be expected, were identified. Areas with steep slopes (over 30 percent), or critical habitat areas, were determined to be unlikely to develop at planned densities and were discounted in calculating total acreage available for development.

In recent years, 300 acres of land has been annexed into the city, including 182 acres for residential and commercial districts. Since 2006, new land divisions include a 50-lot residential subdivision; two short plats that created four vacant residential lots; and three commercial plats providing 13 new vacant parcels. There have been two short plats within the industrial districts that created five new vacant lots. Another recent trend involves the demolition of older homes and construction of new dwellings in their place. One of the structures provided four condominium units, which was an increase of residential use for this piece of property.

G. Growth Projections and Development Assumptions

In developing its growth projections, Colville reviewed historic development trends for the community and consulted the staff of Tri-County Economic Development District, local realtors, and state forecasting experts.

In determining how much land would be needed to accommodate the expected population and employment growth, the Colville Planning Commission, during the processing of the 1997 Comprehensive Plan, made the following assumptions:

- Residential development in the area will average 7,200 square feet per home.
- New multi-family development will continue to occur to meet the need of senior citizens and young people just starting out.
- Provision of roads, utilities, and other infrastructure would reduce the amount of vacant land actually used for housing or businesses by 40 percent.
- Industrial development will have four employees per acre, on average, based on existing development patterns.
- Commercial development (including offices) will average 10 employees per acre.
- Topographic constraints were considered in determining whether vacant land could develop to the maximum allowed by law.

H. Goals

The following goals were developed during the public participation process. Colville intends to accomplish the following goals by implementing the policies and taking the actions described below.

1. Create a balanced community that mixes residential and economic uses in a way that maintains environmental quality and the beauty of the area.

2. Encourage the development of compact neighborhoods that locate stores, offices, residences, schools, and related public facilities within walking distance; utilizing proper screening between uses.
3. Balance the need for private sector development for economic vitality with the need to protect community values.
4. Concentrate urban/commercial growth within the core of the City to the maximum extent practical.
5. Develop and enhance the downtown area to demonstrate the vital atmosphere of a small town.
6. Manage growth to conserve and enhance environmental quality, to utilize community facilities and services in an efficient and sound manner, to coincide with modernization and provision of infrastructure, and to promote a productive economy.
7. Encourage the clustering of uses that rely on each other's products and/or services.
8. Encourage the diversification of Colville's economy and increase job opportunities by promoting and encouraging light, non-polluting industrial and manufacturing uses in nonresidential areas.
9. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
10. Avoid incompatibility of adjoining land uses and protect commercial and industrial development from residential intrusions.
11. Encourage development of businesses and industries related to the recreational resources of the area.
12. Provide effective stewardship of the environment to conserve land, air, water, and energy resources; protect critical areas; and enhance the quality and beauty of Colville's natural features.
13. Provide adequate parks, playgrounds, and other open spaces, some year-round, for Colville residents and visitors to create a pleasant environment for the community.
14. Encourage citizen input into the planning process to allow elected and appointed officials to make decisions based on public needs and desires.
15. Continue Colville's role as a service, retail, governmental, medical, and educational center.
16. Establish policies and guidelines which require developers to pay for the costs of new development.

Through careful implementation and application of this plan, the City of Colville hopes to ensure that the character and location of land uses optimizes the combined potentials for economic benefit and the enjoyment and protection of the natural resources of the area.

I. Policies

1. Critical Areas

The zoning ordinance includes a process to review development adjacent to designated critical areas to ensure that they are protected.

- Policy 1.1 Colville discourages development in or near wetlands and riparian areas which would adversely affect the size or functioning of the resource. Development of property containing these designated critical areas should:
- avoid impacts to the area if at all possible;
 - mitigate for unavoidable impacts on site and near the affected resource;
 - mitigate for unavoidable impacts off-site only as a last resort.
- Policy 1.2 In order to maximize the functional value of wetlands and riparian habitat for wildlife, the City encourages protection of larger, continuous areas rather than isolated pockets of habitat.
- Policy 1.3 Avoid development in flood hazard areas. Development proposed in or adjacent to designated flood hazard areas shall demonstrate that the lives and property of residents of the proposed development and upstream and downstream properties will not be adversely affected by the development.
- Policy 1.4 Control stormwater runoff and protect streams and wetlands from pollution by erosion, dumping, farm animals and other pollutants.
- Policy 1.5 Protect the aquifer underlying the town from contamination in order to assure a safe public water supply.
- Policy 1.6 Avoid development on steep slopes and geologically hazardous areas. Development proposed for steep slopes shall demonstrate that the lives and property of residents or users of the development and those on adjacent property will be adequately protected.
- Policy 1.7 Update and enforce City environmental laws and regulations.
- Policy 1.8 Develop and implement environmental education programs for children and adults and enhance the community's awareness of the role that natural resources play in the quality of life in Colville.
- Policy 1.9 Pursue open space use of unique, fragile, scenic, and nonrenewable natural resource areas.

2. Resource Lands

Ultimately, all land within the Colville Urban Growth Area is expected to develop with urban uses. No resource lands have been designated within the Urban Growth Area. However, the City recognizes the role that resource industries have played as the historic base of the economy.

- Policy 2.1 Agricultural and timber uses are encouraged to continue within the urban growth area until the land is needed for urban uses. The City will protect these uses from conflicts with adjacent urban uses.
- Policy 2.2 Mining uses are not considered compatible with urban development. Mining uses are encouraged to locate in the rural area, outside the Colville urban growth area. Mining uses which locate within the Urban Growth Area shall prepare a plan for reclamation of the site so that it can ultimately be developed with urban uses.
- Policy 2.3 Diminish the use of pesticides and herbicides on agricultural, as well as residential and industrial lands in the community.

3. Residential Areas

- Policy 3.1 Residential areas are reserved for housing, which shall be developed at urban densities.
- Policy 3.2 Colville supports development of a range of housing types to meet the needs of all economic segments of the community, with housing types and densities mixed together rather than isolated.
- Policy 3.3 Provide a variety of lot sizes and densities of development within the urban area.
- Policy 3.4 Encourage annexation of all lots that receive city services. Prohibit extension of urban services outside the designated Urban Growth Area, except in cases of a clear threat to health and/or safety.
- Policy 3.5 Enforce City ordinances and regulations fairly to all residents. Encourage maintenance and improvement of homes and residential areas.
- Policy 3.6 Protect new and established residential neighborhoods from incompatible uses on adjoining lots. Develop and enforce screening and buffering requirements for areas where differing land uses meet.
- Policy 3.7 Ensure that new residential development provides the public facilities (pedestrian paths, bicycle facilities, landscaped areas, and other neighborhood improvements) necessary to integrate them into the fabric of the community.
- Policy 3.8 Promote development of tourist accommodations that are available to the public (lodges, resorts, hotels, etc.).
- Policy 3.9 Encourage energy conservation through residential patterns and designs. For example, locating residential development near activity centers to reduce the trip lengths and encourage walking.
- Policy 3.10 Encourage innovative housing programs for low- and moderate-income families within the community.
- Policy 3.11 Planned unit developments should be encouraged when they promote innovative designs and achieve goals such as conserving energy, providing moderate-income housing, preserving open spaces, and reducing the cost of installing and maintaining utility lines.

- Policy 3.12 High-density housing should be encouraged:
- Near and within the downtown area;
 - Near commercial centers which have appropriate services and facilities;
 - Near employment and cultural resources;
 - Convenient to public services, including utilities, parks, and schools;
 - Near or immediately accessible to major streets where access is directly onto an arterial or collector street;
 - Where water supplies are adequate for domestic use and fire protection;
 - Where adequate sewage and stormwater run-off facilities exist or are committed; and

Not all of the above criteria need apply to any one site.

4. Commercial Center

Colville is a commercial center for the region. Although it has lost some business to mail order and other sources of products in recent years, it still has a strong retail sector which serves a 6000-square-mile area. Colville also contains many office uses to support its medical and government industries.

- Policy 4.1 Encourage maintenance and improvement of the commercial district. Provide public improvements to support private investment, including landscaping and signs on the highway to encourage visitors to stop and shop in Colville.
- Policy 4.2 Protect the historic character of the community and ensure that new development in the area is compatible with it, without developing an artificial “theme park” look. New development should be compatible in size, scale, and placement on the lot.
- Policy 4.3 Discourage strip commercial development along Highway 395 and encourage the business district to expand east and west.
- Policy 4.4 Give special consideration to development which proposes to locate within the existing commercial areas.
- Policy 4.5 Encourage development of tourist accommodations and facilities which take advantage of the recreational opportunities in the area, such as skiing, hunting, fishing, and nature study.
- Policy 4.6 Develop C-1 (Neighborhood Commercial) districts within residential areas to provide small-scale retail and office nodes to promote limited and non-motorized travel.

5. Industrial and Economic Development

- Policy 5.1 Encourage the establishment of firms that pay wages sufficient to support a family. A diversity of businesses should be encouraged to locate in the city including companies that produce products from local resources (timber minerals, agricultural products) as well as newer industries such as the telephone and computer system industries.

- Policy 5.2 Develop zoning standards that ensure industrial uses are seen as “good neighbors” by other adjoining uses. All industrial development should be buffered from other areas by landscaping.
- Policy 5.3 Protect the city from businesses that create adverse and unwanted environmental impacts.
- Policy 5.4 Encourage the location within close proximity (clustering) of manufacturing and light industrial uses that complement and depend on each other’s products and/or services.
- Policy 5.5 Locate distribution centers and warehouses near or adjacent to major transportation networks, such as airport facilities, railroads, and highways, and away from residential areas.
- Policy 5.6 Extractive operations must be carefully located and subject to strict performance standards to protect adjacent land uses and to ensure return of the property to beneficial use of land.

6. Public Facilities

- Policy 6.1 Cooperate with Stevens County, state, and federal agencies to ensure that essential public facilities (for example, airports, corrections facilities, regional transportation facilities, or other facilities serving a larger population or area than just the City of Colville) are appropriately located near the population they serve, considering environmental and infrastructure constraints. When such a facility is proposed for the City or its Urban Growth Area, the City Council will appoint a task force with representatives from interested and affected neighborhoods and agencies to make recommendations on the best way to accommodate the proposed use. The City Council will direct the task force to consider the following factors in siting essential public facilities:
- Economic development benefit vs. fiscal impact from loss of tax base, cost of infrastructure improvements, etc.;
 - Neighborhood compatibility, environmental impacts, and ways to mitigate any adverse impacts;
 - Adequacy of existing infrastructure (water, sewer, storm drainage, access, parking) and proposed mitigation for any impacts;
 - Safety and security risks and proposed mitigation of any adverse impacts;
 - Alternative sites for locating the proposed facility and the advantages and disadvantages of each.
- Policy 6.2 Provide and maintain parks and recreation facilities throughout the City for the use of residents and visitors.
- Policy 6.3 Upgrade the drainage and sewer system and water system to ensure that water quality is maintained.
- Policy 6.4 Ensure that adequate public services and utilities will be available at the time that new development is occupied.

- Policy 6.5 Reduce storm water runoff through erosion control measures during construction of new developments and by designs which limit impervious surfaces and use natural systems such as swales to control drainage.
- Policy 6.6 Ensure that new development bears its share of the cost of providing facilities, utilities, and services to the development.
- Policy 6.7 This comprehensive plan may not preclude the siting of any essential public facility. (RCW 36.70A.200(5)).

7. Streams and Riparian Areas

- Policy 7.1 Enhance public access to streams and riparian areas, consistent with protection of environmental resources, water quality, and private property rights.
- Policy 7.2 Protect and enhance public views of streams and riparian areas from adjacent upland areas, consistent with the need to protect environmental resources (including vegetation).
- Policy 7.3 Preserve the natural character of streams and riparian areas. Ensure that public and private development, including public access and recreational development, minimizes disturbance of environmental resources and shoreline ecosystems.
- Policy 7.4 Encourage the use of native plant materials in restoration of riparian areas or landscaping new development adjacent to streams or wetlands. Protect areas of native vegetation.
- Policy 7.5 Encourage the design and use of naturally regenerating systems of erosion control and water quality treatment in riparian areas.
- Policy 7.6 All uses along streams should be located, designed, constructed, and maintained to minimize adverse impacts to water quality and fish and wildlife resources.
- Policy 7.7 Establish setback requirements for all streams to minimize flood hazard and increase the area available for riparian vegetation.