

**Pend Oreille County, Washington**  
**Cusick/Usk Urban Growth Area Planning Project**  
**Steering Committee Meeting #3 Summary**  
**March 2, 2017**

**Steering Committee Members Present:** Mike Lithgow (Deane Osterman), Kurtis Vaagen, Myron Johnson, Kelly Driver, Tom Frisque, Larry McGill, Paul Edgren, Jamie Wyrobek, Fred Willenbrock, Commissioner Steve Kiss, and Gregg Dohrn.

**Steering Committee Members Excused:** County Commissioner Manus, Rick Larson, Bob Spencer, Andy Huddleston, and Judy Ashton.

**Other Participants:** Harly Drum, and Mary Yann.

**Agenda:**

- 1. Welcome and Introductions**
- 2. Quick Updates**
- 3. Land Use Discussion**

Shortly after 10 am, Commissioner Steve Kiss welcomed the participants, and reviewed the agenda. Following introductions, Gregg Dohrn provided the following quick updates:

1. Department of Commerce Announcement. The Washington State Department of Commerce is soliciting information on potential sites for a new manufacturing facility interested in locating in Washington State. This requests illustrates the importance of preparing the sub-area plan and identifying areas most suited for economic development purposes. The County is going to submit three potential sites in the vicinity of the Ponderay Newsprint Mill.
2. Planning and Engineering Services. The County is going to retain a consultant(s) to assist in conducting an independent third party assessment of the capacity of the Cusick Water and Sewer System to serve additional customers. A copy of the scope of services is attached.

Gregg facilitated a discussion of several land use issues, generally following the attached discussion guide. During the discussion it was noted that Gregg would prepared a draft zoning map for Usk, that would include:

1. The possible addition of a School District parcel east of Highway 20 to the Urban Growth Area (UGA).
2. The addition of two Port owned parcels fronting Highway 20 south of the Crossroads to

the UGA.

3. The addition of the Ponderay Newsprint property east of Highway 20 to the UGA.
4. The possible addition of a parcel south of the Ponderay Newsprint located inside the intersection of Black Road and Highway 20 to the UGA.
5. It was also agreed that the property owned by Ponderay Newsprint west of Highway 20, along with property recently acquired by the Kalispel Tribe, and a parcel owned by the Washington State Department of Transportation would be provisionally included in the UGA, subject to further review and discussion.
6. It was also agreed that parcels south of the Ponderay Newsprint property on the west side of Highway 20 would not be included in the UGA, although these parcels may be considered for designation as an Urban Reserve, should there be a need to expand the UGA in the future.
7. It was agreed that the primary housing areas are located east of the railroad tracks, but that the area immediately north of the Crossroads should also be zoned for residential uses.
8. It was agreed that the area that should be zoned for commercial uses should be located along 5<sup>th</sup> Street from Front Street to the bridge.
9. It was noted that any areas in Usk not zoned for Housing or Commercial that are suitable for development will be considered for some type of economic development zoning.

In response to a request, Paul Edgren, Mike Lithgow, and Tom Frisque “volunteered” to assist Gregg in preparing the draft zoning map. Bob Spencer will also be asked to volunteer.

There will be no meeting on March 16, although the volunteers may meet on or about that date. In the interim, Gregg will meet with affected property owners and prepare the draft zoning map for consideration at the meeting on the 30<sup>th</sup>. It was also noted that a future meeting will be devoted to the discussion of the appropriate regulations to protect environmentally sensitive areas.

The meeting was adjourned around 11:30. **The next meeting of the Steering Committee will be March 30, 2017 at 9:30 am at the Usk Community Center.**