

**City of Newport Washington**  
**Planning Commission Recommended Comprehensive Plan Goals and Policies**  
**January 27, 2020**

The City of Newport has initiated a process to review and update its Comprehensive Plan and Development Regulations in accordance with the provisions of the Washington State Growth Management Act. The following Goals and Policies have been forwarded to the City Council with a recommendation to approve by the City of Newport Planning Commission. These Goals and Policies were derived from recommendations presented to the City by graduate students in the Urban and Regional Planning Program at Eastern Washington University in 2017. They are based on the current Comprehensive Plan, the results from a community survey, discussions with the City Planning Commission, City Council, and City Staff, as well as research conducted by the students. The draft Goals and Policies were available for public review and comment in November and December of 2019 and January of 2020. In addition, a public hearing was conducted by the Planning Commission on January 27, 2020. It is anticipated that the City Council may take action on these Goals and Policies in February and March 2020.

**Vision Statement**

(Note: Newport’s vision statement is written from the perspective of a Newport resident 20 years from today. **This statement is subject to review and update by the City Council.**)

*The City of Newport is a vibrant gateway city to the wonders of Northeastern Washington and Northwest Idaho. Local efforts in forming regional partnerships have resulted in projects that have strengthened the region’s economy.*

*The City of Newport is the perfect place to live for both families and retirees. Jobs are plentiful due to the high-tech businesses that have been recruited due to the PUD’s low electric rates and fiber optic capabilities. Work with Pend Oreille County and the Economic Development Council to bring opportunities for new businesses. The light industrial park in Newport has provided the infrastructure for successful business recruitment.*

*The City of Newport has planned ahead for the increase in demand on its services and consequently has managed to meet the needs of its new residents. The Hospital, Kalispel Tribe Career Training Center, Newport School District and the Newport Community College have expanded to accommodate the new influx of population, and their commitment to high standards of learning and quality care is attracting new families.*

*The quality of life in Newport is enhanced by the cultural and artistic events produced by the numerous dedicated non-profit organizations. The City of Newport is a place to gather for recreational, educational, and cultural activities. Newport’s pedestrian-friendly central business district has an array of enticing shops and restaurants.*

*Residents and visitors alike enjoy the Kelly Island Wilderness Area and the Little Spokane Wetland Bird Sanctuary, which offer a “birds-eye-view” of the region’s natural wonders. The local historical museum promotes local history and offers a flavor of days gone by.*

*The beautiful surroundings, the friendly people, low crime rate, high scholastic achievements, cultural activities, and family-wage jobs have all lent to making the City of Newport the perfect place to live.*

## **Comprehensive Plan Goals and Policies**

### **Economic Development Goals and Policies**

**Economic Development Goal #1:** Maintain an environment that is conducive to business retention, expansion and recruitment.

**Economic Development Policy #1.1:** Encourage residents, businesses, non-profit organizations, and governments to shop locally.

**Economic Development Policy #1.2:** Provide sufficient land, appropriately zoned, to accommodate new businesses and increase the tax base. This could include, but is not limited to:

- a. Identifying areas suitable for non-residential development;
- b. Periodically review and update the regulations that govern home businesses; and
- c. Explore the potential establishing new regulations that would support new business opportunities such as vacation rentals and bed and breakfast inns.

**Economic Development Policy #1.3:** Develop a proactive approach to support new development. Work with potential developers to find solutions to barriers.

**Economic Development Policy #1.4:** Establish and maintain a list of sites suitable for commercial and industrial development.

**Economic Development Policy #1.5:** In partnership with the Pend Oreille EDC, the County, and the Port of Pend Oreille, identify and prepare for development, one or more sites suitable for development as a business park.

**Economic Development Policy #1.6:** Explore strategies with the Town of Oldtown to provide regional opportunities for job generating activities.

**Economic Development Goal #2:** Establish and maintain downtown Newport as a vibrant center of the community.

**Economic Development Policy #2.1:** Actively support the preservation and use of the historic buildings within the city. This should include, but is not limited to:

- a. Updating and formally adopting a register of historic places and an inventory of potentially historic properties;
- b. Explore the feasibility of becoming a Certified Local Government (CLG) in order to access resources to achieve the City's historic preservation priorities;
- c. Require that the construction of new buildings or the renovation of existing buildings in and near downtown provide visual continuity; and
- d. Encouraging support of the Pend Oreille County Historical Society and Museum.

**Economic Development Policy #2.2:** Investigate opportunities for increasing parking in the downtown. This may include, but is not limited to:

- a. Preparing an inventory of parking spaces;
- b. Identification of underutilized areas that may be suitable for additional parking;
- c. Improved signage directing visitors to parking areas including RV parking;
- d. Designation of employee parking areas;
- e. Encouragement of shared parking agreements; and
- f. Angled parking on the side streets in the downtown area.

**Economic Development Policy #2.3:** Develop policies to guide the use of T. J. Kelly Park in downtown Newport as an attraction for tourists and to support community events.

**Economic Development Policy #2.4:** Establish a permanent location for the Farmer's Market that benefits downtown businesses.

**Economic Development Policy #2.5:** Prepare and implement a plan to strengthen the downtown area. This plan could include, but is not limited to:

- a. Strategies to improve walkability;
- b. Procedures to facilitate community events and activities;
- c. Flexible development standards that support the use of older and historic buildings; and

- d. Design guidelines to protect the historic character of the downtown and to enhance property values.

**Economic Development Policy #2.6:** Actively seek resources to implement the downtown revitalization plan and to maximize the return on public investments in the downtown. This may include, but is not limited to:

- a. Exploring strategies that would enable the County, the Public Utility District, US Forest Service, the Hospital District, the Kalispel Tribe, and other governments to increase their contributions to a vibrant downtown; and
- b. Utilize local funds to leverage additional state and federal funding.

**Economic Development Goal #3:** Promote the City of Newport as a tourist destination and stop.

**Economic Development Policy #3.1:** Prepare and implement strategies to encourage travelers to stop in Newport. This may include, but is not limited to:

- a. Strategically locating a large regional tourism map(s);
- b. Increasing awareness of the location of public restrooms;
- c. Promoting a dog park conveniently located for travelers; and
- d. Perhaps installing a fountain or playground.

**Economic Development Policy #3.2:** Establish and implement a system of distinctive local signs to guide visitors to and from local ballfields, parks, activity centers, and local businesses.

**Economic Development Policy #3.3:** Explore the feasibility of utilizing the wetland area near the southern entrance to the City as:

- a. A site for passive recreation activities, especially for tourists, such as birdwatching; and/or
- b. A real-life laboratory for students to learn about environmental stewardship.

**Economic Development Policy #3.4:** Continue to make improvements to Newport City Park and the Cowboy Campground.

### **Land Use Goals and Policies**

**Land Use Goal #1:** Maintain and improve the appearance in the City of Newport.

**Land Use Policy #1.1:** Land and buildings owned by the City will set the standard for property maintenance.

**Land Use Policy #1.2:** Encourage every citizen to maintain a clean and pleasing appearance on the outside of the homes and businesses.

**Land Use Policy #1.3:** Eliminate trash and garbage build-up in alleys and yards.

- a. Explore the feasibility of establish a City-sponsored Spring Clean-Up day, perhaps in conjunction with Earth Day.

**Land Use Policy #1.4:** Establish and maintain an active code enforcement program to protect property values, improve the appearance of the community, and to attract new investment.

**Land Use Policy #1.5:** Cell towers should be built in places that will not negatively impact the visual experience in Newport.

**Land Use Goal #2:** Maintain a safe and healthy environment for the residents of the City of Newport.

**Land Use Policy #2.1:** In partnership with the County, explore strategies to improve parking and pedestrian safety around the County Courthouse. This may include, but is not limited to:

- a. The installation of curbs, gutters, and sidewalks;
- b. Establishing on-street parking limitations; and/or
- b. The provision of additional parking for visitors.

**Land Use Policy #2.2:** Pave all streets within the city limits to decrease dust pollution, based on potential grant funding and local improvement district.

**Land Use Policy #2.3:** Establish and maintain a comprehensive storm water management system.

- a. Complete storm water drainage plan.
- b. Install oil and water separators as appropriate.

**Land Use Policy # .4:** In partnership with the County, explore strategies to improve access and increase use of the Ashenfelter Bay area for recreational activities.

**Land Use Policy #2.5:** Support/encourage walking, bicycling and other activities that promote wellness and interaction among residents.

**Land Use Policy #2.6:** Explore the feasibility of applying standards to protect critical aquifer recharge areas city-wide.

**Land Use Goal #3:** Maintain a high standard for new development consistent with Newport's vision.

**Land Use Policy #3.1:** Developers and/or landowners will be responsible for the cost of new development on their property. This will include roads, sidewalks, utility connections, and any other related costs.

**Land Use Policy #3.2:** Periodically review and update the City's standards for new development.

**Land Use Policy #3.3:** Explore strategies to promote master planned developments. This may include, but is not limited to:

- a. Density bonuses.

**Land Use Policy #3.4:** Explore the feasibility of merging the Central Business District (C-1) and the Highway Commercial (C-2) zoning districts into a single commercial zone.

- a. This may include the establishment of an overlay district for the downtown in accordance with provisions of a Downtown Plan.

**Land Use Goal #4:** Plan for the orderly growth and development of the City.

**Land Use Policy #4.1:** The Future Land Use Map for the Newport Urban Growth Area may feature the following land use designations:

- a. Single Family Residential (SFR): Areas designated for single family residential development include established residential neighborhoods and areas suitable for the development a variety of housing opportunities for families that are pedestrian friendly and safe for children to play. The R-1 and R-2 Single Family Residential zoning districts are consistent with this land use designation.
- b. Multi-Family Residential (MFR): Areas designated for multiple family residential development including existing areas characterized by higher density residential developments and areas suitable for higher density residential developments with proximity to supporting services. The R-3 Multi-Family zoning district is consistent with this land use designation.
- c. Downtown Newport (DT): This is the historic commercial center of the City. The C-1 Central Business District zone is consistent with this land use designation.

- d. Commercial (C): These are commercial areas along state highways that are intended to be more auto oriented. The C-2 Highway Commercial zoning district is consistent with this land use designation.
- e. Light Industrial (LI): These are areas suitable for job and tax revenue generating developments, typically requiring rail or highway access, and/or access to high capacity electrical infrastructure. Currently undeveloped areas would feature business and industrial parks, or other campus-like settings and uses that typically do not present the potential for adverse impacts on the environment. The Light Industrial (LI) zoning district is consistent with this land use designation.
- f. Public Uses (PU): These are areas characterized by, or targeted for public uses such as schools, parks, and government facilities. The Public Use zoning district is consistent with this land use designation. Publicly owned parcels that are subsequently sold to a private party should be rezoned to be compatible with neighboring privately owned properties.
- g. Master Planned Development (MPD): The purpose of this designation is to encourage property owners to collaborate with their neighbors to prepare development plans that are designed to be highly compatible with other planned uses, that promotes the efficient use of public services, and avoids or minimizes potential adverse impacts on the environment. As an alternative to traditional zoning practices, development in these areas may be guided by an approved sub-area plan or master plan prepared through a public process. In the absence of an approved sub-area or a site-specific master plan, properties in these areas would be zoned to be compatible with neighboring land uses.

**Land Use Policy #4.2:** Proposed rezones of property within the City limits must be consistent with the Future Land Use Map.

- a. Properties along the SR 20 corridor to the north should be designated to allow for commercial and multiple family residential development, if and when, the property owners are ready to do so.

**Land Use Policy #4.3:** Only properties in the Newport Urban Growth Area may be considered for annexation into the City.

- a. Properties that are annexed into the City will be zoned in accordance with the Future Land Use Map.

**Land Use Policy #4.4:** The provision of City water and sewer service in the Newport Urban Growth Area should be conditioned on annexation, or the execution of an annexation agreement, provided that:

- a. The rates for City utilities provided in areas outside of the City limits may be up to 150% of the rates charged for services inside the City limits, in accordance with the provisions of state law.

**Land Use Policy #4.5:** City water and sewer service will not be extended to properties that are outside the Newport Urban Growth Area.

**Land Use Policy #4.6:** Coordinate planning activities and services in the Newport Urban Growth Area with the County. This may include, but is not limited to:

- a. The County adopting the same or similar future land use designations as the City in the unincorporated portions of the Newport UGA.
- b. The execution of an interlocal agreement with the County so that City standards are applied to new development in the unincorporated Urban Growth Area. This could also include the City processing land use applications on behalf of the County in the UGA and/or the County adopting zoning for the unincorporated UGA consistent with the City's Future land Use designations for the NUGA;
- c. The preparation of a master plan or sub-area plan to guide the future use and development of the Urban Growth Area; and
- d. The establishment a road corridor to provide access to undeveloped properties in the Urban Growth Area.

**Land Use Policy #4.7:** In partnership with the County and affected property owners, periodically review and update of the Urban Growth Area boundaries to maintain an adequate supply of land that can be reasonably served by the City to accommodate future growth. This may include:

- a. The identification of areas north and west of the City that may be suitable for residential development; and
- b. The designation of property with access to Highway 2 and the rail for commercial and light industrial uses.

### **Housing Goals and Policies**

**Housing Goal #1:** Support an adequate supply of housing by promoting a sufficient supply of land and infrastructure capacity for a variety of residential types and uses.

**Housing Policy #1.1:** Merge the R-3 and R-4 zoning districts into a multi-family zoning district to provide property owners with more options for the redevelopment of their property;

**Housing Policy #1.2** Seek to increase the supply and affordability of rental units. This may include, but is not limited to:

- a. Exploring the feasibility of permitting multi-family developments in commercial zoning districts; and
- b. Density bonuses as an incentive to provide affordable housing.

**Housing Policy #1.3:** Support the creation of affordable housing with local social service agencies.

**Housing Policy #1.4:** Identify and evaluate opportunities to increase residential density without harming neighborhood character. This may include:

- a. The preparation of standards to support the appropriate development of accessory dwelling units and alternative types of housing such as cottage housing.

### **Transportation Goals and Policies**

**Transportation Goal #1:** Provide for safe and efficient transportation within the City of Newport.

**Transportation Policy #1.1:** All new streets and street improvements shall be designed and constructed to meet City standards.

- a. New private streets are discouraged, but if approved, all new private streets will be constructed to meet City standards.

**Transportation Policy #1.2:** Establish and maintain pedestrian and bicycle corridors throughout the city that offer safe, ADA compliant passage, as appropriate.

**Transportation Policy #1.3:** Prepare and implement a pedestrian and bicycle plan for the City that:

- a. Provides an interconnected network of sidewalks, trails, and paths;
- b. Connects residential areas to schools, parks, and the downtown;
- c. Assesses existing conditions and identifies priority safety improvements;
- d. Identifies gaps and opportunities to expand the network; and
- e. Identifies and prioritizes future acquisitions and improvements.

**Transportation Policy #1.4:** Support public transportation for the residents of Pend Oreille County to commute to Spokane, Priest River, and Sandpoint.

**Transportation Policy #1.5:** Maintain procedures to deal with spills of hazardous materials as quickly and effectively as possible.

**Transportation Goal #2:** Maintain, if not improve, current transportation level of service standards.

**Transportation Policy #2.1:** Developers of new subdivisions shall be required to design and construct roads, curbs, gutters and sidewalks, storm water management facilities, and pedestrian amenities in accordance with City standards.

**Transportation Policy #2.2:** Proposed new developments shall include improvements necessary to mitigate potential adverse traffic impacts or safety concerns.

**Transportation Policy #2.3:** New developments must meet City concurrency standards to ensure that adequate public facilities are in place to serve the new development as it occurs.

**Transportation Goal #3:** In partnership with the Port of Pend Oreille and the Burlington Northern/Santa Fe Railroad (BNSF) maintain POVA as an important community asset.

**Transportation Policy #3.1:** Coordinate with the Port of Pend Oreille/BNSF on matters of mutual concern such as maintaining safe crossings, emergency vehicle access, scheduled improvements, and land use compatibility issues.

**Transportation Policy #3.2:** Support light industrial uses along the railroad corridor.

### **Parks, Recreation and Open Space Goals and Policies**

**Parks, Recreation and Open Space Goal #1:** Establish and maintain safe, attractive, and well-kept parks and recreation facilities throughout the city for the use of all residents and visitors.

**Parks, Recreation and Open Space Policy #6.1:** Provide sufficient funding to adequately maintain existing parks.

**Parks, Recreation and Open Space Policy #6.2:** The City will continue to assess the conditions of existing parks, plan and prioritize desired improvements. This should include, but is not limited to the preparation of a master plan for each city-owned park that:

- a. Identifies the intended use of the park;
- b. Documents existing improvements;

- c. Establishes maintenance standards;
- d. Establishes a repair and replacement schedule; and
- e. Prioritizes future improvements.

**Parks, Recreation and Open Space Policy #6.3:** The City will explore and encourage strategic alliances with other jurisdictions, agencies, and/or non-profit organizations to improve parks and recreation opportunities available to the community.

**Parks, Recreation and Open Space Policy #6.4:** Volunteer work and contributions will be encouraged to help defray public costs of design, construction, and maintenance of public parks projects.

**Parks, Recreation and Open Space Policy #6.5:** The City should establish a catalogue of desired park improvements such as benches and picnic tables to serve as a resource to families, organizations, and businesses seeking to make gifts to the community.

**Parks, Recreation and Open Space Policy #6.6:** Require new development to provide parks and trails or to contribute to a fund specifically dedicated to fund such recreational improvements.

### **Capital Facilities Goals and Policies**

**Capital Facilities Goal #1:** Maintain public services at the adopted level-of-service (LOS) standards in a cost-effective and efficient manner.

**Capital Facilities Policy #1.1:** The City has adopted the following level of service standards:

- a. Fire: 5-minute response time;
- b. Law Enforcement: 5-minute response time for emergency calls;
- c. Highways (US 2, SR 20): LOS D;
- d. City Arterials: LOS D;
- e. City Access Roads: LOS E;
- f. Water: 110 gallons/person/day;
- g. Sewer: 70 gallons/person/day; and

- h. Parks: 12 acres/1,000 residents and a play area/neighborhood park should be within ¼ mile of each residence.

**Capital Facilities Policy #1.2:** Review and update the City’s Capital Facilities Plan annually as part of the City budget process.

- a. This should include a prioritized list to assist in making clear, effective decisions on future capital expenditures.

**Capital Facilities Policy #1.3:** The City will upgrade services according to the following priorities:

- a. Protects public health and safety;
- b. Corrects deficiencies as needed to comply with legal mandates; and
- c. Expands capacity for projected growth.

**Capital Facilities Policy #1.4:** Coordinate land use planning and budgeting for capital improvements to ensure that public services are available for new development, without jeopardizing the level of service standards.

- a. When possible, combine and coordinate capital projects to achieve cost savings.

**Capital Facilities Policy #1.5:** New development shall pay for the cost of extending public services.

- a. Periodically review and update City regulations to ensure that developers continue to be responsible for the cost of extending city services attributed to their development.

**Capital Facilities Policy #1.6:** Essential public facilities should be sited in accordance with county-wide policies.