

City of Colfax, Washington Ordinance No. 16-10

AN ORDINANCE OF THE CITY OF COLFAX, WASHINGTON TO ENSURE THE CITY'S COMPREHENSIVE PLAN COMPLIES WITH THE REQUIREMENTS OF THE GROWTH MANGEMENT ACT BY ADOPTING FINDINGS AND CONCLUSIONS; ADOPTING AN UPDATED COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; ESTABLISHING COLFAX MUNICIPAL CODE 17.06 COMPREHENSIVE PLAN; AND SUMMARY PUBLICATION BY ORDINANCE TITLE ONLY.

WHEREAS, the Growth Management Act and RCW 36.70A.130(5)(d) requires that Colfax, along with Whitman County and other cities within Whitman County take action on or before June 30th, 2018 to review, and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of Chapter 36.70A RCW; and

WHEREAS, the City of Colfax's first Comprehensive Plan was adopted in July 16 1976 and most recently was updated by Ordinance 06-11 on December 4th, 2006; and

WHEREAS, the City of Colfax has adopted and disseminated an extensive public participation process consistent with RCW 36.70A.035 and RCW 36.70A.140 to develop and review this Colfax 2035 Comprehensive Plan Update as documented in Exhibit 3 hereto, which exhibit is incorporated by this reference herein as if specifically set forth; and

WHEREAS, on February 18th, 2016 the Planning Commission after the public participation process recommended approval of the Colfax 2035 Comprehensive Plan Update as documented in Exhibit 3 hereto; and

NOW THEREFORE,

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLFAX AS FOLLOWS:

Section 1. Ordinance 16-10 which adopts Chapter 17.06 Comprehensive Plan to the Colfax Municipal Code.

Section 2. The City Council hereby adopts as findings the recitals, including the incorporation by reference of Exhibits 1 thru 4 expressed above.

Section 3. Copy to Department of Commerce. Pursuant to RCW 36.70A.106(3), the City Clerk is directed to send a copy of this ordinance to the State Department of Commerce for its files within five days after adoption of this ordinance.

Section 4. That if any section, subsection, clause, or phrase of this legislation is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining

portion of this ordinance. The City of Colfax, Washington hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact any one more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

Section 5. That this law and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force five (5) days from and after date of its final passage and adoption.

ADOPTED at a regular meeting of the City Council of the City of Colfax, Washington held on the 4th day of April, 2016.



Mayor

ATTEST:

By: Connie Ellis

City Clerk

APPROVED AS TO FORM:

By: [Signature]

City Attorney



Colfax 2035 Comprehensive Plan Update



Acknowledgements

G. Todd Vanek, Mayor

Councilmembers

Whitney Aguilar
Jeannette Solimine
Steve Bretveld
Al Vorderbrueggen
Steve Holberg
Jim Kackman
Tom Huntwork

Planning Commission

John Henry, Chairman
Norma Becker
Randy Daniels
Donna Huntwork
Shawn McAdams
Don Moore, Alternate

Staff

Mike Rizzitiello, City Administrator
Irving Trejo, Building & Community Development Associate
Lynda Kramlich, Planning Commission Secretary

Table of Contents



Image 1: Colfax looking north from St. James Church/St Ignatius Hospital

<u>Chapter</u>	<u>Subject</u>	<u>Page</u>
1.	Introduction.....	5
2.	Community Profile.....	12
3.	Issue Identification.....	36
4.	Vision.....	40
5.	Amending the Comprehensive Plan.....	42
6.	Public Participation.....	45
7.	Land Use.....	52
8.	Urban Design & Community Character.....	68
9.	Natural Environment.....	76
10.	Transportation.....	94
11.	Capital Facilities & Utilities.....	106
12.	Housing.....	127
13.	Economic Development.....	150
14.	Community & Human Services.....	171
15.	Historic & Cultural Resources.....	175
16.	Annexation.....	188
17.	Sustainability & Community Health	192

18.	Downtown.....	198
19.	Plan Implementation.....	203
20.	Performance Management.....	208
	Appendix A. Colfax Neighborhood Map.....	213
	Appendix B. Glossary.....	214
	Appendix C. Parks, Recreation, and Open Space	221
	Appendix D. Shoreline Management.....	304
	Appendix E. Capital Improvement Plan (2016-2021).....	468

Chapter 1: Introduction



What is this chapter about?

The purpose of this chapter is to:

- Convey the Colfax 2035 Comprehensive Plan Update.
- Explain the purpose of a Comprehensive Plan in the State of Washington.
- Provide an overview of the planning process.
- Explanation of the State of Washington Growth Management Act.
- Provide an overview of plan chapters.
- Provide a rough history of comprehensive planning in Colfax.
- Convey the study area (urban growth boundary) of the City of Colfax.

1. Introduction



Image Two: Colfax City Hall

Mission Statement

The mission of the Colfax Comprehensive Plan 2035 is to nurture a harmonious environment that will enhance the quality of life for all citizens. It provides for efficient municipal services, promotes the business community, establishes balanced economic growth, and intergovernmental cooperation. Proudly recognizing our heritage, we will cultivate a community that is attractive now and in the future.

Written by Colfax Planning Commission - 2015

I. Purpose & Intent

This comprehensive plan anticipates community changes and strives to manage those changes in a deliberate manner, reflecting the desires and wishes of Colfax's residents. This plan lists goals and policies based on the City's aspirations set in the context of current and potential opportunities, concerns, and capabilities.

A comprehensive plan is a decision-making tool based on long-range goals. The plan looks beyond the conventions of law, exceeding minimum legal requirements to address what the community wants. It describes resident demographics, provides an overview of city history, documents existing land use, examines community roadways, studies local economics and systems of governance, and assess the current physical and ecological environment. It is intended to serve as a type of policy "atlas" for city officials based on the community's real-life conditions, helping them make better-informed decisions.

The City of Colfax's comprehensive plan is based on locally established visions, goals, and policies derived from extensive public participation. The plan provides an abundance of information and guidance, but depends heavily on the appropriate exercise of individual discretion, interpretation and initiative to fulfill its goals, policies, and programs.

The plan conforms to the Washington State Growth Management Act (GMA), RCW 36.70A, as originally passed in 1990 and its subsequent amendments, and is consistent with Whitman County's County-Wide Planning Policies (CWPP).

This comprehensive plan will shape the City's zoning and subdivision regulations, capital improvement programming and budgeting, and other legal and regulatory actions necessary to manage Colfax's physical, social, and environmental character. The full range of the City's implementation tools must be consistent with this plan.



Image 3: Colfax Planning Workshop

II. Planning Process

Planning begins with an assessment of current needs and issues, examining previous plans through the lens of today's conditions. Next a vision statement is created. Colfax's 2001 vision is rooted firmly in the prior (1993) vision, but provides clearer terms and articulates basic goals to help the community achieve its vision. Community participation was fundamental in the creation of the vision, and in fact led the creation of the entire plan. In developing this document, the City of Colfax elected to prepare alternative goal and policy scenarios, with each scenario representing different approaches towards the overall vision. Programs were then included to implement the various goal/policy choices, providing the City with guidance in the creation of individual tasks for inclusion in annual departmental budgets. Following consideration and comments from various commissions and from the general public, the Plan Commission selected a preferred alternative in each of the areas provided in the draft document. This document is the result of that process. By design, it is a plan that allows the community to review its implementation, evaluate its progress, and make revisions over time as necessary.

Effective comprehensive plans must have solid community involvement during preparation. This leads not only to better initial plan and policy choices, but lays groundwork for greater community support for those choices throughout the plan's implementation. Colfax directed an extensive public participation process; this included monthly Plan Commission meetings, multiple surveys, monthly City newsletters, and the creation of a project website containing nearly all documents, correspondence, and media discourse related to the update process.

III. Washington Requirements and the Growth Management Act (GMA)

The state legislature enacted the Growth Management Act (GMA) in response to its finding that uncoordinated growth and lack of common goals toward land conservation threatens the public's health, safety, and general welfare. The Act lists 14 planning goals for those counties and municipalities planning under the GMA's requirements (Table 1).

The Act also requires consistency between:

- Comprehensive plans and planning goals identified in RCW 36.70A.020
- Municipal and county comprehensive plans
- Comprehensive plans of each municipality and county with those of neighboring municipalities and counties
- Elements within the comprehensive plan (internal consistency)
- Comprehensive plan and development regulations
- Comprehensive plan and capital budgets
- State agency actions and municipal and county comprehensive plans

A second tenet of the GMA is concurrency, meaning the public facilities and service must be developed concurrently with the new land uses they serve, ensuring achievement of adopted level-of-service standards. The concurrency requirement is especially forceful concerning transportation:

"...local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level-of-service...to decline below the standards adopted in the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development."

The various requirements of the GMA suggest a strong relationship between urban growth and the public facilities and services required to serve that growth. This relationship is further enhanced by the concept of Urban Growth Areas (UGA), where land development and public infrastructure improvements are concurrently programmed. To fulfill these new planning requirements, the GMA expressly authorizes the use of specific techniques such as impact fees and planning unit developments.

The Growth Management Act recognizes that comprehensive plans are prepared by local jurisdictions and that, while the law dictates some specific requirements, the actual mechanisms the jurisdictions choose to employ and the relative priorities the jurisdictions assign to the Act's goals are up to the jurisdictions themselves. Cities and counties must reconcile a diversity of pressures and influences when writing comprehensive plans, and the strategic and tactical decisions these jurisdictions must make can really be defined only at the local level. For that reason, the Act states that jurisdictions have flexibility to prioritize the Act's goals aiming to achieve some at a greater degree than others, as long as the principles and dictates of the Act are respected and met.

Colfax is a partially planning jurisdiction. Only critical areas and shoreline management are mandated by the GMA. In adopting the plan, the Colfax City Council and Planning Commission has determined the strategic direction and tactical focus of this plan sorting out the conflicting demands and setting the course ahead.

Planning Goal	Description
Urban Growth	<i>Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.</i>
Reduce Sprawl	<i>Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.</i>
Transportation	<i>Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.</i>
Housing	<i>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 the preservation of existing housing stock.</i>
Economic Development	<i>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, Promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunity, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.</i>
Property Rights	<i>Property rights 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.</i>
Permits	<i>Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.</i>
Natural Resources	<i>Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.</i>
Open Space & Recreation	<i>Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.</i>
Environment	<i>Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.</i>
Citizen Participation & Coordination	<i>Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.</i>
Public Facilities & Services	<i>Ensure that public facilities and services necessary to support development shall be adequate to serve the development at the time development is available.</i>
Historic Preservation	<i>Identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance.</i>
Shorelines	<i>For shorelines of the State, the goals and policies of the Shoreline Management Act are added as one of the goals of the GMA.</i>

Table 1: Planning Goals of the Washington State Growth Management Act, RCW 36.70A.020

IV. Using this document

This comprehensive plan is designed for use and reference by the community, the City Council, the Planning Commission, other agencies, and City staff. It presents policies and programs that will help the City achieve its long-term goals, embedding them in a document that helps express the community's character and aspirations. The structure of the plan's policy elements includes several sections: a discussion of current conditions relevant to each policy area, a discussion of current and anticipated issues that the element should address, and a series of goals, policies, and programs to help Colfax achieve and maintain its vision. Some chapters even include a list of priority projects, drawing attention to several important activities that should be pursued soon after the plan's adoption.

In practice, this plan's identification of policies, programs, and in some cases, projects, will give Colfax a veritable "punch list" of things to do, creating work programs for staff, the planning commission, and City Council to accomplish as time progresses.

V. Historic Planning

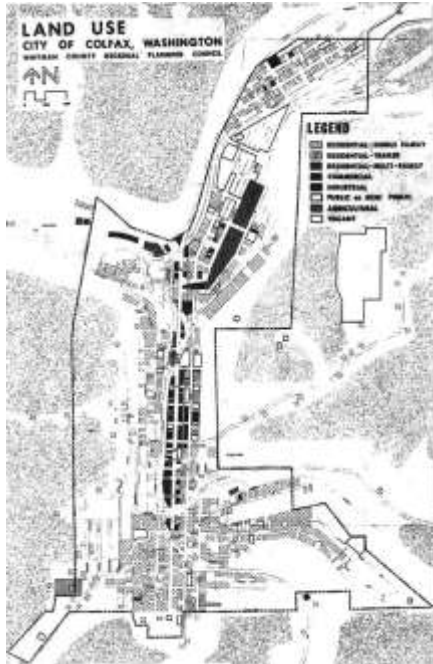


Image 4: 1959 Colfax Land Use Map

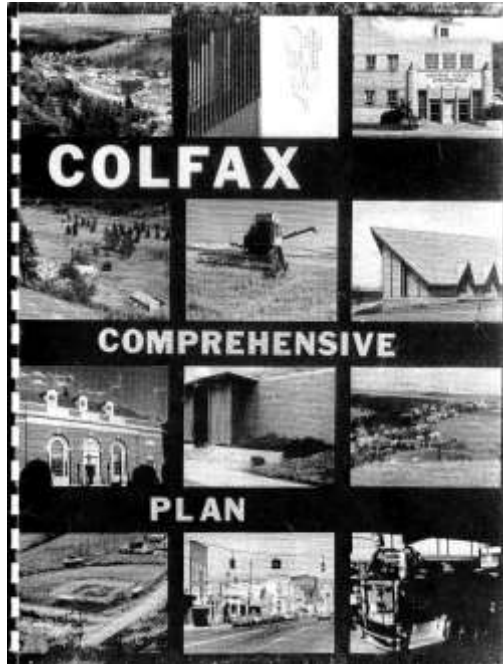


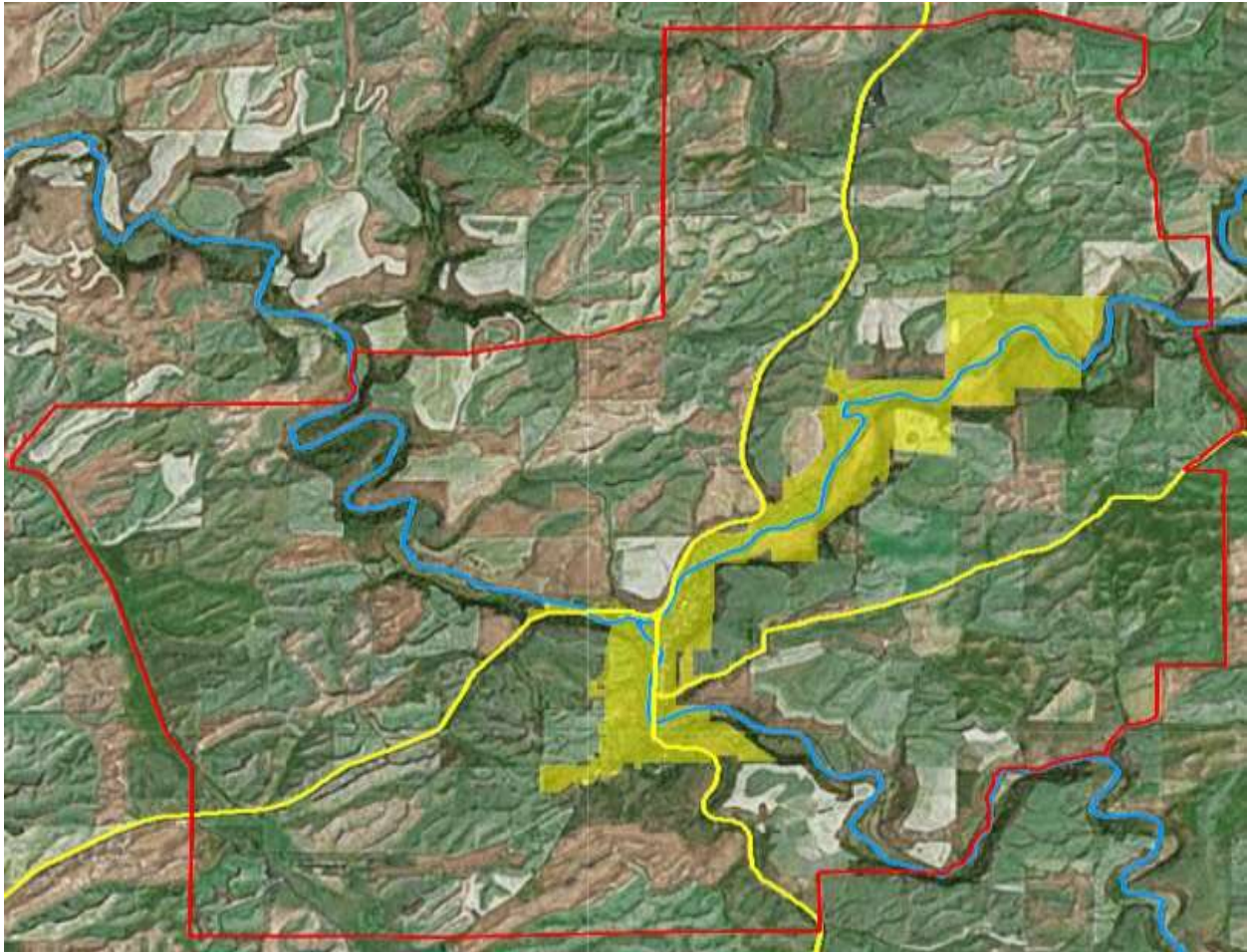
Image 5: 1976 Colfax Comprehensive Plan

Colfax adopted its first comprehensive plan in 1959 laying out zoning as well as housing and transportation principles. In July 1976 a second comprehensive plan was adopted by the city which assembled a long-range vision for the community. That plan's policies were then reviewed and updated in 1993, 2001, and finally 2007.

In the Fall of 2014, Colfax began work on this document, creating its first-generation GMA compliant comprehensive plan. Even though jurisdictions within Whitman County are partially planning, this plan conforms to the state's fourteen goals and legal requirements. It also goes much further, seeking to create policies and programs that will help the community become what it truly wishes to be. For that reason, the planning process has focused heavily on public

participation, involving the community in a variety of ways to ensure the plan reflects its collective voice.

VI. Study Area



Map 1: Colfax Urbanized Growth Area (UGA)

The City of Colfax (pop 2,826 – ACS 2010 to 2014) is situated in the Palouse region of Eastern Washington State in Central Whitman County at the junction of United States Highway 195 and State Route 272 at elevations that range from 1,955 to 2,420 feet. Colfax's 20,991-acre planning area is comprised of both the city boundaries and the surrounding Urban Growth Area (UGA) in unincorporated Whitman County. The Urban Growth Area is comprised of one mile south of Airport Rd and South Palouse River Rd to the south. Clear Creek roughly defines the eastern boundary. Dry Creek Rd and sections of Green Hollow Rd define the northern boundary. Endicott Rd defines the western boundary.

Adoption and Amendment History

Chapter 2: Community Profile



What is this chapter about?

The purpose of this chapter is to:

- Provide an overview of the history of Colfax.
- Provide basic demographic information about the City including climate, age, race, income, and other information.

2. Community Profile



Image 6: Downtown Colfax

Colfax's community characteristics and local natural environment contribute to make the city what it is. This chapter provides a brief community history and a description of Colfax's setting. It also provides a brief community history and a description of Colfax's setting. It also provides demographic information, including a population forecast based on information provided by the Washington State Office of Financial Management.

I. Colfax and Its History

A. Early Colfax



Image 7: Perkins House

The area that would become Colfax was home to bands of Palouse and other Sahaptin-speaking people, including the Nez Perce Tribe. The Nez Perce Trail, long used by Native Americans on their treks to the Great Plains to hunt buffalo, ran through a small part of southeastern Whitman County. James Perkins (1843-1920) and Thomas Smith were the first non-Native settlers to the area that would become Colfax, claiming the land at the confluence of

the north and south branches of the Palouse River on July 10, 1870. The two were emissaries of Anderson Cox (1813-1871), a Waitsburg businessman who hoped to build a mill there. The site Perkins and Smith chose was ideal for this venture -- heavily forested and adjacent to the rushing Palouse river. Smith soon moved on, but Perkins built a cabin there, initially calling his tiny settlement Bellesville, but then shifting the name to Colfax. The new name honored Schuyler Colfax (1823-1885), vice-president to President Ulysses S. Grant (1822-1885) from 1869 to 1873. Hezekiah S. Hollingsworth (b. 1842) arrived in 1871, followed by other settlers. In February 1872, Perkins the townspeople hired A. L. Knowlton to plat a town site, and began building their town.



Image 8: Colfax panoramic looking west-1909

Washington's territorial legislature established Whitman County on January 29, 1871. Colfax was incorporated on January 14, 1879. William H. James (1832-1920) (formerly acting governor of Nebraska) was the first mayor. The town was reincorporated under state law on April 6, 1891. From the time of settlement, wheat was the predominant crop in the area surrounding Colfax, and the need for a grist mill was pressing. In 1871 a group of local farmers began canvassing their neighbors and securing their pledges to bring their wheat to a mill in Colfax, as soon as one existed. By 1872, mill planners had the promise of at least 5,000 bushels to be milled in Colfax. The mill was built in late 1873, on land belonging to James Perkins.

Colfax Mill could produce 50 barrels of flour a day, and was soon operating around the clock. Flooding in 1879 badly damaged the mill and took the life of a mill employee. In 1882, the mill was partially burned, but was rebuilt. An 1886 enlargement brought the mill's capacity up to 125 barrels per day. A chop mill was added to produce stock feed, further expanding the mill's income-generating potential. On July 9, 1920, friction built up on a belt running the mill's main pulley ignited a fire, and the mill burned down. Not until 1936 did a new mill rise. A fire in 1957 destroyed Colfax Mill for the final time.

B. Natural Disasters



Image 9: 1910 Colfax Flood



Image 10: 1910 Colfax Flood

Colfax's location at the confluence of the north and south forks of the Palouse River, so useful for milling, rendered the town extremely vulnerable to flooding. Severe floods were a real risk to settlers, routinely washing away all they had built. The town was flooded in 1879 and 1893. On March 1, 1910, water from three- to five-foot deep flowed through downtown. Another disastrous flood in February 1948 prompted government studies for a flood-control project deepening the river channel, building retaining walls along the banks, and adding concrete channels to better control the flood of water.

Despite past inundations, Colfax residents were divided on the project and twice narrowly defeated bond measures funding it. The project was finally approved in 1959. Construction began in 1962 and was completed several years later; part of the town was flooded in 1963, even as the project was underway. Since 1965, flooding in the city during winter and spring snow-runoffs and rains has been greatly reduced. Colfax was nearly destroyed by fire on July 14, 1882, but was rebuilt and continued to grow steadily. The fire claimed all of the fledgling city's records.

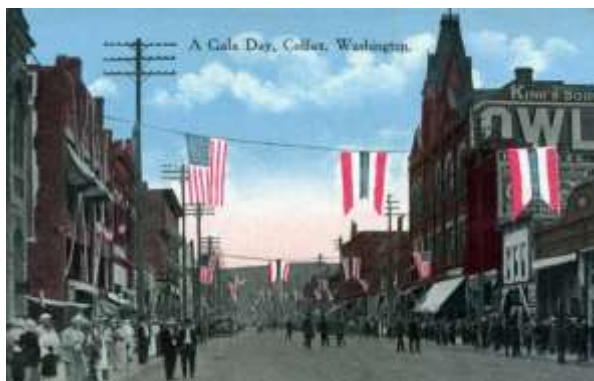


Image 11: Downtown Colfax Washington-1910



Image 12: 1910 Colfax

C. Businesses

A busy town in its early decades, Colfax had many businesses that catered to transient residents. Hotels flourished, livery stables were plentiful, and laundry/wash-houses handled heavy washing for both permanent and temporary Colfax residents. Colfax had several brickyards, and these became especially important after the town's original wood-frame buildings burned. Colfax Iron Works manufactured roller mills and other items needed by farmers in the Colfax area. The Nelson Draper Factory also manufactured machinery necessary for harvesting and other farming work. Turn-of-the-twentieth-century Colfax had its seamy side. The city council limited the number of saloons that could operate in town to 10, imposed Blue Laws prohibiting the sale of liquor on Sundays, and prohibited women from working in saloons. The town had an active red-light district, and a 1915 raid on a laundry rumored to be fronting an opium den yielded opium and smoking paraphernalia, resulting in the arrests of those present at the time.



Image 13: Colfax English Academy-1910



Image 14: Colfax High School

D. Education

Colfax College, a small private college, was founded in by members of Colfax Baptist Church in 1878. Leoti West was the school's first teacher. The school initially shared the church's space, gaining a building of its own in 1887. In 1902, following years of financial difficulties, Colfax College became English's Collegiate Academy. The school closed in the late 1920s, and the building became the Whitman County Interstate Museum, which closed in 1947.

Colfax's first grade school opened in 1872. E. H. Orcutt (b. 1843) was the first teacher. The original building was remodeled in 1910. Over time, a number of smaller school districts have been consolidated into the Colfax district. A new elementary school building was dedicated on September 24, 1953. Colfax High School was built in 1891, with a new building constructed in 1910. This building was replaced in 1960.



Image 15: St Ignatius Hospital-1908



Image 16: Whitman Hospital and Medical Center

E. Community Facilities

The Catholic Sisters of Charity built a small hospital in Colfax in 1893, lured there by the promise of free land and cash. St. Ignatius was the first hospital in Whitman County. The building was greatly enlarged over time, but remained antiquated by modern standards. In 1964, St. Ignatius Hospital risked losing its license if not completely remodeled. Whitman County decided instead to relocate the hospital services, and raised \$600,000 over the next seven months in order to accomplish this. The new hospital, renamed Whitman Community Hospital, was dedicated November 3, 1968. By the late 1970s, lack of physicians, changes in demographics and in Medicare brought Whitman Community Hospital to the brink of closure or conversion into a nursing home facility. Instead, three University of Washington trained physicians with ties to Colfax took on the challenge of converting the hospital into an acute care facility, steadily expanding services over time. As of 2015, the revitalized Whitman Hospital and Medical Center has 157 employees and serves a 1,200 square mile region.



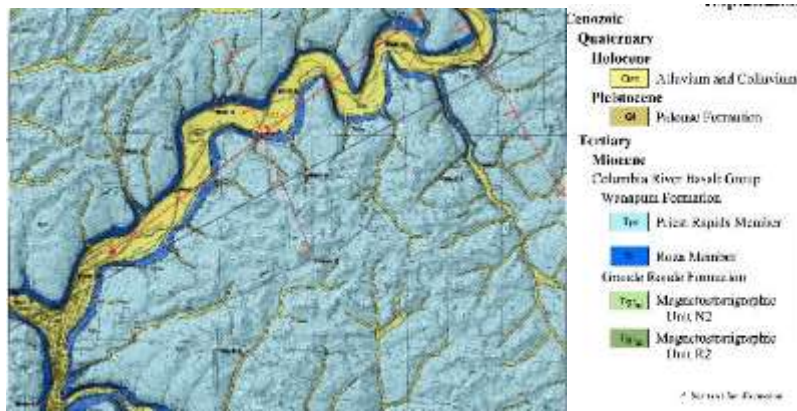
Image 17: Whitman County Rural Library-Colfax Branch

F. Library

In November 1944, Whitman County residents voted to approve the foundation of a library district. By 1948, there were 25 branches serving residents across the county. (As of 2010,

there are 14 branches.) Colfax's branch -- the system's main -- was first located, temporarily, in the county courthouse, then in a rented former tavern. In 1960, the Colfax branch got its own new building. The Friends of Whitman County Library was organized in 1983. The Colfax branch is an important hub of community life. One unique way the library serves its patrons is through the use of borrowed books-on-tape in the cabs of combines and tractors -- listening to these helps time pass more quickly for farm laborers whose days stretch as endlessly as the rolling wheat they tend.

II. Environmental Characteristics



Map 2: Colfax Geology

Colfax is located in southeastern Washington. The area is geologically interesting, lying in the midst of the fertile Palouse country in the middle of the Columbia River Plateau, with the Rocky Mountains to the east, the Channeled Scablands to the west, and the Snake River to the south. The peculiar and picturesque silt dunes which characterize the Palouse were formed during the ice ages. Blown in from the glacial outwash plains to the west and south, the Palouse hills consist of more or less random humps and hollows. The steepest slopes, which may reach 50% slope, face the northeast. The highly productive loess soil ranges from 5 to 130 cm deep. Large areas of level land are rare. Crops of the Palouse region require no irrigation due to the geography.



Map 3: Palouse Region

A. Climate

Colfax has a four-season continental climate with hot, dry summers, cold winters, and a rainy season that generally runs from autumn till spring. The annual rainfall averages less than 20 inches a year. The climate, together with the deep, rich Palouse topsoil, makes for near-ideal wheat growing conditions. Climate data for Colfax is available in Table 1 below.

Climate data for Colfax, Washington (1971–2000)													[hide]
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Average high °F (°C)	37.4 (3)	43.5 (6.4)	51.2 (10.7)	58.9 (14.9)	66.8 (19.3)	73.9 (23.3)	82.7 (28.2)	83.3 (28.5)	74.6 (23.7)	62.0 (16.7)	45.6 (7.6)	37.6 (3.1)	59.79 (15.45)
Daily mean °F (°C)	30.9 (-0.6)	35.3 (1.8)	41.0 (5)	47.3 (8.5)	54.1 (12.3)	60.5 (15.8)	66.6 (19.2)	66.4 (19.1)	58.2 (14.6)	47.7 (8.7)	37.8 (3.2)	31.3 (-0.4)	48.09 (8.93)
Average low °F (°C)	24.3 (-4.3)	27.0 (-2.8)	30.8 (-0.7)	35.7 (2.1)	41.3 (5.2)	47.0 (8.3)	50.4 (10.2)	49.4 (9.7)	41.7 (5.4)	33.3 (0.7)	29.9 (-1.2)	24.9 (-3.9)	36.31 (2.39)
Precipitation inches (mm)	2.33 (59.2)	1.94 (49.3)	2.02 (51.3)	1.73 (43.9)	1.80 (45.7)	1.37 (34.8)	0.72 (18.3)	0.72 (18.3)	0.73 (18.5)	1.20 (30.5)	2.55 (64.8)	2.93 (74.4)	20.04 (509)

Source: NOAA (normals, 1971–2000) ^[10]

Table 1: Colfax Climate Data

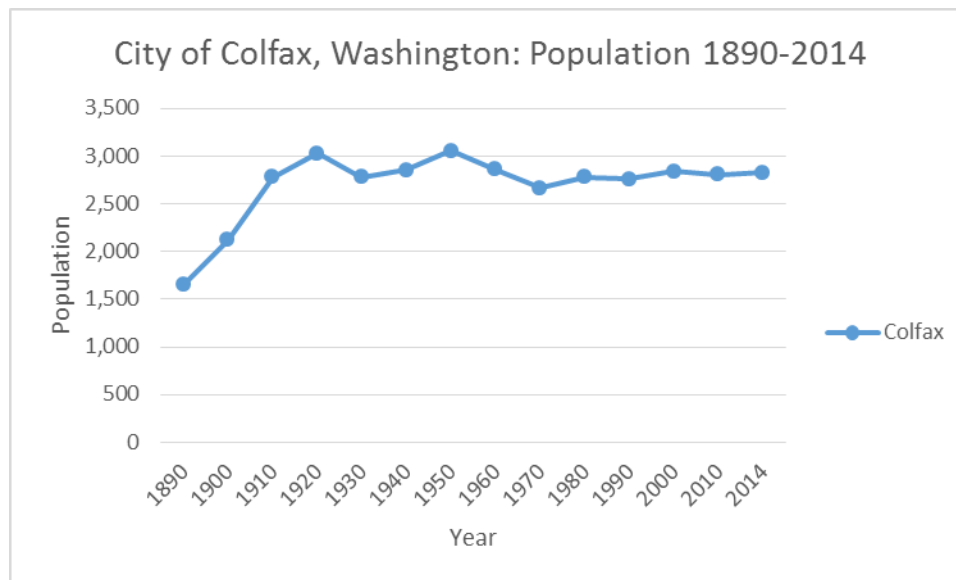
III. Community Characteristics

A. Population

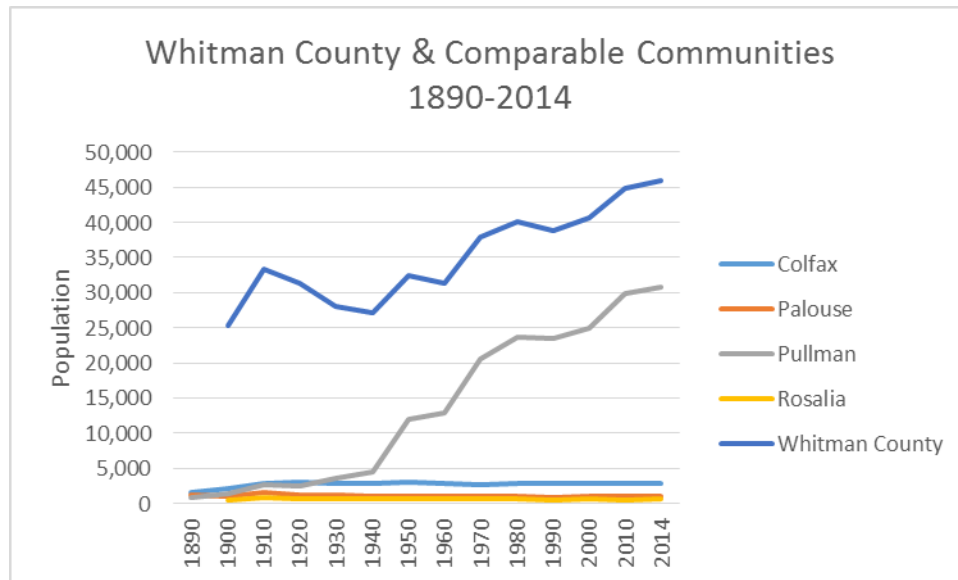
Whitman County & Comparable Communities to Colfax 1890-2014														
	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2014
Colfax	1,649	2,121	2,783	3,027	2,782	2,853	3,057	2,860	2,664	2,780	2,761	2,844	2,805	2,826
Palouse	1,119	929	1,549	1,179	1,151	1,028	1,036	926	948	1,005	915	1,011	998	1,092
Pullman	868	1,308	2,602	2,440	3,522	4,417	12,022	12,957	20,509	23,579	23,478	24,948	29,799	30,851
Rosalia		379	767	714	633	596	660	585	569	572	552	648	550	607
Whitman County		25,360	33,280	31,323	28,014	27,221	32,469	31,263	37,900	40,103	38,775	40,740	44,776	46,003

Source: United States Census Bureau Decennial Survey; American Community Survey 2010-2014 5 Year

Table 2: Whitman County & Comparable Communities to Colfax 1890-2014



Graph 1: Colfax Population 1890-2014



Graph 2: Whitman County & Comparable Communities 1890-2014

Colfax was the largest city in Whitman County until 1930 when Pullman outgrew Colfax at a population of 3,522 compared to 2,782. The height of Colfax’s population was 3,057 in 1950. Colfax experienced a 1.37% population decline between 2000 and 2010. However, the 2010-2014 American Community Survey shows that the population has grown 0.75% to 2,826 between 2010 and 2014. Overall, the Colfax population has remained roughly flat since 1960 while the population of Whitman County has grown 49.6%. This growth is largely driven by the City of Pullman and Washington State University. Colfax is the second largest city in Whitman County as of 2013. The City of Palouse is third at 38.6% of the Colfax population.

Population Growth Rate	2020	2025	2030	2035
Low	2,915	2,944	2,973	3,003
Medium	2,996	3,091	3,168	3,230
High	3,394	3,575	3,738	3,883

Population Growth Rate	2020	2025	2030	2035
Low	4,238	4,280	4,322	4,366
Medium	4,356	4,494	4,606	4,696
High	4,934	5,197	5,434	5,645

Table 3: Colfax Population Forecast City Limits (2020-2035)

Table 4: Colfax Population Forecast 45.3% Growth (2020-2035)

The State of Washington Office of Financial Management conducts population forecasts for cities within fully planning counties and counties in partially-planning areas to project future populations of areas in five year increments. This is done to allow local jurisdictions to plan for amendments to municipal services. The Office of Financial Management population forecast is developed using a cohort-component model. This model is a sophisticated demographic accounting system that starts with the most recent census counts by single year of age and gender, “survives” the age and gender specific cohorts forward in time, incorporates fertility, mortality, and migration trends and forecasts the total population forward combining all these inputs. The forecasts use a low, medium, and high rate. The low rate accounts for one percent growth. The medium rate accounts for two to three percent growth. The high rate represents four to five percent growth.

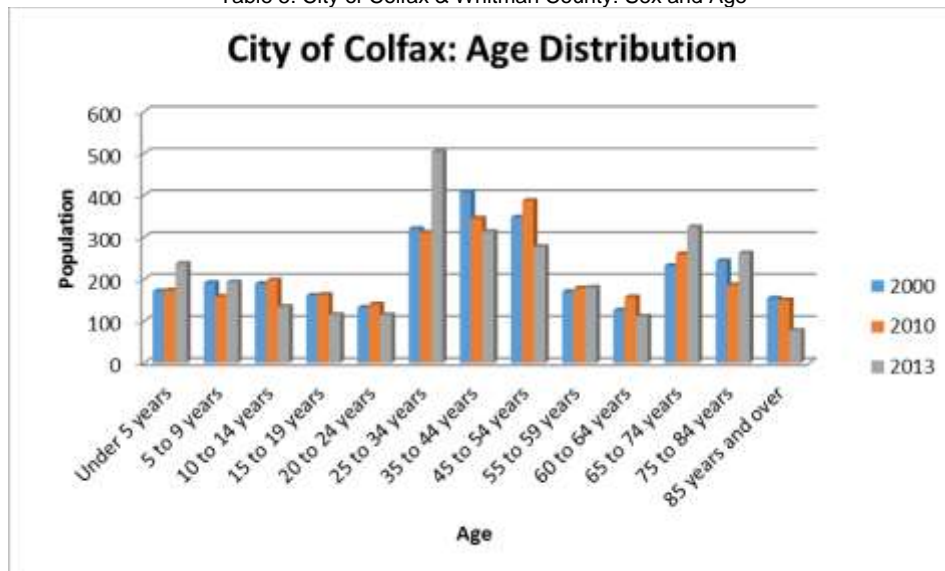
The City of Colfax uses two population forecasts based on potential future development. Table 3 represents the population growth if the city did not grow in land mass and only had infill development. In 2035 the city would grow to a population of between 3,003 to 3,883. Table 4 is representative of city land area growth of 45.3%. This number was arrived by analyzing past annexations over a twenty year period and running a buildable land geospatial model which takes limits into account such as topography and sensitive environments. Using this population forecast, the city would grow to a population of between 4,366 and 5,645 in 2035.

B. Age

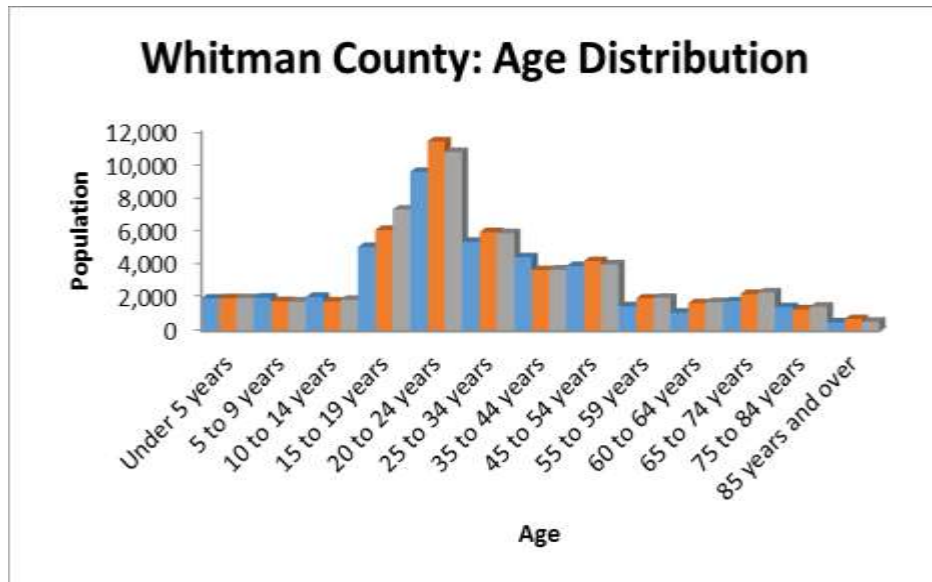
City of Colfax & Whitman County: Sex and Age												
	City of Colfax						Whitman County					
	2000	% of pop	2010	% of pop	2013	% of pop	2000	% of pop	2010	% of pop	2013	% of pop
Male	1,375	48.3%	1,299	46.3%	1,548	54.5%	20,617	50.6%	22,238	50.8%	22,957	50.4%
Female	1,469	51.7%	1,507	53.7%	1,292	45.5%	20,123	49.4%	21,509	49.2%	22,555	49.5%
Under 5 years	171	6.0%	173	6.2%	237	8.3%	1,973	4.8%	1,978	4.4%	1,990	4.4%
5 to 9 years	191	6.7%	158	5.6%	193	6.8%	2,021	5.0%	1,810	4.0%	1,790	3.9%
10 to 14 years	189	6.6%	197	7.0%	134	4.7%	2,051	5.0%	1,789	4.0%	1,879	4.1%
15 to 19 years	161	5.7%	163	5.8%	115	4.0%	5,048	12.4%	6,072	13.6%	7,306	16.1%
20 to 24 years	132	4.6%	140	5.0%	114	4.0%	9,566	23.5%	11,394	25.4%	10,757	23.6%
25 to 34 years	320	11.3%	311	11.0%	503	17.7%	5,357	13.1%	5,945	13.3%	5,883	12.9%
35 to 44 years	408	14.3%	345	12.3%	313	11.0%	4,440	10.9%	3,670	8.2%	3,699	8.1%
45 to 54 years	347	12.2%	387	13.8%	277	9.8%	3,908	9.6%	4,215	9.4%	4,008	9.0%
55 to 59 years	170	6.0%	178	6.3%	180	6.3%	1,501	3.7%	1,967	4.4%	2,012	4.4%
60 to 64 years	126	4.4%	157	5.6%	111	3.9%	1,110	2.7%	1,679	3.7%	1,743	3.8%
65 to 74 years	232	8.2%	260	7.5%	324	11.4%	1,792	4.4%	2,228	5.0%	2,327	5.1%
75 to 84 years	243	8.5%	186	6.6%	262	9.2%	1,444	3.5%	1,300	2.9%	1,475	3.2%
85 years and over	154	5.4%	150	5.3%	77	2.7%	529	1.3%	729	1.6%	563	1.2%
Median Age	41.3	(X)	42.7	(X)	38.0	(X)	24.7	(X)	24.4	(X)	24.0	(X)

Source: US Census 2000 and 2010 SF-1; ACS 2009-2013 5 Year

Table 5: City of Colfax & Whitman County: Sex and Age



Graph 3: City of Colfax: Age Distribution



Graph 4: Whitman County: Age Distribution

The age distribution for the City of Colfax shows a trend toward an aging population between 2000 and 2010. The median age increased from 41.3 to 42.7 during this time. The age demographic which had the greatest proportion of residents moved to the 35 to 44 year old demographic at 14.3% in 2000 to the 45 to 54 year old demographic at 13.8% in 2010 (table 5). This trend has begun to reverse some in 2013 as the largest age group was the 25 to 34 year olds at 17.7% and the median age fell to 38. Whitman County’s largest age cohort is the 20 to 24 year olds which have increased from 23.5% in 2000 to 23.6% in 2010. This is due to the presence of Washington State University in the county. The median age fell slightly from 24.7 in 2000 to 24 in 2013.

C. Age and Sex Population Pyramids

The age and sex composition of a population is an important indicator because different age groups have different needs and preferences, which is important to the public and private sectors. The size of different age groups holds consequences for government programs, facilities, and services. Likewise, changes in age cohort distributions in the County as a whole, or in neighboring areas, can impact the characteristics of a community.

The age range of 45-49 represents the largest age cohort in Colfax (approximately 7% of the total population in 2010). A smaller portion of the population in Colfax is between the ages of 20-24 (approximately 5% in 2010), whereas in Whitman County 26% of the population is between the ages of 20-24. This is probably due to the concentration of college students in Pullman.

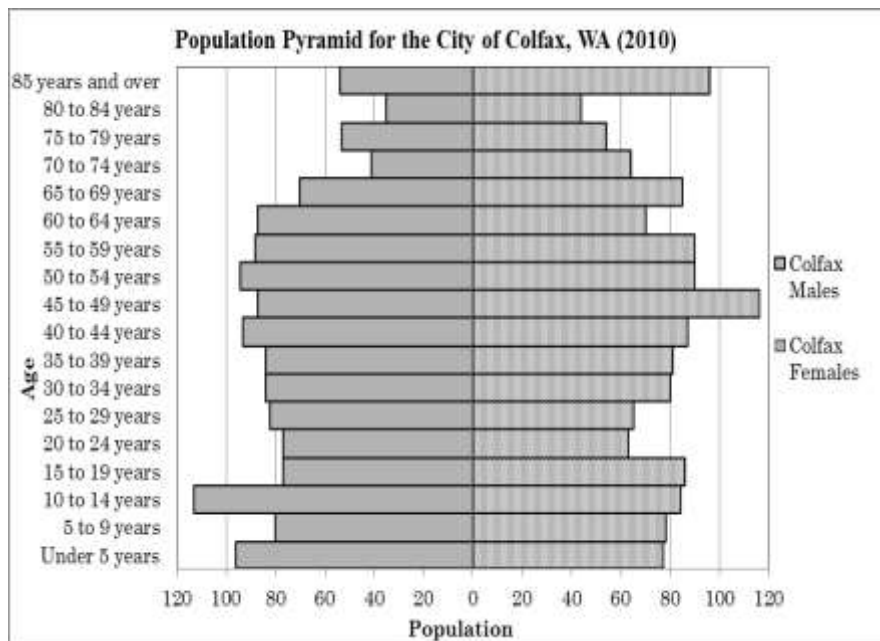
In 2010, persons aged 55 or older accounted for approximately 25% of Whitman County’s total population, whereas persons aged 55 or older accounted for approximately 33% of Colfax’s population. This indicates that a concentration of the county’s older population resides in Colfax.

Consequently, the City's median age is significantly higher than Whitman County's. In 2010, Colfax's median age was 42 while Whitman County's median age was 24. These observations are outlined by Census Bureau data displayed on Table 6 and supported by Graph 5 and Graph 6 on the following pages.

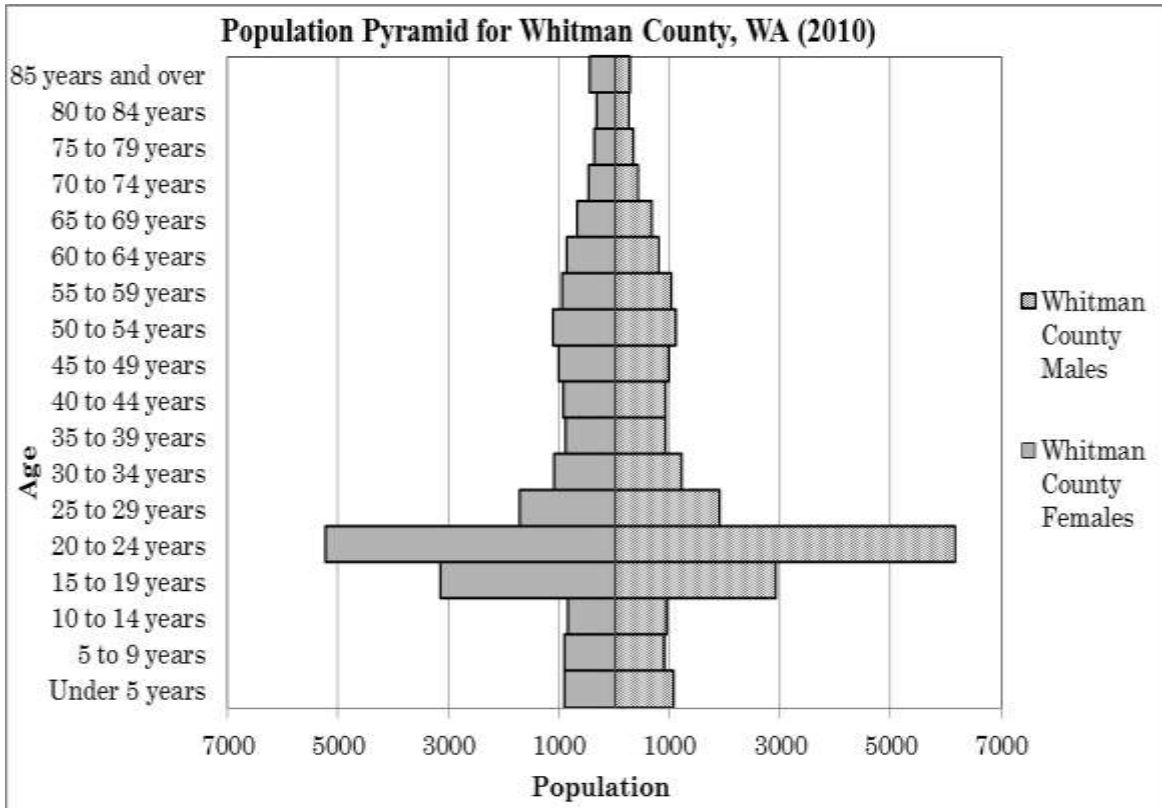
Age/Sex Composition of the City of Colfax and Whitman County (2010)								
	Colfax				Whitman County			
	# of females	% of pop.	# of males	% of pop.	# of females	% of pop.	# of males	% of pop.
Under 5 years	77	2.70%	96	3.40%	909	2%	1,069	2.40%
5 to 9 years	78	2.80%	80	2.90%	902	2%	908	2%
10 to 14 years	84	3%	113	4%	839	1.90%	950	2.10%
15 to 19 years	86	3.10%	77	2.70%	3,161	7.10%	2,911	6.50%
20 to 24 years	63	2.20%	77	2.70%	5,232	11.70%	6,162	13.80%
25 to 29 years	65	2.30%	82	2.90%	1,722	3.80%	1,899	4.20%
30 to 34 years	80	2.90%	84	3%	1,104	2.50%	1,220	2.70%
35 to 39 years	81	2.90%	84	3%	894	2%	912	2%
40 to 44 years	87	3.10%	93	3.30%	937	2.10%	927	2.10%
45 to 49 years	116	4.10%	87	3.10%	1,023	2.30%	980	2.20%
50 to 54 years	90	3.20%	94	3.40%	1,113	2.50%	1,099	2.50%
55 to 59 years	90	3.20%	88	3.10%	949	2.10%	1,018	2.30%
60 to 64 years	70	2.50%	87	3.10%	875	2%	804	1.80%
65 to 69 years	85	3%	70	2.50%	679	1.50%	664	1.50%
70 to 74 years	64	2.30%	41	1.50%	465	1%	420	0.90%
75 to 79 years	54	1.90%	53	1.90%	378	0.80%	338	0.80%
80 to 84 years	44	1.60%	35	1.20%	329	0.70%	255	0.60%
85 years & over	96	3.40%	54	1.90%	459	1%	270	0.60%
Total	1,410	50.30%	1,395	49.70%	21,970	49.10%	22,806	50.90%
Median age (years)	45.2	(X)	40.3	(X)	24.9	(X)	24	(X)

Source: U.S. Census Bureau, 2010 Census DP-1-SF-1

Table 6: City of Colfax & Whitman County: Sex and Age



Graph 5: City of Colfax Population Pyramid



Graph 6: Whitman County Population Pyramid

D. Race

City of Colfax & Whitman County: Race												
	City of Colfax						Whitman County					
	2000	% of pop	2010	% of pop	2013	% of pop	2000	% of pop	2010	% of pop	2013	% of pop
White	2,678	94.2%	2,681	95.6%	2,674	94.2%	35,880	88.1%	43,146	84.6%	38,537	84.7%
Black	7	0.2%	13	0.5%	19	0.7%	623	1.5%	748	1.7%	928	2.0%
American Indian and Alaska Native	24	0.8%	12	0.4%	11	0.4%	298	0.7%	308	0.7%	360	0.8%
Asian	59	2.1%	42	1.5%	84	3.0%	2,260	5.5%	3,472	7.8%	3,340	7.3%
Native Hawaiian and Other Pacific Islander	0	0.0%	3	0.1%	2	0.1%	109	0.3%	103	0.2%	118	0.3%
Some Other Race	17	0.6%	14	0.5%	29	1.0%	498	1.2%	649	1.4%	357	0.8%
Two or More Races	59	2.1%	40	1.4%	21	0.7%	1,072	2.6%	1,630	3.6%	1,872	4.1%
Total	2,844	100.0%	2,805	100.0%	2,845	100.0%	40,740	100.0%	44,776	100.0%	45,512	100.0%

Source: US Census 2000 and 2010 SF-1; ACS 2009-2013 5 Year

Table 7: City of Colfax & Whitman County: Race

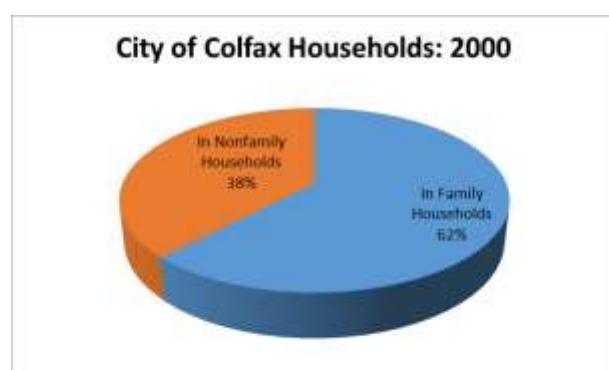
The City of Colfax has more homogenous population than Whitman County. Around 94.2% of the city population is white in 2000. This number has roughly stayed consistent through 2013 (table 6). The second largest race in Colfax is Asians. The number of residents who are Asian grew in 2000 from 59 to 84 (2.1% to 3.0% of population). Whitman County is growing more diverse over time. The African American population has increased from 623 in 2000 to 928 in 2013 (1.5% to 2.0%). Additionally, the Asian population has grown from 2,260 in 2000 to 3,340 in 2013 (5.5% to 7.3%).

E. Households

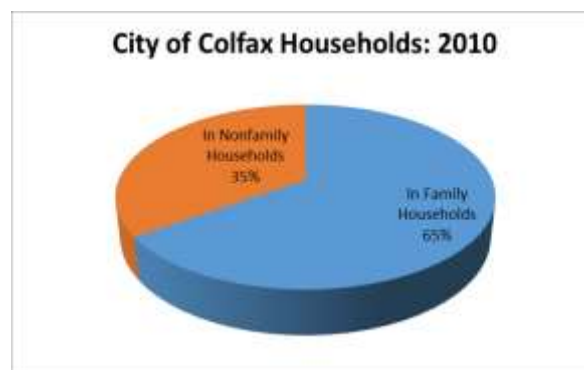
City of Colfax & Whitman County: Households								
	City of Colfax				Whitman County			
	2000	% of pop	2010	% of pop	2000	% of pop	2010	% of pop
In Family Households	741	62.2%	781	65.3%	8,057	52.8%	8,173	52.0%
In Nonfamily Households	450	37.8%	415	34.7%	7,200	47.2%	7,544	48.0%
Total Households	1,191	100.0%	1,196	100.0%	15,257	100.0%	15,717	100.0%
Average Household Size	2.24	(X)	2.19	(X)	2.31	(X)	2.22	(X)

Source: US Census 2000 and 2010 B11001; ACS 2009-2013 5 Year

Table 8: City of Colfax & Whitman County: Households



Graph 7: City of Colfax Households: 2000



Graph 8: City of Colfax Households: 2010

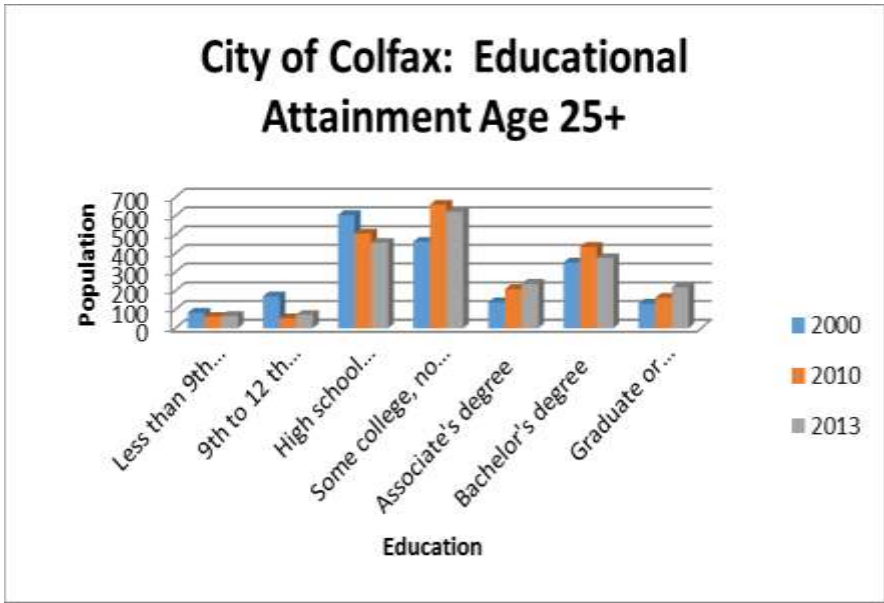
The number of family households (married couple) in the City has increased from 741 in 2000 to 781 in 2010 (62.2% to 65.3% of population). Family households in Whitman County grew from 8,057 in 2000 to 8,173 in 2010 although percentile wise this represented a decrease. The average households size in the city and county have decreased between 2000 and 2010. In Colfax, the decrease is from 2.24 to 2.19.

F. Education

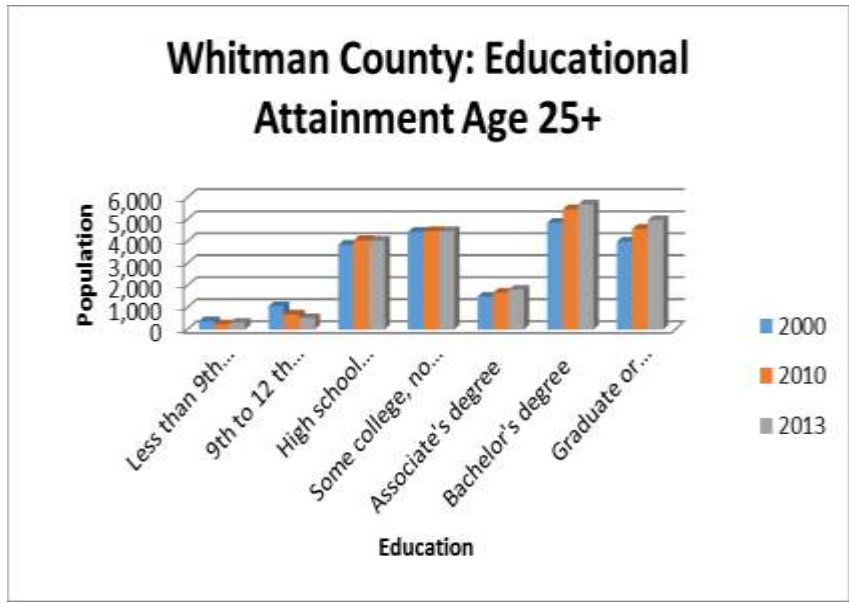
City of Colfax & Whitman County: Educational Attainment (Population Age 25+)												
	City of Colfax						Whitman County					
	2000	% of pop	2010	% of pop	2013	% of pop	2000	% of pop	2010	% of pop	2013	% of pop
Less than 9th grade	83	4.3%	61	0.3%	66	3.2%	381	1.9%	233	1.1%	305	1.4%
9th to 12 th grade, no diploma	170	8.8%	53	2.6%	72	3.5%	1,063	5.3%	677	3.2%	523	2.4%
High school graduate	605	31.2%	505	24.9%	456	22.3%	3,849	19.2%	4,063	19.2%	4,031	18.5%
Some college, no degree	462	23.8%	660	32.5%	622	30.4%	4,439	22.1%	4,465	21.1%	4,467	20.5%
Associate's degree	138	7.1%	209	10.3%	237	11.6%	1,499	7.5%	1,672	7.9%	1,809	8.3%
Bachelor's degree	351	18.1%	434	21.4%	375	18.3%	4,850	24.2%	5,460	25.8%	5,687	26.1%
Graduate or professional degree	131	6.8%	162	8.0%	219	10.7%	3,989	19.9%	4,571	21.6%	4,968	22.8%
Total	1,940	100.0%	2,030	100.0%	2,047	100.0%	20,070	100.0%	21,163	100.0%	21,790	100.0%

Source: US Census 2000 and 2010 S1501; ACS 2009-2013 5 Year

Table 9: City of Colfax & Whitman County: Educational Attainment (Population Age 25+)



Graph 9: City of Colfax: Educational Attainment Age 25+



Graph 10: Whitman County: Educational Attainment Age 25+

A demographic shift has occurred regarding educational attainment in Colfax. In 2000 the largest demographic was the high school graduate at 31.2%. This switched to some college in 2010 and 2013 with 32.5% and 30.4% respectively. The number of residents who hold Associate's, Bachelor's, and Graduate Degrees has also increased from 2000 to 2013. This mirrors trends in Whitman County. However, in the county the largest demographic component is those who have Bachelor's Degrees at 24.2% in 2000, 25.8% in 2010, and 26.1% in 2013.

G. Language Spoken at Home

City of Colfax & Whitman County: Language Spoken at Home (Age 5 and over)												
	City of Colfax						Whitman County					
	2000	% of pop	2010	% of pop	2013	% of pop	2000	% of pop	2010	% of pop	2013	% of pop
Speak only English	2,464	92.3%	2,568	97.8%	2,457	94.4%	36,406	89.5%	37,077	88.5%	38,125	87.6%
Spanish or Spanish Creole	50	1.9%	13	0.5%	62	2.4%	1,239	3.0%	880	2.1%	1,132	2.6%
Other Indo-European Languages	86	3.2%	0	0.0%	8	0.3%	1,158	2.8%	1,131	2.7%	1,175	2.7%
Asian and Pacific Island Languages	69	2.6%	45	1.7%	78	3.0%	1,707	4.2%	2,095	5.0%	2,176	5.0%
Other Languages	0	0.0%	0	0.0%	0	0.0%	157	0.4%	712	1.7%	870	2.0%
Total	2,669	100.0%	2,626	100.0%	2,603	100.0%	40,667	100.0%	41,895	100.0%	43,522	100.0%

Source: US Census 2000 and 2010 PCT012; ACS 2009-2013 5 Year

Table 10: City of Colfax & Whitman County: Language Spoken at Home

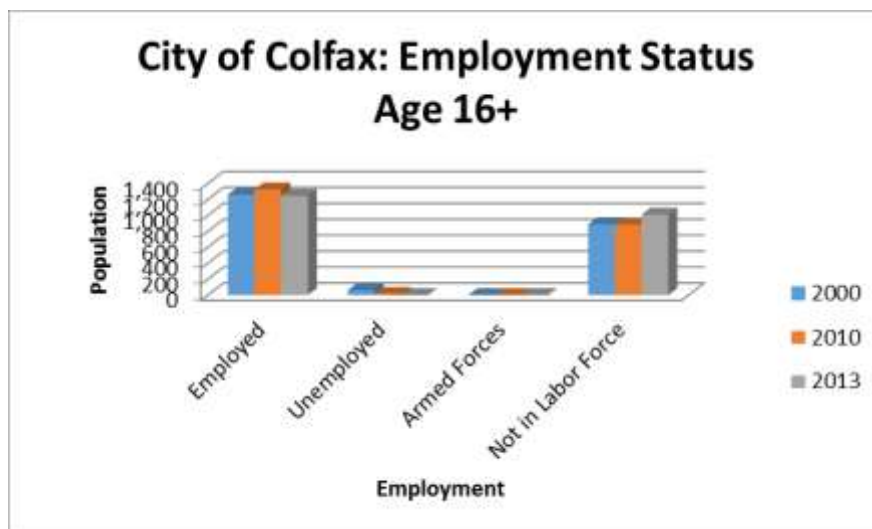
The number of residents who speak only English has increased from 92.3% in 2000 to 94.4% in 2013. The number of residents who speak Spanish has increased from 1.9% in 2000 to 2.4% in 2013. In Whitman County the number of residents who speak only English has decreased from 89.5% in 2000 to 87.6% in 2013.

H. Employment Status

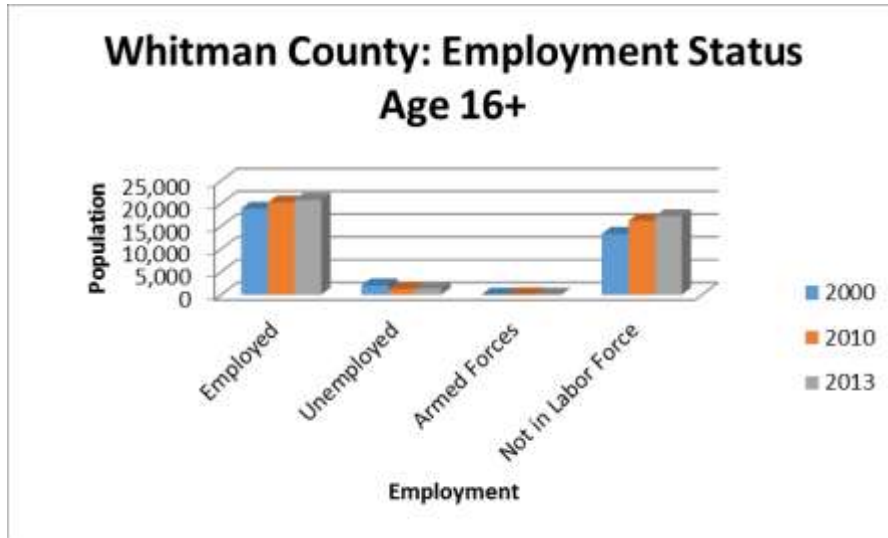
City of Colfax & Whitman County: Employment Status (Age 16+)												
	City of Colfax						Whitman County					
	2000	% of pop	2010	% of pop	2013	% of pop	2000	% of pop	2010	% of pop	2013	% of pop
Employed	1,262	56.9%	1,328	59.6%	1,247	55.2%	18,870	55.1%	20,246	53.6%	20,816	52.8%
Unemployed	64	2.9%	16	0.7%	0	0.0%	2,016	5.9%	1,256	3.3%	1,361	3.4%
Armed Forces	0	0.0%	0	0.0%	0	0.0%	29	0.1%	43	0.1%	32	0.1%
Not in Labor Force	891	40.2%	886	39.7%	1,012	44.8%	13,337	38.9%	16,249	43.0%	17,247	43.7%
Total Population 16+	2,217	100.0%	2,230	100.0%	2,259	100.0%	34,252	100.0%	37,794	100.0%	39,456	100.0%

Source: US Census 2000 DP-3, 2010 DP03, ACS 2009-2013 S1811

Table 11: City of Colfax & Whitman County: Employment Status (Age 16+)



Graph 11: City of Colfax: Employment Status Age 16+



Graph 12: Whitman County: Employment Status Age 16+

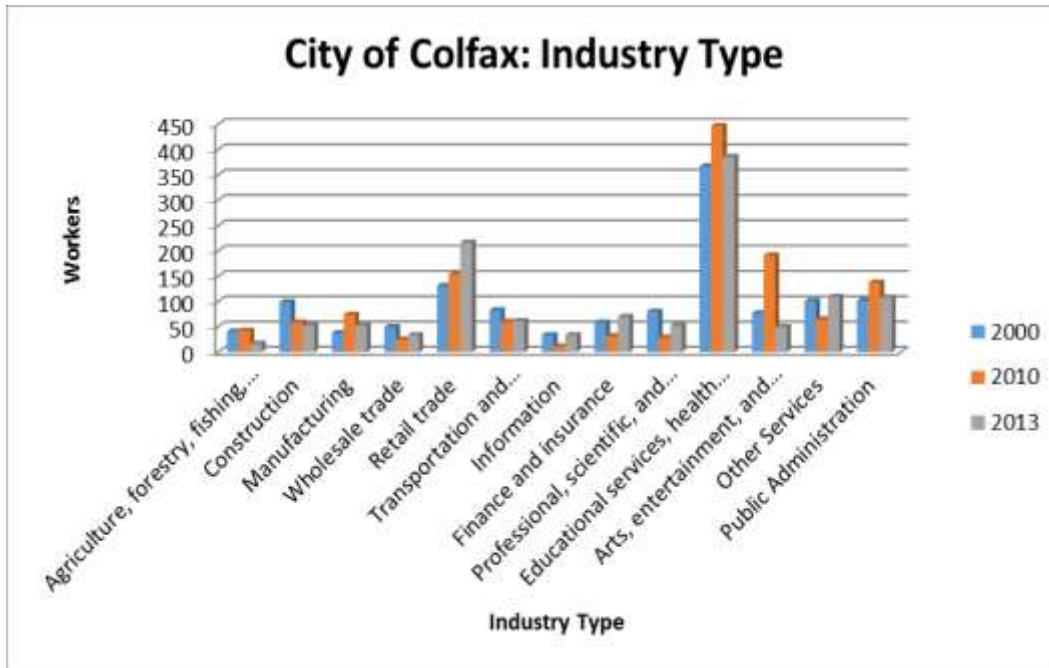
Fewer citizens are employed in the labor force in 2013 compared to 2000 (56.9% in 2000 to 55.2% in 2013). The number of citizens not in the labor force has increased from 891 in 2000 to 1,012 in 2013 (40.2% to 44.8%). Colfax mirrors Whitman County where the percentage of residents in the labor force who are employed decreased from 55.1% in 2000 to 52.8% in 2013 and those not in the labor force increased from 38.9% in 2000 to 43.7% in 2013.

I. Industry Type

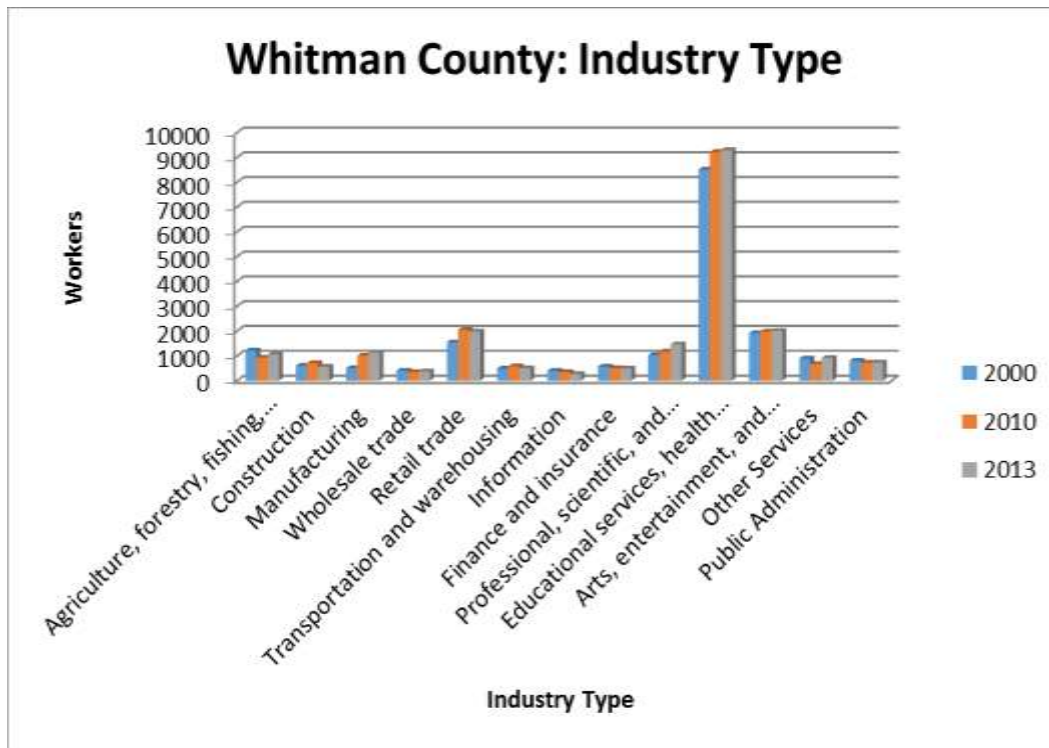
	City of Colfax						Whitman County					
	2000	% of pop	2010	% of pop	2013	% of pop	2000	% of pop	2010	% of pop	2013	% of pop
Agriculture, forestry, fishing, hunting, and mining	41	3.2%	43	3.2%	17	1.4%	1,214	6.4%	934	4.6%	1,068	5.1%
Construction	99	7.8%	59	4.4%	53	4.3%	600	3.2%	709	3.5%	564	2.7%
Manufacturing	38	3.0%	74	5.6%	53	4.3%	506	2.7%	1,006	5.0%	1,143	5.5%
Wholesale trade	50	4.0%	25	1.9%	34	2.7%	401	2.1%	347	1.7%	379	1.8%
Retail trade	131	10.4%	154	11.6%	217	17.4%	1,545	8.2%	2,050	10.1%	1,985	9.5%
Transportation and warehousing	83	6.6%	60	4.5%	62	5.0%	487	2.6%	581	2.9%	502	2.4%
Information	34	2.7%	11	0.8%	34	2.7%	396	2.1%	346	1.7%	269	1.3%
Finance and insurance	59	4.7%	32	2.4%	70	5.6%	568	3.0%	509	2.5%	495	2.4%
Professional, scientific, and management, and administrative and waste management services	80	6.3%	29	2.2%	53	4.3%	1,033	5.5%	1,171	5.8%	1,462	7.0%
Educational services, health care, and social assistance	367	29.1%	447	33.7%	386	31.0%	8,503	45.1%	9,216	45.5%	9,291	44.6%
Arts, entertainment, and recreation	77	6.1%	191	14.4%	50	4.0%	1,918	10.2%	1,978	9.8%	2,008	9.6%
Other Services	101	8.0%	65	4.9%	110	8.8%	895	4.7%	676	3.3%	917	4.4%
Public Administration	102	8.1%	138	10.4%	108	8.7%	804	4.3%	723	3.6%	733	3.5%
Total Population 16+	1,262	100.0%	1,328	100.0%	1,247	100.0%	18,870	100.0%	20,246	100.0%	20,816	100.0%

Source: US Census 2000 DP-3, 2010 DP03, ACS 2009-2013 S1811

Table 12: City of Colfax & Whitman County: Industry (Age 16+)



Graph 13: City of Colfax: Industry Type (2000-2013)



Graph 14: Whitman County: Industry Type (2000-2013)

The largest industry employing City of Colfax and Whitman County residents is the educational services, health care, and social assistance industry. In Colfax workers employed in this industry grew from 367 in 2000 to 386 in 2013 (29.1% to 31.0%). In Whitman County workers

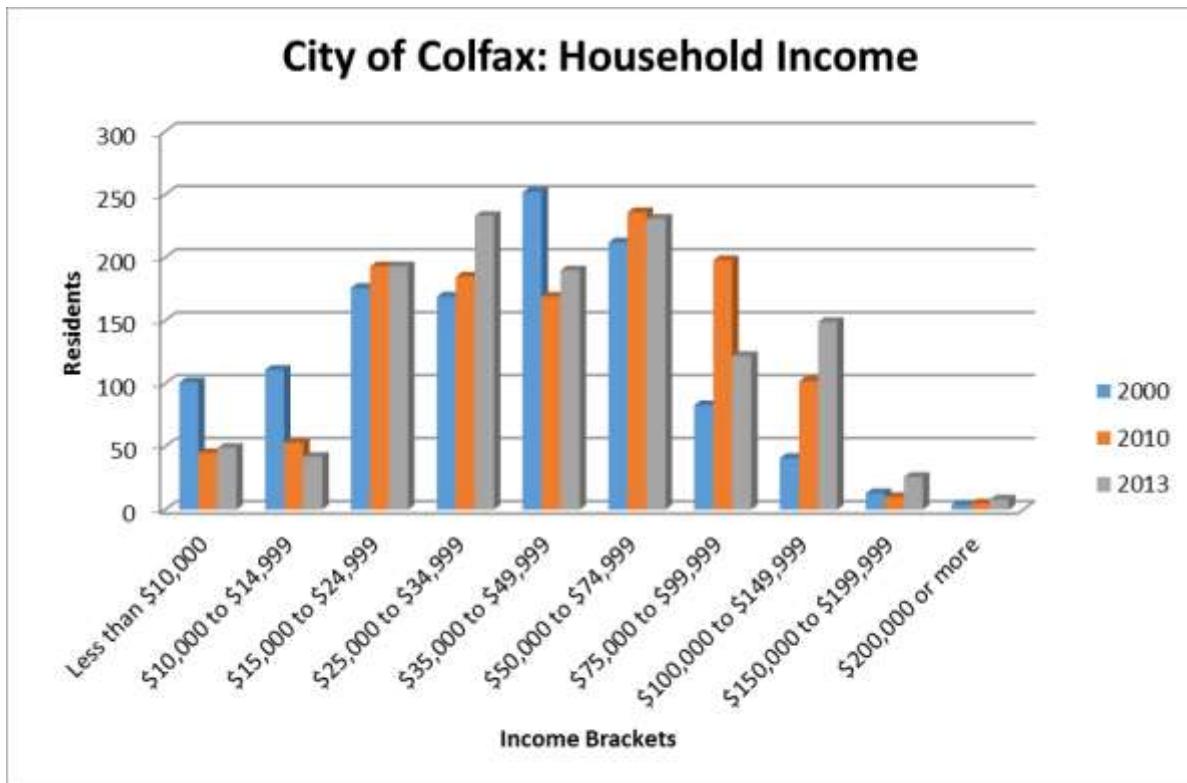
employed in this industry grew from 8,503 to 9,291 (45.1% to 44.6%) The smallest industry in Colfax transitioned from Manufacturing at 38 workers and 3% of those employed in 2000 to Agriculture at 17 workers and 1.4% of those employed. The smallest industry in Whitman County is Information which decreased from 396 to 269 workers between 2000 and 2013 (2.1% to 1.3%).

J. Household Income

City of Colfax & Whitman County: Household Income												
	City of Colfax						Whitman County					
	2000	% of pop	2010	% of pop	2013	% of pop	2000	% of pop	2010	% of pop	2013	% of pop
Less than \$10,000	101	8.7%	45	3.8%	49	3.9%	2,659	17.4%	2,592	16.5%	2,721	16.4%
\$10,000 to \$14,999	111	9.6%	53	4.4%	42	3.4%	1,846	12.1%	1,401	8.9%	1,304	7.8%
\$15,000 to \$24,999	176	15.1%	193	16.1%	193	15.5%	2,310	15.2%	2,112	13.4%	2,473	14.9%
\$25,000 to \$34,999	169	14.5%	185	15.5%	233	18.7%	2,001	13.1%	1,539	9.8%	1,636	9.8%
\$35,000 to \$49,999	252	21.7%	169	14.1%	190	15.3%	2,110	13.8%	1,907	12.1%	1,964	11.8%
\$50,000 to \$74,999	212	18.2%	236	19.7%	231	18.6%	2,329	15.3%	2,535	16.1%	2,308	13.9%
\$75,000 to \$99,999	83	7.1%	198	16.6%	122	9.8%	1,033	6.8%	1,591	10.1%	1,507	9.1%
\$100,000 to \$149,999	41	3.5%	102	8.5%	149	12.0%	678	4.4%	1,386	8.8%	1,619	9.7%
\$150,000 to \$199,999	13	1.1%	10	0.8%	26	2.1%	181	1.2%	346	2.2%	542	3.3%
\$200,000 or more	4	0.3%	5	0.4%	8	0.6%	100	0.7%	308	2.0%	550	3.3%
Median Household Income	\$ 36,622	(X)	\$ 45,577	(X)	\$ 46,378	(X)	\$ 28,584	(X)	\$ 36,368	(X)	\$ 36,257	(X)
Mean Household Income	\$ 40,382	(X)	\$ 53,631	(X)	\$ 54,634	(X)	\$ 34,871	(X)	\$ 50,882	(X)	\$ 55,906	(X)
Total Households	1,250	100.0%	1,196	100.0%	1,243	100.0%	15,247	100.0%	15,717	100.0%	16,624	100.0%

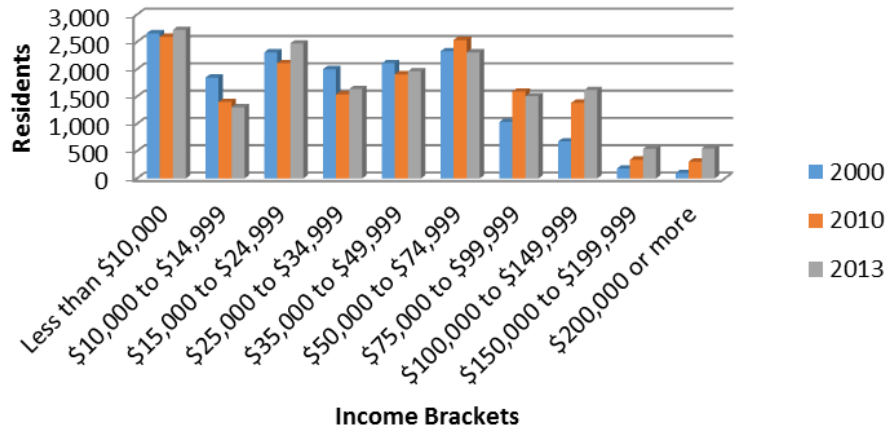
Source: US Census 2000 DP-3, 2010 DP03, ACS 2009-2013 S1811

Table 13: City of Colfax & Whitman County: Household Income



Graph 15: City of Colfax Household Income

Whitman County: Household Income



Graph 16: Whitman County: Household Income

The income bracket which has the largest percentage of residents has transitioned from the \$35,000 to \$49,999 bracket at 21.7% in 2000 to the \$25,000 to \$34,999 bracket at 18.7% in 2013. Meanwhile, the largest percentage of residents in Whitman County lie within the less than \$10,000 bracket at 17.4% in 2000 and 16.4% in 2013. This is due to Washington State University being located within Whitman County. Median household income has grown 26.6% from \$36,622 to \$46,378 between 2000 and 2013 in the City of Colfax. Meanwhile, the median household income in Whitman County has grown 26.8% from \$28,584 to \$36,257 between 2000 and 2013.

K. Monthly Housing Costs

City of Colfax & Whitman County: Monthly Housing Costs								
	City of Colfax				Whitman County			
	2010	% of pop	2013	% of pop	2010	% of pop	2013	% of pop
Less than \$100	11	0.9%	0	0.0%	47	0.3%	66	0.4%
\$100 to \$199	7	0.6%	39	3.1%	299	1.9%	382	2.3%
\$200 to \$299	56	4.7%	34	2.7%	849	5.4%	765	4.6%
\$300 to \$399	166	13.9%	162	13.0%	1,257	8.0%	1,114	6.7%
\$400 to \$499	135	11.3%	203	16.3%	2,027	12.9%	1,762	10.6%
\$500 to \$599	94	7.9%	99	8.0%	1,792	11.4%	1,962	11.8%
\$600 to \$699	138	11.5%	94	7.6%	1,776	11.3%	1,629	9.8%
\$700 to \$799	106	8.9%	116	9.3%	1,336	8.5%	1,546	9.3%
\$800 to \$899	50	4.2%	83	6.6%	880	5.6%	1,047	6.3%
\$900 to \$999	90	7.5%	44	3.5%	817	5.2%	848	5.1%
\$1,000 to \$1,499	305	25.5%	222	17.9%	2,625	16.7%	2,926	17.6%
\$1,500 to \$1,999	31	2.6%	88	7.1%	849	5.4%	1,230	7.4%
\$2,000 or more	7	0.6%	50	4.0%	802	5.1%	931	5.6%
No cash rent	(X)	0.0%	(X)	1.1%	(X)	2.4%	(X)	2.7%
Median (dollars)	\$ 695	(X)	\$ 689	(X)	\$ 675	(X)	\$ 726	(X)
Occupied Housing Units	1,196	100.0%	1,243	100.0%	15,717	100.0%	16,624	100.0%

Source: 2010 S2503, ACS 2009-2013 S2503

Table 14: Monthly Housing Costs

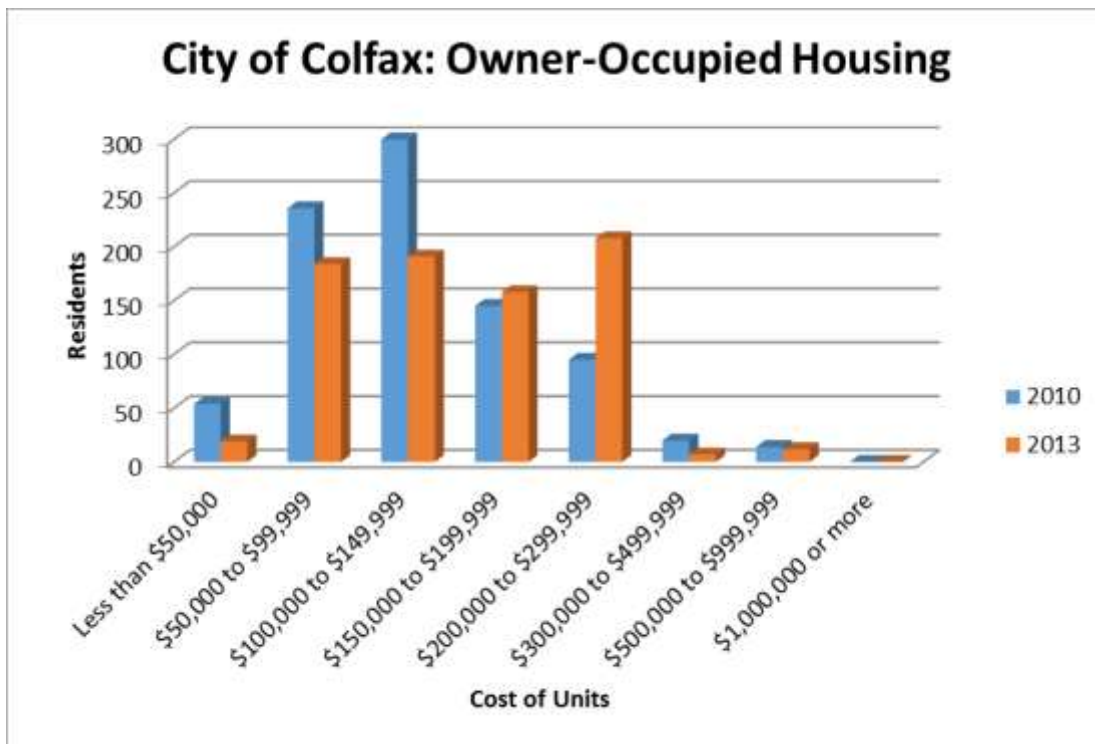
The median housing costs of Colfax have decreased 0.8% from \$695 to \$689 between 2010 and 2013. The housing cost bracket consisting of most Colfax residents shifted from 26% of residents \$1,500 to \$1,999 a month in 2010 to 17.9% of residents \$1,000 to \$1,499 a month. Meanwhile, the housing cost bracket consisting of most Whitman County residents stayed consistent at \$1,000 to \$1,499 but increasing from 16.7% in 2010 to 17.6% of residents in 2013.

L. Owner-Occupied Housing Costs

City of Colfax & Whitman County: Owner-Occupied Housing								
	2010	% of pop	2013	% of pop	2010	% of pop	2013	% of pop
Less than \$50,000	54	6.3%	19	2.4%	599	7.8%	604	7.9%
\$50,000 to \$99,999	236	27.3%	184	23.6%	1,268	16.5%	1,140	14.8%
\$100,000 to \$149,999	300	34.7%	191	24.5%	1,104	14.3%	1,055	13.7%
\$150,000 to \$199,999	145	16.8%	158	20.3%	1,307	17.0%	1,483	19.3%
\$200,000 to \$299,999	95	11.0%	208	26.7%	2,082	27.0%	2,121	27.6%
\$300,000 to \$499,999	20	2.3%	7	0.9%	1,074	13.9%	1,008	13.1%
\$500,000 to \$999,999	14	1.6%	12	1.5%	246	3.2%	263	3.4%
\$1,000,000 or more	0	0.0%	0	0.0%	23	0.3%	7	0.1%
Total Owner-Occupied Units	864	100.0%	779	100.0%	7,703	100.0%	7,681	100.0%
Median	\$125,900	(X)	\$148,700	(X)	\$182,500	(X)	\$182,300	(X)

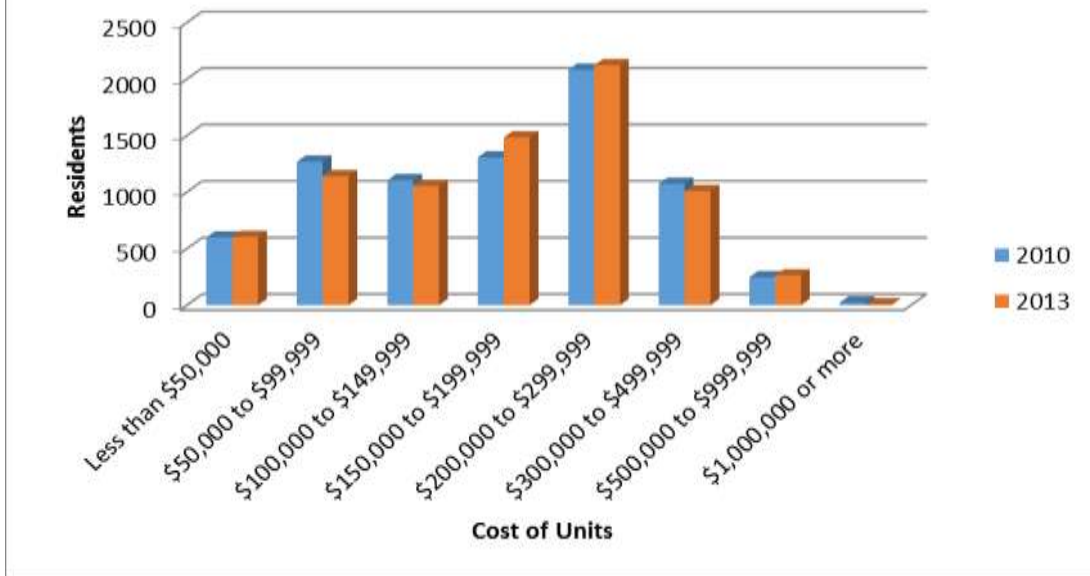
Source: US Census 2000 SF3, 2010 DP04, ACS 2009-2013 DP04

Table 15: City of Colfax & Whitman County: Owner-Occupied Housing



Graph 17: City of Colfax: Owner-Occupied Housing

Whitman County: Owner-Occupied Housing



Graph 18: Whitman County: Owner-Occupied Housing

The price bracket of homes in which the largest number of Colfax residents reside has changed from between \$100,000 and \$149,999 at 34.7% in 2010 to \$200,000 and \$299,999 at 26.7% in 2013. The largest price bracket of homes in which the largest number of Whitman County residents live has stayed consistent at between \$200,000 and \$299,999 at 27.0% in 2010 and 27.6% in 2013. The median housing value has increased 18.1% from \$125,900 to \$148,700 within the City of Colfax between 2010 and 2013. Meanwhile the median housing value fell 0.1% from \$182,500 in 2010 to \$182,300 in 2013.

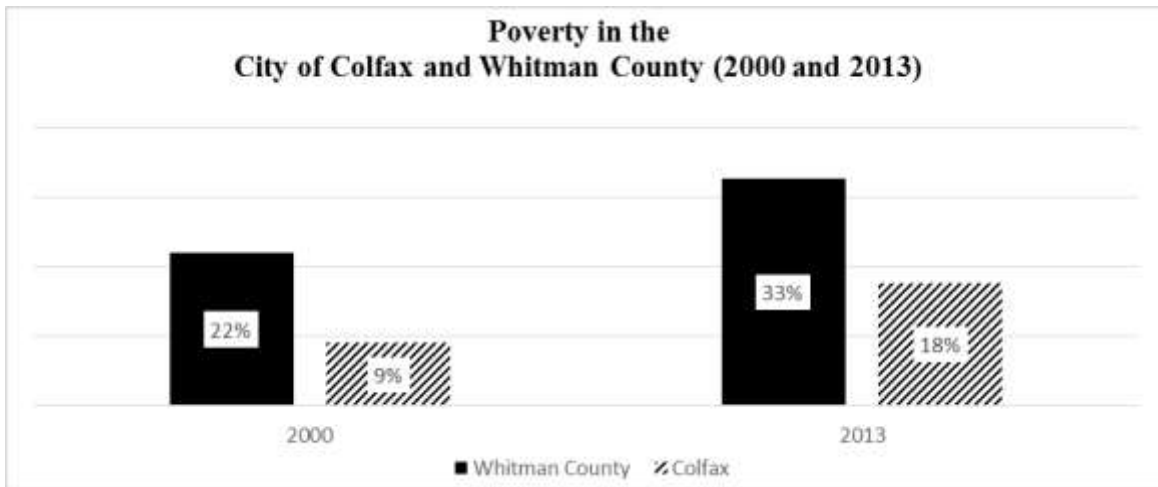
M. Poverty, Public Assistance, and Health Insurance

The Federal Poverty Guidelines, also referred to as the Federal Poverty Level (FPL), determines an income threshold that varies by family size and age make-up (below which a household unit is said to be living in poverty). The income counted in the FPL calculations includes wage and salaries, unearned income, and most transfer payments. The calculations do not include the value of non-cash benefits, such as food stamps, housing subsidies, or Medicaid. Between 2000 and 2010, the level of poverty in Colfax increased from 9% to 18%, while in Whitman County the level of poverty increased from 22% to 33%. While it is a good sign that reported levels of poverty in Colfax are lower, poverty levels in surrounding areas can still have an impact on Colfax

Poverty in the City of Colfax and Whitman County (2000 and 2013)				
	2000	Margin of Error	2013	Margin of Error
Colfax	9%	Unknown	18%	+/-5.0%
Whitman County	22%	Unknown	33%	+/-1.9%

Source: 2009-2013 ACS 5-Year Estimates DP-03 and Census 2000 SF-3 DP 3

Table 16: Poverty in the City of Colfax and Whitman County (2000 and 2013)



Graph 19: Poverty in the City of Colfax and Whitman County

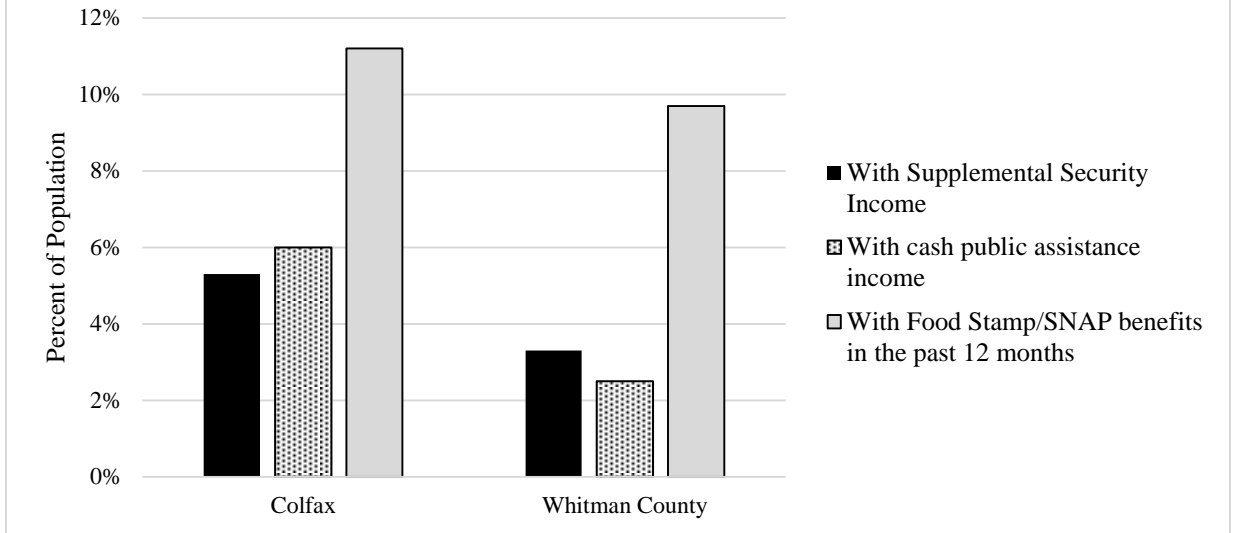
The number of Colfax residents receiving supplemental security income as shown in table 17 is 5% in 2013. This is greater than the 3% that exists across Whitman County. The number of residents on cash public assistance income is double that of the county. (6% to 3%). The number of city residents on food stamps is slightly about the county's at 11% compared to 10%.

Supplemental Security, Public Assistance, and SNAP benefits for City of Colfax & Whitman County				
	Colfax		Whitman County	
	% of pop.	Margin of Error	% of pop.	Margin of Error
With Supplemental Security Income	5%	+/-3.0%	3%	+/-0.7%
With cash public assistance income	6%	+/-4.1%	3%	+/-0.5%
With Food Stamp/SNAP benefits in the past 12 months	11%	+/-6.2%	10%	+/-1.4%

Source: 2009-2013 ACS 5-Year Estimates DP-03

Table 17: Supplemental Security, Public Assistance, and SNAP benefits for City of Colfax and Whitman County

Supplemental Security, Public Assistance, and SNAP Benefits for Colfax and Whitman County (2013)



Graph 20: Supplemental Security, Public Assistance, and SNAP Benefits for Colfax and Whitman County

The City of Colfax has a slightly higher percentage of residents on health insurance than Whitman County (94% to 91%) in 2013.

Health Insurance Coverage for the City of Colfax and Whitman County (2013)				
	Colfax		Whitman County	
	% of population	Margin of Error	% of population	Margin of Error
With health insurance coverage	94%	+/-3.2%	91%	+/-1.0%
With private health insurance	64%	+/-9.1%	80%	+/-1.5%
With public coverage	52%	+/-8.5%	20%	+/-1.2%
No health insurance coverage	6%	+/-3.2%	9%	+/-1.0%
Civilian noninstitutionalized population	2,669	(X)	45,230	(X)

Source: 2009-2013 ACS 5-Year Estimates DP-03

Table 18: Health Insurance Coverage for the City of Colfax and Whitman County

Chapter 3: Issue Identification



What is this chapter about?

The purpose of this chapter is to:

- Discuss the results of the strengths, weakness, opportunities, and threats exercise conducted by Planning Commission and city staff.

3. Issue Identification



Image 18: State Route 26 Spur Bridge

In April of 2015, the City formally began assessing existing conditions by completing a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis to identify issues facing the community relative to each of the comprehensive planning elements. SWOT analysis is a brainstorming session that involves quick identification of community issues and often reveals a great deal about the community. For example, the exercise often reveals that the same characteristics of the community are viewed as both positive and negative. This can be the result of the differing opinions of the participants, but more often is the result of the complexity of the issues facing a community. The Planning Commission held an interactive SWOT analysis session during its April 9th, 2015 meeting. The citizens also had the option to complete the SWOT analysis via paper survey at key community gathering locations and online. Over 88 participants completed the SWOT survey which represents a 3.1% response rate. The wordle visualizations below represent all of the responses to each element. The top responses are noted via bullet points with the appropriate percentages.

I. Strengths

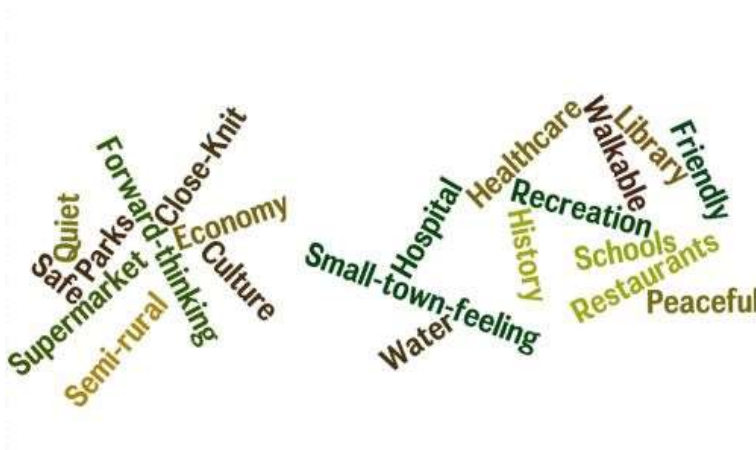


Image 19: Strengths Wordle

Top Results

- Small town feeling (43%)
- School system (38%)
- Library (38%)
- Water (36%)
- Parks (36%)
- Location (34%)

II. Weaknesses



Image 20: Weaknesses Wordle

Top Results

- Property upkeep (48%)
- Infrastructure (43%)
- Location (43%)
- Taxbase (35%)

III. Opportunities



Image 21: Opportunities Wordle

Top Results

- Available space (55%)
- Community Center/Parks (52%)
- Railroad (48%)
- Tourism (45%)

IV. Threats



Image 22: Threats Wordle

Top Results

- Apathy (55%)
- Infrastructure (48%)
- Limited Retail (45%)

Chapter 4: Vision



What is this chapter about?

The purpose of this chapter is to:

- Convey the aspirational vision for the City of Colfax in 2035.

4. Vision



Image 23: Downtown Colfax during the Holidays

A vision statement is an aspirational description of the future that the City is trying to achieve through its plans and actions. For this Comprehensive Plan, the vision statement uses words to paint a picture of the City of Colfax in 2035.

Vision Statement

In 2035, we have preserved our rural small town character, family-friendly neighborhoods, and our open spaces. Downtown is our commercial hub and home to a vibrant local economy. Pedestrian and bike paths connect people and places throughout our community. We are fiscally sustainable, providing high quality public services within our financial capacity. Similarly, we strive to be environmentally sustainable, living within the capacity of our natural systems. We are a community of active citizens who are engaged in the decisions that shape our future and make Colfax a unique and special place.

Chapter 5: Amending the Comprehensive Plan



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Update the Comprehensive Plan to ensure that it remains relevant and consistent with current regulatory and policy frameworks.

5. Amending the Comprehensive Plan



Image 24: Flats Neighborhood of Colfax

Comprehensive plans are dynamic living documents that require regular review and revision to ensure that they respond to changing needs of the community and respond to new federal or state law. The city's municipal code is a major implementation tool for the Comprehensive Plan. The code specifies the kind of uses that are permitted in each zone and sets standards for all new development and re-development.

The Comprehensive Plan also guides the location and siting of infrastructure and other capital facilities and the implementation of operational activities that affect community health, safety, and character. As noted before, comprehensive plan goals and policies provide guidance, but are intentionally written broadly to allow for flexibility in their future implementation. The City's approach for implementing and amending the Comprehensive Plan is described below.

A. Framework for Implementing and Amending the Comprehensive Plan

1. Consistent with GMA requirements, develop and document a strategy for implementation of the Comprehensive Plan, including a proposed schedule and priorities.
2. Maintain the Comprehensive Plan to ensure that changing conditions, including changes in the community and changes to regional, state, and federal policies and regulation, are reflected in the Plan.
3. Consider proposed Comprehensive Plan amendments concurrently so that the cumulative effect of the proposals can be determined. The City may consider some amendments outside of the normal review cycle as authorized in the GMA. All proposed Comprehensive Plan amendments should include the following information:
 - a. A description of the proposed change

- b. Statement of need, including discussion of why existing Comprehensive Plan policy should be changed
 - c. A statement of how the amendment complies with the GMA's goals and specific requirements
 - d. Demonstration of consistency with the City's vision
 - e. Discussion of consistency with the balance of the Comprehensive Plan
 - f. Response to public review and comment on the proposed change
4. Ensure proposed Comprehensive Plan policy amendments are accompanied by any related and required implementing actions.
 5. Ensure that the Comprehensive Plan amendment process results in decisions that are consistent with other elements of the Comprehensive Plan.
 6. Implement a public participation strategy appropriate for each Comprehensive Plan amendment cycle, as established in the framework for citizen participation.
 7. Ensure that the Comprehensive Plan, development regulations, City and other agency functional parts and budgets are mutually consistent and reinforce each other.
 8. Collaborate with partners to address regional policy issues, including city, county, state, federal and tribal governments; regional entities;; the private sector; non-profit organizations; research institutions and community groups.
 9. Ensure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property.

Chapter 6: Public Participation



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Conduct engagement efforts that increase the community's meaningful participation in decisions that shape Colfax's future.
- Provide a wide range of opportunities for involvement in planning for the future, including seeking feedback in non-traditional spaces and through innovative mediums.
- Provide transparent and thoughtful public processes in planning for the future that is respectful of people's right to know and be heard.
- Achieve greater equity in decision-making by intentionally engaging across the different demographic, racial, cultural, and economic spectrums that make up our community.
- Build trust and fostering positive relationships between citizens and the City.

6. Public Participation



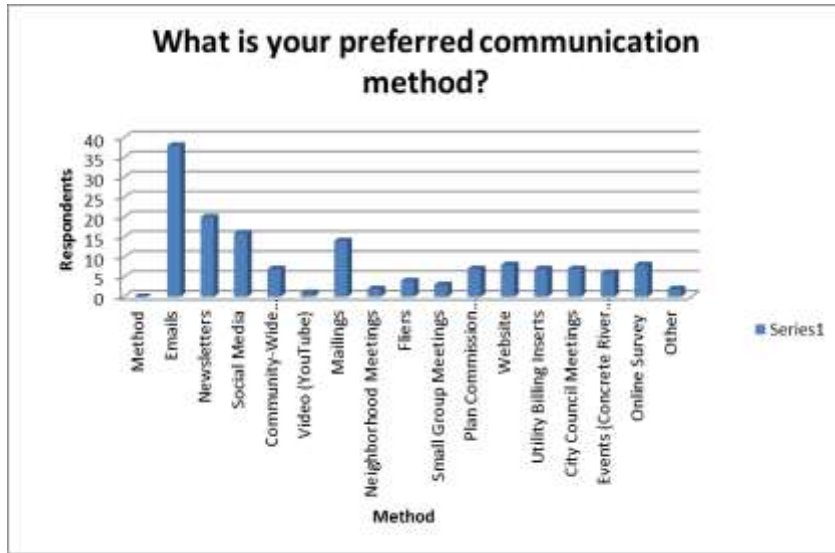
Image 24: Planning Workshop in Colfax

The results are better—more durable, equitable, and accountable—when a diversity of Colfax residents are involved in the scoping, development, implementation, monitoring, and evaluation of plans and investment projects. No one person, agency, organization, or business can provide all things Colfax’s diverse communities need. Collaborative partnerships and inclusive community participation in planning and investment decision making are essential to creating and sustaining a prosperous, healthy, equitable, and resilient Colfax.

Colfax has a long history of community involvement that has recently gained strength. As the city grows, diversifies, and works to advance equity, it is essential that all community members’ needs and concerns are considered. It is the City’s responsibility to promote deep and inclusive community involvement in planning and investment decisions.

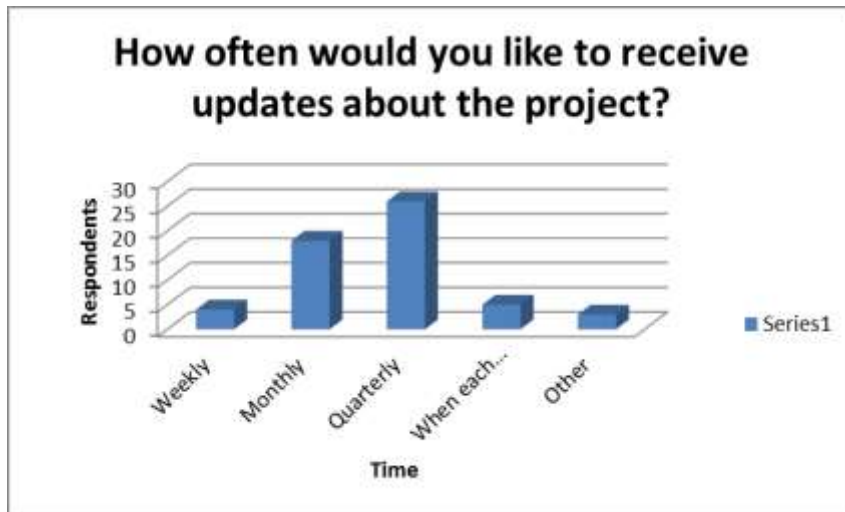
Ideal Communication Methods

The City of Colfax put together a survey to identify communication methods that were ideal for residents. The city obtained 52 responses which represents a response rate of 1.8%. The first question asked survey respondents what is their preferred communication method to participate in the comprehensive plan process. As graph 21 indicates, email was chosen by 73.1% of survey respondents. Newsletters were chosen by 38.5% of those who responded. Social media was the third most chosen option with 30.8% of respondents. Mailings received a fourth place vote of 26.9%. Fifth place was tied with websites and online surveys at 15.4%. Plan Commission meetings, city council meetings, and utility billing inserts received sixth place vote with 13.5%. The least preferred communication method was video with 1.9% vote.



Graph 21: What is your preferred communication method.

The second question asked respondents to identify how often they would like to receive updates about the comprehensive plan. As shown in Graph 22, 50% of respondents identified that they would like to see project updates on a quarterly basis. This followed up by 34.6% identifying a monthly basis. The when each project task begins option received third place with 9.6%. The weekly vote received 7.7%.



Graph 22: How often would you like to receive updates about the project

I. Issues

- Apathy
- Identification of diverse public participation methods to solicit comments from a wide array of stakeholders

- Lack of volunteers or staff to solicit public comments

II. Goals & Objectives

Goal PP-1 Community involvement as a partnership. The City of Colfax works together as a genuine partner with all Colfax communities and interests. The City promotes, builds, and maintains relationships, and communicates with individuals, communities, neighborhoods, businesses, organizations, institutions, and other governments to ensure meaningful community involvement in planning and investment decisions.

PP-1A Partnership and coordination. Maintain partnerships and coordinate land use engagement with:

- Individual community members
- Under-served and under-represented communities
- Neighborhood and business district associations
- Community-based, faith-based artistic and cultural, and interest based non-profits, organizations, and groups.
- Institutions, governments.

PP-1B Broaden partnerships. Work with neighborhood associations and business associations to increase participation and to help them reflect the diversity of the people and institutions they serve. Facilitate greater communication and collaboration among district coalitions business associations, culturally-specific organizations, and community-based organizations.

Goal PP-2 Social Justice and equity. The City of Colfax seeks social justice by expanding choice and opportunity for all community members, recognizing a special responsibility to identify and engage, as genuine partners, under-served and under-represented communities in planning, investment, implementation, and enforcement processes particularly those with potential to be adversely affected by the results of decisions. The City actively works to improve its planning and investment decisions to achieve equitable distribution of burdens and benefits and address past injustices.

PP-2A Extend benefits. Ensure plans and investments promote environmental justice by extending the community benefits associated with environmental assets, land use and public investments to communities of color, low-income populations, and other under-served or under-represented groups impacted by the decision. Maximize economic, cultural, political, and environmental benefits through ongoing partnerships.

PP-2B Eliminate burdens. Ensure plans and investments eliminate associated disproportionate burdens (ex: adverse environmental, economic, or community impacts) for low-income populations, communities of color, and other under-served or under-represented groups impacted by the decision.

- PP-2C Demographics. Identify the demographics of potentially affected communities when initiating a planning or investment project.
- PP-2D Historical understanding. To better understand concerns and conditions when initiating a project, research the history, culture, past plans, and other needs of the affected community particularly under-represented and under-served groups.
- PP-2E Project-specific needs. Customize community involvement processes to meet the needs of those potentially affected by the planning or investment project. Use community involvement techniques that fit the scope, character, and potential impact of the planning or investment decision under consideration.
- PP-2F Culturally-appropriate processes. Consult with communities to design culturally-appropriate processes to meet the needs of those affected by a planning or investment project. Evaluate, use, and document creative and culturally-appropriate methods, tools, technologies, and spaces to inform and engage people from under-served and under-represented groups about planning or investment projects.

Goal PP-3 Value community wisdom and participation. Colfax values and encourages community and civic participation. The City seeks and considers community wisdom and diverse cultural perspectives, and integrates them with technical analysis to strengthen land use decisions.

- PP-3A Representation. Facilitate participation of a cross-section of the full diversity of affected Colfax residents during planning and investment processes. This diversity includes individuals, stakeholders, and communities represented by race, color, national origin, English proficiency, gender, age, disability, religion, sexual orientation, gender identity, and source of income.
- PP-3B Adaptability. Adapt community involvement processes for planning and investment projects as appropriate to flexibly respond to changes in the scope and priority of the issues, needs, and other factors that may affect the process.
- PP-3C Process evaluation. Evaluate each community involvement process for planning or investment projects from both the City staff and participants perspectives, and consider feedback and lessons learned to enhance future involvement efforts.

Goal PP-4 Transparency and accountability. City planning and investment decision-making processes are clear, open, and documented. Through these processes a diverse range of community interests are heard and balanced. The City makes it clear to the community who is responsible for making decisions and how community input is taken into account. Accountability includes monitoring and reporting outcomes.

- PP-4A Community capacity building. Enhance the ability of community members, particularly those in under-served and/or under-represented groups, to develop the relationships, knowledge, and skills to effectively participate in plan and investment processes.

- PP-4B Documentation and feedback. Provide clear documentation for the rationale supporting decisions in planning and investment processes. Communicate to participants about the issues raised in the community involvement process, how public input affected outcomes, and the rationale used to make decisions.
- PP-4C Community Involvement Program. Maintain a Community involvement Program that supports community involvement as an integral and meaningful part of the planning and investment decision-making process.
- PP-4D Best practices engagement methods. Utilize community engagement methods, tools, and technologies that are recognized as best practices.
- PP-4E Review Bodies. Maintain review bodies, such as Planning Commission and Historic Preservation Commission to provide an opportunity for community involvement and provide leadership and expertise for specialized topic areas.
- PP-4F Program evaluation. Periodically evaluate the effectiveness of the Community Involvement Program and recommend and advocate for program and policy improvements.
- PP-4G Early involvement. Improve opportunities for interested and affected community members to participate early in planning and investment processes, including identifying and prioritizing issues, needs, and opportunities; participating in process design; and recommending and prioritizing projects and/or other types of implementation.
- PP-4H Verifying data. Use data, including community-validated population data, to guide planning and investment processes and priority setting and to shape community involvement and decision-making efforts.
- PP-4I Accessibility. Ensure that community involvement processes for planning and investment projects are broadly accessible in terms of location, time, and language, and that they support the engagement of individuals with a variety of abilities and limitations on participation.
- PP-4J Participation monitoring. Evaluate and document participant demographics throughout planning and investment processes to assess whether participation reflects the demographics of affected communities. Adapt involvement practices and activities accordingly to increase effectiveness at reaching targeted audiences.
- PP-4K Notification. Notify affected and interested community members and recognized organizations about administrative, quasi-judicial, and legislative land use decisions with enough lead time to enable effective participation. Consider notification to both property owners and renters.
- Goal PP-5 Meaningful Participation. Community members have meaningful opportunities to participate in and influence all stages of planning and decision making. Public processes engage the full diversity of affected community members, including under-served and under-represented**

individuals and communities. The City will seek and facilitate the involvement of those potentially affected by planning and decision making.

- PP-5A Land Use Literacy. Provide training and educational opportunities to build the public's understanding of land use, transportation, housing, and related topics and increase capacity for meaningful participation and investment processes.
- PP-5B Agency capacity building. Increase City staff's capacity, tools, and skills to design and implement processes that engage a broad diversity of affected and interested communities, including under-served and under-represented communities in meaningful and appropriate ways.
- PP-5C Tools for effective participation. Provide clear and easy access to information about administrative, quasi-judicial, and legislative land use decisions in multiple formats and through technological advancements and other ways.
- Goal PP-6 Accessible and effective participation. City planning and investment decision-making processes are designed to be culturally accessible and effective. The City draws from acknowledged best practices and uses a wide variety of tools, including those developed and recommended from under-served and under-represented communities, to promote inclusive, collaborative, culturally-specific, and robust community involvement.**
- PP-6A Channels of communication. Maintain channels of communication among City Council, the Planning Commission, City Staff, and community members.
- PP-6B Community influence. At each stage of the process, identify which elements of a planning and investment process can be influenced or changed through community involvement. Clarify the extent to which those elements can be influenced or changed.
- PP-6C Shared engagement methods. Coordinate and share methods, tools, and technologies that lead to successful engagement practices with both government and community partners and solicit engagement methods from the community.
- PP-6D Innovative engagement methods. Develop and document innovative methods tools, and technologies for community involvement processes for plan and investment projects.
- PP-6E Inclusive participation beyond Colfax residents. Design public processes for planning and investment projects to engage affected and interested people who may not live in Colfax such as property owners, employees, employers, and students, among others, as practicable.
- Goal PP-7 Strong civic infrastructure. Civic institutions, organizations, and processes encourage active and meaningful community involvement and strengthen the capacity of individuals and communities to participate in planning processes and civic life.**

Chapter 7: Land Use



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Describe the city's overall development pattern and area character to inform and guide future investments, design, and development.
- Ensure that Colfax's development pattern supports a sustainable and resilient future.

7. Land Use



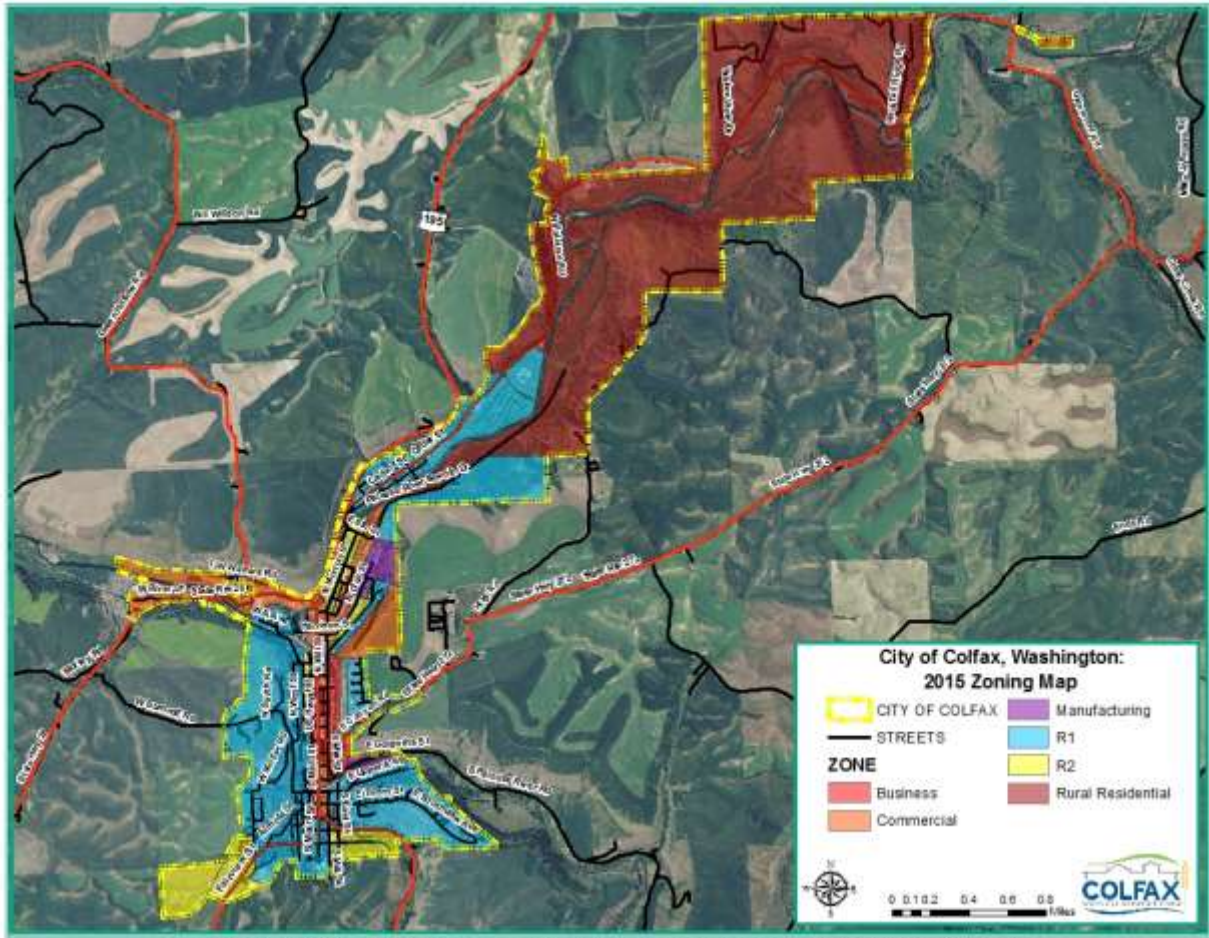
Image 25: Downtown Colfax

The Land Use Element guides future use of land in Colfax and describes development patterns that support the City's vision for the future. The element includes policies that promote community character, preserve and strengthen residential neighborhoods, foster Downtown as a vibrant and mixed use community place, describe land use designations, respect and protect the natural environment, and promote healthy living.

The requirement for a Land Use Element in comprehensive plans is one of the key components of the Growth Management Act (GMA). The GMA encourages partially-planning jurisdictions to show how they will be able to accommodate 20 years of growth through sufficient buildable land that is zoned appropriately. Colfax's 2035 growth target was established by the Planning Commission during its March 2015 meeting. The middle growth target representative of organic urbanized growth is 3,230 residents by 2035. The middle growth target representative of if the industrial area at the Port of Whitman Business Air Park takes off is 4,696 residents by 2035. The population of Colfax in 2013 was 2,845. The population of the city has hovered around +/- 100 people since 1960. The static population is due to families from Colfax staying in the city, lower rental costs compared to Pullman-Moscow, and economic malaise of the region.

In addition to managing growth, the Land Use Element also sets goals and policies for the design and layout of cities. These provide the opportunity to shape communities into more livable, healthy spaces.

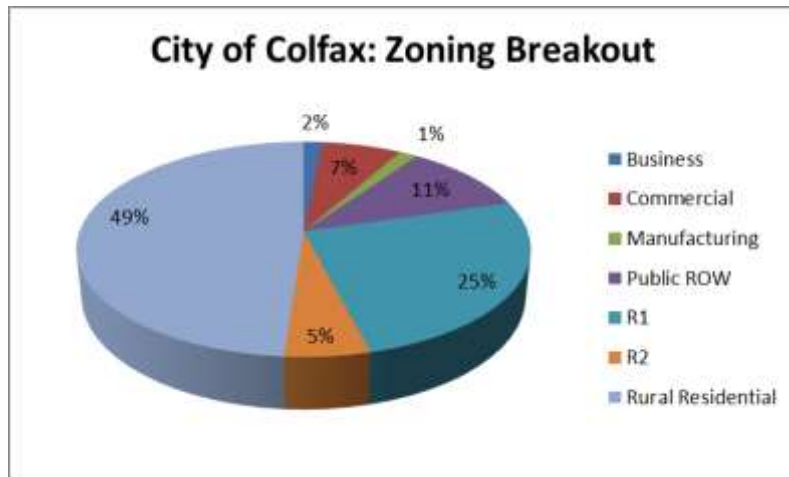
I. Current Zoning



Map 4: City of Colfax, Washington: 2015 Zoning Map

City of Colfax: Zoning	
Zone Type	Acre
Business	39.96
Commercial	168.95
Manufacturing	38.81
Public ROW	270.19
R1	648.20
R2	131.49
Rural Residential	1,238.84
Total	2,536.44

Table 19: Colfax Zoning Breakout



Graph 23: City of Colfax: Zoning Breakout

II. Current Zoning Descriptions

The following is a listing of current zoning designations utilized across the city. The primary focus of each zone is listed below. Conditional uses are allowed when deemed appropriate by the Board of Adjustment.

Rural Residential Zone – This zone is comprised of the land annexed into the city in 2006. It lays generally northeast of the traditional area of the city and flanks the North Fork of the Palouse River from the golf course upstream to the Glenwood Bridge. The current land use in this zone is predominantly agricultural. The residential development is extremely low-density.

R-1 Zone – This zone is the urban low-density zone, intended primarily for single and duplex residential dwellings.

R-2 Zone – This zone is comprised of medium and higher density residential uses. This includes mobile home parks, condominiums, and multi-family dwellings.

Commercial Zone – This zone is intended for heavy retail sales such as heavy equipment, lumber, and automobiles. Several taxlots zoned Commercial have inconsistent uses with the spirit of this zone. In 2001, an exemption was approved by City Council which allowed homeowners in Commercial zones three years to replace a home; otherwise the land would revert to Commercial.

Business Zone – This zone comprises much of the Downtown core of the community. The allowed uses in this zone range from apartments, banks, retail, offices, motels, and restaurants.

Manufacturing Zone – The purpose of this zone is to provide for an area of low-contamination industrial use. Such uses include hot forges and screw machines. The City currently has three areas zoned Manufacturing. However, they all have detriments.

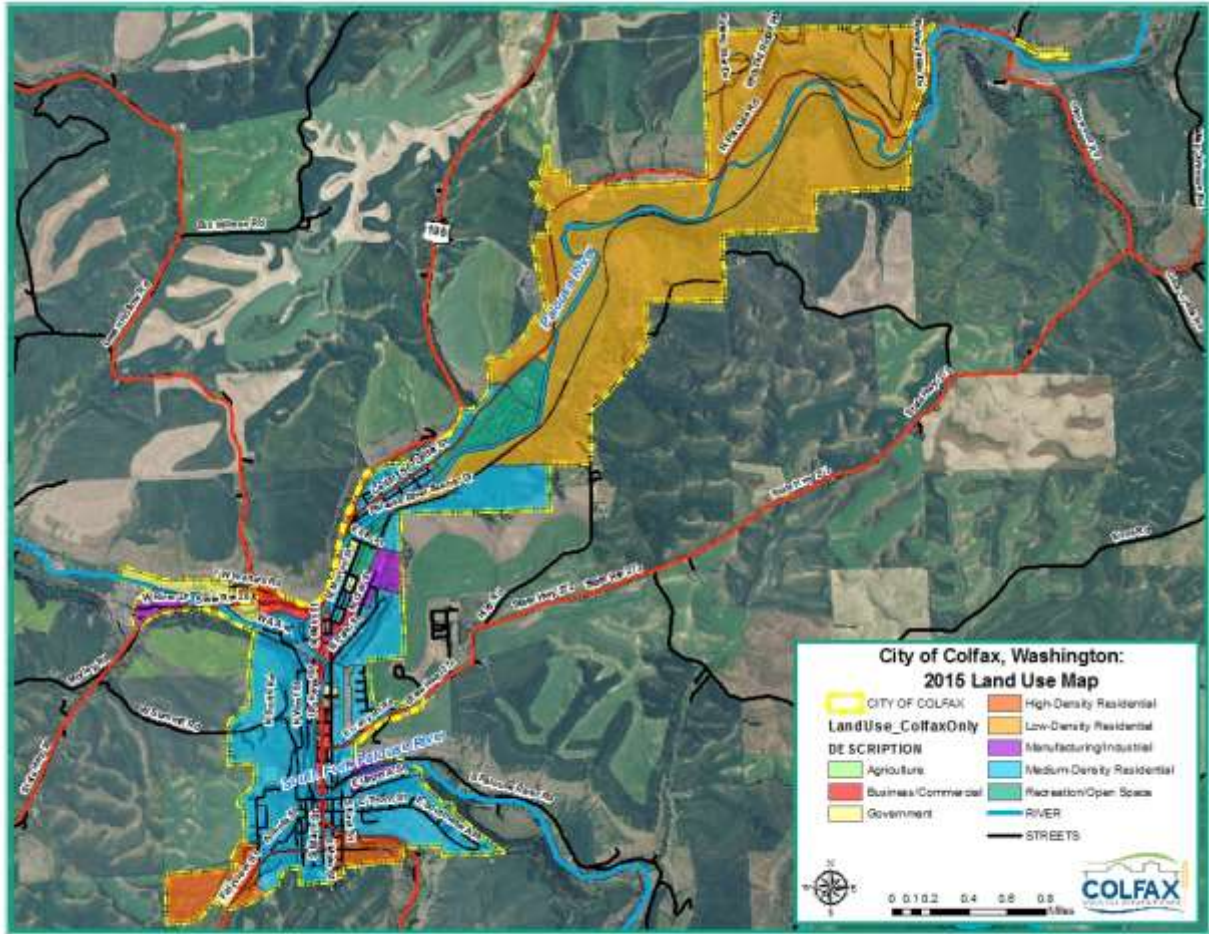
- Walla Walla Highway – Accessible from a State Highway However, it lacks infrastructure.
- A Street – It is surrounded by residential uses with a narrow street.
- Clay Street – It has decent access from Main Street. However, it is adjacent to Schmuck Park and the Colfax School District campus.

III. Issues

- Zoning inconsistencies (Mill, Sumner)
- Areas not zoned (Behind Hospital, McDonald Park)
- Restrictive zoning
- No zoning designation reflecting mixed-use or historic structures
- Manufacturing zone lacks definition of current industry

IV. Current Land Use – City Limits

The city limits comprises 2,536.44 acres. The current land use differs from zoning in several areas including Mill Street, Sumner Street, and park facilities. The urban growth area (study area and potential area of future annexation over the next two decades) comprises around 31,985.02 acres of land with the primary land use being Agriculture at 89%.



Map 5: City of Colfax, Washington: 2015 Land Use Map

City of Colfax: Land Use Type	
Type	Acreage
Business/Commercial	52.46
Government	67.94
High-Density Residential	103.14
Low-Density Residential	1,246.28
Manufacturing/Industrial	65.06
Medium-Density Residential	633.87
Public Right-of-Way	270.19
Recreation/Open Space	97.50
Total	2,536.44

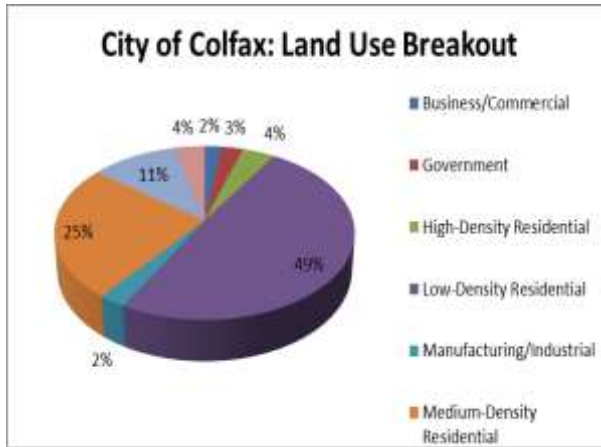
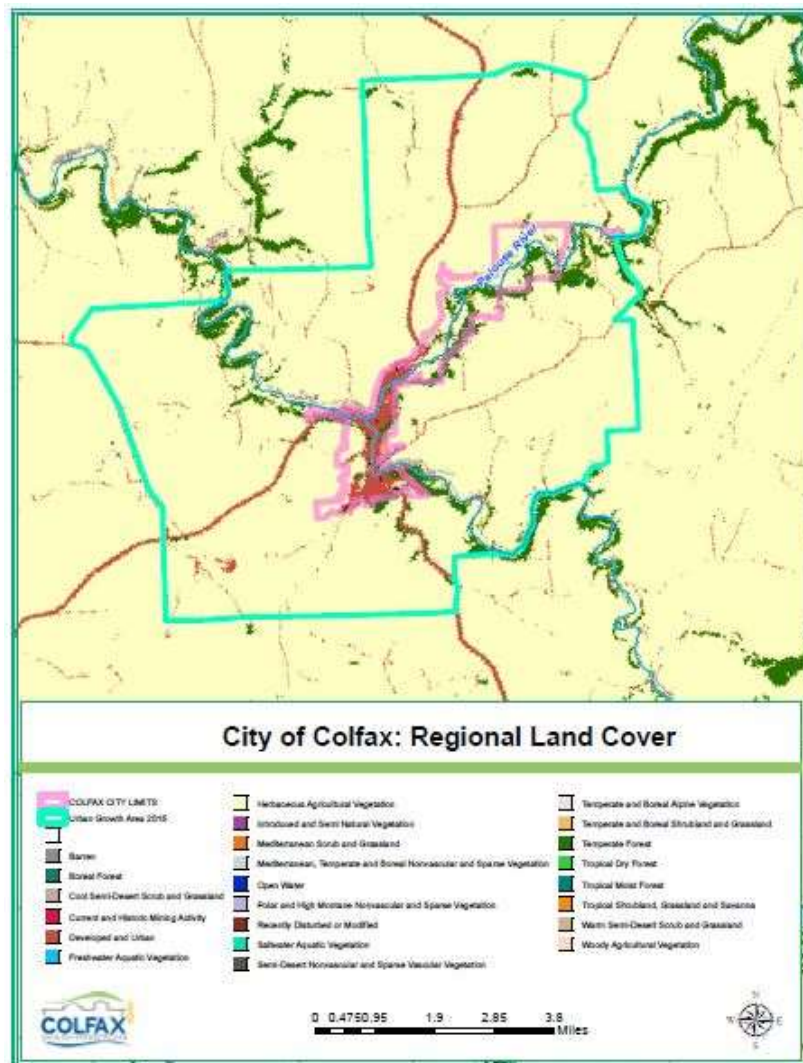


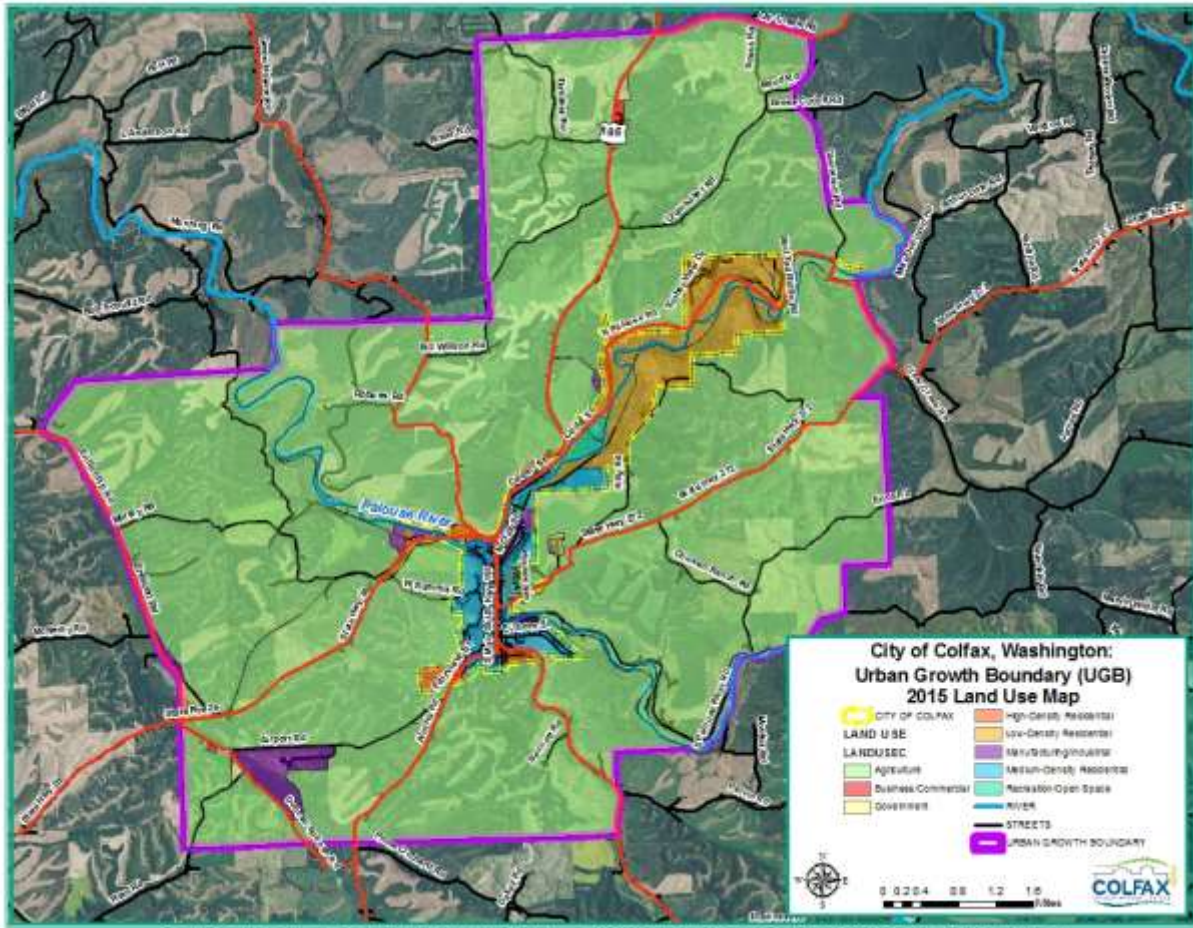
Table 20: City of Colfax: Land Use Type

Graph 24: City of Colfax: Land Use Breakout



Map 6: City of Colfax: Regional Land Cover

V. Current Land Use – Urban Growth Boundary (UGB)



Map 7: City of Colfax, Washington: Urban Growth Boundary 2015 Land Use Map

City of Colfax: UGA Land Use Type	
Type	Acreage
Agriculture	28509.32
Business/Commercial	87.14
Government	150.89
High-Density Residential	103.14
Low-Density Residential	1,284.76
Manufacturing/Industrial	375.14
Medium-Density Residential	633.87
Public Right-of-Way	731.69
Recreation/Open Space	109.07
Total	31,985.02

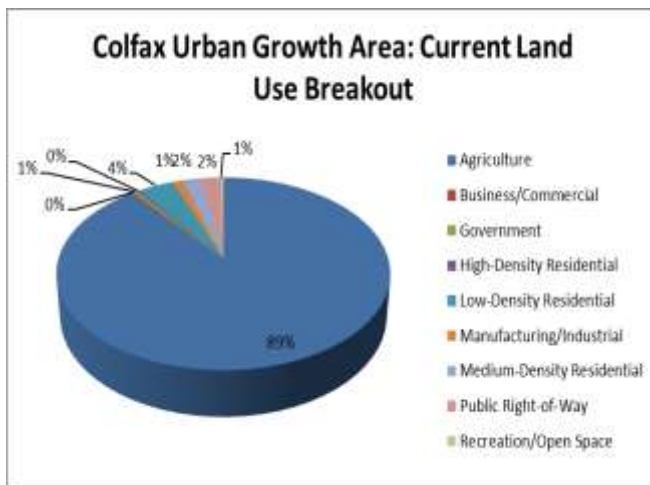


Table 21: City of Colfax: UGA Land Use Type

Graph 25: Colfax Urban Growth Area: Current Land Use Breakout:

VI. Future Land Use

The map below features potential future land uses over the next twenty years. The Planning Commission held two study sessions over Summer 2015. City staff utilized an online future planning tool called Envision Tomorrow (www.envisiontomorrow.org) to identify future potential development areas and fiscal viability of developing such areas. The tool develops a cost benefit analysis based on several variables including available infrastructure, geography, building type, regional housing and transit cost, property tax, land mass, phasing of development, emissions, zoning, landscaping, parks, and taxlot boundaries.

City of Colfax: Future UGA Land Use Type	
Type	Acreage
Agriculture	23,389.50
Business/Commercial	303.23
Government	150.89
High-Density Residential	149.22
Low-Density Residential	3,729.95
Manufacturing/Industrial	1,973.72
Medium-Density Residential	1,447.75
Public Right-of-Way	731.69
Recreation/Open Space	109.07
Total	31,985.02

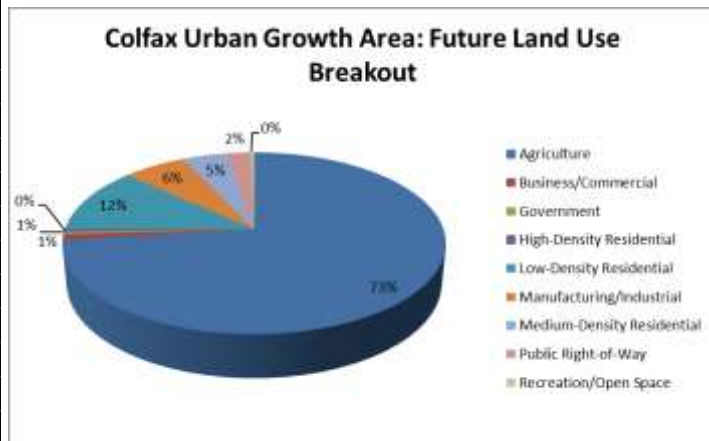
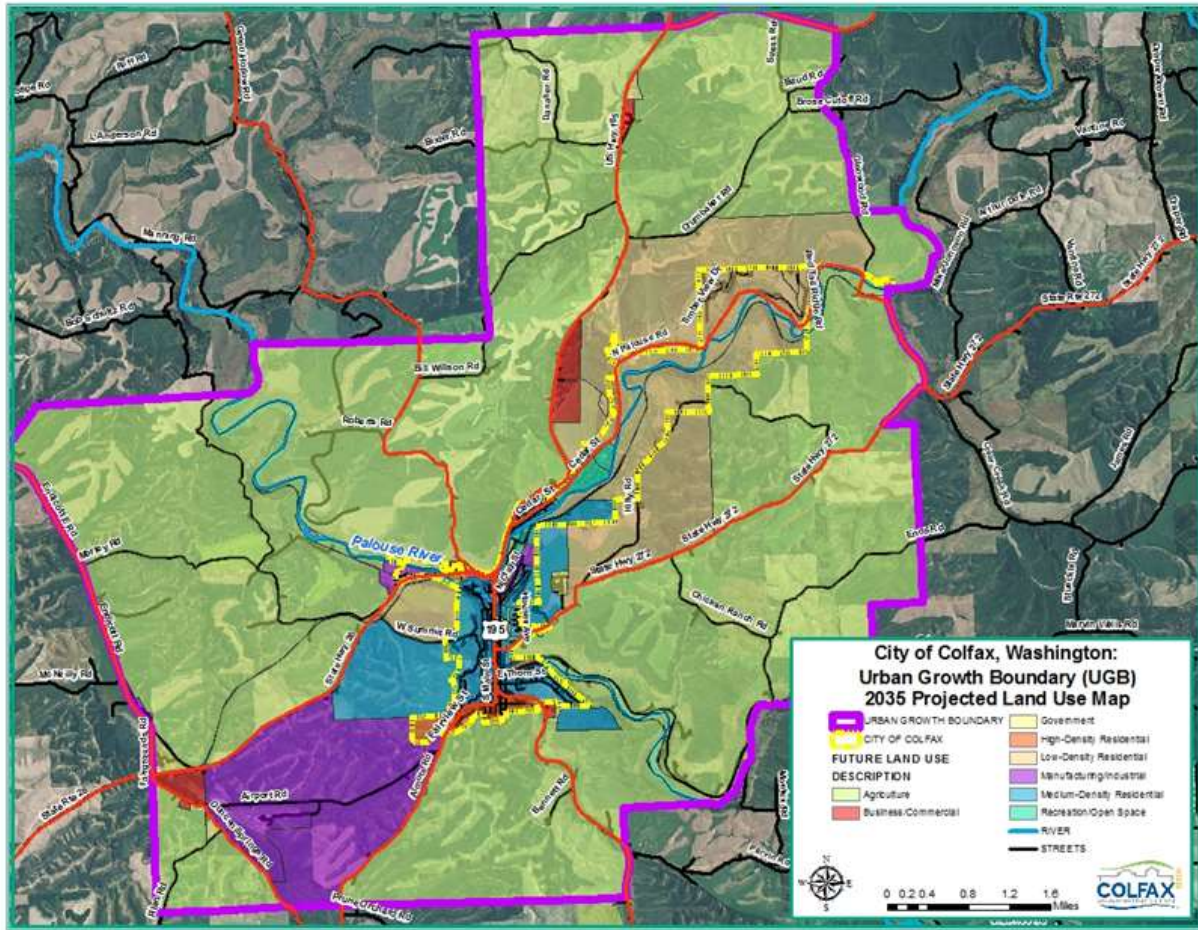


Table 22: City of Colfax: Future UGA Land Use

Graph 26: Colfax Urban Growth Area: Future Land Use Breakout



Map 8: City of Colfax, Washington: Urban Growth Boundary 205 Projected Land Use Map

VII. Buildable Land Inventory

The Washington State Legislature enacted the Growth Management Act (GMA) in 1990. This Act required local governments to develop rational policies to manage growth in the state. All urban counties and their cities and towns were required to plan under the Act. This planning must address land use, transportation, housing, capital facilities, utilities, and rural lands, and must ensure that the forecasted growth in population for the next 20 years can be accommodated in an efficient manner. An essential component of planning under the Act is the designation of urban growth areas (UGA's)

Urban Growth Areas are based upon the projected 20-year population growth forecast for the County and its cities and towns as generated by the Washington State Office of Financial Management. In order to properly size these UGA's such that this population could be accommodated, each jurisdiction planning under the Act conducted a population capacity analysis. These capacity analyses sought to determine how much population could be accommodated in a given area based upon availability of developable land.

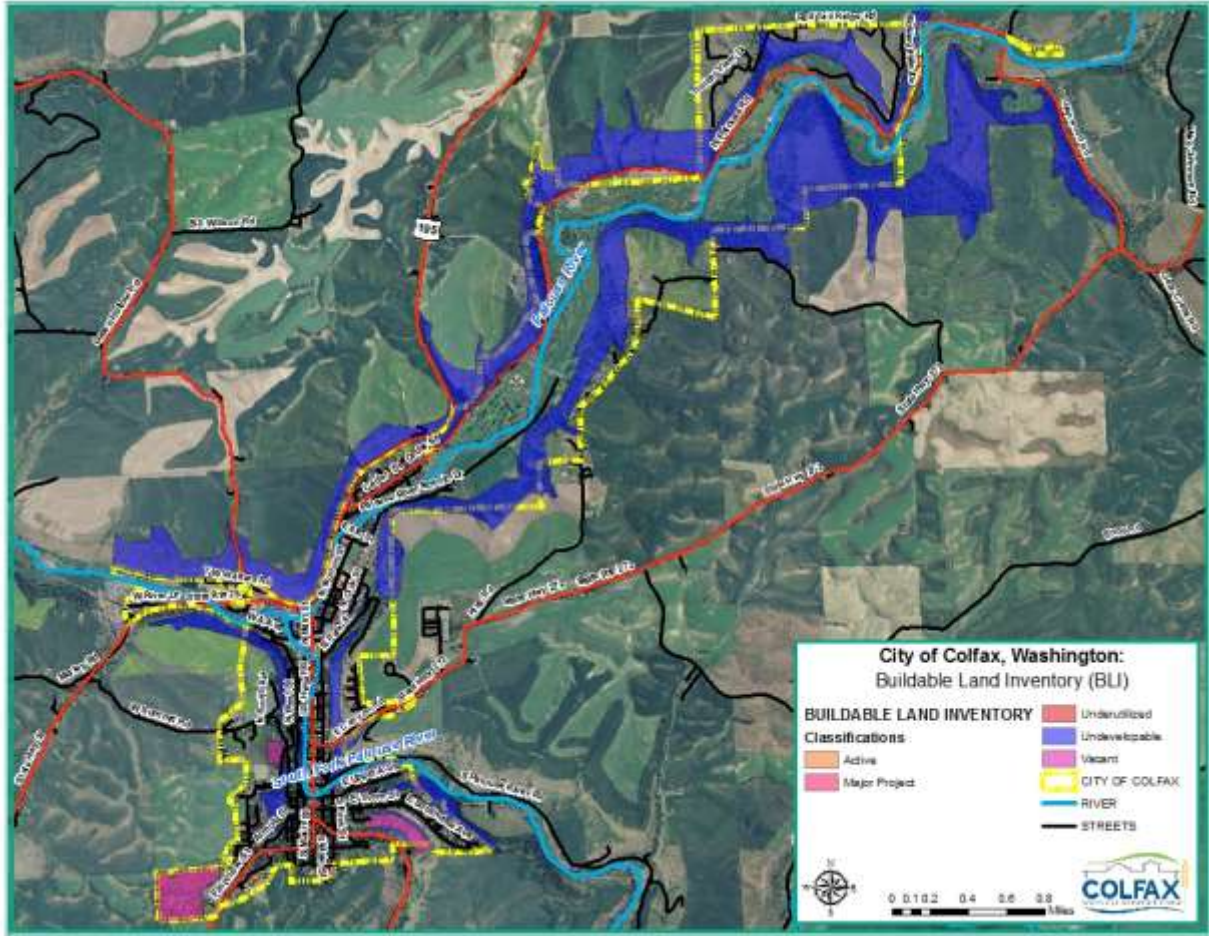
The jurisdictional variations in capacity analysis and the lack of specifically in GMA led to statewide debate on the subject, with much of the debate focused on determining whether or not there were errors in the assumptions used by local governments in sizing their UGA's. In 1997, this debate resulted in GMA being amended through Senate Bill 6094, commonly referred to as the "Buildable Lands" amendment. The amendment requires certain counties and cities to monitor development activities. While Colfax and Whitman County is not such a county, conducting this analysis is beneficial to determine areas where new development is likely to occur. Land in city is broken into five categories active, vacant, major project, underutilized, and unbuildable. Unbuildable includes land with over 25% slope, contaminants, or lack of egress. Underutilized properties encompass lands which are not designated as historic or contributing, have a market value less than \$40,000 on residential and \$60,000 commercial, and not agricultural. Vacant properties are land that has no development on it. Active properties are ones currently utilized. Major projects are a designation used to identify lands that may be needed for major infrastructure or transportation projects by the city, state, or federal government.



Image 26: Buildable Land Inventory Filters



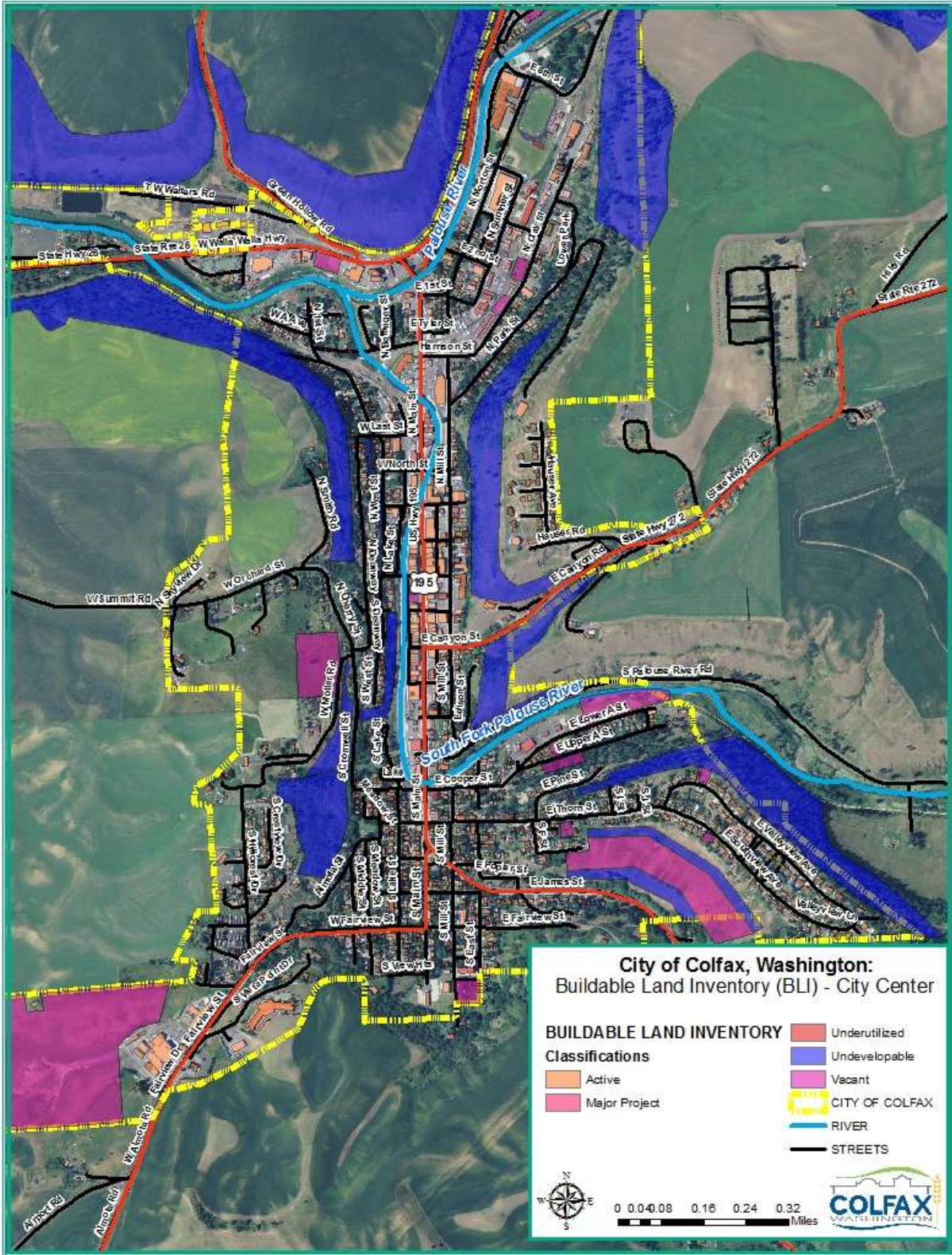
Image 27: Buildable Land Inventory Process



Map 9: City of Colfax, Washington: Buildable Land Inventory

City of Colfax: Buildable Land Inventory		
Metric	Measurement	Unit
Vacant	5.29	Acres
Vacant - Percentage	2.08%	Percent
Structures-Underutilized	188	Number of Structures
Structures-Underutilized	10.00%	Percent
Structures-Underutilized	313,365.38	Square Footage
Structures-Underutilized	9.00%	Sq Ft Percentage
Structures-Active	1,690.00	Number of Structures
Structures-Active	91.00%	Percent
Structures-Active	3,447,166.09	Square Footage
Structures-Active	90.00%	Sq Ft Percentage
Total Structures	1,878	

Table 23: City of Colfax: Buildable Land Inventory



Document Path: M:\Administrative_Documents\Records\Management_Test\Environment_DO NOT DELETE\GIS\MXD's\Planning\Comp Plan\GIS_MXD's_P\Planning_BLIWork_ZoOmDowntown.mxd

Map 10: City of Colfax, Washington: Buildable Land Inventory City Center

VIII. Goals & Objectives

Goal LU-1 Establish a future land use pattern that is consistent with the City's vision.

- LU-1A Ensure that land use policies and regulations support the City's vision.
- LU-1B Continue to use the Future Land Use Map that is adopted as part of this plan to guide land use and development regulations, and update it as needed.
- LU-1C Study the potential for new land use designations within the City on an as-needed basis, in response to changing community conditions or regulatory requirements. Consider the following as part of the study:
- Potential for a master plan
 - Potential for economic development, including recruitment of businesses that provide family-wage jobs and support for locally-owned businesses.
 - Transportation access
 - Availability of public facilities and services
 - Environmental constraints
 - Compatibility with surrounding development
 - Community input
 - Property owner interests
 - Consistency with City plans and policies
 - Open space preservation, where appropriate
- LU-1D Ensure that the City's sewer plan and other functional plans are supportive of the land use patterns outlined in this Element.

Goal LU-2 Promote a land use mix that helps to diversify the local economy, reduce poverty, and enhance the community by attracting new businesses, family wage jobs, new city revenues, and housing choices.

- LU-2A Enhance and improve the economic health of the existing business district and recognize its special attributes.
- LU-2B Support the revitalization of declining commercial areas and obsolete facilities through redevelopment, rehabilitation, and other available means to provide long-term economic vitality.

Goal LU-3 Establish a land use pattern that supports physical activity including biking and walking

- LU-3A Promote neighborhood connectivity through improvements to the existing and planned trail system.
- LU-3B Encourage pedestrian scale improvements such as plantings, lighting, street furniture, and signage.
- LU-3C Support safe routes to schools.
- LU-3D Within the commercial core, provide attractive street fronts and connecting walkways to accommodate pedestrians as a priority.

Goal LU-4 Actively guide and manage growth in a way that:

- Preserves and enhances the quality of life and the diverse residential neighborhoods of the community, and serves them with a vibrant business district, open space, recreational facilities, affordable housing, and other supportive land uses;
- Protects environmentally critical areas and shorelines; and
- Promotes economic development (Des Moines)

LU-4A Utilize the Comprehensive Plan as the policy basis for preparing neighborhood plans, establishing development regulations, prioritizing capital improvement construction, reviewing individual development proposals, and making other decisions affecting the growth and development of Colfax and the surrounding area.

LU-4B Manage community growth to ensure that overall public benefits exceed public cost and that adequate public facilities and services are available or can be provided concurrently with new development.

LU-4C Monitor, review, and update the Comprehensive Plan annually to reflect current community values, economic conditions, and technologies.

LU-4D Seek a harmonious blend of living, working, shopping, recreational, and cultural land uses.

LU-4E Preserve open spaces where appropriate to protect environmentally critical areas/shorelines, protect endangered species, provide visual separation between different land uses and neighborhoods, and moderate the environmental and visual impacts of new development.

LU-4F Preserve the integrity of existing single family neighborhoods.

Goal: LU-5 Create neighborhoods with a variety of housing types and prices

LU-5A Provide for mixed-income development in residential areas where appropriate.

LU-5B Allow modular, and manufactured housing in areas where they are consistent with the majority of the neighborhood character.

LU-5C Direct multi-family housing to locations that support residents by providing direct access to employment, services, open space, and other supporting amenities.

Goal: LU-6 Comply with state and regional guidelines for the siting of Essential Public Facilities.

LU-6A Continue to coordinate with regional planning efforts in accommodating EPF's using locally adopted standards.

Goal: LU-7 Create a variety of residential densities.

LU-7A The City shall achieve a minimum residential density in new development of at least 4 dwelling units per net acre through a mix of densities and housing types.

Goal LU-8: Promote commercial uses that offer quality, unique services for residents and visitors.

LU-8A Ensure City land use policies and regulations enable and support commercial development that captures the spending power of residents and those seeking alternative retail experiences.

LU-8B Encourage diversification of the City's commercial offerings.

LU-8C Support the long-term economic vitality of commercial development.

LU-8D Promote easy access to commercial corridors and centers for pedestrians and bicyclists.

LU-8E Encourage ground floor commercial uses in mixed-use development.

LU-8F Allow small-scale home occupations in residential areas.

Goal LU-9: Provide adequate commercial land within the City to conveniently serve the local and regional trade areas. Encourage commercial and retail uses that complement the small town atmosphere of the City.

LU-9A Designate strategically located commercial areas that will be accessible from roadways of major arterial classification or higher, served with utilities, and free of major environmental constraints

LU-9B Limit growth to areas served by a fire protection district and that have or will have adequate road access and water supply for fire protection.

LU-9C Zoning and other land use regulations shall require the following improvements for commercial development:

1. Paved streets
2. Sidewalks
3. Parking
4. Landscaping along streets, sidewalks, and parking areas to provide an attractive appearance
5. Adequate stormwater control
6. Sewer and water supply
7. Controlled access to arterials and intersections

Goal LU-10: Provide for the development of well-planned industrial areas that provide economic growth and ensure the long-term holding of appropriate land in parcel sizes adequate to allow for future development as industrial uses.

LU-10A Identify and designate industrial areas for light industry.

LU-10B Consider capital facility expenditures to facilitate the development of lands designated for industrial uses.

LU-10C Encourage low and non-polluting industries to locate in the City.

LU-10D Encourage shared-use parking

Goal LU-11: A variety of strategically located light industry should be designated and protected with land use regulations that prevent land use conflicts.

LU-11A Industrial developments shall provide the following improvements

- a. Paved streets
- b. Adequate parking for employees and business users
- c. Adequate stormwater control
- d. Sewer and water supply
- e. Controlled traffic access to arterials and intersections

LU-11B Access points should be combined and limited in number to allow smooth traffic flow on arterials.

LU-11C Limit growth to areas served by a fire protection district and that have or will have adequate road access and water supply for fire protections.



Image 28: North Palouse River Valley

Chapter 8: Urban Design & Community Character



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Encourage building and site design that promotes human and environmental health and safety and responds to local context.
- Promote strong links between building and site design, streets, and the public realm.
- Create public spaces that promote a sense of community and support the goals of community health and sustainability.

8. Urban Design & Community Character



Image 29: Downtown Colfax

The Urban Design and Community Character Element is intended to establish general principles and mechanisms that help define and guide patterns of development in the City of Colfax. The goals, policies, and programs identified in this element also help to assure that new development is consistent with the existing built and natural environments. The design of the community and its physical development should to the greatest degree possible reflect the essential values of current residents. For the City of Colfax, these values include the preservation of valuable natural resources, such as Colfax and the Palouse River, the beautiful environment with surrounding hillsides, and the preservation of the City's character.

The Urban Design and Community Character Element is directly related to the Land Use, Transportation, and Parks, Recreation, and Open Space Elements. Attitudes toward land use, traffic systems, community system, and environmental resources shape the physical development of the community and help define its character. With major local, state, and interstate roadways passing through the City, and the associated dependence on automobile travel, sustaining the City of Colfax's identity and quality of life depends on maintaining continuity, uniqueness, and a "sense of place". Building and site designs that reflect the natural features and character of the City provide continuity of design throughout the area. Performed successfully, this will result in a positive interaction with the Economic Development element.

A variety of architectural styles, materials, and colors can be supported to reflect the resident-friendly flavor of the City. The integration of the natural environment, including rocks, gravel, and native plant materials into the urban fabric will also extend the surrounding landscape into the built environment. Existing and future development that focuses on quality design, ease of access, pedestrian friendliness, quality materials, and craftsmanship will help assure the construction of a built environment of which the City can be proud.

Community Design policies influence how Colfax physically appears, and function to enhance aesthetic appeal and quality of life. Good community design can increase privacy or visibility, raise property values, encourage people to interact in commercial areas and public places, and create a cohesive community image. Even though the policies emphasize physical design, people using these spaces animate and enhance placemaking attributes.

The goals and policies in this element address site and building design; signs; vegetation and landscaping; open space; public spaces; public art; sidewalks; walkways, and trails; street corridors; commercial; and residential uses.

I. Issues

- Property Maintenance
- Identity
- Wayfinding

II. Goals & Objectives

Goal: UC-1 Preserve and promote Colfax’s historical small town character.

UC-1A Review proposed changes and develop incentives such as fee waivers and code flexibility to encourage preservation of City landmarks and important features.

UC-1B Work jointly with other jurisdictions, agencies, organizations, and property owners to preserve historic resources.

UC-1C Recognize the heritage of the community by naming parks, streets, and other public places after major figures and events.

UC-1D Designate and inventory historic landmark sites and structures.

UC-1E Encourage the development of character-giving design features that are responsive to place and to cultures of the community.

UC-1F Encourage alternatives to the demolition of sound housing, such as rehabilitation and adaptive reuse, especially affordable housing, and when new development would provide no additional housing opportunities beyond replacement.

UC-1G Encourage rehabilitation and adaptive reuse of buildings, especially those of historic or cultural significance, to conserve natural resource, reduce waste, and demonstrate stewardship of the built environment.

Goal UC-2 Promote commercial and residential development that is carefully considered, aesthetically pleasing, and functional.

UC-2A Encourage designs of major private and public buildings to create distinctive reference points in the community.

- UC-2B Ensure that development relates, connects, and continues the design quality and site functions from site to site in multi-family, public facility, and commercial areas.
- UC-2C Incorporate pedestrian amenities into the design of public and commercial areas.
- UC-2D Areas of special interest, including entry points, landmarks, and scenic views. Shall receive appropriate treatment whether part of public or private development proposals.
- UC-2E Encourage sign design and placement that complements building architecture.
- UC-2F Encourage consolidation of signs on a single structure where a commercial development contains multiple businesses.
- UC-2G The City shall maintain and enforce a sign ordinance that defines permitted sign locations, sizes, maintenance, and other related requirements.
- UC-2H Incorporate the City's identification symbol into street signage, planters, benches, public buildings, city vehicles, streetscape furnishings, and other appropriate locations.
- UC-2I The city shall support a level of code enforcement to maintain property values and quality of life.
- UC-2J Direct placement of telecommunications, cable television lines, and other utility facilities underground, at the rear of properties, or in alleyways and require undergrounding of all newly installed or extensively modified utilities, 13 kV or under to protect corridors.
- UC-2K Encourage retention of existing and use of native vegetation with new development.
- UC-2L Encourage coordination of site planning and consolidation of landscaped areas in commercial development.
- UC-2M Preserve and encourage open space as a dominant element of the community's character through parks, trails, water features, cemeteries, and other significant properties that provide public benefit.
- UC-2N Encourage development that responds to and enhances the positive qualities of site and context-the neighborhood, the block, the public realm, and natural features.
- UC-2O Design for active living. Encourage development and building and site design that promotes a healthy level of physical activity in daily life.
- UC-2P Limit and mitigate public health impacts, such as odor, noise, glare, light pollution, air pollutants, and vibration that public facilities, land uses, or development may have on adjacent residential or institutional uses, and on significant fish and wildlife habitat areas. Pay particular attention to limiting and mitigating impacts to under-served and under-represented communities.

- UC-2Q Minimize the adverse impacts of highways, auto-oriented uses, vehicle areas, drive-through areas, signage, and exterior display and storage areas on adjacent residential uses.
- UC-2R Encourage lighting design and practices that reduce the negative impacts of light pollution, including sky glow, glare, energy waste, impacts to public health and safety, disruption of ecosystems, and hazards to wildlife.
- UC-2S Encourage flexibility in the division of land, the siting and design of buildings, and other improvements to reduce the impact of development on environmentally-sensitive areas and to retain healthy native and beneficial vegetation and trees.
- UC-2T Encourage use of low-impact development, habitat-friendly development, and green infrastructure.
- UC-2U Equitable Development. Guide development, growth, and public facility investment to reduce disparities, ensure equitable access to opportunities, and produce positive outcomes for all Colfax residents.

- Anticipate, avoid, reduce, and mitigate negative public facility and development impacts, especially where those impacts inequitably burden under-served and under-represented communities, and other vulnerable populations.
- Encourage use of development agreements to ensure equitable outcomes from development projects that benefit from public facility investments, increased development allowances, or public financial assistance.

Goal UC-3 Infuse the City’s built environment with creative expression and design that encourages expressions of creativity and results in vibrant public spaces where people want to be.

- UC-3A Ensure that public places are designed to include pedestrian amenities such as seating, landscaping, kiosks, walkways, canopies, and awnings.
- UC-3B Consider the edges of public places that abut adjacent property for special design treatment to create a buffer effect.
- UC-3C Provide clear and identifiable systems of accessible sidewalks, walkways, and trails.
- UC-3D Provide complete streets that include amenities to enhance community character.
- UC-3E Encourage street designs that provide safe pedestrian design elements.
- UC-3F Work cooperatively with businesses and property owners along the Main Street corridor to encourage and preserve the economic viability and visual quality of the City’s “Main Street” corridor.
- UC-3G Encourage the designation and development of a City gateway.

- UC-3H Natural features and green infrastructure. Integrate natural and green infrastructure such as trees, green spaces, ecoroofs, gardens, green walls, and vegetated stormwater management systems, into the urban environment. Encourage stormwater facilities that are designed to be a functional and attractive element of public spaces, especially in centers and corridors.
- UC-3I Encourage new development and public places to include design elements and public art that contribute to the distinct identities of centers and corridors, and that highlight the history and diverse cultures of neighborhoods.
- UC-3J Create incentives for public art as part of public and private development projects.
- UC-3K Support and leverage the use of vacant and/or underutilized buildings, facades, and left-over spaces in public rights-of-way for creative expression and activities that transform blighted spaces and re-engage community.
- UC-3L Create spaces that are consistently interesting and have active presences to the street to promote more pedestrian activity and create public perception of safety and animation.

Goal UC-4 Community beauty is combined with unique neighborhood identities.

- UC-4A Require commercial and residential buildings to face the street or a courtyard or other common area.
- UC-4B Ensure that parking areas do not dominate street frontages or interrupt pedestrian routes, and that they are screened from single-family housing.
- UC-4C Prohibit fences and walls that inhibit walking or isolate neighborhoods from streets, except to reduce noise, provide buffers, or create private rear yards.
- UC-4D Create attractive entry corridors to the community, especially downtown.
- UC-4E Enhance neighborhood identity by encouraging interested groups to beautify open spaces, streets, and private property.
- UC-4F Require that buildings complement and enhance their surroundings, appeal to support pedestrian activities.
- UC-4G Enhance and celebrate Colfax’s scenic resources to reinforce local identity, histories, and cultures, and contribute toward wayfinding throughout the city. Consider views of hills, buttes, rivers, streams, wetlands, parks, bridges, buildings, roads, art, landmarks, or other elements valued for their aesthetic appearance or symbolism.
- UC-4H Protect and manage designated significant scenic resources by maintaining scenic resource inventories, protection plans, regulations, and other tools.

Goal UC-5 Built and natural environmental designs discourage criminal behavior.

- UC-5A Incorporate crime prevention principles in planning and development review and educate designers regarding those principles.

- UC-5B Modify public facilities and properties to enhance crime prevention.
- UC-5C Strive for a built environment that provides a safe, healthful, and attractive environment for people of all ages and abilities.
- Goal UC-6 Urban Resilience-Buildings, streets, and open spaces are designed to ensure long-term resilience and to adjust to changing demographics, climate, and economy, and withstand and recover from natural disasters.**
- UC-6A Encourage building and site design that improves fire prevention, safety, and reduces seismic risks.
- UC-6B Limit use of and strive to reduce impervious surfaces and associated impacts on hydrologic function, air, and water quality, habitat connectivity, tree canopy, and urban heat island effects.
- UC-6C Encourage development and site-management approaches that reduce the risks and impacts of natural disasters or other major disturbances and that improve the ability of people, wildlife, natural systems, and property to withstand and recover from such events.
- UC-6D Facilitate effective disaster recovery by providing recommended updates to land use designations and development codes, in preparation for natural disasters.
- Goal UC-7 Ensure that parking area design and management balances the needs of all users, supports modal priorities, and is responsive to site context.**
- UC-7A Promote site design that minimizes the impacts of vehicular access and parking lots on pedestrian safety and the visual environment.
- UC-7B Promote an efficient use of developable space by minimizing the amount of land devoted to automobile parking.
- UC-7C Utilize landscaping elements to screen and shade parking lots, loading areas, utility service and storage from the street view and adjacent uses, to create visual appeal, de-emphasize the prominence of the parking lot, and enhance the pedestrian environment.
- Goal UC-8 Protect and preserve designated significant scenic resources, including public views and scenic sites.**
- UC-8A Enhance and celebrate significant places throughout Colfax with symbolic features or iconic structures that reinforce local identity, histories, and culture and contribute to wayfinding throughout the City. Wherever possible, engage artists to create context sensitive additions that enhance these places: Consider these especially at:
- a. High-visibility intersections
 - b. Attractions
 - c. Bridges
 - d. Rivers

- e. Viewpoints and view corridor locations
- f. Historically or culturally significant places

UC-8B Encourage new public and private development to create new public views of the Palouse River, Steptoe Butte, and Kamiak Butte.

UC-8C Reduce and minimize visual clutter related to billboards, signs, utility infrastructure and other similar elements.

UC-8D Protect the integrity and stability of steep slopes during view enhancement through creation of partial views and reforestation with view friendly vegetation.

Goal UC-9 Support development patterns that result in compatible and graceful transitions between differing densities, intensities, and activities.

UC-9A Improve the interface between non-residential activities and residential areas, in areas where commercial or employment areas are adjacent to residential zoned land.

UC-9B Create transitions in building scale in locations where higher-density and intensity development is adjacent to lower scale and intensity zoning.

UC-9C Minimize the impacts of auto-oriented uses, vehicle areas, drive-through areas, signage, and exterior display and storage areas on adjacent residential areas.

UC-9D Protect non-industrial zoned parcels from the adverse impacts of activities on industrial zoned parcels.

UC-9E Encourage lighting design and practices that reduce negative impacts of light pollution, including sky glow, glare, energy waste, impacts to public safety, and disruption of ecosystems.

UF-9F Mitigate the visual impact of telecommunications and broadcast facilities through physical design solutions.



Image 30: Downtown Colfax

Chapter 9: Natural Environment



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Preserve, protect, and improve air and water quality and the city's environmental assets.
- Avoid and minimize the community's exposure to natural hazards, including geologic and flooding hazards.
- Improve water quality in rivers, streams, marine water, floodplains, groundwater, and wetlands.
- Increase public awareness of a healthy urban forest and habitat lands.

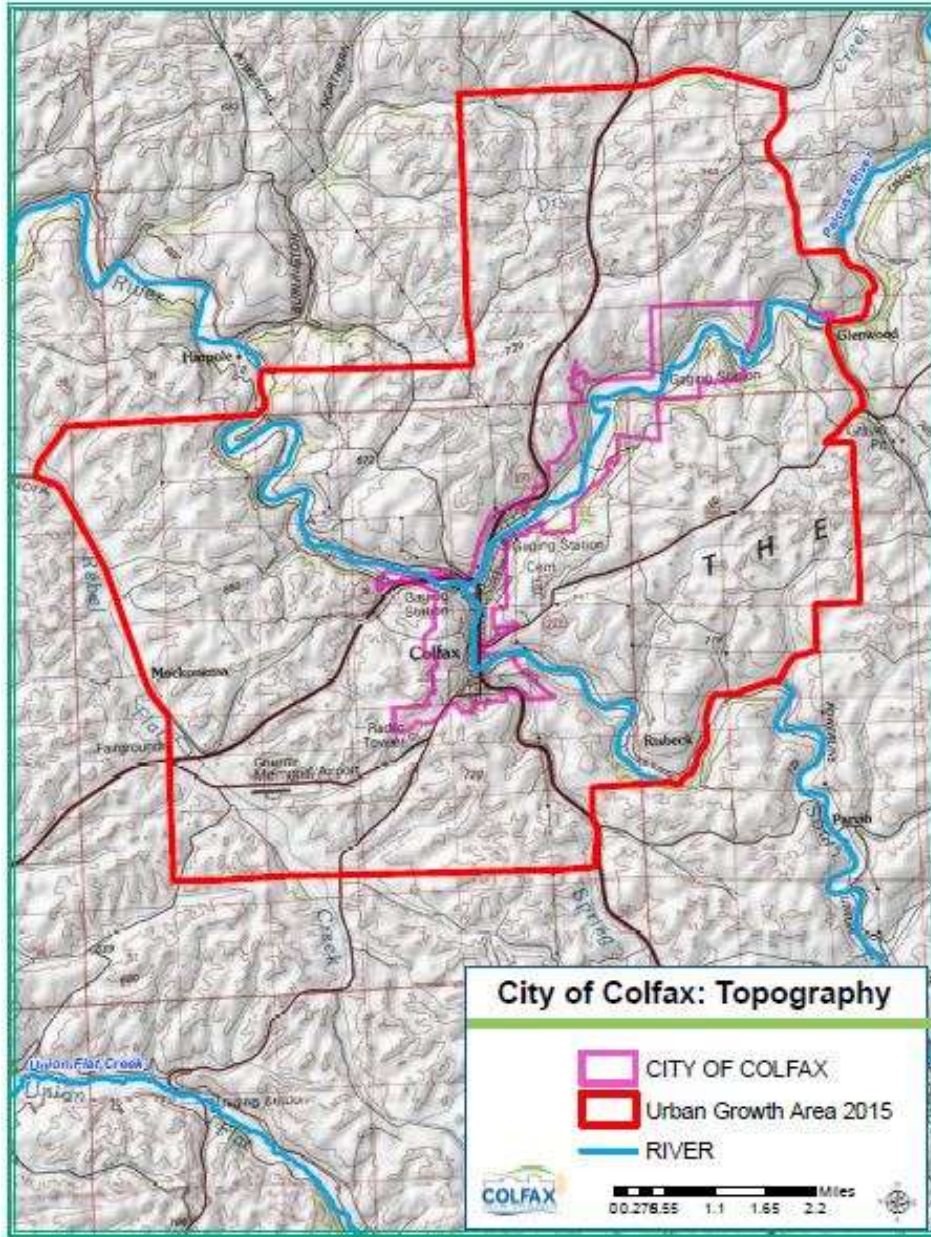
9. Natural Environment



Image 31: North Palouse River Valley

Protecting and enhancing the natural environment in which Colfax is located is the purpose of this Chapter. By ensuring the availability of clean air and water and preserving critical areas and natural features, we will continue to make the City of Colfax an inviting community. The following are the guiding principles of this element.

- Critical areas, including wetlands, fish and wildlife habitat, aquifer recharge areas, geologically hazardous areas, and flood hazard areas, shall be preserved, protected, managed, and restored so that the functions and values of these areas are maintained.
- Shoreline areas shall be protected from land uses that degrade water quality and wildlife habitat.
- Surface and groundwater should be maintained at adequate quantity and quality, with land uses designed to ensure continued protection.
- Air quality shall be maintained at levels that protect human health, prevent injury to plants and animals, and preserves clear visibility.



Map 11: City of Colfax: Topography

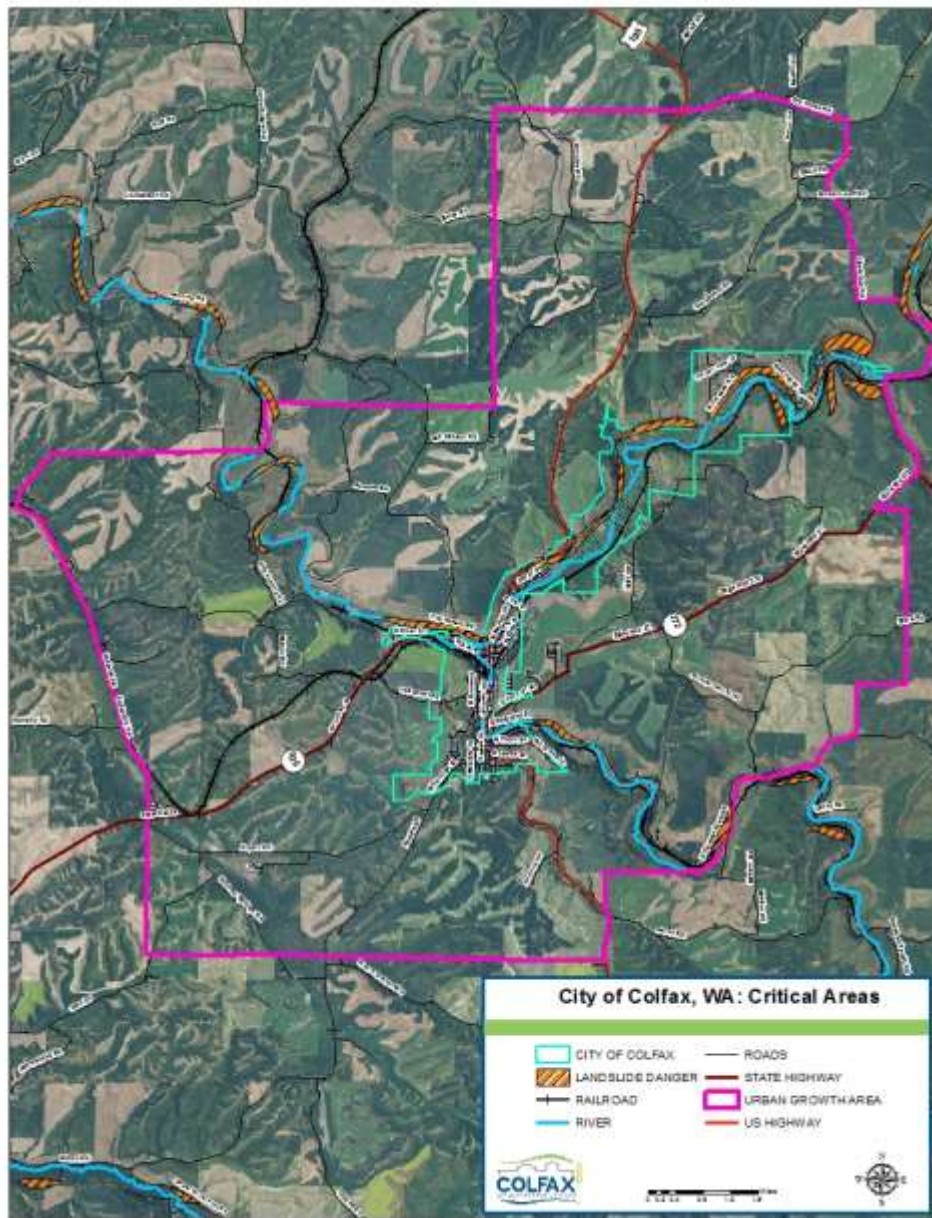
I. Critical Areas

Critical areas include the following areas and natural places:

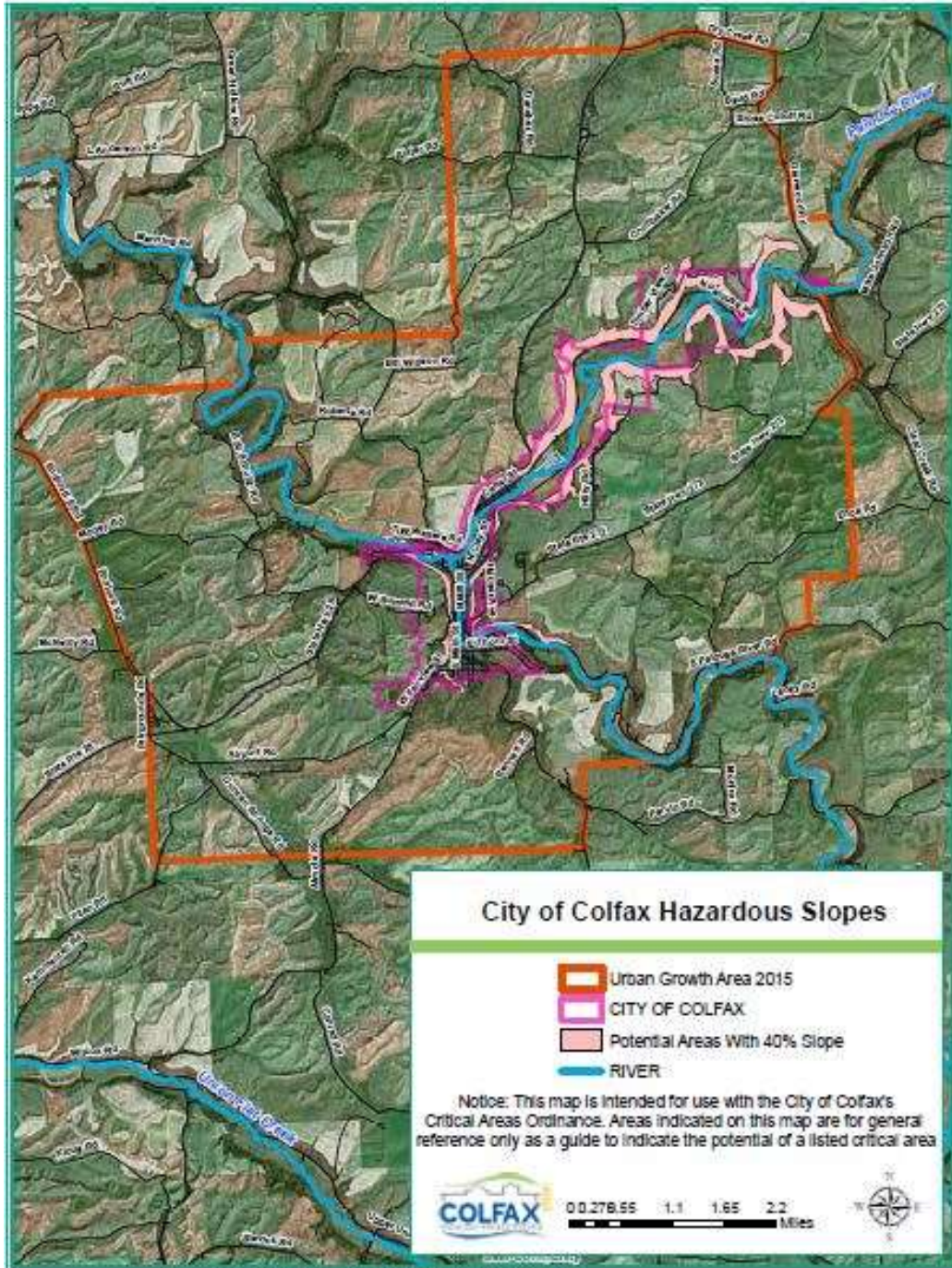
- Wetlands;
- Areas with a critical recharging effect on aquifers used for domestic purposes;
- Fish and wildlife habitat conservation areas;
- Frequently flooded areas;
- Geologically hazardous areas.

The City of Colfax recognizes the importance of protecting the functions of critical areas. Preservation of these areas help to maintain the high quality of life that is enjoyed by the

residents of Colfax. These natural systems play valuable roles in stormwater disposal, flood prevention, and water quality preservation, as well as providing recreational opportunities. Protection of critical areas makes economic sense, since the alternative is expensive engineered systems for protection from floods and geological hazards and the purification of drinking water. The Critical Areas Goals and Policies establish allowable uses in critical areas in provide development standards to mitigate impacts of development. Better information is needed to refine critical area designations and management recommendations. Effective protection requires an interdisciplinary approach to the evolution of *best available science*. Involvement by scientists from the Washington State Department of Fish and Wildlife, Department of Ecology, area universities, and others will continue to be essential to the advancement of critical area protection.



Map 12: City of Colfax, Washington: Critical Areas

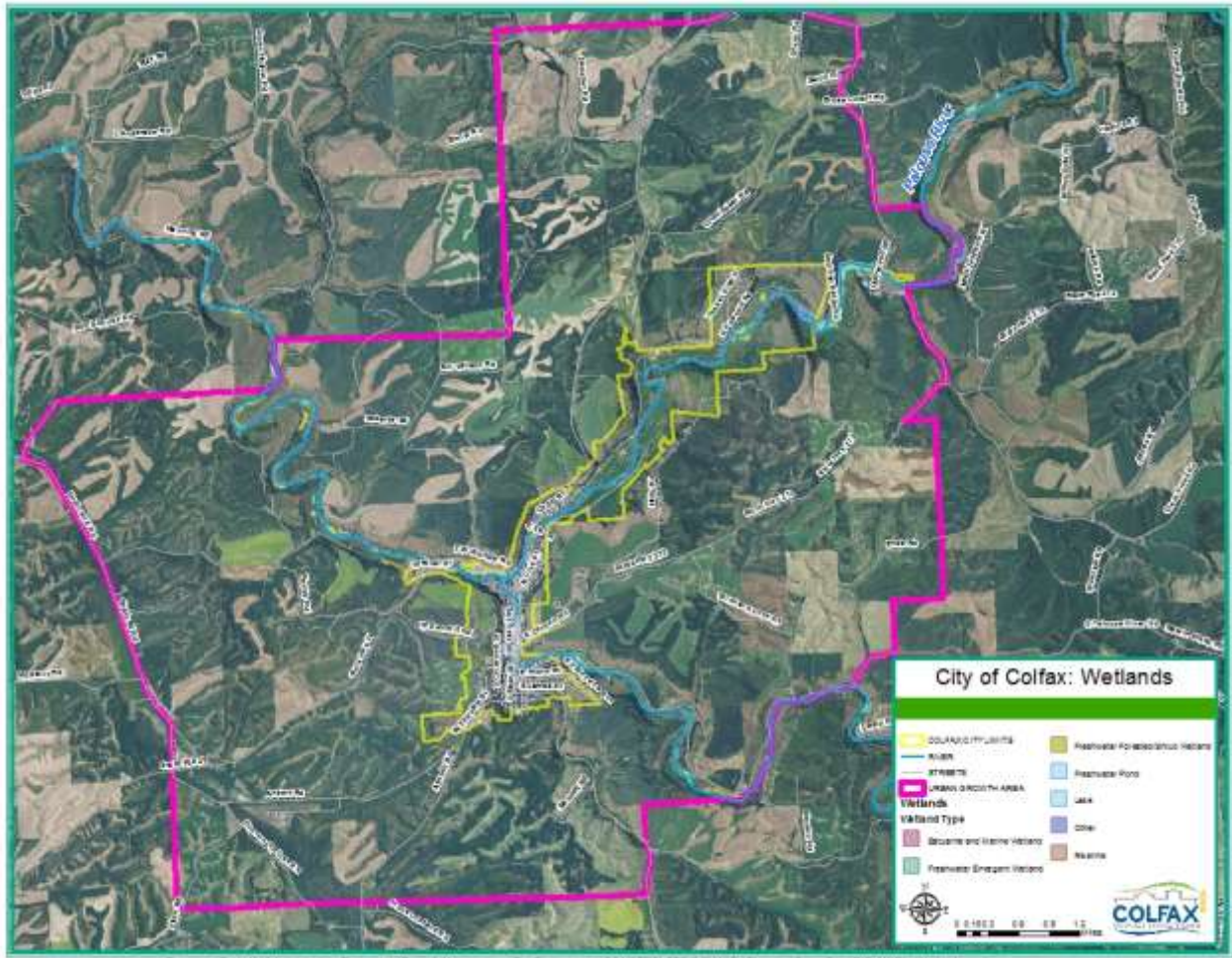


Map 13: City of Colfax: Hazardous Slopes

II. Wetlands

Wetlands are areas 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 wetland intentionally created from non-wetland sites, including, but not limited to, irrigation, and drainage

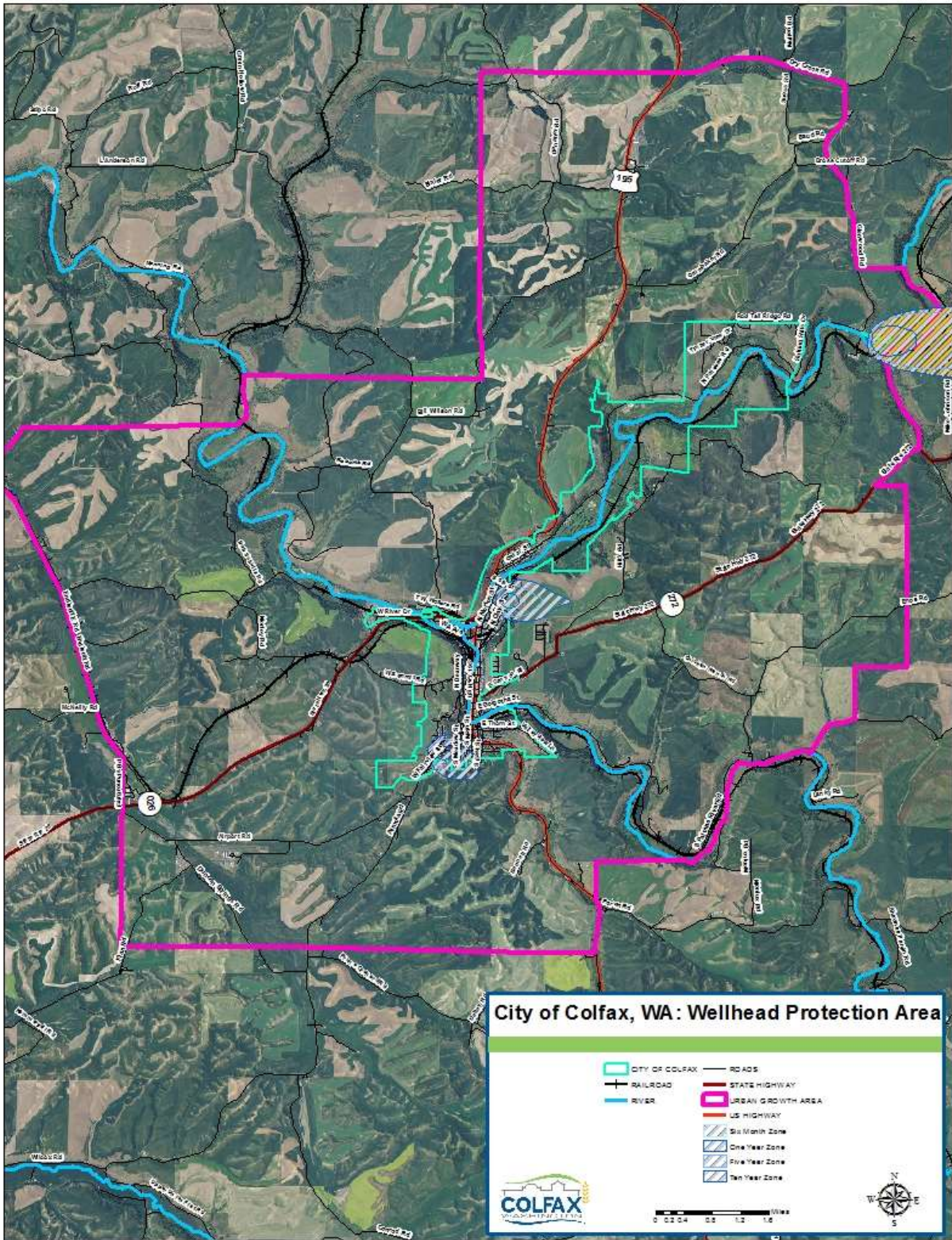
ditches, grass-lined swales, canals, detention and retention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from non-wetland area to mitigate conversion of wetlands, if permitted by the City. In the past, wetlands were considered nuisances to be filled in and covered up. Experience has revealed the many beneficial functions provided by wetlands, including providing wildlife habitat, storage and disposal of stormwater, groundwater recharge and removal of contaminants. The primary purpose of the wetland goals and policies is to preserve these important natural functions.



Map 14: City of Colfax: Wetlands

III. Aquifer Recharge Areas and Groundwater

Artesian wells at Glenwood account for nearly 80% of the city's drinking water. The Palouse Basin Aquifer is designated as a sole source aquifer by the federal Safe Drinking Water Act. Contaminants deposited in aquifer recharge areas pose risks to the water quality of the aquifers. To ensure quality groundwater, the City of Colfax is required to designate and protect critical aquifer recharge areas. A critical aquifer recharge area is an area with a critical recharging effect on aquifers used for potable water.



Map 15: City of Colfax, WA: Wellhead Protection Area

IV. Surface Water Quantity and Quality

Water quality and quantity influences the domestic, economic, recreational, and natural environments of the City of Colfax. Historically, clean water has been taken for granted. As growth and development have increased, so have problems associated with maintaining water quality and quantity. Industry, commercial business, agriculture, and residences all contribute to reduced water quality and quantity. From this perspective, a comprehensive approach must be taken to ensure future water quality and quantity.

V. Fish and Wildlife Habitat Conservation Areas

Fish and Wildlife Conservation Areas include:

- Areas with which specifically identified species have a primary association. These specifically identified species include: endangered, threatened, sensitive, and candidate; and secondarily; monitor and priority species (game and non-game) as identified by the Department of Wildlife in the Priority Habitats and species lists, hereinafter referred to as priority species, compiled in compliance with WC 365-190-080
- Habitats and species of local importance.
- Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat.
- Waters of the state.

Fish and Wildlife Habitat Conservation means land management for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not mean maintaining all individuals of all species at all times, but it does mean cooperative and coordinated land use planning is critically important among countries and cities in a region. Fish and wildlife are part of our heritage. Fishing, hunting, and simply watching wildlife are valued recreational activities that contribute to the local economy and quality of life. Preservation of the fish and wildlife habitat is the key to the continued existence of these species in the future.

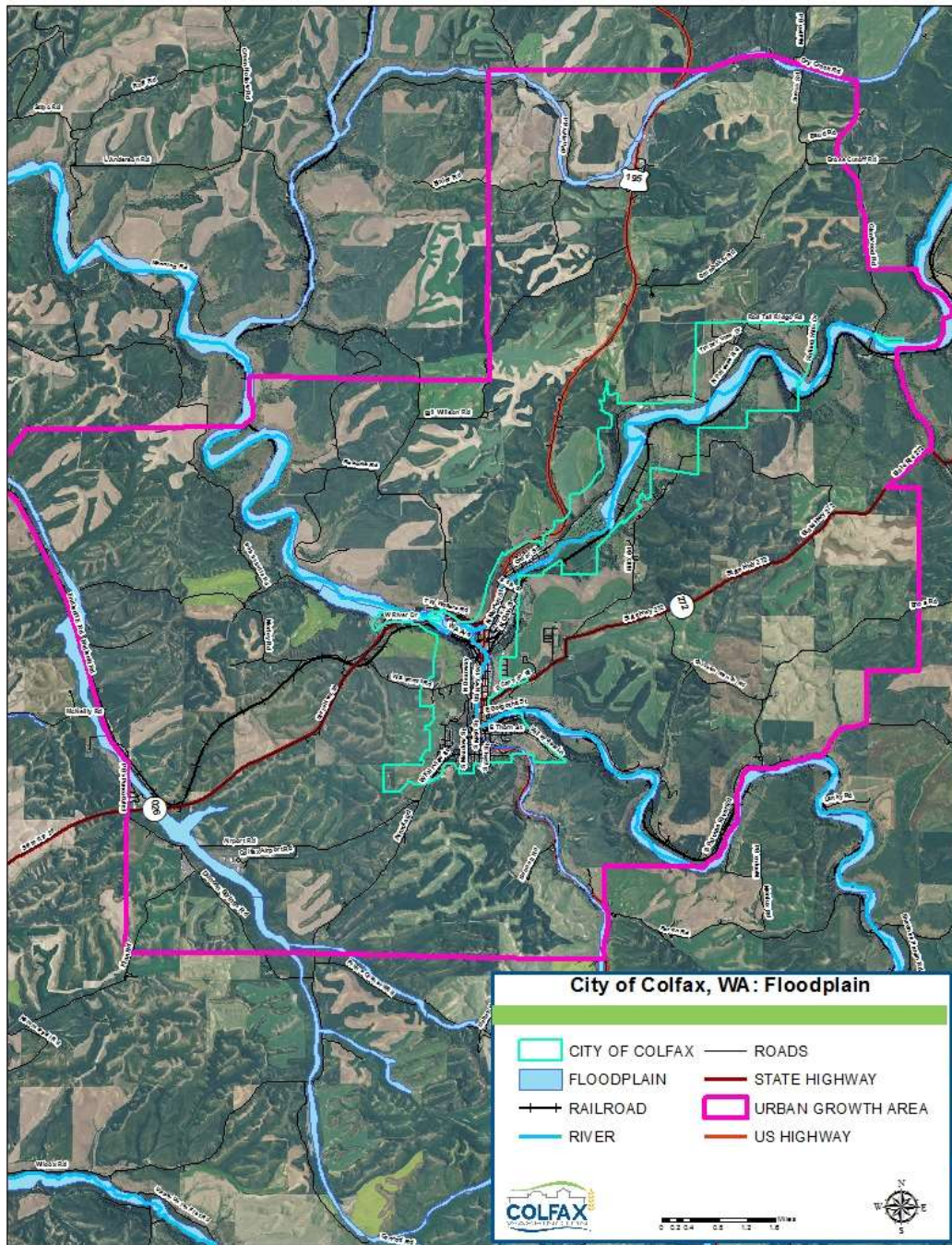
VI. Soils

A soils survey is visually displayed in the map below. A full soil survey compiled by the national soil conservation service can be found here:

http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/washington/WA075/0/wa075_text.pdf

VII. Frequently Flooded Areas

Frequently flooded areas are lands in the floodplain subject to a 1 percent or greater chance of flooding in any given year. These areas include, but are not limited to streams, rivers, lakes, sink areas, major natural drainageways, and wetlands. Frequently flooded areas are natural physical features of a watershed that play an important role in stormwater storage and disposal.



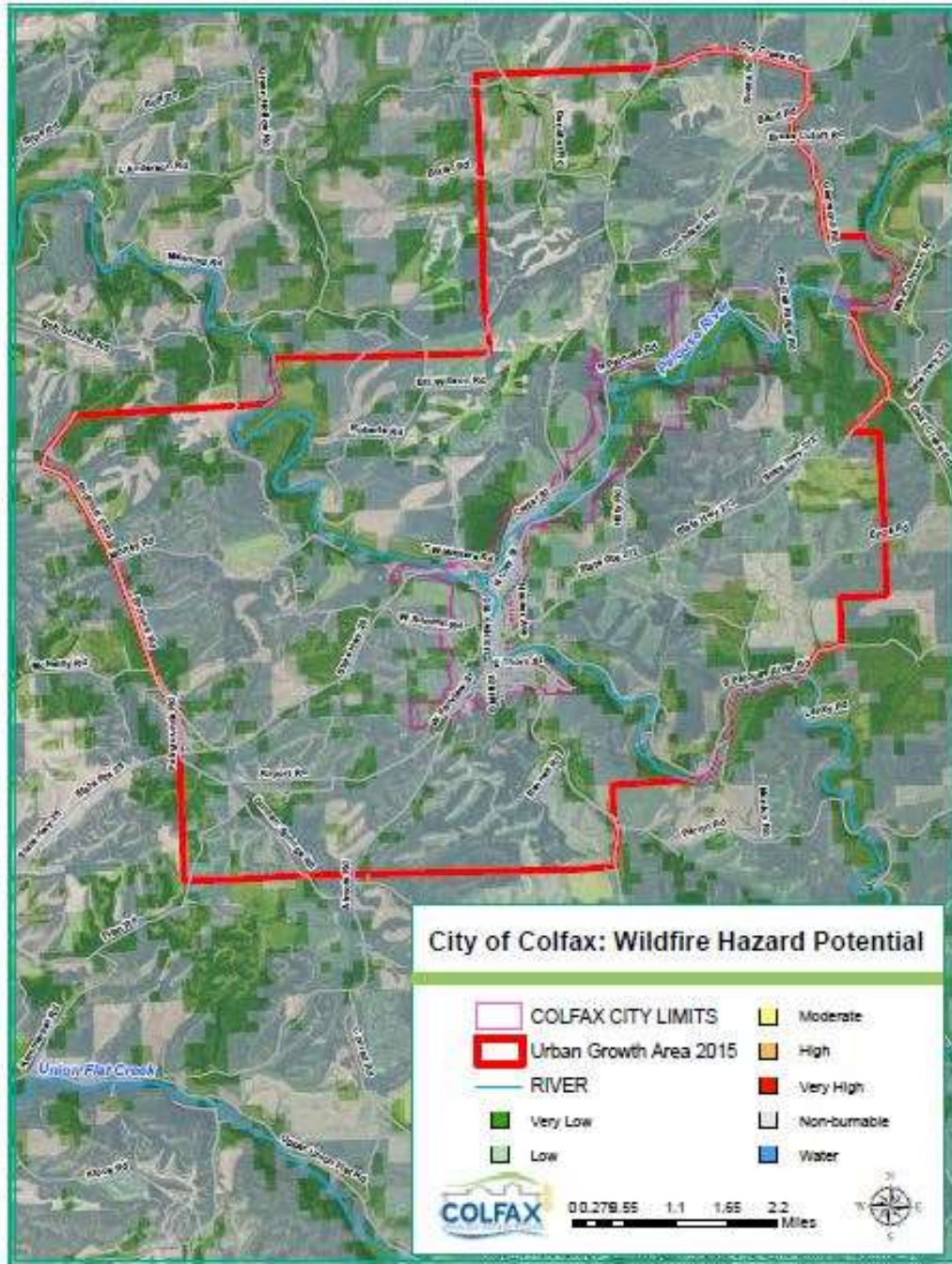
Map 17: City of Colfax, WA: Floodplains

IX. Air Quality

Several conditions contribute to air pollution in Colfax. Human activities, including automobile use, wood stove use, and industrial and agricultural operations, generate airborne substances that can affect air quality.

X. Wildfire

The map below demonstrates wildfire hazard potential.



Map 19: City of Colfax: Wildlife Hazard Potential

XI. Issues

- Monitor Palouse Basin watershed level
- Protection of watercourses
- Habitat for fish and other wildlife in natural portions of Palouse River
- Water quality of North, South, and Main Branches of Palouse River
- Surface Water Management
- Levee management
- Steep slopes need clarification
- Environmental Stewardship

XII. Goals & Objectives

Goal NE-1 Protect, improve, and sustain environmental quality through best management practices and the use of best available science.

NE-1A Plan and encourage sound management of natural resources – land, air, water, vegetation, fish, wildlife, and energy-considering entire watersheds and regional influences.

NE-1B Include “best available science” when reviewing, revising, or developing policies and regulations to protect the functions and values of critical areas.

Goal NE-2 Protect environmentally critical areas from damage caused by encroachment and development.

NE-2A Review and revise the City’s Critical Areas Ordinance on or before June 30th, 2019, and every eight years thereafter to ensure protection of the ecological functions and values of critical areas from cumulative adverse environmental impacts, and to ensure compliance with the requirements of the Growth Management Act.

NE-2B Prevent the destruction of 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 geographically hazardous areas.

NE-2C Ensure that stream and wetland buffers are of adequate size to protect critical wildlife species and habitat.

NE-2D Protect the preservation of native vegetation and mature trees, revegetation, and appropriate landscaping to improve air and water quality and fish and wildlife habitat.

NE-2E Balance the City’s goals of protecting environmentally critical areas with the other social, cultural, and economic goals of the City of Colfax Comprehensive Plan.

NE-2F Conduct all City activities in a manner that minimizes adverse environmental impacts, including policy and regulatory decisions, budget decisions, public projects, and departmental operations.

- NE-2G Maintain the City’s inventory of designated critical areas, and continue to add it as new critical areas are identified.
- NE-2H Maintain development regulations that conserve and protect the functions and values of critical areas, updating development regulations as necessary to respond to best available science and changing conditions in the City.
- NE-2I Cooperate with other government, the private sector, community groups, and non-profit organizations to protect and enhance the environment.
- NE-2J Explore the use of new and evolving technologies and strategies to support environmental sustainability.
- NE-2K Support education and involvement programs that empower community members to practice environmental stewardship.
- NE-2L Coordinate with community members to preserve natural open space lands.
- NE-2M Direct development to areas where adverse impacts on natural resources can be minimized.
- NE-2N Require mitigating measures for new development that creates environmental impacts.
- NE-2O Minimize excessive noise and light emitted from commercial land uses, industrial land uses, and other sources.
- NE-2P Invasive Species: Prevent the spread of invasive plants, and support efforts to reduce the impacts of invasive plants, animals, and insects, through plans, investments, and education.
- NE-2Q Soils: Coordinate plans and investments with programs that address human-induced soil loss, erosion, contamination, or other impairments to soil quality and function.
- Goal NE-3 Maintain and monitor a shoreline master program, consistent with state law, to enhance and protect the quality of the shoreline consistent with best available science.**
- NE-3A Provide protections for environmentally critical areas within shorelines, as designated by the City’s Shoreline Management Program. Review and revise the City’s Shoreline Management Program, at least every five years to ensure protection of the ecological functions and values of shorelines from cumulative adverse environmental impacts, and to ensure compliance with the requirements of the Growth Management Act.
- Goal NE-4 Prevent flooding, erosion, sedimentation, water quality, and habitat degradation, and to protect, restore, and enhance water quality of all surface waters.**
- NE-4A Analyze the chain of environmental impacts from public and private development proposals in context of the whole watershed. Approve, condition, restrict, or deny

development proposals based upon accurate and well-documented environmental information.

- NE-4B Regulate significant land clearing, grading, and filling to minimize the area, time, and slope length of exposed soils, and to reduce on-site erosion and off-site sediment transport.
- NE-4C Undertake all necessary actions to protect the quality of surface water bodies located in the city.
- NE-4D Reduce flooding, erosion, and sedimentation; prevent and mitigate habitat loss; enhance ground water recharge; and prevent water quality degradation.
- NE-4E Protect, improve, and sustain ground water quality and quantity through best management practices, and sound innovative environmental management.
- NE-4F Work with neighboring jurisdictions and other partners to maintain and restore natural hydrological functions on a drainage-basin level.
- NE-4G Promote the sustainable use of water resources, including conservation efforts.
- NE-4H Prevent pollution of surface and groundwater resources through regulations, programs, and public education.
- NE-4I Strive to minimize impervious surfaces in the City.
- NE-4J Encourage the proper use and maintenance of on-site sanitary systems.
- NE-4K Protect and preserve areas that are critical for aquifer recharge, such as wetlands, streams, and water bodies.
- NE-4L Evaluate trends in watershed and environmental health using current monitoring data and information to guide and support improvements in the effectiveness of City plans and investments.
- NE-4M In-water habitat. Enhance in water habitat for native fish and wildlife in the North, South, and main branches of the Palouse River.
- NE-4N Sensitive habitats. Enhance grassland, riverbanks, wetlands, bottomland forests, shallow water habitats, and other key habitats for wildlife traveling on the natural portions of the Palouse River, while continuing to manage the levees and floodplain for flood control.
- NE-4O River-dependent and river-related uses. Maintain plans and regulations that recognize the need of river dependent and river-related uses while also supporting ecologically-sensitive site design and practices.
- Goal NE-5 Protect air quality to maintain a healthy environment for current and future generations.**
- NE-5A Protect clean air for present and future generations.
- NE-5B Promote energy efficiency and the use of renewable and alternative energy sources that help to improve air quality and reduce greenhouse gases.

- NE-5C Encourage non-motorized and provide opportunities for reduced automobile travel.
- NE-5D Support transportation system design that reduces idling and ebales efficient movement of cars through the City, such as optimized signal timing.
- NE-5E Maintain and consider dust abatement activities and regulations.
- NE-5F Encourage the retention of existing vegetation, and the incorporation of landscaping in development areas.
- NE-5G Promote healthy indoor air quality through building regulations and through public education.

Goal NE-6 Educate the community on how to improve Colfax’s natural environment.

- NE-6A Encourage and support education and public involvement programs aimed at protecting environmental quality. These programs should (1) inform, educate, and involve individuals, groups, businesses, industry, and government; (2) increase understanding; and (3) encourage commitment.
- NE-6B Restoration Partnerships. Coordinate plans and investments with other jurisdictions, air and water quality regulators, watershed councils, soil and water conservation districts, and community organizations and groups including under-served and under-represented communities, to optimize the benefits, distribution, and cost-effectiveness of watershed restoration and enhancement efforts.
- NE-6C Community Stewardship: Encourage voluntary cooperation between property owners, community organizations, and public agencies to restore or re-create habitat on their property, including removing invasive plants and planting native species.

Goal NE-7 Minimize risks to people, property, and environment posed by geological and flood hazard areas.

- NE-7A Encourage new development to locate outside of geological and flood hazard areas.
- NE-7B Regulate development in hazard areas to ensure that it does not cause safety risks, and that appropriate building standards and mitigation measures are used to address site conditions.
- NE-7C Promote retention of vegetation and limit land disturbance in identified steep slope and landslide hazard areas.
- NE-7D Protect existing natural areas that provide stormwater storage during flood.
- NE-7E Promote educational efforts to inform landowners and hazard areas and steps they can take to mitigate risks and prepare for emergencies.

Goal NE-8: Protect life and property from geological hazards associated with identified unstable steep slopes, erosion and deposition, and weak foundation soils.

NE-8A Identify geological hazard sites in the City including unstable steep slopes, weak foundation soils, and areas subject to erosion and deposition. Adopt and apply regulations to these sites through engineering standards and site development design criteria to allow, limit, or prohibit development, as appropriate.

NE-8B Periodically review and update the existing erosion control regulations and enforcement procedures to improve their effectiveness.

NE-8C Adopt and apply land use regulations requiring that building sites, streets, and other improvements in areas with 25% or greater slopes, be designed so that cuts and fills are minimized and best management practices for erosion control are integrated into the design.

NE-8D Adopt and apply appropriate site development code requirements to ensure that reclamation process is completed prior to the issuance of a site development permit.

Goal NE-9: Prevent inappropriate disposal of toxic of hazardous waste materials.

NE-9A The City shall promote public awareness in order to achieve the highest participation in the appropriate handling and disposal of hazardous and toxic waste.

NE-9B Obtain an inventory from the Department of Ecology of identified hazardous or toxic material sites located within the City's urban growth area. This inventory should be periodically updated and maintained at the Community Development Department, and reviewed as part of the annexation or site development process.

NE-9C Develop and apply appropriate site development approval criteria for land identified by the Department of Ecology as an environmentally hazardous material or toxic waste site.

Goal NE-10 Colfax's built and natural environments function in complementary ways and are resilient in the face of climate change and natural hazards.

NE-10A Consider the benefits provided by healthy ecosystems that contribute to the livability and economic health of the city.

NE-10B Enhance the ability of rivers, streams, wetlands, floodplains, urban forest, habitats, and wildlife to limit and adapt to climate-exacerbated flooding, landslides, wildfire, and urban heat island effects.

NE-10C Strive to achieve and maintain self-sustaining populations of native species, including native plants, native resident and migratory fish and wildlife species, at-risk species, and beneficial insects (such as pollinators) through plans and investments.

NE-10D Ensure that plans and investments are consistent with and advance efforts to improve, or support efforts to improve fish and wildlife habitat and biological

communities. Use plans and investments to enhance the diversity, quantity, and quality of habitats, habitat corridors, and especially habitats that:

- Are rare or declining.
- Support at-risk plant and animal species and communities.
- Support recovery of species under the Endangered Species Act.

Goal NE-11 All Colfax residents have access to clean air and water, can experience nature in their daily lives, and benefit from development designed to lessen the impacts of natural hazards and environmental contamination.

NE-11A Prevent or reduce adverse environment-related disparities affecting under-served and under-represented communities through plans and investments. This includes addressing disparities relating to air and water quality, natural hazards, contamination, climate change, and access to nature.

NE-11B Improve or support efforts to improve terrestrial and aquatic habitat connectivity for wildlife by using plans and investments, to:

- Prevent and repair habitat fragmentation.
- Improve habitat quality.
- Weave habitat into sites as new development occurs.
- Enhance or create habitat corridors that allow fish and wildlife to safely access and move through and between habitat areas.

NE-11C Improve or support efforts to improve the quantity, quality, and equitable distribution of Colfax's urban forest through plans and investments.

- Tree Preservation: Require or encourage preservation of large healthy trees, native trees and vegetation, tree groves, and forested areas.
- Urban Forest Diversity: Coordinate plans and investments with efforts to improve tree species diversity and age diversity.
- Tree Canopy: Support progress toward meeting City tree canopy targets.
- Tree Planting: Invest in tree planting and maintenance, especially in low-canopy areas, neighborhoods with under-served or under-represented communities, and within and near urban habitat corridors.
- Vegetation in natural resource areas: Require native trees and vegetation in significant natural resource areas.
- Trees in land use planning: Identify priority areas for tree preservation and planting in land use plans.
- Managing wildlife risk: Address wildlife hazard risks and management priorities through plans and investments.

Chapter 10: Transportation



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Improve its multimodal transportation network

10. Transportation



Image 32: Main Street just south of State Route 26

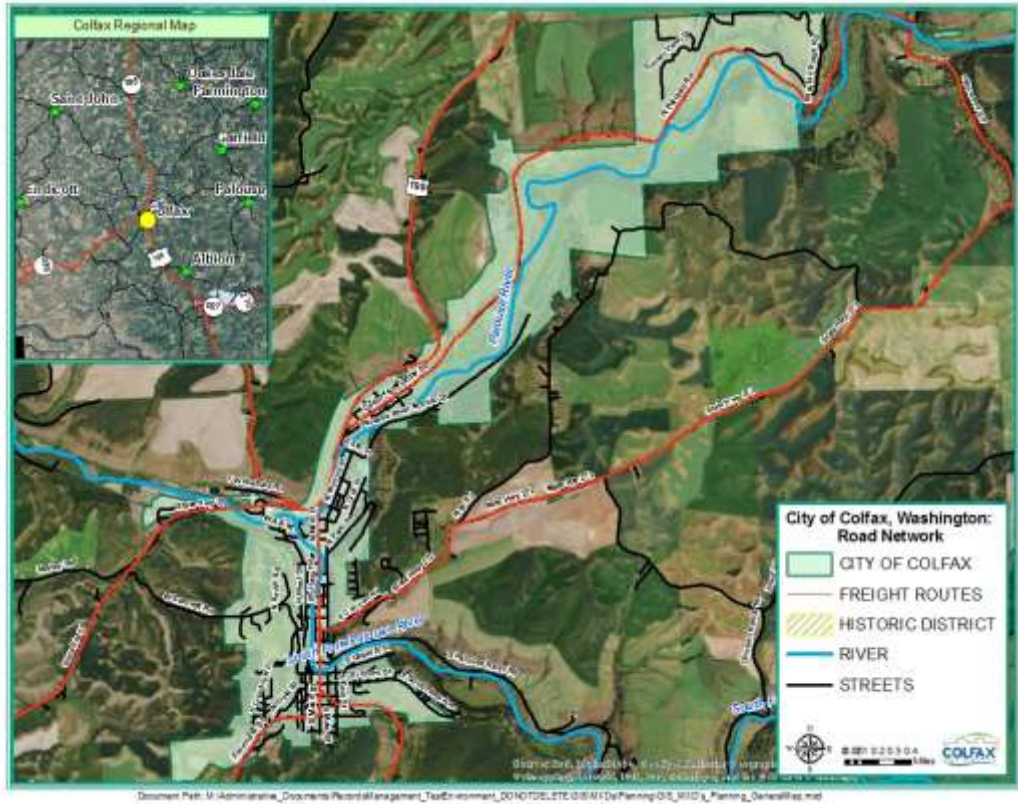
The intent of the Transportation Element is to guide the development of a transportation system that improves mobility and offers mobility choices for all City citizens. This Transportation Element identifies the pedestrian, bicycle, automobile, public transit, and freight systems that are envisioned by the City. Transportation projects and programs are outlined that meet City goals and policies. The Element also recognizes the regional nature of the transportation system and the need for continuing interagency coordination.

I. Growth Management Act

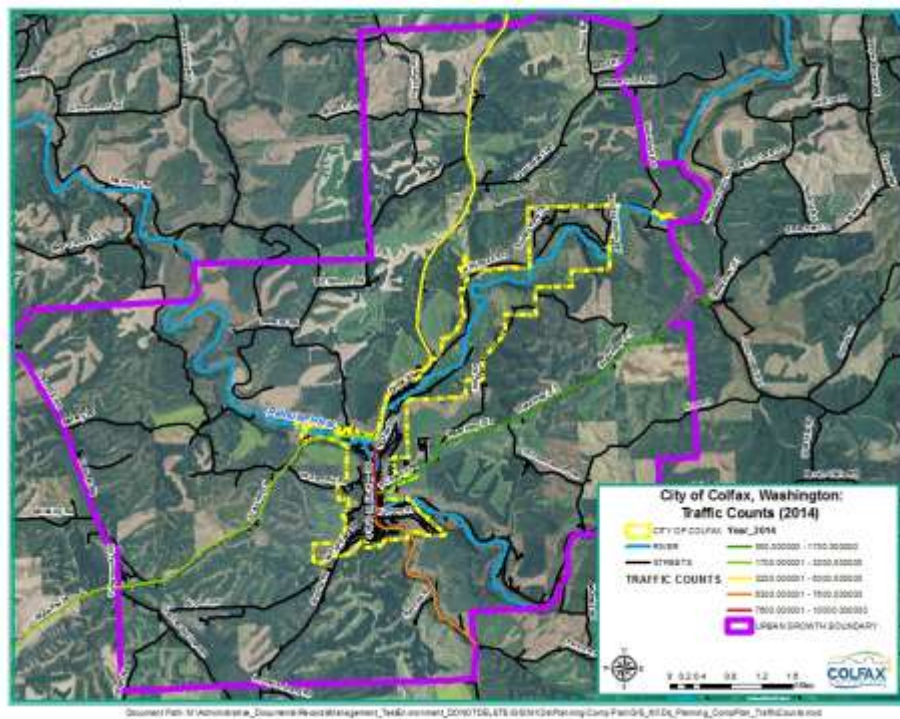
Under the Growth Management Act (RCW 36.70A.070), the Transportation Element is required to assess the needs of a community and determine how to provide appropriate transportation facilities for current and future residents. The plan must contain:

- An inventory of existing facilities;
- An assessment of future facility needs to meet current and future demands;
- A multi-year plan for financing proposed transportation improvements;
- Forecasts of traffic for at least 10 years based on adopted land use plan;
- Level of service (LOS) standards for arterials and public transportation, including actions to bring deficient facilities into compliance;
- Identification of intergovernmental coordination efforts.

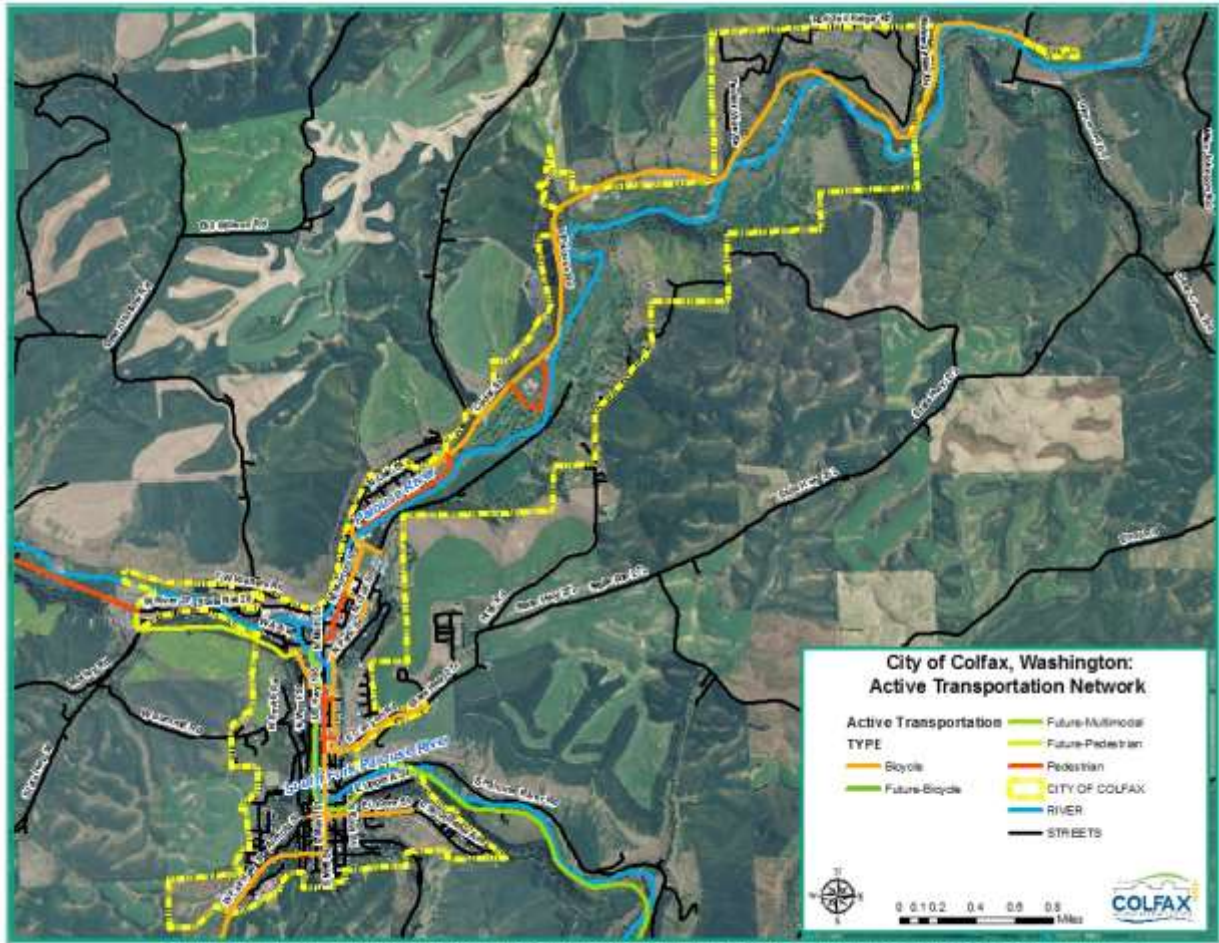
Additionally, under the Growth Management Act (GMA), development may not occur if the development causes the transportation facility to decline below the City's adopted LOS standard unless existing infrastructure exists or strategies to accommodate the impacts of the development are made within six years of the development. Finally, the Element must include a reassessment strategy to address how the City will respond to potential funding shortfalls.



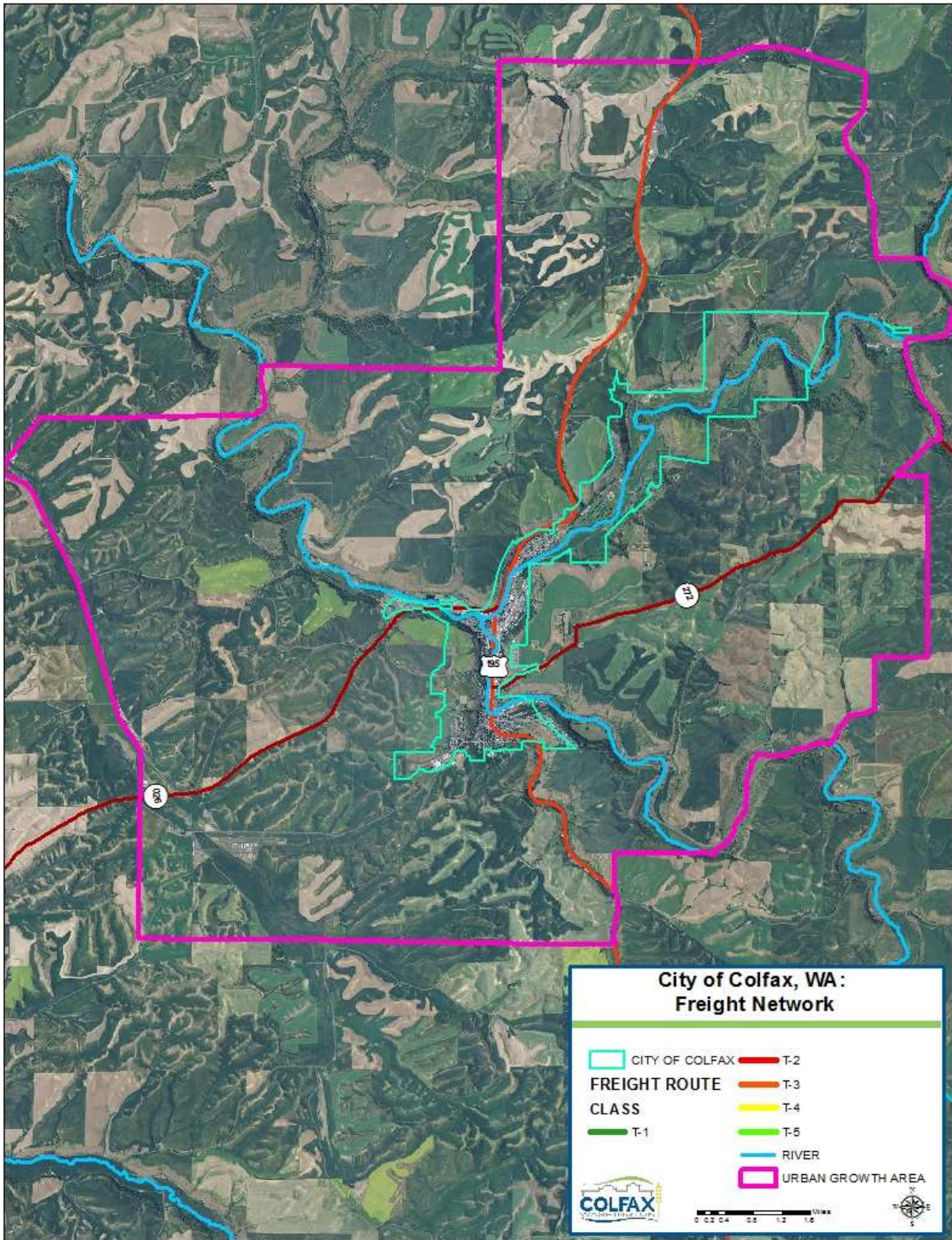
Map 20: City of Colfax, Washington: Road Network



Map 21: City of Colfax, Washington: Traffic Counts (2014)



Map 22: City of Colfax, Washington: Active Transportation Network



Map 23: City of Colfax, WA: Freight Network

II. Issues

- Oak Street pavement
- US 195 & State Route 26 intersection reconfiguration
- Sixth Street Bridge by Schmuck Park is deteriorated
- Pedestrian/Bicycle infrastructure along State Route 272 between Hauser Heights and Downtown Colfax
- North Palouse River Rd needs to be paved between McDonald Park and Red Tail Ridge
- US 195/Main Street/Thorn Street intersection needs to be reconfigured
- Network of streets to use bicycles needs to be developed
- Condition of railroad crossings

III. Goals & Objectives

Goal TR-1 Colfax's transportation network provides for safe and efficient movement of people and goods to, from, within, and through Colfax.

- TR-1A Prioritize safety in an ongoing monitoring program.
- TR-1B Focus on transportation efficiency by maximizing the movement of people with streets that are designed to be safe for all transportation modes, accommodating existing land uses while designing for the future.
- TR-1C Balance travel efficiency, safety, and quality-of-life in residential areas through creative roadway design.
- TR-1D Support improved connectivity and access from the City's employment centers to US 195, State Route 26, and State Route 272.
- TR-1E Enforce truck regulations so that heavy vehicles do not utilize city roads, except for local deliveries and services.
- TR-1F Address the need for a range of mobility options including walking, biking, transit, and driving in the development and management of local and regional transportation systems.
- TR-1G Support, encourage, and implement programs and improvements that promote transit, foot, and bicycle access to community amenities, stores, and jobs.
- TR-1H Support electric vehicle charging stations and other alternative fuel sources, as available.
- TR-1I Evaluate street improvement projects for the inclusion of features that support the Complete Streets policy and the Walk and Roll Plan in order to encourage walking, bicycling, and transit use.
- TR-1J Communicate with and involve residents and businesses in the development and implementation of transportation projects.

Goal TR-2: Minimize transportation conflicts to ensure safety.

- TR-2A Conduct studies and regularly review data at high accident locations to support operational changes and designs that improve safety.
 - TR-2B Maintain and enhance the safety of roads in the City of Colfax.
 - TR-2C Improve the safety of roadways by eliminating obstacles to vision, constructing turn lanes, installing improved signage, and striping adding lighting or providing signalization.
 - TR-2D Identify appropriate speed limits on existing and new connecting roadways and identify improvements needed to support safe roadway operation at desired speeds. Provide shoulders and improve sight distances where needed.
 - TR-2E Where needed, provide access control to improve the safety of roadways, install improved lighting or intersection control, provide adequate facilities for pedestrians (especially around schools).
 - TR-2F Protect the transportation system (ex: roadway, rail, transit, air, and marine) against major disruptions by developing maintenance, prevention, and recovery strategies and by coordinating disaster response plans.
 - TR-2G Design residential access streets to provide at least the minimum capacity for emergency access and for sow traffic.
 - TR-2H Enhance neighborhood safety and livability. Use engineering, enforcement, and educational tools to improve traffic safety on city roadways.
 - TR-2I Develop a comprehensive, detailed street lighting and outdoor master lighting plan to guide ongoing public and private street lighting efforts.
 - TR-2J Develop a regular maintenance program and schedule for all components of the transportation infrastructure. Maintenance schedules should be based on safety/imminent danger and preservation of transportation resources.
- Goal TR-3: Design and construct a transportation system to serve the land use pattern set forth by the Land Use Element of the Comprehensive Plan.**
- TR-3A Build a street network that connects to the regional transportation system and to the local street networks in adjacent communities.
 - TR-3B Ensure consistency between land use and the transportation plan so that transportation facilities are compatible with the type and intensity of land uses.
 - TR-3C Transportation system design shall be based on the most current City of Colfax Transportation data and analysis.
 - TR-3D Consider multi-modal transportation options by providing enhancements to the roadside (widened shoulders and sidewalks where feasible with connections to civic facilities, recreation areas, education institutions, employment centers, and shopping.

Goal TR-4: Strive to minimize impact on the environment for all transportation projects, and consider context sensitive design strategies when appropriate.

- TR-4A Balance transportation services with the need to protect the environment.
- TR-4B Include roadside plantings whenever feasible for street and road improvement projects on slope to help mitigate the land used for roadway and sidewalk improvements.
- TR-4C Reduce the impact of the city’s transportation system on the environment through the use of technology and non-motorized transportation options.
- TR-4D Use Low Impact Development techniques or other elements of complete or green streets, except when determined to be infeasible. Explore opportunities to expand the use of natural stormwater treatment in the right-of-way through partnerships with public and private property owners.
- TR-4E Site, design, and construct transportation projects and facilities to avoid or minimize negative environmental impacts to the extent feasible.

Goal TR-5: Ensure transportation planning is coordinated with adjacent and regional jurisdictions.

- TR-5A Coordinate with county, regional, state, and federal agencies air quality standards to ensure the City’s transportation projects and programs conform to state and federal law.
- TR-5B Support the development and implementation of a transportation system that is energy efficient and improves system performance.

Goal TR-6: Prioritize and finance transportation improvements consistently with the capital facilities estimate, and investigate all possible avenues of paying for the improvements for availability and fairness.

- TR-6A Annually maintain the Transportation Improvement Program (TIP) to demonstrate the medium-range adequacy of transportation revenues and balance project costs against reasonably expected revenue sources.
- TR-6B Develop multimodal level of service (LOS) standards to align with regional and state planning policies which require standards based upon the movement of people and goods, not vehicles.
- TR-6C In the event the City is unable to fund the transportation capital improvements needed to maintain adopted transportation LOS standards, pursue one or more of the following actions:
 - Phase development that is consistent with the Land Use Element until adequate resources can be identified to provide necessary improvements;
 - Revise the Land Use Element to reduce traffic impacts to the degree necessary to meet adopted transportation;
 - Require new and existing development to implement measures to decrease congestion and enhance mobility;
 - Place a moratorium on development in affected areas

- Encourage the mitigation of transportation-related concurrency problems through the use of walking, biking, system efficiencies and transportation system management.

TR-6D Allocate resources in the City’s TIP and Capital Facilities Funding Plan according to the prioritization guidelines listed in the Capital Facilities Element.

TR-6E Balance financing of transportation improvements between existing and future users based on the principle of proportional benefit.

TR-6F Require that all transportation projects be adequately funded to address all required public safety and design standards.

TR-6G Identify and pursue long-term strategies to obtain grant funding.

TR-6H Provide funding for maintenance, preservation, and safety.

Goal TR-7 Provide a connected network of non-motorized transportation facilities to provide access to local and regional destinations and to support a healthy lifestyle.

TR-7A Build a non-motorized transportation network to provide safe pedestrian and bicycle movement.

TR-7B Prioritize pedestrian and bicycle improvements that provide access to schools, parks, and other private buildings.

TR-7C Support “Safe Routes to School” programs and education campaigns on traffic, bicycle, and pedestrian safety in consultation with school districts.

Goal TR-8: Establish parking strategies to support economic activity, transportation, circulation, and existing and future land uses.

TR-8A Develop a detailed parking assessment

TR-8B Require new development fitting thresholds set forth in the Colfax Zoning and Development Code to provide a sufficient number of parking spaces either on-site or in a shared parking area.

TR-8C Restrict or limit parking on principal arterials.

Goal TR-9: The street network is a well-connected system of small blocks, allowing short, direct trips.

TR-9A Connect streets in a grid-like pattern of smaller blocks. Block sizes should range from 250 to 350 feet in residential areas and up to a maximum of 500 feet along arterials.

TR-9B Build new street and pathway connections so that people walking, biking, or accessing public transit have direct route options, making these modes more inviting.

TR-9C Seek public and private funding to construct street connections in the network.

- TR-9D Require new development to connect to the existing street network and provide for future street connections to ensure the street system is built concurrent with development.
- TR-9E Build new street connections so that emergency vehicles, transit, and other service vehicles have direct and efficient access.
- TR-9F Build bike and pedestrian pathways for safe and direct non-motorized access.
- TR-9G Build an adequate network of arterials and collectors to discourage heavy traffic volumes on local access streets.
- TR-9H Allow cul-de-sacs only when topographic and environmental constrains permit no other option. Cul-de-sacs that are built should have a maximum length of 300 feet and be built with pedestrian and bike connections to adjacent street, or to destinations such as schools, parks, and trails wherever possible.
- TR-9I Plan and identify street connections in undeveloped areas to ensure they are eventually connected.
- TR-9J Plan for adequate rights-of-way for future streets.
- TR-9K Use traffic calming devices to slow vehicles, where necessary, especially when new streets are connected to existing neighborhoods.
- TR-9L Require all new streets, street improvements, property developments, and property improvements to provide sidewalks and other non-motorized infrastructure consistent with adopted standards and subarea plans. Property development and improvements in commercial areas shall provide direct pedestrian access from sidewalks to buildings, as well as, from, and between parking areas.
- Goal TR-10: Enhance the transportation network by providing direct and formal off-street routes for bicyclists and pedestrians.**
- TR-10A Develop standards for creation of bicycle facilities.
- TR-10B Educate residents about bicycle safety, health benefits of bicycling, and options for bicycling in the city. The program should include coordination or partnering with outside agencies.
- TR-10C When identifying transportation improvements, prioritize construction of sidewalks, walkways, and trails. Pedestrian facilities should connect to destinations, access transit, and be accessible by all.
- TR-10D Design crossings that are appropriately located, and provide safety and convenience for pedestrians.
- TR-10E Develop flexible sidewalk standards to fit a range of locations, needs, and costs.
- TR-10F Develop a public outreach program to inform residents about options for walking in the city, and educate residents about pedestrian safety and health benefits of

walking. This program should include coordination or partnering with outside agencies.

Goal TR-11 Traffic levels-of-service provide safe and efficient movement of pedestrians, bicycles, cars, buses, and trucks, and incorporate evolving, sustainable land use and traffic patterns.

TR-11A In general, use varied Level of Service Standards according to differing levels of development, desired character of streets, and growth management objectives.

TR-11B Use adopted LOS standards to guide City improvement and development approval decisions.

TR-11C Maintain adopted LOS standards in planning, development, and improvement decisions.

TR-11D Provide capacity improvements or trip reduction measures so that the LOS standards are not exceeded.

TR-11E Evaluate impacts to LOS when reviewing private development proposals, and require mitigation, and/or reduce or delay project impacts, if necessary in order to maintain adopted LOS standards.

TR-11F Prioritize transportation choices that provide capacity mitigation (i.e. pedestrian and bicycle facilities.) After considering these priority improvements, consider other street capacity improvements (i.e. signal improvements, street widening) as a last resort.

TR-11G Maintain a program to monitor congestion and evaluate the effectiveness of the LOS standards in providing a competitive business environment and adequate public safety response.



Image 33: Main and Thorn Street Intersection

Chapter 11: Capital Facilities & Utilities



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Set clear goals for service delivery and system expansion for public rights-of-way, sanitary and stormwater systems, water, public safety and emergency response, solid waste management, school facilities, and energy infrastructure.
- Ensure that public facilities and services support the local and regional growth planning objectives.
- Emphasize the development of facilities that serve multiple goals.
- Provide more equitable service delivery.
- Reduce risks to human and environmental health and safety.

11. Capital Facilities & Utilities



Image 33: Glenwood Line across North Fork of the Palouse River

The Growth Management Act (GMA) requires that communities plan for capital facilities to ensure there is adequate level of facilities and services in place to support development at time of occupancy or use, that new development does not decrease level of service below locally established standards and that the City has the ability for needed facilities. GMA requires that the Capital Facilities & Utilities Element include an inventory of existing publicly owned capital facilities, a forecast of the future needs for new or expanded facilities, and a six-year capital improvement plan that identifies financing sources for the identified future facilities. Utilities covered in this element include electrical, natural gas, telecommunications, sewer, solid waste disposal, stormwater, and water service in Colfax.

I. City-Owned Facilities

City of Colfax: City-Owned Facilities		
Facility Name	Departments	Address
Colfax City Hall	Administration, Police, Fire, District 11, Volunteer Firemen Inc.	400 N. Mill Street
Colfax Street Shop	Public Works	916 N. Clay Street
Colfax Swimming Pool	Parks	1301 N. Morton Street
Colfax Wastewater Plant	Public Works	501 W. Walla Walla Hwy
Colfax Water Shop	Public Works	808 N. Clay Street

Table 24: City of Colfax: City-Owned Facilities

A table of city-owned facilities is located above. All administrative, fire, and police operations are operated out of City Hall at 400 N. Mill Street. Administrative and Police facilities are in need of a remodel/addition to accommodate city operations of the 21st century. Meanwhile, the Colfax Water Shop is underutilized and serves as a collection point for water system materials and citywide record storage. The City Pool was built in 1968 and is in deteriorated condition. It will need to be rebuilt in the not-to-distant future.

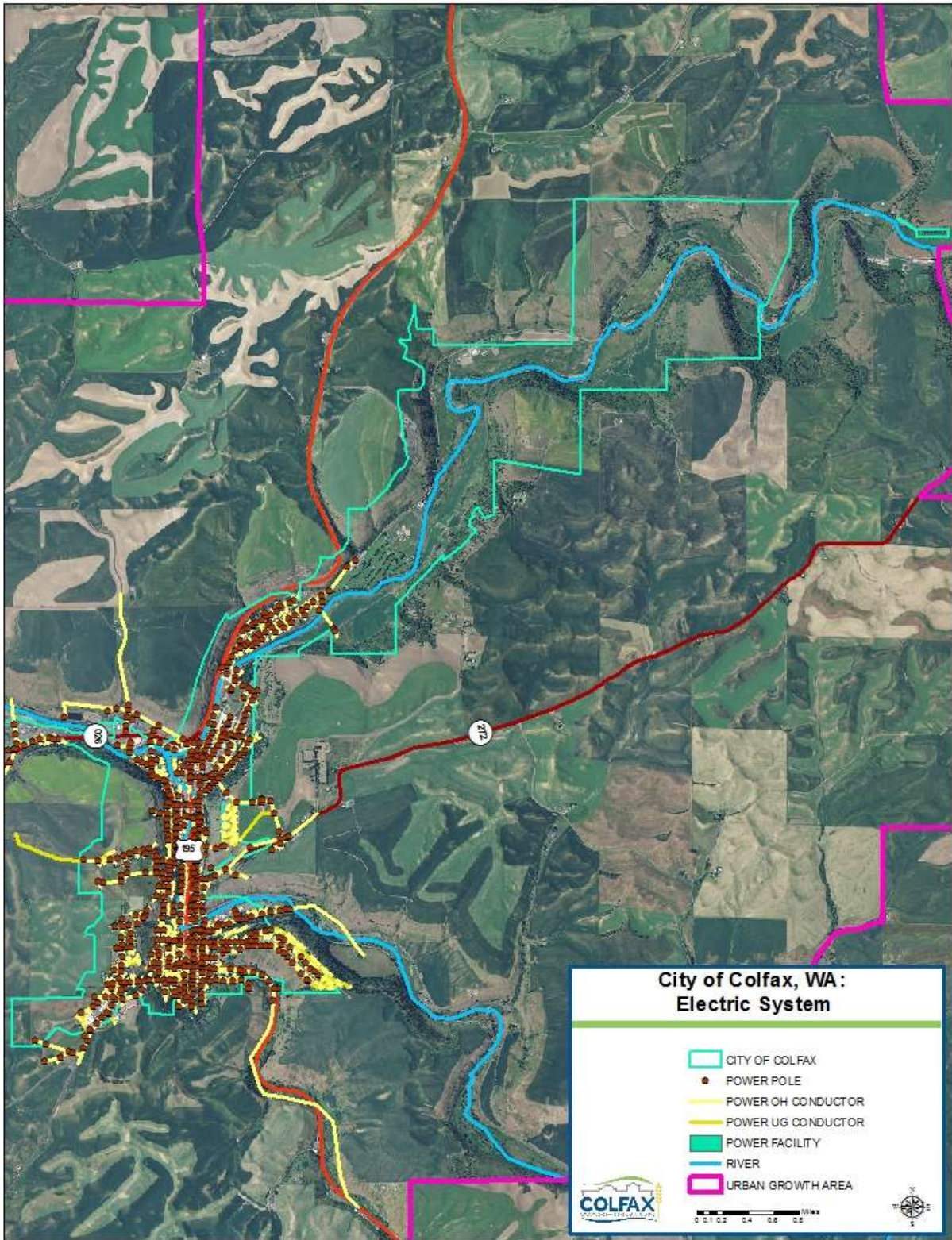
II. Utility Service Providers in Colfax

Utility Service Providers in Colfax		
Utility	Provider	Service Area
Electricity	Avista Inc.	City south of Colfax Golf Club.
	Inland Power Inc.	City north of Colfax Golf Club.
Natural Gas	Avista Inc.	Entire City
Telecommunications	AT&T	Entire City
	Centurylink	Entire City
	Colfax Cable	Entire City
Sewer	City of Colfax	Entire City
Solid Waste Disposal	Empire Disposal	Entire City
Stormwater	City of Colfax	Entire City
Water	City of Colfax	Entire City

Table 25: Utility Service Providers in Colfax

III. Electric

Avista provides electrical service to most of Colfax (areas south of Colfax Golf Club). It is an investor-owned utility providing electrical service to approximately 680,000 residential, commercial, and industrial customers in an 11 county service territory in eastern Washington and Northern Idaho. To provide reliable service, PSE builds, operates, and maintains an extensive electrical system consisting of generating plants, transmission lines, substations and distribution systems. Avista is obligated to serve its customers subject to WUTC rates and tariffs. The electrical system enters the City through the East Colfax 115V/13kv substation located immediately to the east of the Hauser Heights subdivision just north of State Route 272. No improvements are slated for the system in Colfax. Inland Power and Light is a rural cooperative who serves three counties. It serves electricity to sections of Colfax located north of the Golf Club as well as the structures along Riverview Way and West River Drive in the western periphery of Colfax along State Route 26.



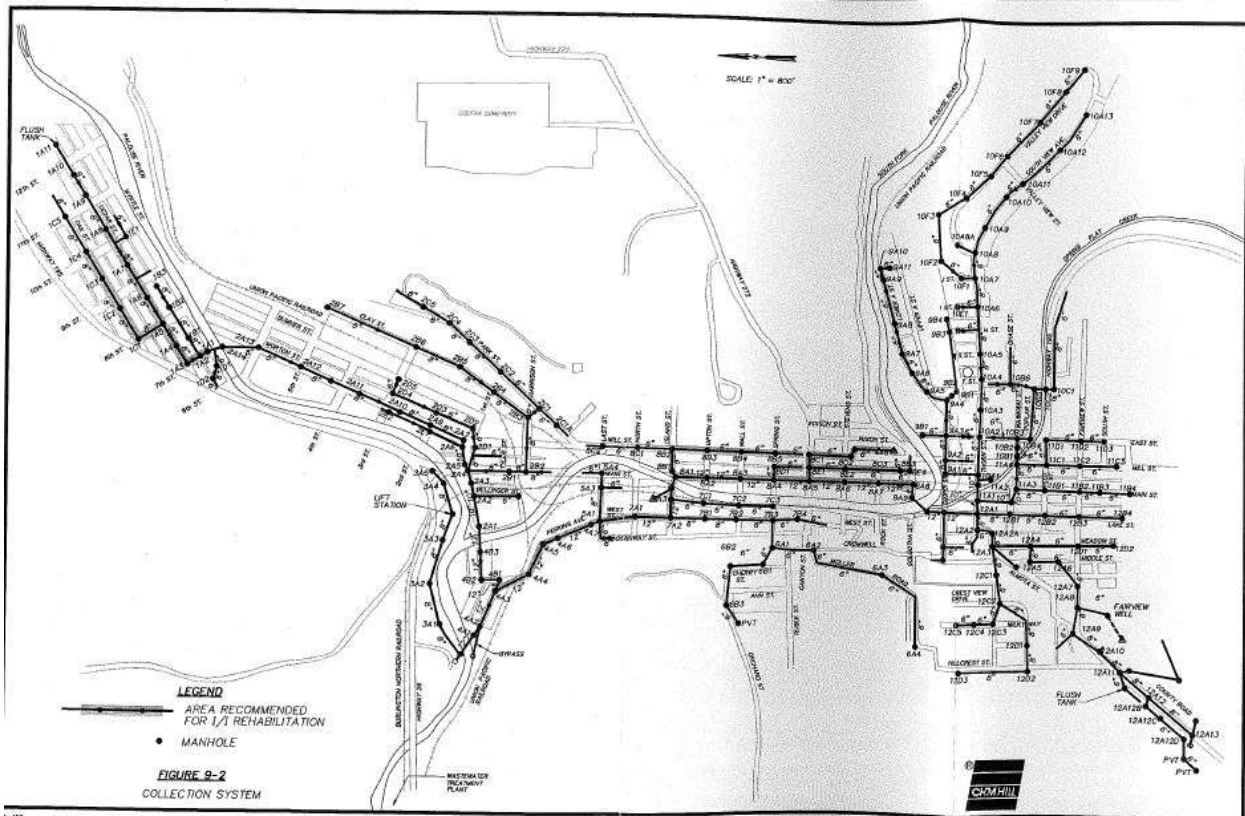
Map 25: City of Colfax, WA: Electric System

V. Telecommunications

Telecommunications is a broad term encompassing television, internet, telephone, mobile telephone, and radio service. Telecommunication providers in Colfax include AT&T, Centurylink, Colfax Cable, and Port of Whitman. These companies analyze market trends and expand services in response to increased demand.

VI. Sewer

The City of Colfax operates the wastewater system serving the City. The wastewater system only serves all zoning designations except the Rural Residential. The system is comprised of 70,000 feet of sewer pipe varying in size from 6 to 12 inches. The wastewater treatment plant located at 501 W. Walla Walla Highway has design criteria that flow shall not exceed 0.6 million gallons per day. Based on the Department of Ecology tightening standards on wastewater treatment across the state it is expected the city is going to have to make costly upgrades to the facility in the next decade. Sanitary sewer infrastructure is absent in the Rural residential zoned areas as well as the manufactured home court on Riverside Way.



Map 27: City of Colfax Sanitary Sewer System

VII. Solid Waste Disposal

Empire Disposal Company provides weekly solid waste disposal services to residential and commercial customers in Colfax. The company provides collections, transfer, and recycling services throughout the greater Colfax area and is franchised under the authority of the Washington Utilities and Transportation Commission (WUTC).

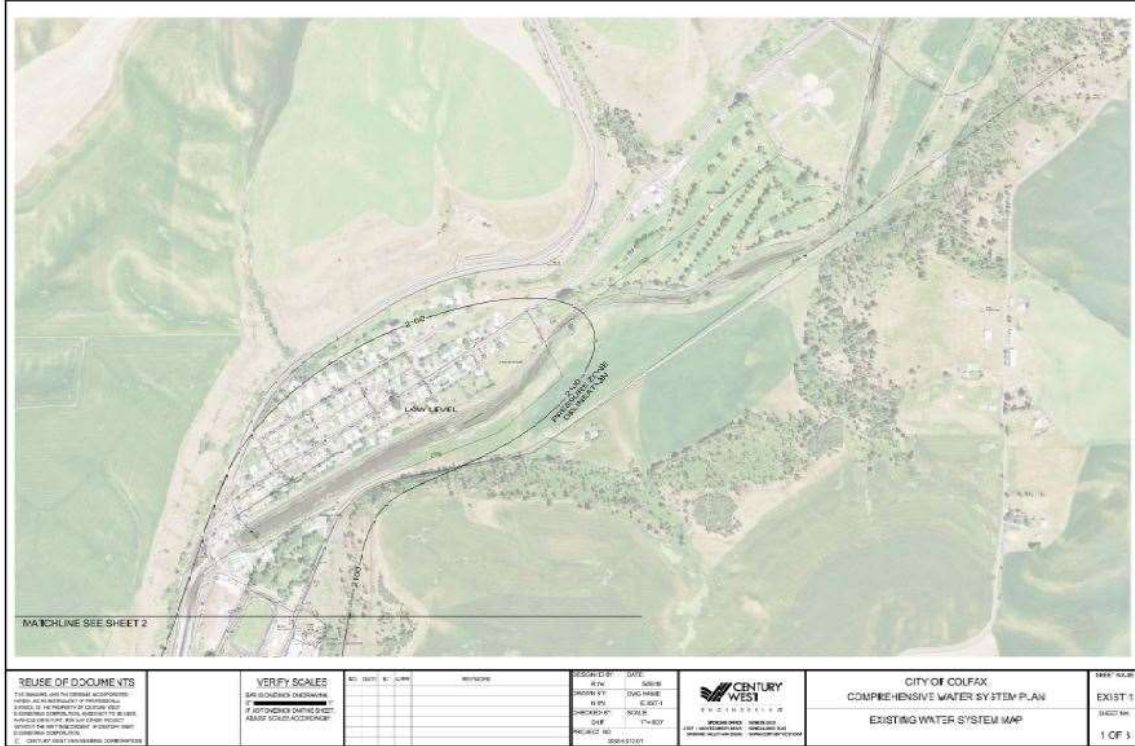
VIII. Stormwater

Colfax's Public Works Department operates a small municipal separate storm sewer system and manages stormwater runoff within the City limits. The City has identified a number of improvements needed to the system. These are outlined in the Capital Improvement Program. There are also privately-owned and maintained drainage systems in the City, most of which are associated with newer residential development. These include catch basins and detention ponds. Whitman County and the State of Washington also operate stormwater infrastructure abutting in the city limits.

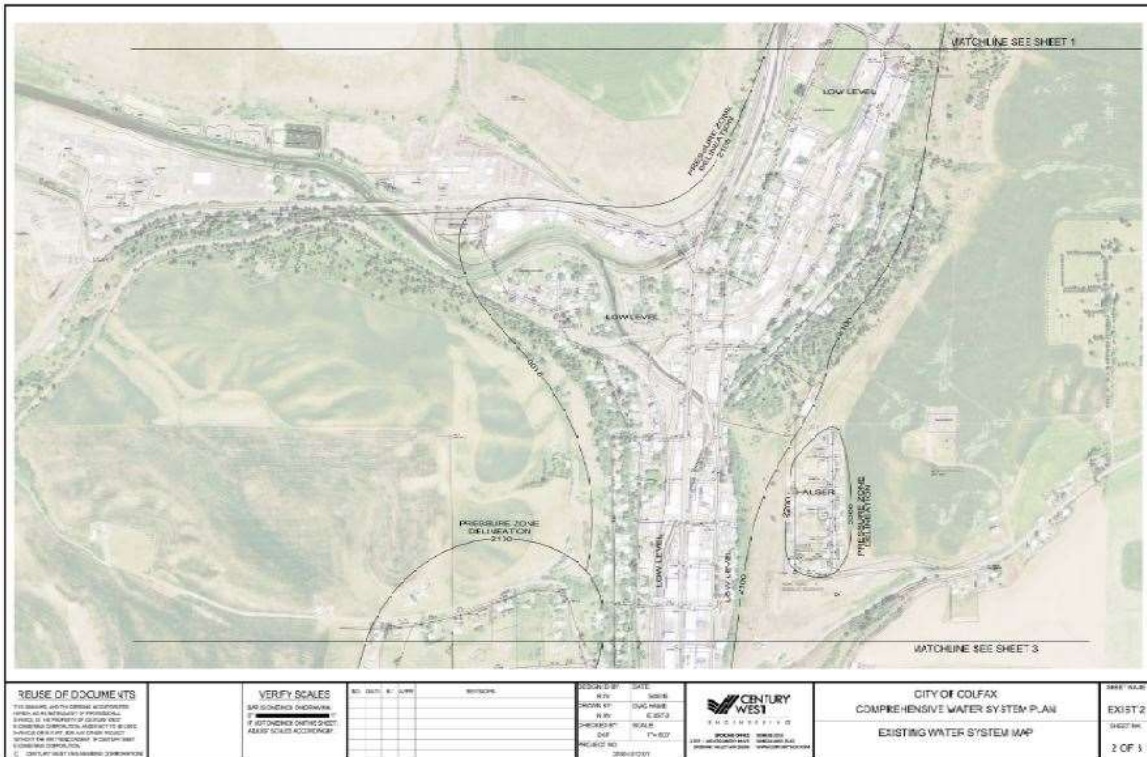
IX. Water

The City of Colfax operates a water system comprising 20 miles of main line, 1,130 connections, for 2,880 customers. The City has five reservoirs providing storage for 2.4 million gallons of water. Three wells also comprise the system. Glenwood Wells are the primary source of drinking water since 62% of supply is derived from this well. The Fairview Well located near Fairview and Meadow Street is 723 feet deep. The Clay Street Well is 600 feet deep. Reservoirs comprising the system include Rockpoint (Big Blue) constructed in 1992 with a capacity for 1.5 million gallons. The Southview Reservoir is located on the top of Thorn Hill. The tanks were constructed in 1948 and 1977 with a capacity of 0.075 and 0.2 million gallons respectively. The Fairview Reservoir was built in 1968 and can hold 0.6 million gallons. The Hospital Hill Reservoir is located to the northwest of the Whitman Hospital and can hold 0.1 million gallons.

The water system has a number of improvements that need to be made to it. Most pressing is the replacement of the 3.2 mile Glenwood water line supplying the city. Other projects include boosters on Thorn Hill, Southview Pressure Zone, Valleyview Pressure Zone, Jennings Fire Loop, St. Ignatius Pressure Zone, and inclusion of a 12" water line and storage out to the Port of Whitman Business Airport Park should development occur. All projects are in the Capital Improvement Plan located in Appendix A.



Map 28: Northeast Colfax Water System



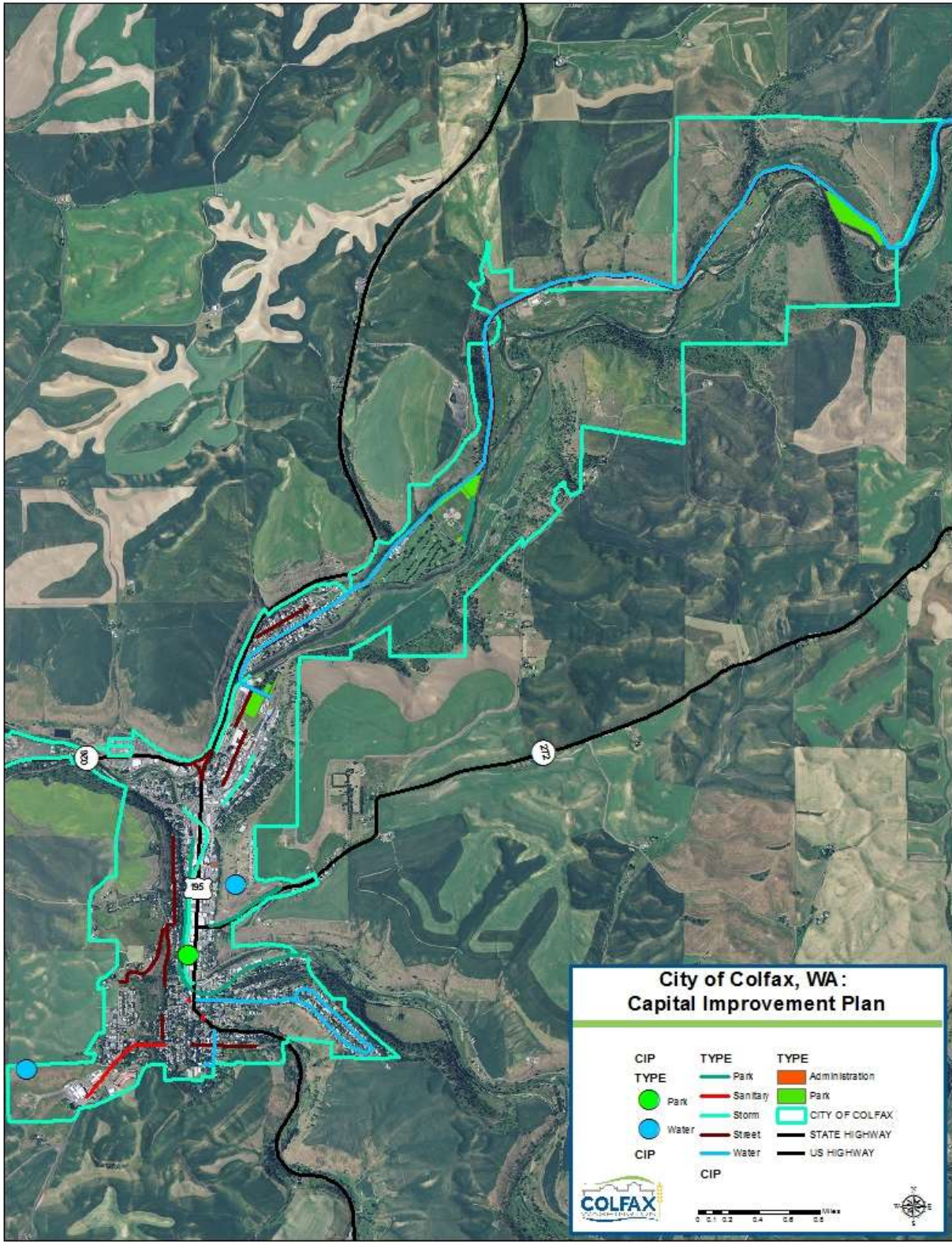
Map 29: Central Colfax Water System



Map 30: South Colfax Water System

X. Issues

- Reconstruct Glenwood water line
- Repaint Southview and Rockpoint Reservoirs.
- Boosters on Thorn Hill
- Southview Pressure Zone
- Valleyview Pressure Zone
- St. Ignatius Water Loop
- Jennings Water Loop
- Wastewater siphons in deteriorated condition at Main/Island, Main/Thorn, and Wawawai/Main
- Increased Department of Ecology rules and compliance
- Stormwater challenges on Clay Street
- Stormwater conveyance along State Route 272 into the city
- Developments with improper stormwater infrastructure
- Outdated City Hall
- Renew/develop franchises with utility companies
- Consider fire hydrant and sanitary infrastructure on Riverview Way.



Map 31: City of Colfax, WA: Capital Improvement Plan

XI. Goals & Objectives

Goal CU-1: Plan for and site essential public facilities in a manner consistent with RCW 36.70A.200 and Countywide Planning Policies.

CU-1A Follow the process for siting essential public facilities as set forth in the *Whitman County Regional Siting Process for Essential Public Facilities*.

Goal CU-2: Reliable utility services is provided at the lowest reasonable cost, consistent with the City's aims of environmental stewardship, social equity, economic development, and the protection of public health.

CU-2A Ensure that new development projects pay for their own utility infrastructure based on their expected needs for the next 20 years. Also, require them to contribute to their portion of existing infrastructure. Routinely review new-development charges when updating utility master plans, or more frequently as needed.

CU-2B Ensure that utility fees, such as rates and general facility charges, are structured to reasonably reflect the actual cost of providing services to each customer class. Fees must also encourage customers to conserve water and reduce their demand on our wastewater treatment system.

CU-2C Provide special rates for low-income senior and low-income, disabled utility customers.

CU-2D Ensure that adequate funds are generated by the City's utilities to maintain utility services and capital improvement programs.

CU-2E Use fiscally responsible management practices in order to maintain favorable bond ratings of the City's utilities.

CU-2F Provide service to existing and new customers consistent with the legal obligation of City utilities to provide service.

CU-2G Use pricing to encourage utility customers to reduce waste, recycle, conserve water, and help protect our surface water quality.

CU-2H Use debt financing responsibly to support needed capital facility investments and "smooth" rate impacts.

CU-2I Use Developer Reimbursement Agreements that include "latecomer fees" and similar tools to enable property owners to recover some of the initial costs of extending infrastructure to serve their development, when others connect to such extensions at a later date.

CU-2J Consider the social, economic, environmental impacts of utility repairs, replacements, and upgrades.

CU-2K Resource efficiency. Reduce the energy and resource use, waste, and carbon emissions from facilities necessary to serve designated land uses to meet adopted City goals and targets.

- CU-2L Natural systems. Protect, enhance, and restore natural systems and features of their infrastructure service and other values.
- CU-2M Context-Sensitive Infrastructure. Design, improve, and maintain public rights-of-way and facilities in ways that are compatible with, and that minimize negative impacts on, their physical, environmental, and community context.
- CU-2N Site and area specific needs. Allow for site and area specific public facility standards, requirements, tools, and policies as needed to address distinct topographical, geologic, environmental, and other conditions.
- CU-2O Community uses. Allow community use of right-of-way for purposes such as public gathering space, events, or temporary festivals, as long as community uses are integrated in ways that balance and minimize conflict with the designated through movement and access roles of rights-of-ways.
- CU-2P Flexible design: Allow flexibility in right-of-way design and development standards to appropriately reflect the pattern area and other relevant physical, community, and environmental contexts and local needs.
- CU-2Q Rail rights-of-way. Preserve existing and abandoned rail rights-of-way for future rail and public infrastructure purposes.

Goal CU-3: Utilities are developed and managed efficiently and effectively.

- CU-3A Coordinate public utility functions (such as operations and maintenance, public education and outreach, and Capital Facilities planning) for drinking water, wastewater, storm and surface water, and waste resources.
- CU-3B Regularly revise the Colfax Municipal Code to give detailed guidance on how utility services should be delivered and paid in accordance with the principles established in this Comprehensive Plan.
- CU-3C Update all utility master plans regularly and in accordance with state law.
- CU-3D Coordinate long-term planning and scheduling of utility capital improvements with neighboring jurisdictions and other local agencies.
- CU-3E Interagency coordination. Maintain interagency coordination agreements with neighboring jurisdictions and partner agencies that provide urban public facilities and services within the City of Colfax’s Urban Services Boundary to ensure effective and efficient service delivery. Such jurisdictions and agencies include, but may not be limited to:
 - Whitman County for transportation facilities and public safety.
 - State of Washington for transportation and park facilities and services.
 - Port of Whitman for air and economic development facilities and services.
 - Colfax Public Schools for public education, park, trail, and recreation facilities.
 - Whitman County Library District for library services.
- CU-3F Locate public and private utilities in public rights-of-way and/or easements on private property in a manner to facilitate safe and efficient operation,

maintenance and repair, and to minimize conflicts. Provide guidance within the Colfax Municipal Code that shows how and where public and private utilities should be located, including opportunities for co-location.

- CU-3G Evaluate programs for effectiveness and efficiency on a regular basis.
- CU-3H Contribute a portion of utility revenue each year to educational programs for schools, neighborhoods, and community organizations to help meet utility goals.
- CU-3I Ensure consistent maintenance, asset management, and emergency management practices for all utilities.
- CU-3J Urban Services Boundary: Maintain an Urban Services Boundary for the City of Colfax that is consistent with the regional urban growth policy, in cooperation with neighboring jurisdictions. The Urban Services Boundary is shown on the Comprehensive Plan Map.
- CU-3K Rural, urbanizable, and urban public facility needs. Recognize the different public facility needs in rural, urbanizable, and urban land as defined by the city urban growth boundary, city urban services boundary, and at the city boundaries of municipal incorporation.
- CU-3L Regulatory compliance. Ensure public facilities and services remain in compliance with state and federal regulations. Work toward cost-effective compliance with state and federal regulations. Work toward cost-effective compliance with federal and state mandates through intergovernmental coordination and problem solving.
- CU-3M System Capacity: Establish, improve, and maintain public facilities and services at levels appropriate to support land use patterns, densities, and anticipated residential and employment growth, as physically feasible and as sufficient funds are available.
- CU-3N Equitable Service: Provide public facilities and services to alleviate service deficiencies and meet level-of-service standards for individuals, businesses, and property owners.
- In places that are not expected to grow significantly but have existing deficiencies, invest to reduce disparity and improve livability.
 - In places that lack basic public facilities or services and also have significant growth potential, invest to enhance neighborhoods, fill gaps, maintain affordability, and accommodate growth.
 - In places that are not expected to grow significantly and already have access to complete public facilities and services, invest primarily to maintain existing facilities and retain livability.
- CU-3O Interconnected network. Establish a safe and connected rights-of-way system that equitably provides infrastructure services throughout the city.
- CU-3P Utility function. Improve and maintain the right-of-way to support equitable distribution of utilities, including, water, sanitary sewer, stormwater management, energy, and communications, as appropriate.

CU-3Q Stormwater management function. Improve rights-of-way to integrate green infrastructure and other stormwater management facilities to meet desired levels-of-service and economic, social, and environmental objectives.

Goal CU-4: Use Colfax’s water resources efficiently to meet the needs of the community, reduce demand on facilities, and protect the natural environment.

CU-4A Encourage and allow re-use techniques, including rainwater collection, greywater systems, and use of reclaimed water as alternatives to use of potable water, in order to enhance stream flows or recharge aquifers, while also protecting water quality.

CU-4B Develop specific targets for reducing potable water use.

CU-4C Raise community awareness about why and how to conserve water.

CU-4D Reduce water system leakage as much as possible, at a minimum below the Washington State limit of 10 percent of total water production.

Goal CU-5: Ensure that development pays a proportionate share of the cost of new facilities needed to serve such growth and development.

Goal CU-6: Adequate supplies of clean drinking water are available for current and future generations and instream flows and aquifer capacity are protected.

CU-6A Reserve water supply rights for at least 50 years in advance of need, so that supplies can be protected from contamination and they are not committed to lower priority uses.

CU-6B Develop and maintain multiple, geographically-dispersed sources of water supply to increase the reliability of the system.

CU-6C Monitor water levels in aquifers and maintain numerical groundwater models.

CU-6D Coordinate with Albion, Pullman, Steptoe, and Palouse to assure adequate water supplies throughout the service area.

CU-6E When practical, develop regionally consistent Critical Areas Ordinance regulations, Drainage Manual requirements, and other policies to ensure we are protecting groundwater quantity and quality across jurisdictional boundaries.

Goal CU-7: Groundwater in the City’s drinking water (wellhead) protection areas is protected from contamination so that it does not require additional treatment.

CU-7A Monitor groundwater quality to detect contamination, evaluate pollution reduction efforts, and to understand risks to groundwater.

CU-7B Implement programs to change behaviors that threaten groundwater quality, and that raise awareness about aquifers and the need for groundwater protection.

CU-7C Prevent groundwater contamination in Drinking Water Protection Areas by developing and implementing spill prevention and response plans.

CU-7D Maintain the City's Critical Areas Ordinance, policies, development review process and program management, to ensure we protect groundwater quality and quantity.

CU-7E Maintain a contaminant-source inventory that identifies priority pollutants for each water source within Drinking Water (wellhead) Protection Areas, and update them regularly.

Goal CU-8: The drinking water system is reliable and is operated and maintained so that high quality drinking water is delivered to customers.

CU-8A Maintain and update the Water System Plan and Colfax Municipal Code to ensure drinking water utility facilities meet the requirements of the Growth Management Act, Palouse Basin Water Plan, Washington Department of Health, and Colfax Fire Code.

CU-8B Maintain 100 percent compliance with all state and federal requirements and continually improve our water quality management program.

CU-8C Design Colfax's water supply system to achieve the most favorable and practical fire insurance rating, consistent with adopted service levels.

CU-8D Continue and improve maintenance management, including preventive maintenance, repairs, and replacements.

CU-8E Prepare for and respond to emergencies and maintain secure facilities.

CU-8F Continue to improve operations and maintenance program management, including safety, asset management, and meter replacement.

CU-8G Develop and maintain adequate storage, transmission, and distribution facilities.

CU-8H Require private water purveyors that build new systems within Colfax's water service area to build to Colfax's standards so the systems can be integrated in the future.

Goal CU-9: The City is served by a City-owned wastewater collection and transmission system that is designed to minimize leakage, overflows, infiltration, and inflows so as to provide sufficient capacity for projected demand.

CU-9A Extend the wastewater gravity collection system through both public and private development projects.

CU-9B Limit and ultimately phase-out community septic systems in the Urban Growth area.

CU-9C Encourage septic system owners to connect to the City wastewater system by offering cost-recovery mechanisms, pipe extensions, and other tools.

CU-9D Require the conversion of septic systems to the City-owned wastewater collection system upon septic system failure or building use change, whenever feasible.

- CU-9E Separate combined wastewater/stormwater pipes in conjunction with stormwater and road improvements or residential repairs, when economically feasible.
- CU-9F Evaluate the structural integrity of aging wastewater facilities and repair and maintain as needed.
- CU-9G Sanitary sewer overflows. Provide adequate public facilities to prevent sewage releases to surface waters as consistent with regulatory permits.
- CU-9H Sewer extensions. Prioritize sewer system extensions to areas that are already developed at urban densities and where health hazards exist.
- CU-9I Pollution prevention. Reduce the need for wastewater treatment capacity through land use programs and public facility investments that manage pollution as close to its source as practical and that reduce the amount of pollution entering the sanitary system.
- CU-9J Treatment. Provide adequate wastewater treatment facilities to ensure compliance with effluent standards established in regulatory permits.

Goal CU-10: The frequency and severity of flooding are reduced and hazards are eliminated, except during major storm events.

- CU-10A Flood management. Improve and maintain the functions of natural and managed drainageways, wetlands, and floodplains to protect health, safety, and property, provide water conveyance and storage, improve water quality, and maintain and enhance fish and wildlife habitat.
- CU-10B Floodplain management. Manage floodplains to protect and restore associated natural resources and functions and to minimize the risks to life and property for flooding.
- CU-10C Flood management facilities. Establish, improve, and maintain flood management facilities to serve designated land uses through planning, investment, and regulatory requirements.
- CU-10D Emphasize the importance of emergency preparedness.
- CU-10E Evaluate the structural integrity of aging stormwater pipes and repair as needed.
- CU-10F Inspect private and public stormwater systems to identify required maintenance and repairs.
- CU-10G Inventory and inspect city-owned culverts and ditches and perform maintenance if needed.
- CU-10H Ensure that private pipe and pond systems are maintained.

Goal CU-11 Stormwater is managed, conveyed, and treated to protect public health, safety, and the environment and to meet the needs of the community on an equitable, efficient, and sustainable basis.

- CU-11A Stormwater facilities. Provide adequate stormwater facilities for conveyance, flow control, and pollution reduction.
- CU-11B Stormwater as a resource. Manage stormwater as a resource for watershed health and public use in ways that protect and restore the natural hydrology water quality, and habitat of Colfax's watersheds.
- CU-11C Natural systems. Protect and enhance the stormwater management capacity of natural resources such as rivers, streams, creeks, drainageways, wetlands, and floodplains.
- CU-11D Green infrastructure. Promote the use of green infrastructure, such as natural areas, the urban forest, and landscaped stormwater facilities, to manage stormwater.
- CU-11E Stormwater discharge. Avoid or minimize the impact of stormwater discharges on the water and habitat quality of rivers and streams.
- CU-11F On-site stormwater management. Encourage on-site stormwater management, or management as close to the source as practical, through land use decisions and public facility investments.
- CU-11G Pollution Prevention. Coordinate policies, programs, and investments with partners to prevent pollutants from entering the stormwater system by managing point and non-point pollution sources through public and private facilities, local regulations, and education.

Goal CU-12: Solid waste is managed in a responsible and cost-effective manner.

- CU-12A Encourage and promote waste reduction and recycling.
- CU-12B Manage waste locally to reduce transfer and disposal costs.
- CU-12C Explore new methods of reducing, reusing, recycling, and disposal of solid wastes.
- CU-12D Use technology to create and maintain efficient and effective routing and collection programs.
- CU-12E Develop specific targets for waste reduction in Colfax in utility master plans.

Goal CU-13: Cooperation and coordination exists among jurisdictions and private utility providers.

- CU-13A Coordinate utility planning activities with the private utility providers. The City will work with the private utilities to achieve consistency between their facility plans and the City's regulation and long-range plans.
- CU-13B Share information, when requested, with private utilities on current and projected figures for population, employment, development, and utility service demand.
- CU-13C Process permits and approvals for private utility facilities in a fair and timely manner, and in accordance with development regulations that foster predictability.

- CU-13D Ask for input from the private utilities when developing policies that will affect their service and activities, such as street excavation, street obstructions, and fees.
- CU-13E Maintain agreements, where appropriate, with private utilities, updating them as needed to adapt to changing needs and plans.
- CU-13F Colfax and Whitman County will coordinate with each other and with the city of Pullman to create consistent utility regulations and long-range plans that promote efficient and effective utility services.
- CU-13G Regarding private utility facilities, make decisions that are consistent and complementary to regional demand and resources and that reinforce and interconnected regional distribution network.
- CU-13H Colfax and Whitman County will coordinate with each other and the city of Pullman on emergency management related to utility services by following the Natural Hazards Mitigation Plan for Whitman County.

Goal CU-14: Every resident and business in Colfax has access to affordable cable television and internet services.

- CU-14A Encourage cable services to incorporate their latest features and improvements for their Colfax-area customers as they become technologically and economically feasible.
- CU-14B Seek to ensure that any cable franchisee serving the Colfax area provides a high quality of customer service, signal transmission, and programming variety.
- CU-14C Technology and communication systems. Maintain and enhance the City's technology and communication facilities to ensure public safety, facilitate access to information, and maintain City operations.
- CU-14D Equity, capacity and reliability. Encourage regulatory approaches and investments in technology and communication infrastructure, such as broadband, to ensure access in all areas of the city reduce disparities in capacity, and affordability and provide high-performance, reliable service for Colfax's residents and businesses.

Goal CU-15: Coordinate with the Colfax School District #300 to ensure that school sites and facilities meet the educational needs of the City of Colfax residents.

- CU-15A Encourage public use of public school grounds for community purposes while meeting educational and student safety needs and balancing impacts on surrounding neighborhoods.
- CU-15B Assist the Colfax School District in developing a Capital Facilities Plan that is consistent with the Growth Management Act and the City's Comprehensive Plan.
- CU-15C Consider the adequacy of school facilities when reviewing new residential development.

- CU-15D Minimize the distance which children and youth must travel for educational services and encourage a closer bond between the community and its schools.
- CU-15E Recreational use. Encourage publicly-available recreational amenities (ex: athletic fields, green spaces, community gardens, and playgrounds) on public school grounds for public recreational use.
- CU-15F School as emergency aid centers. Encourage the use of school facilities as gathering and aid-distribution locations during natural disasters and other emergencies.
- CU-15G Leverage public investment. Encourage City public facility investments that complement and leverage Colfax School District's major capital investments.

Goal CU-16: The community has a high level of fire protection, emergency medical services, and disaster management services, equal to or exceeding the industry standard.

- CU-16A Continue to manage fire protection functions, paramedic services, and City emergency services by planning, organizing, directing, and controlling the resources available.
- CU-16B Continue to provide a highly skilled and adequately staffed fire fighting force to respond to fire, medical, and hazardous material emergencies, and to protect life and property.
- CU-16C Continue to provide fire prevention and inspection services to minimize damage from fires.
- CU-16D Upgrade the fire flow capacity of Colfax's water system where needed to meet current safety standards.
- CU-16E Coordinate the City's preparation, mitigation, response and recovery to disasters through an all-hazard Emergency Management program that includes planning for major catastrophic events.
- CU-16F Emergency management facilities. Provide adequate public facilities-such as emergency coordination centers, communications infrastructure, and dispatch systems-to support emergency management, response, and recovery.
- CU-16G Fire facilities. Improve and maintain fire facilities to serve designated land uses, ensure equitable and reliable response, and provide fire and life safety protection that exceeds minimum established service levels.
- CU-16H Mutual aid. Maintain mutual aid coordination with regional emergency response providers as appropriate to protect life and ensure safety.
- CU-16I Continuity of operations. Maintain and enhance the City's ability to withstand and recover from natural disasters and human-made disruptions in order to minimize disruptions to public services.

Goal CU-17 Police Services are delivered in a manner consistent with the values of the citizens of Colfax.

- CU-17A Deliver police services in a professional, timely, objective, and impartial manner.
- CU-17B Understand and respect the diversity of our community. Strive to reflect that diversity in the composition of the Police Department.
- CU-17C Interact respectfully with everyone in the community to earn their respect, using force only when needed. All levels of the agency must display the humility, cordiality, and courtesy needed to help community members see themselves as allies of their police force.
- CU-17D Encourage a spirit of cooperation that balances the collective interests of all citizens with the personal rights of individuals.
- CU-17E Maintain a departmental environment that is open, accessible, responsive, and seeks feedback in a way that is consistent with the small-town feeling of the community.
- CU-17F Provide strong and effective responses to serious criminal behavior, and use discretion and alternative sanctions for minor offenses.
- CU-17G Police facilities. Improve and maintain police facilities to allow police personnel to efficiently and effectively respond to public safety needs and serve designated land uses.

Goal CU-18 Ensure that planned public facilities are financially feasible.

- CU-18A Identify specific sources and realistic projected amounts of public money that will provide full funding for the capital improvement projects needed for existing and future development.
- CU-18B. Identify the public process and actions needed to develop and implement new or increased sources of revenue needed to make this element feasible.
- CU-18C Consider specific funding strategies subject to the policy criteria described for each of the following:
 - a. Charge impact fees when the City Council determines that new development should pay its proportionate share of the public facilities that it needs.
 - b. Use grants, public/private partnerships, and investments by businesses locating in Colfax to leverage local funding.
 - c. Use debt when the City Council determines that it is appropriate to advance the construction of priority capital improvements and to amortize the cost over the life of the public facility.
 - d. Encourage public-private partnerships to finance infrastructure and public facilities which fulfill mutual interests of the public and private sectors.
 - e. Facilitate the formation of local improvement districts to construct needed infrastructure improvements.

- CU-18D Use the City's Capital Improvement Program s the short-term processes for implementing the long-term Public Facilities and Utilities Element.
- CU-18E Consider the fiscal impacts of major public projects or project involving the expansion of capacity or service areas as a major factor in the selecting and budgeting of capital projects.
- CU-18F Programming flexibility shall be provided for appropriate public facilities projects to allow for contingent expenditures needed to respond to emergency situations or to obligate unexpected funds that become available.
- CU-18G Ensure that the operating and maintenance costs of a facility are financially feasible prior to constructing a facility.



Image 34: South Fork of the Palouse River Flood Control

Chapter 12: Housing



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Ensure adequate access to a range of housing types for a socially-and economically-diverse population.
- Support fair, equitable, healthy, resource efficient and physically accessible housing.
- Expand the number and location of housing opportunities, both market rate and assisted, for families and individuals throughout the city.

12. Housing



Image 35: Mill Street Residence

The Housing Element identifies sufficient land and strategies to accommodate existing and projected housing needs for all segments of the community over the next 20 years. It seeks to preserve neighborhood character, support the maintenance and improvement of existing housing stock, and guide the development of new housing stock to accommodate a range of income levels, ages, and special needs. Specifically, the housing goal stated in the GMA is to:

“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 stock.”

I. Monthly Housing Costs

City of Colfax & Whitman County: Monthly Housing Costs								
	2010	% of pop	2013	% of pop	2010	% of pop	2013	% of pop
Less than \$100	11	0.9%	0	0.0%	47	0.3%	66	0.4%
\$100 to \$199	7	0.6%	39	3.1%	299	1.9%	382	2.3%
\$200 to \$299	56	4.7%	34	2.7%	849	5.4%	765	4.6%
\$300 to \$399	166	13.9%	162	13.0%	1,257	8.0%	1,114	6.7%
\$400 to \$499	135	11.3%	203	16.3%	2,027	12.9%	1,762	10.6%
\$500 to \$599	94	7.9%	99	8.0%	1,792	11.4%	1,962	11.8%
\$600 to \$699	138	11.5%	94	7.6%	1,776	11.3%	1,629	9.8%
\$700 to \$799	106	8.9%	116	9.3%	1,336	8.5%	1,546	9.3%
\$800 to \$899	50	4.2%	83	6.6%	880	5.6%	1,047	6.3%
\$900 to \$999	90	7.5%	44	3.5%	817	5.2%	848	5.1%
\$1,000 to \$1,499	305	25.5%	222	17.9%	2,625	16.7%	2,926	17.6%
\$1,500 to \$1,999	31	26.0%	88	7.1%	849	5.4%	1,230	7.4%
\$2,000 or more	7	0.6%	50	4.0%	802	5.1%	931	5.6%
No cash rent	(X)	0.0%	(X)	1.1%	(X)	2.4%	(X)	2.7%
Median (dollars)	\$ 695	(X)	\$ 689	(X)	\$ 675	(X)	\$ 726	(X)
Occupied Housing Units	1,196	100.0%	1,243	100.0%	15,717	100.0%	16,624	100.0%

Source: 2010 S2503, ACS 2009-2013 S2503

Table 26: City of Colfax & Whitman County: Monthly Housing Costs

The median housing cost has decreased from \$695 a month in 2010 to \$689 in 2013. In Whitman County the median housing cost increased from \$675 to \$726 a month between 2010 and 2013.

II. Housing Occupancy

City of Colfax & Whitman County: Housing Occupancy								
	City of Colfax				Whitman County			
	2010	% of pop	2013	% of pop	2010	% of pop	2013	% of pop
Occupied Housing Units	1,196	91.8%	1,243	90.9%	15,717	82.6%	16,624	85.8%
Vacant Housing Units	107	8.2%	125	9.1%	3,308	17.4%	2,758	14.2%
Homeowner Vacancy Rate	51	3.9%	0	0.0%	647	3.4%	523	2.7%
Rental Vacancy Rate	232	17.8%	212	15.5%	3,482	18.3%	2,248	11.6%
Total Housing Units	1,303	100.0%	1,368	100.0%	19,025	100.0%	19,382	100.0%

Source: , 2010 DP04, ACS 2009-2013 DP04

Table 27: City of Colfax & Whitman County: Housing Occupancy

The number of occupied housing units in Colfax decreased from 91.8% to 90.9% between 2010 and 2013. The number of occupied housing units in Whitman County increased from 82.6% to 85.8% between 2010 and 2013. The vacancy rate in Colfax decreased from 17.8% to 15.5% between 2010 and 2013. The vacancy rate decreased substantially in Whitman County from 18.3% to 11.6% between 2010 and 2013.

III. Year Structure Built

City of Colfax & Whitman County: Year Structure Built												
	City of Colfax						Whitman County					
	2000	% of pop	2010	% of pop	2013	% of pop	2000	% of pop	2010	% of pop	2013	% of pop
Built 2010 or later	(X)	(X)	(X)	(X)	0	0.0%	(X)	(X)	(X)	(X)	207	1.1%
Built 2000 to 2009	(X)	(X)	48	3.7%	43	3.1%	(X)	(X)	2,640	13.9%	3,054	15.8%
Built 1990 to 1999	57	4.1%	33	2.5%	58	4.2%	2,768	16.6%	2,422	12.7%	2,435	12.6%
Built 1980 to 1989	151	10.9%	88	6.8%	132	9.6%	1,558	9.3%	1,517	8.0%	1,611	8.3%
Built 1970 to 1979	146	10.5%	166	12.7%	174	12.7%	3,212	19.3%	3,663	19.3%	3,633	18.7%
Built 1960 to 1969	118	8.5%	101	7.8%	124	9.1%	2,232	13.4%	2,111	11.1%	2,183	11.3%
Built 1950 to 1959	329	23.8%	211	16.2%	130	9.5%	2,706	16.2%	1,579	8.3%	1,187	6.1%
Built 1940 to 1949			211	16.2%	183	13.4%		%	1,146	6.0%	1,130	5.8%
Built 1939 or earlier	584	42.2%	445	34.2%	524	38.3%	4,200	25.2%	3,947	20.7%	3,942	20.3%
Total Housing Units	1,385	100.0%	1,303	100.0%	1,368	100.0%	16,676	100.0%	19,025	100.0%	19,382	100.0%

Source: US Census 2000 DP-4, 2010 DP04, ACS 2009-2013 DP04

Table 28: City of Colfax & Whitman County: Year Structure Built

The largest majority of housing built out was earlier than prior to 1939 at 42.2% in 2000, 34.2% in 2010, and 38.3% in 2013. This mirrored Whitman County whose largest percentage of housing was constructed prior to 1939 at 25.2% in 2000, 20.7% in 2010, and 20.3% in 2013.

IV. Units in Structure

City of Colfax & Whitman County: Units in Structure												
	City of Colfax						Whitman County					
	2000	% of pop	2010	% of pop	2013	% of pop	2000	% of pop	2010	% of pop	2013	% of pop
1-unit detached	866	62.5%	968	74.3%	951	69.5%	8,387	50.3%	9,257	48.7%	9,460	48.8%
1-unit attached	3	0.2%	0	0.0%	20	1.5%	427	2.6%	573	3.0%	709	3.7%
2 units	82	5.9%	24	1.8%	39	2.9%	952	5.7%	811	4.3%	901	4.6%
3 or 4 units	119	8.6%	57	4.4%	77	5.6%	1,084	6.5%	1,282	6.7%	1,190	6.1%
5 to 9 units	90	6.5%	49	3.8%	106	7.7%	1,357	8.1%	2,008	10.6%	2,053	10.6%
10 to 19 units	43	3.1%	92	7.1%	56	4.1%	1,364	8.2%	2,459	12.9%	2,246	11.6%
20 or more units	103	7.4%	79	6.1%	85	6.2%	1,549	9.3%	1,259	6.6%	1,400	7.2%
Mobile home	74	5.3%	34	2.6%	34	2.5%	1,517	9.1%	1,371	7.2%	1,416	7.3%
Boat, RV, Van, etc	5	0.4%	0	0.0%	0	0.0%	39	0.2%	5	0.0%	7	0.0%
Total Housing Units	1,385	100.0%	1,303	100.0%	1,368	100.0%	16,676	100.0%	19,025	100.0%	19,382	100.0%

Source: US Census 2000 SF3, 2010 DP04, ACS 2009-2013 DP04

Table 29: City of Colfax & Whitman County: Units in Structure

The largest percentage of units in structures is one-unit detached ranging from 62.5% in 200, 74.3% in 2010, and 69.5% in 2013. This mirrors but is a bit more than Whitman County at 50.3% in 2000, 48.7% in 2010, and 48.8% in 2013.

V. Households with Listed Needs

City of Colfax: Households with one of the listed needs (owner)	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	All Households
Substandard Housing - Lacking complete plumbing or kitchen facilities	-	10	-	-	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	-	10	-	-	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	-	-	-	-	-
Housing cost burden greater than 50% of income (and none of the above problems)	30	-	10	-	40
Housing cost burden greater than 30% of income (and none of the above problems)	-	50	45	15	150
Zero/negative income (and none of the above problems)	-	-	-	-	-

2008-12 CHAS

Table 30: City of Colfax: Households with one of the listed needs (owner)

City of Colfax: Housing Problems Households with one of the listed needs (renter)	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	All Households
Substandard Housing - Lacking complete plumbing or kitchen facilities	-	20	-	-	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	-	-	-	-	-
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	-	-	-	-	10
Housing cost burden greater than 50% of income (and none of the above problems)	40	10	-	-	45
Housing cost burden greater than 30% of income (and none of the above problems)	10	30	60	-	100
Zero/negative income (and none of the above problems)	-	-	-	-	-

2008-12 CHAS

Table 31: City of Colfax: Housing Problems Households with one of the listed needs (renter)

Around 45 households have a housing cost burden greater than 30% of income and no problems within the 50% to 80% AMI bracket among homeowners. Substandard housing and overcrowding were tied as top issues with ten households a piece within the 2008-2012 American Community Survey. Among renters 60 households have a housing cost burden greater than 30% of income in the 50% to 80% AMI bracket. The most common housing problem was substandard housing with 20 households at 30% to 50% AMI.

VI. Income Limits

Whitman County Section 8 Income Limits (2015) MFI \$67,600								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low Income	\$14,250	\$16,250	\$20,090	\$24,250	\$28,410	\$32,570	\$36,730	\$40,890
Very Low Income	\$23,700	\$27,050	\$30,450	\$33,800	\$36,550	\$39,250	\$41,950	\$44,650
Low Income	\$37,900	\$43,300	\$48,700	\$54,100	\$58,450	\$62,800	\$67,100	\$71,450

Table 32: Whitman County Section 8 Income Limits (2015)

Whitman County Section 8 Income Limits (2000) MFI \$43,300								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low Income	\$9,100	\$10,400	\$11,700	\$13,000	\$14,050	\$15,050	\$16,100	\$17,150
Very Low Income	\$15,150	\$17,300	\$19,500	\$21,650	\$23,400	\$25,100	\$26,850	\$28,600
Low Income	\$24,250	\$27,700	\$31,200	\$34,650	\$37,400	\$40,200	\$42,950	\$45,700

Table 33: Whitman County Section 8 Income Limits (2000)

Income limits to be eligible for Section 8 have increased on average 34.2% between 2000 and 2015. The median family income for Whitman County increased roughly 36% from \$43,300 to \$67,600 between 2000 and 2015.

VII. Housing Needs

Occupancy	Colfax UGA		City of Colfax	
	Number	Percentage	Number	Percentage
Households with 1 or more occupants per room:	16	1.11%	16	1.40%
Owner Households with 1.00 or less occupants per room	957	99.17%	735	98.92%
Owner Households with 1.01 to 1.50 occupants per room	-	0.00%	-	0.00%
Owner Households with 1.51 or more occupants per room	8	0.83%	8	1.08%
Renter Households with 1.00 or less occupants per room	470	98.33%	388	97.98%
Renter Households with 1.01 to 1.50 occupants per room	8	1.67%	8	2.02%
Renter Households with 1.51 or more occupants per room	-	0.00%	-	0.00%

2008-12 ACS

Table 34: Housing Needs Occupancy

Costs	Colfax UGA		City of Colfax	
	Number	Percentage	Number	Percentage
Paying > 30%	376	26.06%	339	29.76%
Earning Less than \$34,999 paying > 30%	311	21.55%	302	26.51%
Earning More Than \$35,000 paying > 30%	65	4.50%	37	3.25%
Owner Occupied Earning Less than \$35,000 paying > 30%	144	14.92%	135	18.17%
Owner Occupied Earning More than \$35,000 paying > 30%	58	6.01%	30	4.04%
Renter Occupied Earning Less than \$35,000 paying > 30%	167	34.94%	167	42.17%
Renter Occupied Earning More than \$35,000 paying > 30%	7	1.46%	7	1.77%

2008-12 ACS

Table 35: Housing Costs

City of Colfax: Households with one or more severe housing problem: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden (Owner) (Reference)	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	All Households
Having 1 or more of four housing problems	20	20	10	-	50
Having none of four housing problems	-	125	120	75	695
Household has negative income, but none of the other housing problems	-	-	-	-	-

Table 36: City of Colfax: Households with one or more severe housing problems

The 2008-2012 American Community Survey demonstrated the most common number of occupants per room is 1 or less at both the city at 98.92% and the urban growth area at 99.17%. Owner occupants of housing earning less than \$35,000 and paying 30% of income is at 18.17% in the city and 14.92% in the urban growth area. Renter occupants earning less than \$35,000 and paying greater than 30% is at 42.17% in the city and 34.94% in the urban growth area. This demonstrates some affordability issues.

VIII. Affordable Housing

Colfax UGA: Units Affordable to Households Earning		Owner	Renter
30% HAMFI		No Data	30
50% HAMFI		105	170
80% HAMFI		260	395
100% HAMFI		365	No Data
2008-12 CHAS			

City of Colfax: Units Affordable to Households Earning		Owner	Renter
30% HAMFI		No Data	30
50% HAMFI		105	130
80% HAMFI		250	355
100% HAMFI		335	No Data
2008-12 CHAS			

Table 37: Colfax UGA vs. City of Colfax Units Affordable to Households Earning

The table above demonstrates the amount of affordable housing and the percentile of median family income in each bracket.

IX. Location Affordability Index

HUD maintains a location affordability index all cities in the country. It calculates the average cost of housing and transportation and its effect on various demographics within the city. For a median-income family who owns their residence 71% of income is taken by housing and transportation. For a median-income family who rents their housing 61% of income is taken by housing and transportation. Colfax is not affordable for very low income individuals and single-parent family as housing and transportation costs 126% and 101% of income respectively.

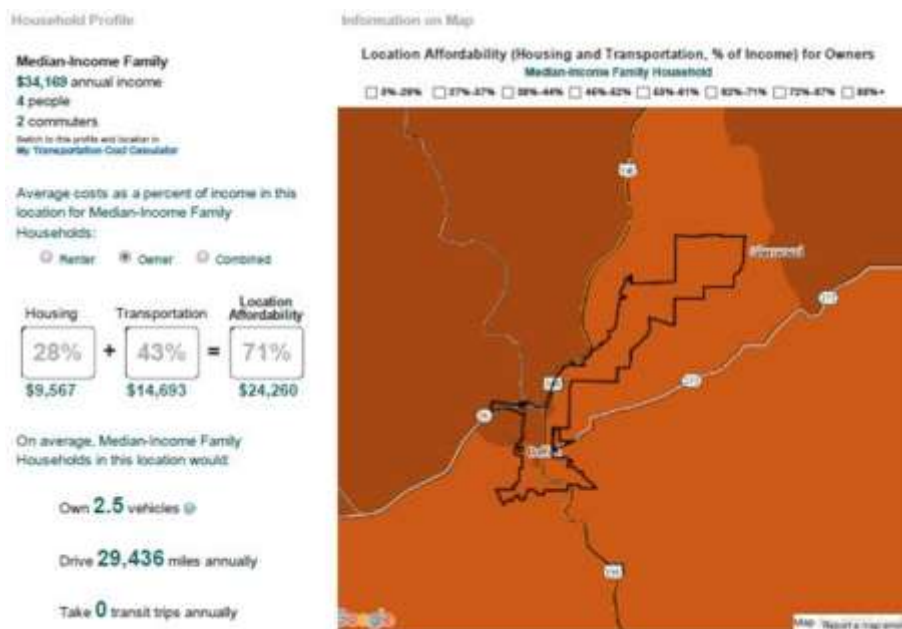


Image 36: Location Affordability Index – Median Income Family (Owner)

Household Profile

Median-Income Family
 \$34,169 annual income
 4 people
 2 commuters
[Select to this profile and location in My Transportation Cost Calculator](#)

Average costs as a percent of income in this location for Median-Income Family Households:

Renter Owner Combined

Housing	Transportation	Location Affordability
25%	36%	61%
\$8,542	\$12,301	\$20,843

On average, Median-Income Family Households in this location would:

- Own **1.9** vehicles
- Drive **29,394** miles annually
- Take **0** transit trips annually

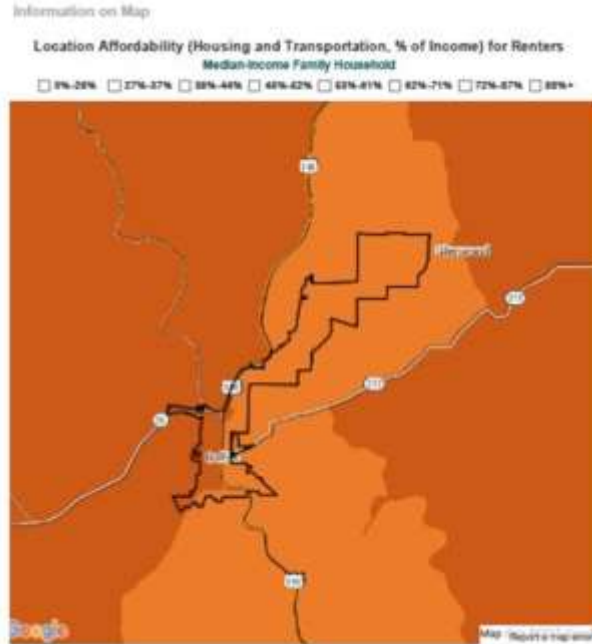


Image 37: Location Affordability Index – Median Income Family (Renter)

Household Profile

Very Low-Income Individual
 \$11,720 annual income
 1 person
 1 commuter
[Select to this profile and location in My Transportation Cost Calculator](#)

Average costs as a percent of income in this location for Very Low-Income Individual Households:

Renter Owner Combined

Housing	Transportation	Location Affordability
59%	67%	126%
\$6,915	\$7,852	\$14,767

On average, Very Low-Income Individual Households in this location would:

- Own **1.3** vehicles
- Drive **18,464** miles annually
- Take **0** transit trips annually

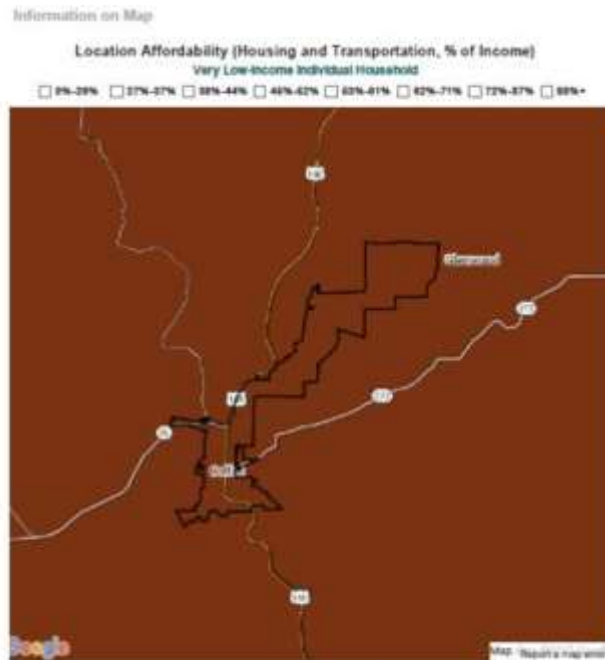


Image 38: Location Affordability Index – Very Low-Income Individual

Household Profile

Working Individual
\$17,085 annual income
1 person
1 commuter
[Switch to this profile and location in My Transportation Cost Calculator](#)

Average costs as a percent of income in this location for Working Individual Households:

Renter Owner Combined

Housing	Transportation	Location Affordability
40%	48%	88%
\$6,834	\$8,201	\$15,035

On average, Working Individual Households in this location would:

Own **1.3** vehicles

Drive **19,021** miles annually

Take **0** transit trips annually

Information on Map

Location Affordability (Housing and Transportation, % of Income)

Working Individual Household

0%-26% 27%-37% 38%-44% 45%-52% 53%-61% 62%-71% 72%-87% 88%+



Image 39: Location Affordability Index – Working Individual

Household Profile

Single Professional
\$46,128 annual income
1 person
1 commuter
[Switch to this profile and location in My Transportation Cost Calculator](#)

Average costs as a percent of income in this location for Single Professional Households:

Renter Owner Combined

Housing	Transportation	Location Affordability
20%	21%	41%
\$9,226	\$9,687	\$18,913

On average, Single Professional Households in this location would:

Own **1.5** vehicles

Drive **21,286** miles annually

Take **0** transit trips annually

Information on Map

Location Affordability (Housing and Transportation, % of Income)

Single Professional Household

0%-26% 27%-37% 38%-44% 45%-52% 53%-61% 62%-71% 72%-87% 88%+

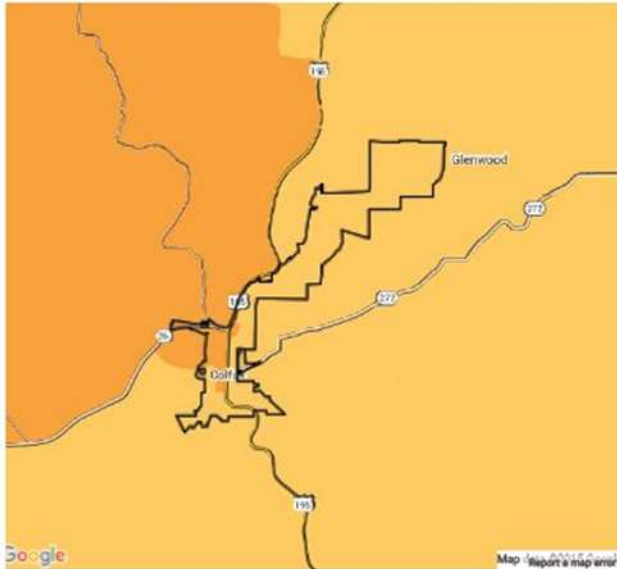


Image 40: Location Affordability Index – Single Professional

Household Profile

Retired Couple

\$27,335 annual income

2 people

0 commuters

Switch to this profile and location in My Transportation Cost Calculator

Average costs as a percent of income in this location for Retired Couple Households:

Renter Owner Combined

Housing	Transportation	Location Affordability
34%	24%	58%
\$9,294	\$6,560	\$15,854

On average, Retired Couple Households in this location would:

Own **1.4** vehicles

Drive **7,487** miles annually

Take **0** transit trips annually

Information on Map

Location Affordability (Housing and Transportation, % of Income)

Retired Couple Household

0%-26% 27%-37% 38%-44% 45%-52% 53%-61% 62%-71% 72%-87% 88%+

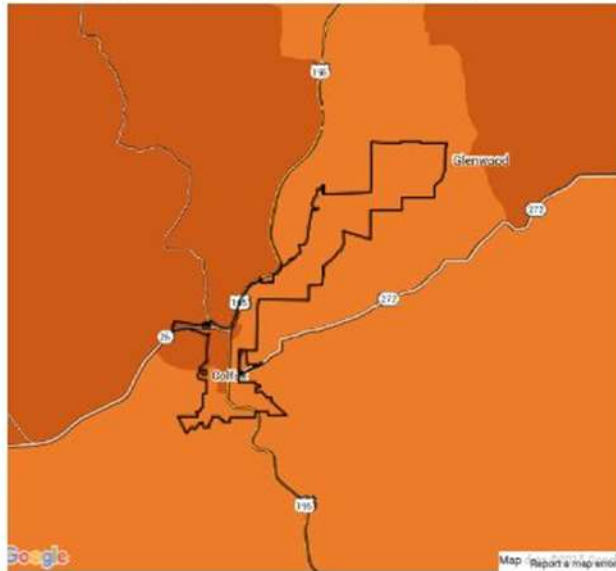


Image 41: Location Affordability Index – Retired Couple

Household Profile

Single-Parent Family

\$17,085 annual income

3 people

1 commuter

Switch to this profile and location in My Transportation Cost Calculator

Average costs as a percent of income in this location for Single-Parent Family Households:

Renter Owner Combined

Housing	Transportation	Location Affordability
43%	58%	101%
\$7,347	\$9,909	\$17,256

On average, Single-Parent Family Households in this location would:

Own **1.7** vehicles

Drive **20,759** miles annually

Take **0** transit trips annually

Information on Map

Location Affordability (Housing and Transportation, % of Income)

Single-Parent Family Household

0%-26% 27%-37% 38%-44% 45%-52% 53%-61% 62%-71% 72%-87% 88%+



Image 42: Location Affordability Index – Single-Parent Family

Household Profile

Moderate-Income Family

\$27,335 annual income
3 people
1 commuter

Switch to this profile and location in
[My Transportation Cost Calculator](#)

Average costs as a percent of income in this location for Moderate-Income Family Households:

Renter Owner Combined

Housing	Transportation	Location Affordability
33%	39%	72%
\$9,021	\$10,661	\$19,682

On average, Moderate-Income Family Households in this location would:

Own **1.8** vehicles

Drive **21,998** miles annually

Take **0** transit trips annually

Information on Map

Location Affordability (Housing and Transportation, % of Income)

Moderate-Income Family Household

0%-26% 27%-37% 38%-44% 45%-52% 53%-61% 62%-71% 72%-87% 88%+

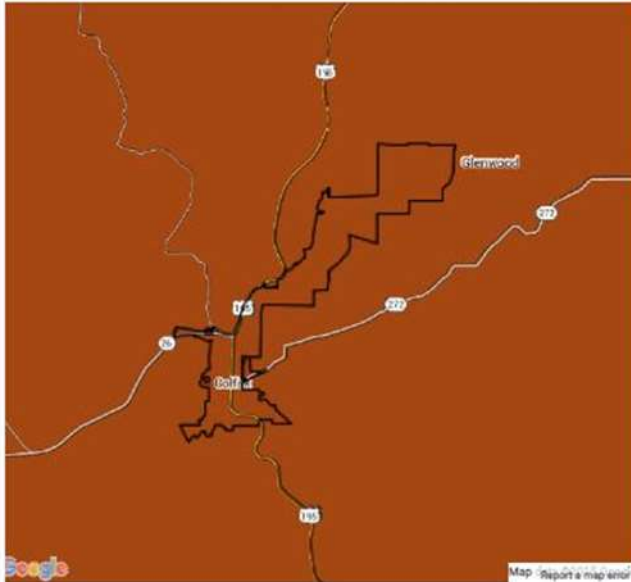


Image 43: Location Affordability Index – Moderate Income Family

Dual-Professional Family

\$51,254 annual income
4 people
2 commuters

Switch to this profile and location in
[My Transportation Cost Calculator](#)

Average costs as a percent of income in this location for Dual-Professional Family Households:

Renter Owner Combined

Housing	Transportation	Location Affordability
20%	29%	49%
\$10,251	\$14,864	\$25,115

On average, Dual-Professional Family Households in this location would:

Own **2.3** vehicles

Drive **31,131** miles annually

Take **0** transit trips annually

Location Affordability (Housing and Transportation, % of Income)

Dual-Professional Family Household

0%-26% 27%-37% 38%-44% 45%-52% 53%-61% 62%-71% 72%-87% 88%+

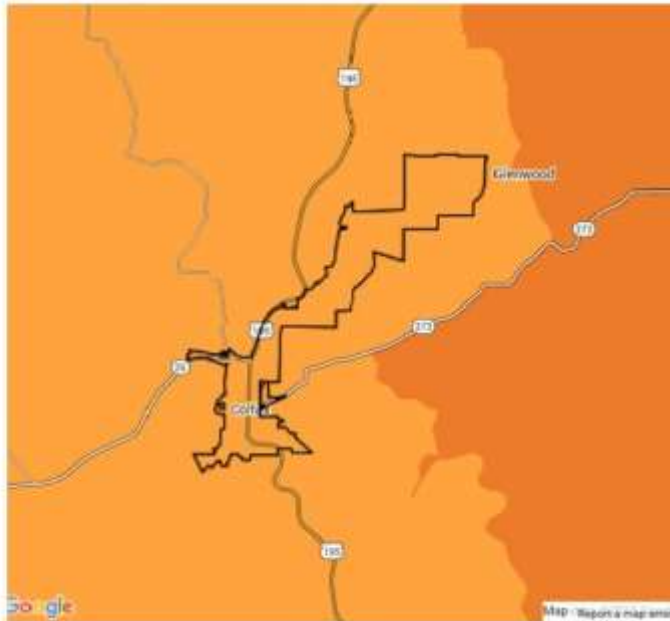


Image 44: Location Affordability Index – Dual-Professional Family

X. H+T Index

The Housing and Transportation (H+T[®]) Affordability Index provides a comprehensive view of affordability that includes both the cost of housing and the cost of transportation at the neighborhood level.

H+T Metrics

Affordability		Demographics	
Housing + Transportation Costs % Income:	71%	Block Groups:	0
Housing Costs % Income:	33%	Households:	90
Transportation Costs % Income:	38%	Population:	190
Household Transportation Model Outputs		Environmental Characteristics	
Autos per Household:	1.89	Residential Density 2010:	2.54 HHs/Res. Acre
Annual Vehicle Miles Traveled per Household :	26,172	Gross Household Density:	0.04 HH/Acre
Transit Ridership % of Workers:	0%	Regional Household Intensity:	1,004 HH/mile ²
Annual Transportation Cost:	\$13,776	Percent Single Family Detached Households:	69%
Annual Auto Ownership Cost:	\$7,990	Employment Access Index:	1,774 Jobs/mi ²
Annual VMT Cost:	\$5,781	Employment Mix Index (0-100):	64
Annual Transit Cost:	\$5	Transit Connectivity Index (0-100):	n/a
Annual Transit Trips:	4	Transit Access Shed:	n/a
Housing Costs		Jobs Accessible in 30 Minute Transit Ride:	n/a
Average Monthly Housing Cost:	\$1,007	Average Available Transit Trips per Week:	n/a
Median Selected Monthly Owner Costs:	\$1,325	Average Block Perimeter:	2,489 Meters
Median Gross Monthly Rent:	\$546	Average Block Size :	134 Acres
Percent Owner Occupied Housing Units:	59%	Intersection Density:	9 /mi ²
Percent Renter Occupied Housing Unit:	41%		
Greenhouse Gas from Household Auto Use			
Annual GHG per Household:	10.54 Tonnes		
Annual GHG per Acre:	0.43 Tonnes		

XI. Work Destination Analysis

Job Counts by Places (Cities, CDPs, etc.) Where Workers are Employed Who Live in the Selection Area- All Jobs						
	2013		2010		2002	
	Count	Share	Count	Share	Count	Share
Pullman city, WA	381	33.7%	310	23.4%	289	20.8%
Colfax city, WA	333	29.4%	590	44.6%	719	51.7%
Moscow city, ID	40	3.5%	22	1.7%	29	2.1%
Lewiston city, ID	25	2.2%	21	1.6%	28	2.0%
Walla Walla city, WA	15	1.3%	19	1.4%	15	1.1%
Palouse city, WA	13	1.1%	7	0.5%	3	0.2%
Spokane city, WA	8	0.7%	31	2.3%	20	1.4%
Albion town, WA	6	0.5%	-	-	33	2.4%
Bellingham city, WA	6	0.5%	2	0.2%	-	-
Kennewick city, WA	6	0.5%	21	1.6%	-	-
All Other Locations	298	26.3%	301	22.7%	256	18.4%

Table 38: Job Counts by Places Where Workers are Employed

The US Census conducts a yearly analysis of where citizens work and live. The table above demonstrates that the largest percentage of folks who live in Colfax worked in Colfax until 2010. The city where residents work at the most switched to Pullman in 2013 at 33.7%.

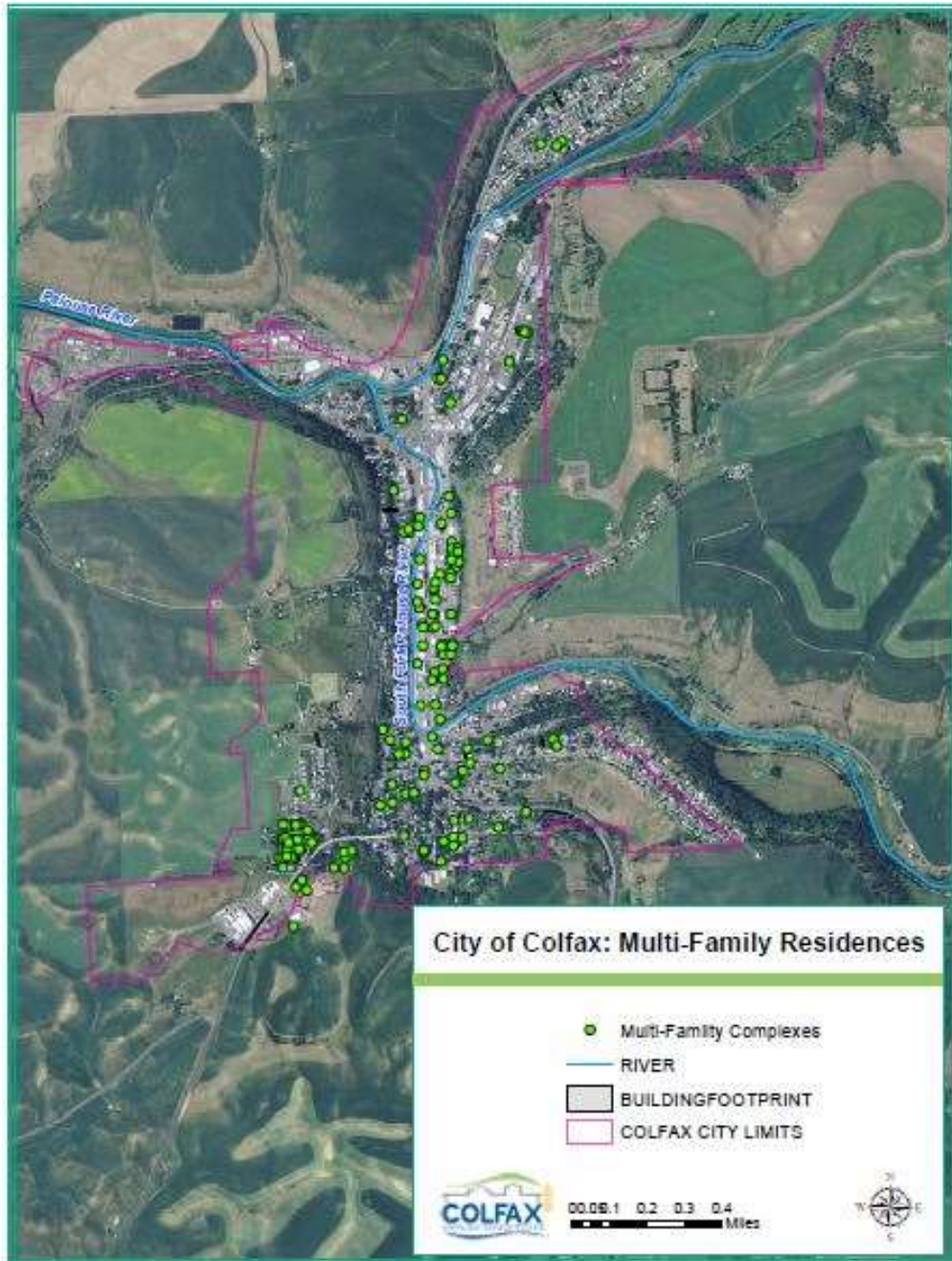
Job Counts by Places (Cities, CDPs, etc.) Where Workers Live Who are Employed in the Selection Area - All Jobs						
	2013		2010		2002	
	Count	Share	Count	Share	Count	Share
Colfax city, WA	333	27.3%	590	31.6%	719	40.1%
Pullman city, WA	85	7.0%	198	10.6%	99	5.5%
Moscow city, ID	50	4.1%	59	3.2%	28	1.6%
Spokane city, WA	24	2.0%	33	1.8%	69	3.8%
Palouse city, WA	22	1.8%	34	1.8%	32	1.8%
Tekoa city, WA	16	1.3%	15	0.8%	25	1.4%
Oakesdale town, WA	15	1.2%	20	1.1%	15	0.8%
Lewiston city, ID	13	1.1%	29	1.6%	25	1.4%
Spokane Valley city, WA	13	1.1%	23	1.2%	34	1.9%
Walla Walla city, WA	13	1.1%	29	1.6%	31	1.7%
All Other Locations	635	52.1%	840	44.9%	716	39.9%

Table 39: Job Counts by Places Where Workers Live

The largest percentage of folks who work in Colfax also live in Colfax. This has dropped from 40.1% in 2002 to 27.3% in 2013. The second city in which workers live is Pullman. This has increased from 5.5% in 2002 to 7.0% in 2013.

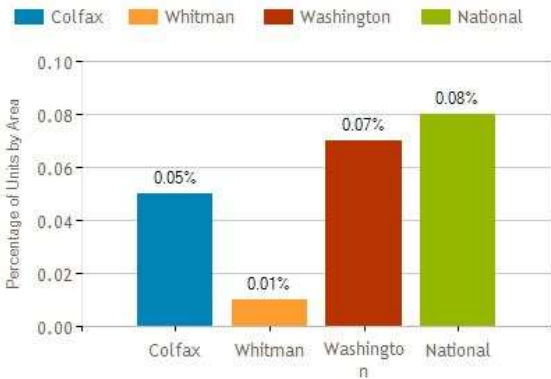
XII. Multi-Family Complexes

The map below demonstrates the geographic layout of multifamily complexes in the city.



Map 32: City of Colfax: Multi-Family Residences

XIII. Foreclosure



Graph 27: 2015 Foreclosure Rate Comparison



Graph 28: 2015 Foreclosure Count - Colfax

Colfax experiences a relatively low number of foreclosures at 0.05% compared to the State of Washington’s 0.07% and 0.08% nationally. It is above 0.01% for Whitman County. Only one foreclosure existed in February, March, and October of this year. This statistic is not representative of all homes in the foreclosure process. A number of homes are what’s called a “zombie foreclosure” in which the bank is in the process of acquiring the house and the homeowner in default has left. This situation causes issues as the banks do not have the legal right to maintain the house yet, however, the owner has also left, leaving the house to the elements.

XVI. Available Land Availability



Image 45: Red Tail Ridge Subdivision

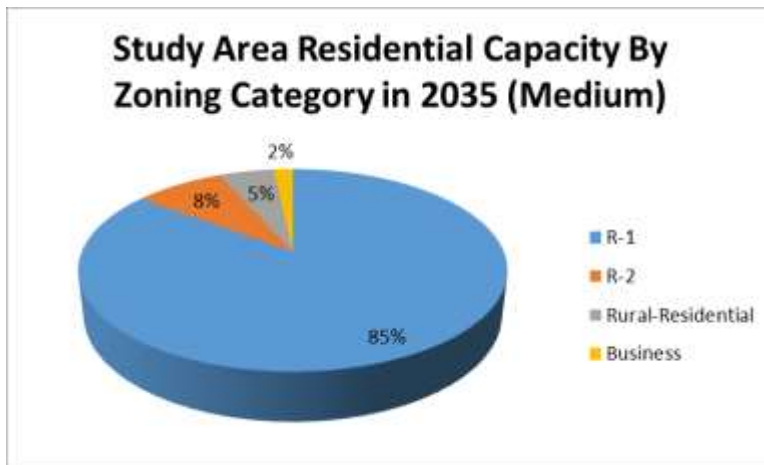
A. Study Area Capacity

The unincorporated area encompassing the Colfax Urban Growth Area (UGA) is 29,039 acres. When running the developable land tool in Envision Planning it comes up with the residential

capacity in the R-1 zoning type at 7,437 units or 85% of total capacity. Second up is the R-2 zoning designation at 712 units or 8% of total capacity. This is followed by Rural Residential at 431 units or 5%. The Business zone could accommodate 150 units of housing. Please keep in the mind the numbers here are not what is needed to accommodate the population forecast but only what the land identified as developable adjacent and within the city boundaries could facilitate.

Study Area Residential Capacity By Zoning Category in 2035 (Medium)	
Zoning Category	Land Area Growth 45.3%
R-1	7,437
R-2	712
Rural-Residential	431
Business	150
Total	8,730

Table 40: Study Area Residential Capacity by Zoning Category

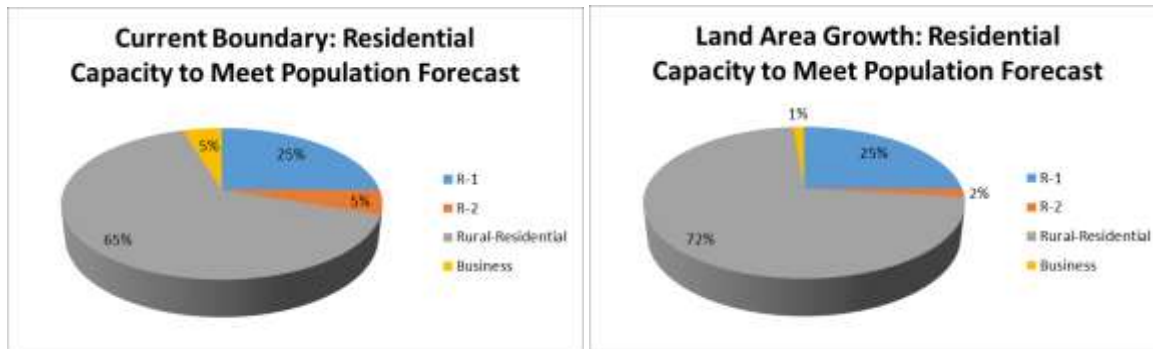


Graph 29: Study Area Residential Capacity By Zoning Category in 2035

B. Residential Capacity to Meet Population Forecast

Residential Capacity to Meet Population Forecast (Medium)			
Zoning Category	Current Boundaries	Land Area Growth 45.3%	
R-1	96	463	
R-2	20	32	
Rural-Residential	250	1,332	
Business	18	23	
Total	384	1,850	

Table 41: Residential Capacity to Meet Population Forecast (Medium)



Graph 29: Residential Capacity to Meet Population Forecast

Graph 30: Capacity to Meet Population Forecast

If the economics of the area stay the same and the city urbanized area stays within the current boundaries, the population is projected to only increase only 384 to 3,230. To accommodate this population increase, it would require 250 units in the Rural-Residential Zone, 96 units in the R-1 zone, 20 units in the R-2 zone, and 18 units in the Business Zone which would likely be the conversion of second floor spaces in Commercial Structures to Residential.

If the industrial park takes off by the Port of Whitman Airport or the macroeconomics of the region improve the medium population projection is 1,850 more people yielding a population of 4,696. To accommodate the influx of folks, 1,332 residential units would need to be constructed in the Rural-Residential zone, 463 in the R-1 zone, 32 in the R-2 zone, and 23 in the Business Zone by 2035.

XVII. Issues

- City needs greater diversity of available housing types
- City lacks higher end residential units available for homeownership
- Many historic structures in Downtown Colfax has vacant second floor

- Increase number and type of rental options
- Housing prices are increasing in Colfax

XVIII. Goals & Objectives

Goal H-1: Promote a mix of housing types to meet the needs of current and future residents.

- H-1A Preserve and maintain the City’s existing structurally sound housing stock.
- H-1B Consider providing a housing rehabilitation program to provide information and financial incentives to help homeowners maintain or repair their homes.
- H-1C Encourage residential infill development on vacant or underutilized sites in areas with appropriate land use designations.
- H-1D Increase the diversity of the City’s housing stock by encouraging construction of moderate and higher-density housing, such as apartment buildings, mixed-use development, townhomes, cottage housing, and garden apartments, in appropriate land use designations.
- H-1E Encourage a range of unit sizes to accommodate different household types, including single person households, two-person households, households with children, households with seniors, and group households with unrelated people living together.
- H-1F Encourage a supply of rental units in the City to provide housing choice for community members who are not home buyers.
- H-1G Expand options within the City Code to allow accessory dwelling units in single family residential areas, in order to meet a variety of housing needs.
- H-1H Promote construction of housing types to accommodate the growing senior population, such as senior group housing facilities and individual residences designed for people who would like to “age in place”.
- H-1I Adaptable housing. Encourage adaption of existing housing and the development of new housing that can be adapted in the future to accommodate the changing variety of household types.

Goal H-2: Promote a range of housing costs that are affordable and accessible for all community members.

- H-2A Work with public and private sector partners to provide a supply of housing that is affordable for low income and moderate income households in Colfax.
- H-2B Support non-profit organizations that construct and manage affordable housing.
- H-2C Promote the preservation and rehabilitation of the City’s existing affordable housing stock, including manufactured homes, apartments, and moderately-priced single family homes.

- H-2D Encourage the location of new affordable housing units near community amenities and services in order to provide low transportation costs for future residents.
- H-2E Encourage energy efficient design features in new affordable housing units, in order to provide low utility costs for future residents.
- H-2F Expand opportunities for affordable housing by ensuring that manufacturing housing and modular housing is allowed in all single-family zones, and is not regulated differently than site-built housing.
- H-2G Connect residents to programs that teach financial literacy and that offer homeownership counseling.
- H-2H Consider the impacts of City regulations on housing cost and supply, and take steps to mitigate any negative impacts.
- H-2I Work to increase the availability of public and private resources on a regional level for affordable housing and prevention of homelessness, including factors related to cost-burdened households, like availability of transit, food, health services, employment, and education.
- H-2J Support and encourage legislation at the county, state, and federal levels that would promote the City's housing goals and policies.
- H-2K Variety of homeownership opportunities. Encourage a variety of ownership opportunities and choices by allowing and supporting including but not limited to condominiums, cooperatives, mutual housing associations, land trusts, and sweat equity.
- H-2L Homeownership retention. Support opportunities for homeownership retention for people who have been historically under-served and under-represented.
- Goal H-3: Encourage the development of affordable housing within the City without sacrificing public safety or the ability to provide needed public services and utilities.**
- H-3A Promote a variety of residential densities and housing types so that housing can be available in a broad range of costs.
- H-3B Housing preservation. Preserve and produce affordable housing to meet needs that are not met by the private market by coordinating plans and investments with housing providers and organizations.
- H-3C Take steps to ensure housing will be available to all income levels based on projected community needs.
- H-3D New development in opportunity areas. Locate new affordable housing in areas that have high/medium levels of opportunity in terms of access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities.

- H-3E Inventory of regulated affordable housing. Coordinate periodic inventories of the supply of regulated affordable housing in the Pullman-Moscow micropolitan area with Community Action Center.
- H-3F Permanently-affordable housing. Increase the supply of permanently-affordable housing, including both rental and homeownership opportunities.
- H-3G Affordable housing resources. Pursue a variety of funding sources and mechanisms including new financial and regulatory tools to preserve and develop housing units and various assistance programs for households whose needs are not met by the private market.
- H-3H Impact on regulations of affordability. Evaluate how existing and new regulations affect private development of affordable housing, and minimize negative impacts where possible. Avoid regulations that facilitate economically-exclusive neighborhoods.
- H-3I Workforce housing. Encourage private development of a supply of housing that is affordable to moderate-income households located near the Whitman Hospital.
- H-3J Employer-assisted housing. Encourage employer-assisted affordable housing in conjunction with major employment development.
- Goal H-4: Encourage residential design and development that strengthens the Colfax community and its rural city identity.**
- H-4A Protect residential areas from adverse impacts associated with incompatible land uses or nearby transportation facilities/activities.
- H-4B Adapt housing design standards to address the needs of all populations.
- H-4C Access to opportunities. Improve equitable access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities in areas with high concentrations of under-served and under-represented populations and an existing supply of affordable housing.
- H-4D Impact of housing on schools. Evaluate plans and investments for the effect of housing development on school enrollment, financial stability, and student mobility. Coordinate with school districts to ensure plans are aligned with school facility plans.
- H-4E Healthy and active living. Encourage housing that provides features supportive of healthy eating and active living such as useable open areas, recreation areas, community gardens, and crime-preventive design in multifamily housing.
- H-4F Walkable surroundings. Encourage active transportation in residential areas through the development of pathways and sidewalks.
- Goal H-5: Deteriorating residential areas within the City are revitalized.**
- H-5A Support efforts to preserve the historic features or character of historic properties.

- H-5B Provide assistance to help low-income residents rehabilitate properties they cannot afford to maintain.
- H-5C Coordinate housing needs in high-poverty areas. Meet the housing needs of under-served and under-represented populations living in high-poverty areas by coordinating plans and investments with housing programs.
- H-5D Healthy housing. Encourage development and maintenance of all housing, especially multi-dwelling housing, that protects the health and safety of residents and encourages healthy lifestyles and active living.
- H-5E Housing quality. Encourage housing that provides high indoor air quality, access to sunlight, and outdoor spaces, and is protected from excessive noise pests and hazardous environmental conditions.
- H-5F Encourage the reuse of resource rich existing older commercial buildings in the commercial and business zoned areas with retail and/or commercial uses at street-level and housing above.

Goal H-6: Colfax ensures equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, low-income household types, people of color, and older adults.

- H-6A Work with community and regional partners to understand the demand for special needs housing in Colfax.
- H-6B Support organizations that provide special needs housing in Colfax.
- H-6C Coordinate with fair housing programs. Foster inclusive communities, overcome disparities in access to community assets, and enhance housing choice for people in protected classes throughout the city by coordinating plans and investments to affirmatively further fair housing.
- H-6D Remove barriers. Remove potential regulatory barriers to housing choice for people in protected classes to ensure freedom of choice in housing type, tenure, and location.
- H-6E Impact analysis. Evaluate plans and investments, significant new infrastructure, and significant new development to identify potential disparate impacts on housing choice, access, and affordability for protected classes, and low-income households. Identify and implement strategies to mitigate the anticipated impacts.
- H-6F Housing stability. Coordinate plans and investments with programs that prevent avoidable involuntary evictions and foreclosures.
- H-6G Gentrification/displacement risk. Evaluate plans and investments, significant new infrastructure, and significant new development for the potential to increase housing costs for, or cause displacement of communities of low and moderate-income households and renters. Identify and implement strategies to mitigate the anticipated impacts.

- H-6I Land banking. Support and coordinate with community organizations to hold land in reserve for affordable housing, as an anti-displacement tool, and for other community development purposes.
- H-6J Aging in place. Encourage a range of housing options and supportive environments to enable older adults to remain in their communities as their needs change.
- H-6K Housing continuum. Prevent homelessness and reduce the time spent being homeless by ensuring that a continuum of safe and affordable housing opportunities and related supportive services are allowed, including but not limited to transitional housing and emergency shelters.
- H-6L Responding to social isolation. Encourage site designs and relationship to adjacent developments that reduce social isolation for groups that often experience it, such as older adults, people with disabilities, and communities of color.
- Goal H-7 “Protect and connect” residential neighborhoods so they retain identity and character, yet provide amenities that enhance quality of life.**
- H-7A Initiate and encourage equitable and inclusive community involvement that fosters civic pride and positive neighborhood image.
- H-7B Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.
- H-7C Preserve communities. Encourage plans and investments to protect and/or restore the socioeconomic diversity and cultural stability of established communities.
- Goal H-8 Develop and employ strategies specifically intended to attract families with young children in order to support the school system.**
- H-8A Partner with private and not-for-profit developers social and health service agencies, funding institutions, and all levels of government to identify and address regional housing needs.
- Goal H-9 Reduce regulatory barriers and allow greater flexibility in the housing development process.**
- H-9A Periodically assess the effects of policies and regulations on the affordability of housing costs and examine the need to reduce regulatory barriers.
- H-9B When developing housing regulations, consider the balance between housing affordability and environmental quality, design quality, and maintenance of neighborhood character.
- H-9C Develop consistent, precise, fair, and enforceable regulations that maintain environmental quality and public health and safety standards, while balancing housing development costs.

- H-9D Develop standards and incentives that facilitate restoration and relocation of existing structures, and rehabilitation of substandard housing.
- H-9E Promote safe and decent housing that is in close proximity to jobs, transportation, and daily activities.
- H-9F Ensure regulations do not create impediments to fair housing choice.
- H-9G Provide opportunities for early and continuous participation of citizens and neighborhood groups in land use and community development planning processes.
- Goal H-10 Provide an adequate supply of housing to meet future needs.**
- H-10A Use available land within the City efficiently, encouraging new residential development.
- H-10B Support infill development that capitalizes on existing infrastructure and where impacts can be mitigated.
- H-10C Develop a Housing Implementation Plan that is updated regularly based on market conditions and trends.
- H-10D Strive to meet the city’s future housing demand within city limits, while coordinating with Whitman County to assess future housing needs at a larger geographic scale.
- H-10E Work with regional partners to develop measures that reduce upfront housing development costs.



Image 46: Oak Street

Chapter 13: Economic Development



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Diversify and expand Colfax's economic base to create a robust economy that offers citizens a wide range of employment opportunities and goods and services.
- Increase access to employment opportunities in Colfax and equip citizens with the education and skills needed to attain high-quality, living wage jobs.
- Cultivate a business culture that allows existing establishments to grow in place, encourages new firms to locate in Colfax, and facilitates growth of homegrown enterprises.
- Foster a positive business environment within the City and proactively invest in transportation, infrastructure, and utilities to support development in undeveloped and underdeveloped areas of the City.

13. Economic Development



Image 47: Downtown Colfax

The overriding goal of this element is enhancing the community's economic well-being. Through policy recommendations the Economic Development element identifies a means of stimulating economic improvement for business and the community as a whole. It lays out a direction and strategies for dealing with economic variables and adjusting to economic forces that cannot be predicted or controlled. It is a key component integrating all elements of the Comprehensive Plan, suggesting ways in which the City and its partners can use effective economic strategies in order to achieve the goals of the Plan.

There are three primary ways in which economic activity can be affected:

- Land use and utility planning that determine, within the local infrastructure capacity, the space available for residential and nonresidential development;
- Directly or indirectly influencing private-sector decisions as to location, operation, and development of business real estate; and
- Help coordinate public and private sector efforts to enhance the employability and job progression of the residential population.

The Economic Development element presents a focused approach to enhancing our City's economic well-being. This approach can be summarized as follows:

- Sustain moderate growth
- Target living wage industries
- Improve and support the opportunities for education, skills training, and job acquisition for Colfax residents
- Encourage growth into certain areas through the use of zoning and developmental regulations
- Encourage the retention and growth of existing local firms
- Encourage entrepreneurs, local startups, and businesses to establish in Colfax
- Provide efficient and timely administration of City services.

The City of Colfax emphasizes the following activities in order to accomplish its economic development goals:

- Responding to specific requests for assistance from local firms
- Supporting the development of new businesses and expansion of current businesses that are minority, veteran, and women-owned
- Emphasizing business development to encourage existing businesses to expand
- Maintaining public works and utilities so the City’s infrastructure can meet both existing and future needs of the economic sector
- Supporting job enhancement programs to increase residents’ employability through coordination of private and public sector activities

The following are potential tools available to the City to enhance economic development in the City:

- Targeted government and private resources
- Targeted local, state, and federal funds
- Use of infrastructure investment to attract new firms and development to designated areas
- Funded, staffed, and administered unified economic development work group
- Timely, predictable customer-oriented permitting and City services
- Lodging tax for tourism promotion

In this way, local government can play an important role in the economic vitality of the community. The policies developed in this element are aimed at implementing that role.

I. Economic Setting

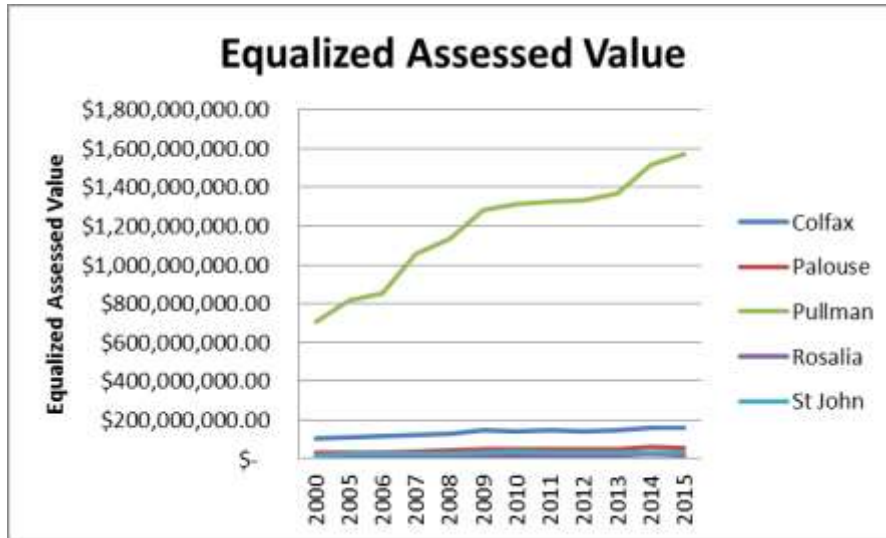
The following statistics help set the background for economic development policies.

A. Equalized Assessed Value (EAV)

	Equalized Assessed Value											
	2000	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Colfax	\$ 105,705,001.00	\$ 111,766,778.00	\$ 114,954,097.00	\$ 125,274,166.00	\$ 129,983,629.00	\$ 144,571,157.00	\$ 144,024,038.00	\$ 144,254,604.00	\$ 143,914,411.00	\$ 145,826,967.00	\$ 157,167,578.00	\$ 160,127,937.00
Palouse	\$ 30,724,401.00	\$ 32,499,956.00	\$ 32,197,077.00	\$ 36,260,753.00	\$ 39,905,934.00	\$ 47,520,032.00	\$ 46,870,830.00	\$ 48,554,258.00	\$ 49,070,515.00	\$ 49,040,607.00	\$ 58,461,762.00	\$ 54,487,129.00
Pullman	\$ 704,366,995.00	\$ 815,734,885.00	\$ 852,539,862.00	\$ 1,052,917,091.00	\$ 1,133,131,234.00	\$ 1,282,687,595.00	\$ 1,314,040,526.00	\$ 1,324,941,099.00	\$ 1,334,549,225.00	\$ 1,365,362,414.00	\$ 1,514,893,689.00	\$ 1,569,845,813.00
Rosalia	\$ 15,880,848.00	\$ 16,800,244.00	\$ 17,034,163.00	\$ 17,317,295.00	\$ 18,435,850.00	\$ 19,668,524.00	\$ 19,164,191.00	\$ 19,919,385.00	\$ 19,268,802.00	\$ 19,614,327.00	\$ 22,008,926.00	\$ 20,813,236.00
St John	\$ 19,960,323.00	\$ 22,634,788.00	\$ 24,099,997.00	\$ 25,019,305.00	\$ 25,233,915.00	\$ 30,766,360.00	\$ 34,111,226.00	\$ 32,277,886.00	\$ 28,505,497.00	\$ 29,254,680.00	\$ 32,603,040.00	\$ 31,051,704.00

Table 42: Equalized Assessed Value (EAV)

The equalized assessed value (EAV) of taxable property in the City of Colfax has increased 51.49% between 2000 and 2015 from \$105,705,001 to \$160,127,937. Colfax leads Palouse, Rosalia, and St. John in equalized assessed value. The only locality to beat Colfax in this comparison is Pullman.

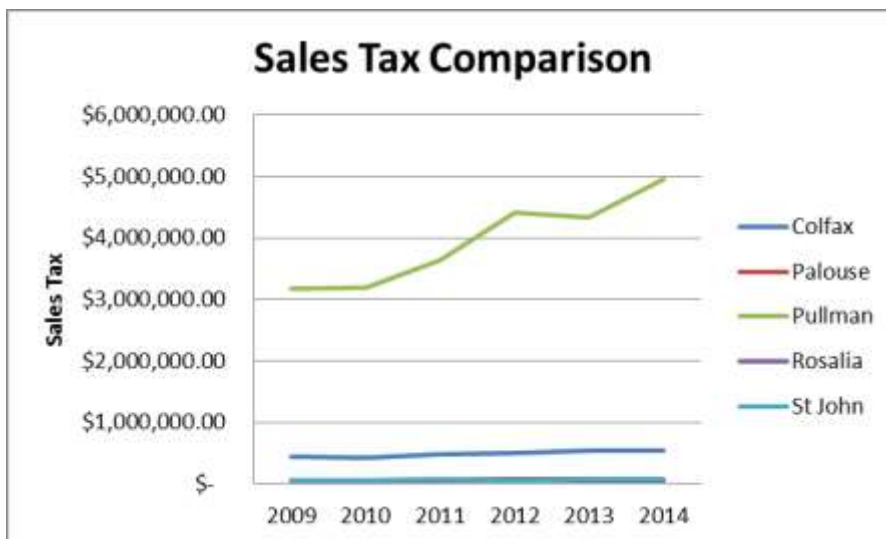


Graph 31: Equalized Assessed Value (EAV)

B. Sales & Use Tax

Sales Tax Comparison						
	2009	2010	2011	2012	2013	2014
Colfax	\$ 438,043.28	\$ 427,150.34	\$ 471,207.72	\$ 499,634.02	\$ 531,448.57	\$ 543,410.06
Palouse	\$ 60,192.77	\$ 56,616.19	\$ 63,850.55	\$ 71,930.23	\$ 75,210.50	\$ 63,782.23
Pullman	\$ 3,170,304.25	\$ 3,192,182.65	\$ 3,639,374.03	\$ 4,400,628.82	\$ 4,331,803.46	\$ 4,953,434.15
Rosalia	\$ 41,342.11	\$ 38,243.30	\$ 47,179.34	\$ 68,011.28	\$ 48,950.79	\$ 52,660.91
St John	\$ 51,524.84	\$ 50,263.78	\$ 64,950.56	\$ 60,742.44	\$ 76,586.60	\$ 74,121.83

Table 43: Sales Tax Comparison



Graph 32: Sales Tax Comparison

The City of Colfax has seen a 24.05% increase in Sales and Use Tax between 2009 and 2014. It leads Palouse, Rosalia, and St. John in this comparison.

C. Employment Dynamics – Work Area Profile Report

Work Area Profile Report: Jobs by NAICS Industry Sector						
	2013		2010		2002	
	Count	Share	Count	Share	Count	Share
Agriculture, Forestry, Fishing and Hunting	11	0.9%	14	0.7%	22	1.2%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	3	0.2%	0	0.0%
Construction	70	5.7%	72	3.9%	74	4.1%
Manufacturing	4	0.3%	3	0.2%	8	0.4%
Wholesale Trade	82	6.7%	313	16.7%	362	20.2%
Retail Trade	152	12.5%	155	8.3%	147	8.2%
Transportation and Warehousing	19	1.6%	11	0.6%	60	3.3%
Information	44	3.6%	77	4.1%	109	6.1%
Finance and Insurance	44	3.6%	88	4.7%	101	5.6%
Real Estate and Rental and Leasing	12	1.0%	11	0.6%	23	1.3%
Professional, Scientific, and Technical Services	27	2.2%	24	1.3%	32	1.8%
Management of Companies and Enterprises	0	0.0%	18	1.0%	9	0.5%
Administration & Support, Waste Management and Remediation	28	2.3%	18	1.0%	20	1.1%
Educational Services	99	8.1%	124	6.6%	119	6.6%
Health Care and Social Assistance	465	38.1%	549	29.4%	443	24.7%
Arts, Entertainment, and Recreation	5	0.4%	2	0.1%	5	0.3%
Accommodation and Food Services	81	6.6%	78	4.2%	112	6.2%
Other Services (excluding Public Administration)	31	2.5%	29	1.6%	68	3.8%
Public Administration	45	3.7%	281	15.0%	79	4.4%

Table 44: Work Area Profile Report

The table above consists of jobs located in Colfax. The highest number is Health Care and Social Assistance which increased from 24.7% in 2002 to 38.1% in 2013. This is followed up by Wholesale Trade in 2002 at 20.2%. This switched with the retail trade in 2013 at 12.5%

Work Area Profile: Jobs by Worker Educational Attainment						
	2013		2010		2002	
	Count	Share	Count	Share	Count	Share
Less than high school	72	5.9%	103	5.5%	-	-
High school or equivalent, no college	264	21.7%	405	21.7%	-	-
Some college or Associate degree	344	28.2%	589	31.5%	-	-
Bachelor's degree or advanced degree	253	20.8%	388	20.7%	-	-
Educational attainment not available (workers aged 29 or younger)	286	23.5%	385	20.6%	-	-

Table 45: Work Area Profile: Jobs by Worker Educational Attainment

The table above shows that the majority of jobs in Colfax require some college or a degree.

D. Employment Dynamics – Home Area Profile Report

Home Area Profile Report: Jobs by NAICS Industry Sector						
	2013		2010		2002	
	Count	Share	Count	Share	Count	Share
Agriculture, Forestry, Fishing and Hunting	35	3.1%	45	3.4%	27	1.9%
Mining, Quarrying, and Oil and Gas Extraction	1	0.1%	0	0.0%	0	0.0%
Utilities	3	0.3%	3	0.2%	7	0.5%
Construction	38	3.4%	33	2.5%	31	2.2%
Manufacturing	109	9.6%	72	5.4%	37	2.7%
Wholesale Trade	98	8.7%	112	8.5%	133	9.6%
Retail Trade	99	8.8%	111	8.4%	154	11.1%
Transportation and Warehousing	34	3.0%	28	2.1%	38	2.7%
Information	26	2.3%	37	2.8%	48	3.4%
Finance and Insurance	26	2.3%	39	2.9%	68	4.9%
Real Estate and Rental and Leasing	11	1.0%	13	1.0%	14	1.0%
Professional, Scientific, and Technical Services	16	1.4%	20	1.5%	24	1.7%
Management of Companies and Enterprises	2	0.2%	7	0.5%	10	0.7%
Administration & Support, Waste Management and Remediation	20	1.8%	22	1.7%	28	2.0%
Educational Services	274	24.2%	241	18.2%	269	19.3%
Health Care and Social Assistance	196	17.3%	257	19.4%	262	18.8%
Arts, Entertainment, and Recreation	12	1.1%	10	0.8%	8	0.6%
Accommodation and Food Services	42	3.7%	94	7.1%	90	6.5%
Other Services (excluding Public Administration)	21	1.9%	32	2.4%	57	4.1%
Public Administration	68	6.0%	148	11.2%	87	6.3%

Table 46: Home Area Profile Report: Jobs by NAICS Industry Sector

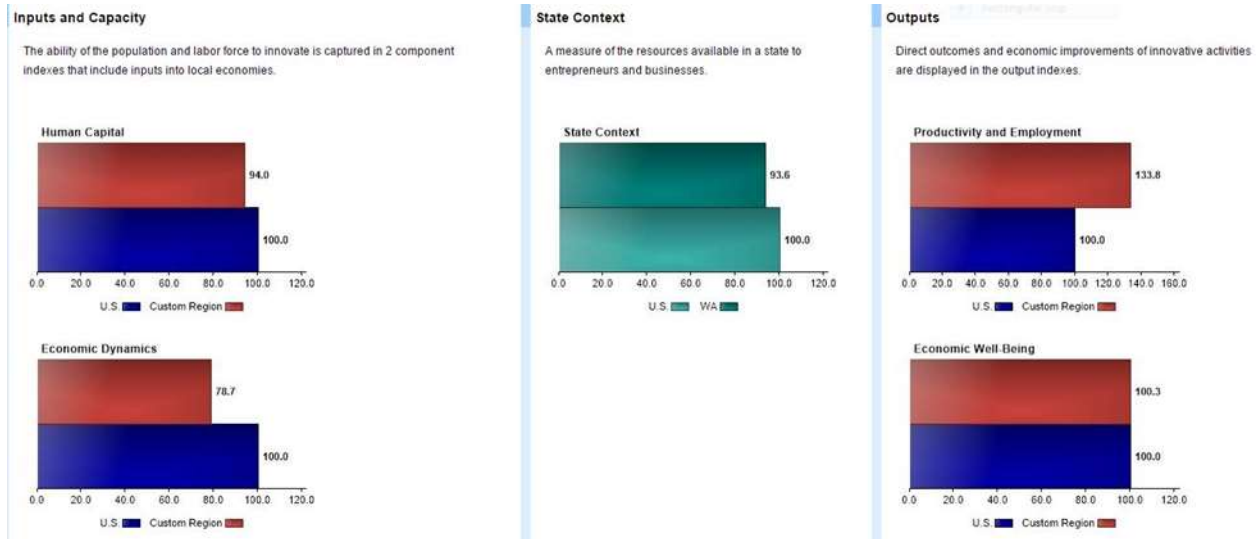
The largest percentile of residents work in the educational sector which increased from 19.3% in 2002 to 24.2% in 2013. This is followed up by health care and social assistance at 18.8% in 2002 decreasing to 17.3% in 2013.

Home Area Profile Report: Jobs by Worker Educational Attainment						
	2013		2010		2002	
	Count	Share	Count	Share	Count	Share
Less than high school	78	6.9%	67	5.1%	-	-
High school or equivalent, no	235	20.8%	278	21.0%	-	-
Some college or Associate d	301	26.6%	391	29.5%	-	-
Bachelor's degree or advance	293	25.9%	303	22.9%	-	-
Educational attainment not a	224	19.8%	285	21.5%	-	-

Table 47: Home Area Profile Report: Jobs by Worker Educational Attainment

The largest percentage of residents has some college experience at 29.5% in 2010 decreasing to 26.6% in 2013. This is followed up by folks who have a Bachelor's degree increasing from 22.9% to 25.9% in 2013.

E. Innovation Index



Graph 33: Innovation Index

The Innovation Index is a profile that takes a broad look at indicators related to innovation from both the input and output perspectives through the Economic Development Administration. The index represents the micropolitan area of Pullman (Whitman County). The index is 102 compared to the US average of 100. This means that the region is slightly more innovative than the US. The index is representative of human capital, economic dynamics, productivity and employment, economic well-being, and state context. The region is slightly deficient in a workforce with a college or associate's degree at 27.8% in 2012 compared to 30.6% nationally. Also, the percentage change in the young adult population between 1997 and 2012 is -0.4% compared to 0.2% nationally. However, the job to population growth is at 0.61 compared to 0.49 nationally and the percent change in GDP per worker is 1.7% compared to 1.1% nationally between 1997 and 2011. Also, the number of patents per 1,000 workers is 1 compared to 0.5 nationally between 1997 and 2011.

F. Pullman MSA Labor Force Data

The workforce for the Pullman micropolitan area is below.

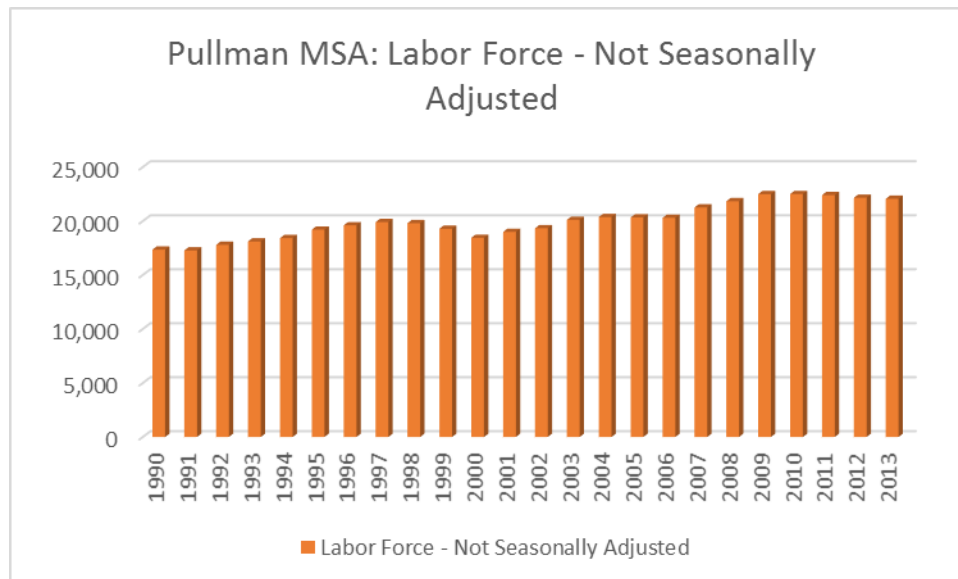
Pullman MSA Workforce Data							
Year	Description	QCEW Cluster - Establishments	Industry Cluster - Establishment LQ	QCEW Cluster - Employment	Industry Cluster - Employment LQ	QCEW Cluster - Wages	Industry Cluster - Annual Wages LQ
2001	Total All Industries	1,384	1	14,919	1	\$419,016,097	1
2001	Advanced Materials	0	0	379	0.54	\$17,266,483	0.63
2001	Agribusiness, Food Processing & Technology	334	13.39	1,031	2.8	\$25,850,163	3.08
2001	Apparel & Textiles	0	0	9	0.05	\$214,988	0.05
2001	Arts, Entertainment, Recreation & Vistor Industries	15	0.35	484	0.82	\$9,805,107	0.78
2001	Biomedical/Biotechnical (Life Sciences)	0	0	2,575	1.87	\$89,012,144	2.43
2001	Business & Financial Services	23	0.11	331	0.26	\$14,771,182	0.24
2001	Chemicals & Chemical Based Products	0	0	88	0.29	\$3,575,275	0.33
2001	Defense & Security	9	0.19	152	0.2	\$5,844,492	0.19
2001	Education & Knowledge Creation	16	0.98	1,113	2.23	\$42,725,641	3.04
2001	Energy (Fossil & Renewable)	7	0.11	553	0.81	\$25,542,500	0.92
2001	Forest & Wood Products	0	0	12	0.05	\$285,783	0.04
2001	Glass & Ceramics	0	0	7	0.16	\$172,207	0.13
2001	Information Technology & Telecommunications	6	0.11	421	0.58	\$21,741,452	0.57
2001	Transportation & Logistics	3	0.08	156	0.34	\$6,071,754	0.44
2001	Manufacturing Supercluster	0	0	337	0.38	\$14,992,682	0.44
2001	Fabricated Metal Product Mfg	0	0	16	0.09	\$563,592	0.1
2001	Machinery Mfg	0	0	21	0.13	\$911,806	0.17
2001	Computer & Electronic Product Mfg	0	0	49	0.24	\$2,209,145	0.22
2001	Electrical Equipment, Appliance & Component Mfg	0	0	251	3.95	\$11,308,139	5.68
2001	Mining	0	0	13	0.58	\$409,448	0.52
2001	Printing & Publishing	3	0.1	122	0.4	\$5,557,783	0.53
2010	Total All Industries	1,315	1	16,608	1	\$630,687,570	1
2010	Advanced Materials	16	0.77	843	1.38	\$48,182,024	1.39
2010	Agribusiness, Food Processing & Technology	326	16.25	1,391	3.53	\$49,622,788	4.12
2010	Apparel & Textiles	1	0.09	2	0.02	\$113,330	0.03
2010	Arts, Entertainment, Recreation & Vistor Industries	40	1.04	421	0.64	\$10,027,744	0.54
2010	Biomedical/Biotechnical (Life Sciences)	44	0.94	2,595	1.42	\$119,791,205	1.69
2010	Business & Financial Services	89	0.43	374	0.26	\$20,736,855	0.21
2010	Chemicals & Chemical Based Products	7	0.71	234	0.9	\$12,333,970	0.93
2010	Defense & Security	29	0.6	276	0.3	\$20,529,680	0.4
2010	Education & Knowledge Creation	25	1.39	1,127	1.77	\$53,970,820	2.16
2010	Energy (Fossil & Renewable)	31	0.53	853	1.16	\$48,410,406	1.11
2010	Forest & Wood Products	3	0.3	37	0.21	\$1,541,973	0.23
2010	Information Technology & Telecommunications	26	0.52	779	1.22	\$47,667,071	1.02
2010	Transportation & Logistics	27	0.86	215	0.44	\$9,287,221	0.49
2010	Manufacturing Supercluster	9	0.46	936	1.33	\$59,247,043	1.59
2010	Fabricated Metal Product Mfg	2	0.24	8	0.05	\$347,605	0.06
2010	Machinery Mfg	2	0.46	69	0.54	\$3,907,513	0.62
2010	Computer & Electronic Product Mfg	3	1.09	133	0.93	\$9,013,391	0.84
2010	Electrical Equipment, Appliance & Component Mfg	1	0.93	575	12.4	\$32,621,067	16.12
2010	Transportation Equipment Mfg	1	0.47	151	0.86	\$13,357,468	1.38
2010	Mining	1	0.58	3	0.13	\$118,927	0.1
2010	Printing & Publishing	10	0.36	104	0.39	\$5,076,741	0.38
2012	Total All Industries	1,313	1	17,291	1	\$682,709,549	1
2012	Advanced Materials	16	0.86	1,077	1.92	\$63,947,455	1.9
2012	Agribusiness, Food Processing & Technology	322	16.2	1,584	4	\$60,989,017	4.94
2012	Apparel & Textiles	2	0.22	30	0.36	\$990,415	0.3
2012	Arts, Entertainment, Recreation & Vistor Industries	40	1.05	431	0.63	\$10,693,732	0.53
2012	Biomedical/Biotechnical (Life Sciences)	40	0.83	2,295	1.21	\$112,556,154	1.49
2012	Business & Financial Services	88	0.42	269	0.18	\$15,552,657	0.14
2012	Chemicals & Chemical Based Products	9	0.98	169	0.68	\$9,996,825	0.76
2012	Defense & Security	33	0.65	366	0.38	\$27,601,006	0.49
2012	Education & Knowledge Creation	26	1.38	1,809	2.76	\$93,370,080	3.45
2012	Energy (Fossil & Renewable)	30	0.52	1,349	1.72	\$86,853,932	1.77
2012	Forest & Wood Products	5	0.56	271	1.69	\$10,980,811	1.79
2012	Information Technology & Telecommunications	24	0.46	1,064	1.6	\$68,281,725	1.31
2012	Transportation & Logistics	26	0.82	279	0.53	\$13,409,137	0.64
2012	Manufacturing Supercluster	10	0.62	1,307	2.02	\$87,168,648	2.41
2012	Fabricated Metal Product Mfg	3	0.39	14	0.09	\$640,994	0.1
2012	Machinery Mfg	2	0.69	105	0.95	\$7,683,081	1.34
2012	Computer & Electronic Product Mfg	3	1.21	166	1.23	\$11,936,673	1.11
2012	Electrical Equipment, Appliance & Component Mfg	1	0.98	814	17.18	\$47,417,633	21.49
2012	Transportation Equipment Mfg	1	0.65	208	1.26	\$19,490,268	2.04
2012	Mining	1	0.56	2	0.08	\$81,689	0.06
2012	Printing & Publishing	13	0.47	68	0.25	\$3,614,142	0.25

Table 48: Pullman MSA Workforce Data

Pullman Micropolitan Statistical Area: Labor Force				
Year	Labor Force - Not Seasonally Adjusted	Employed Labor Force - Not Seasonally Adjusted	Unemployed Labor Force - Not Seasonally Adjusted	Unemployment Rate
1990	17,524	17,238	286	1.6
1991	17,349	17,028	321	1.9
1992	17,272	16,864	408	2.4
1993	17,796	17,383	413	2.3
1994	18,111	17,713	398	2.2
1995	18,418	18,004	414	2.2
1996	19,202	18,788	414	2.2
1997	19,599	19,253	346	1.8
1998	19,901	19,521	380	1.9
1999	19,806	19,441	365	1.8
2000	19,280	18,482	798	4.1
2001	18,442	17,587	855	4.6
2002	18,992	18,063	929	4.9
2003	19,332	18,377	955	4.9
2004	20,107	19,193	914	4.5
2005	20,371	19,453	918	4.5
2006	20,338	19,456	882	4.3
2007	20,298	19,433	865	4.3
2008	21,253	20,331	922	4.3
2009	21,833	20,585	1,248	5.7
2010	22,489	20,977	1,512	6.7
2011	22,499	21,056	1,443	6.4
2012	22,402	20,947	1,455	6.5
2013	22,157	20,820	1,337	6
2014	22,059	20,845	1,214	5.5

Table 49: Pullman Micropolitan Statistical Area: Labor Force

The labor force in Whitman County has grown 25.9% from 1990 to 2014 from 17,524 to 22,059. The average unemployment rate has increased from 1.6% in 1990 to 5.5% in 2015. This is largely due to changes in the agricultural industry and the slimming down of the workforce at Washington State University.



Graph 34 : Pullman MSA Labor Force – Not Seasonally Adjusted

G. Consumer Spending

2015 Consumer Spending	
Apparel & Services: Total \$	\$2,160,559
Average Spent	\$1,736.78
Spending Potential Index	75
Computers & Accessories: Total \$	\$243,635
Average Spent	\$195.85
Spending Potential Index	77
Education: Total \$	\$1,358,819
Average Spent	\$1,092.30
Spending Potential Index	72
Entertainment/Recreation: Total \$	\$3,287,243
Average Spent	\$2,642.48
Spending Potential Index	80
Food at Home: Total \$	\$5,152,305
Average Spent	\$4,141.72
Spending Potential Index	79
Food Away from Home: Total \$	\$3,124,185
Average Spent	\$2,511.40
Spending Potential Index	76
Health Care: Total \$	\$5,139,046
Average Spent	\$4,131.07
Spending Potential Index	87
HH Furnishings & Equipment: Total \$	\$1,819,133
Average Spent	\$1,462.33
Spending Potential Index	79
Investments: Total \$	\$2,253,076
Average Spent	\$1,811.15
Spending Potential Index	66
Retail Goods: Total \$	\$25,702,555
Average Spent	\$20,661.22
Spending Potential Index	81
Shelter: Total \$	\$15,344,765
Average Spent	\$12,335.02
Spending Potential Index	75
TV/Video/Audio: Total \$	\$1,323,438
Average Spent	\$1,063.86
Spending Potential Index	81
Travel: Total \$	\$1,878,247
Average Spent	\$1,509.84
Spending Potential Index	77
Vehicle Maintenance & Repairs: Total \$	\$1,101,632
Average Spent	\$885.56
Spending Potential Index	79

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Table 50: Consumer Spending

The most successful consumer spending segment is health care with over \$4,131.07 spent on average per person with a spending potential index of 87 (in USA 100 is average). The lowest consumer spending segment is investments at only \$1,811.15 spent on average per person at a spending potential index of 66 in 2015.

H. Restaurant Market Potential

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	1,706	78.7%	104
Went to family restaurant/steak house 4+ times/mo	774	35.7%	124
Spent at family rest/steak hse last 6 months: <\$31	195	9.0%	125
Spent at family rest/steak hse last 6 months: \$31-50	150	6.9%	81
Spent at family rest/steak hse last 6 months: \$51-100	348	16.1%	107
Spent at family rest/steak hse last 6 months: \$101-200	256	11.8%	97
Spent at family rest/steak hse last 6 months: \$201-300	123	5.7%	96
Spent at family rest/steak hse last 6 months: \$301+	204	9.4%	127
Family restaurant/steak house last 6 months: breakfast	351	16.2%	129
Family restaurant/steak house last 6 months: lunch	451	20.8%	107
Family restaurant/steak house last 6 months: dinner	1,165	53.7%	112
Family restaurant/steak house last 6 months: snack	34	1.6%	89
Family restaurant/steak house last 6 months: weekday	791	36.5%	115
Family restaurant/steak house last 6 months: weekend	1,070	49.4%	117
Fam rest/steak hse/6 months: Applebee` s	594	27.4%	110
Fam rest/steak hse/6 months: Bob Evans Farms	170	7.8%	211
Fam rest/steak hse/6 months: Buffalo Wild Wings	177	8.2%	107
Fam rest/steak hse/6 months: California Pizza Kitchen	37	1.7%	52
Fam rest/steak hse/6 months: Carrabba` s Italian Grill	71	3.3%	107
Fam rest/steak hse/6 months: The Cheesecake Factory	118	5.4%	80
Fam rest/steak hse/6 months: Chili` s Grill & Bar	277	12.8%	105
Fam rest/steak hse/6 months: CiCi` s Pizza	59	2.7%	62
Fam rest/steak hse/6 months: Cracker Barrel	350	16.1%	166
Fam rest/steak hse/6 months: Denny` s	155	7.1%	75
Fam rest/steak hse/6 months: Golden Corral	195	9.0%	105
Fam rest/steak hse/6 months: IHOP	247	11.4%	98
Fam rest/steak hse/6 months: Logan` s Roadhouse	108	5.0%	140
Fam rest/steak hse/6 months: LongHorn Steakhouse	108	5.0%	116
Fam rest/steak hse/6 months: Old Country Buffet	46	2.1%	101
Fam rest/steak hse/6 months: Olive Garden	489	22.6%	129
Fam rest/steak hse/6 months: Outback Steakhouse	278	12.8%	129
Fam rest/steak hse/6 months: Red Lobster	299	13.8%	109
Fam rest/steak hse/6 months: Red Robin	135	6.2%	104
Fam rest/steak hse/6 months: Ruby Tuesday	245	11.3%	164
Fam rest/steak hse/6 months: Texas Roadhouse	205	9.5%	128
Fam rest/steak hse/6 months: T.G.I. Friday` s	147	6.8%	85
Fam rest/steak hse/6 months: Waffle House	174	8.0%	148
Went to fast food/drive-in restaurant in last 6 mo	1,992	91.9%	102
Went to fast food/drive-in restaurant 9+ times/mo	926	42.7%	106
Spent at fast food/drive-in last 6 months: <\$11	67	3.1%	71
Spent at fast food/drive-in last 6 months: \$11-\$20	180	8.3%	108
Spent at fast food/drive-in last 6 months: \$21-\$40	281	13.0%	107
Spent at fast food/drive-in last 6 months: \$41-\$50	202	9.3%	123
Spent at fast food/drive-in last 6 months: \$51-\$100	389	17.9%	108
Spent at fast food/drive-in last 6 months: \$101-\$200	216	10.0%	83
Spent at fast food/drive-in last 6 months: \$201+	287	13.2%	109

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2015 and 2020.

Table 51: Restaurant Market Potential

The largest segment of the population spend between \$51 and \$100 in the last six months at a family restaurant or steakhouse at 348 people or 16.1% of the adult population. The meal attracting the largest segment of the population is dinner at 1,165 or 53.7% of the population. The segments which have the most market potential is adults who spend over \$301 in the last six months on restaurants at a market potential index of 127. The timeframe which has the

largest potential is weekend at 117. The restaurant types which have the largest market potential in Colfax is Cracker Barrel at 166 and Ruby Tuesday at 164.

I. Fast Food Market Potential

Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Fast food/drive-in last 6 months: eat in	815	37.6%	103
Fast food/drive-in last 6 months: home delivery	171	7.9%	100
Fast food/drive-in last 6 months: take-out/drive-thru	1,193	55.0%	117
Fast food/drive-in last 6 months: take-out/walk-in	440	20.3%	104
Fast food/drive-in last 6 months: breakfast	804	37.1%	112
Fast food/drive-in last 6 months: lunch	1,250	57.7%	114
Fast food/drive-in last 6 months: dinner	1,004	46.3%	105
Fast food/drive-in last 6 months: snack	259	11.9%	95
Fast food/drive-in last 6 months: weekday	1,406	64.9%	109
Fast food/drive-in last 6 months: weekend	1,035	47.7%	104
Fast food/drive-in last 6 months: A & W	60	2.8%	85
Fast food/drive-in last 6 months: Arby's	566	26.1%	155
Fast food/drive-in last 6 months: Baskin-Robbins	45	2.1%	59
Fast food/drive-in last 6 months: Boston Market	44	2.0%	59
Fast food/drive-in last 6 months: Burger King	708	32.7%	103
Fast food/drive-in last 6 months: Captain D's	109	5.0%	147
Fast food/drive-in last 6 months: Carl's Jr.	55	2.5%	43
Fast food/drive-in last 6 months: Checkers	51	2.4%	80
Fast food/drive-in last 6 months: Chick-fil-A	402	18.5%	112
Fast food/drive-in last 6 months: Chipotle Mex. Grill	91	4.2%	45
Fast food/drive-in last 6 months: Chuck E. Cheese's	68	3.1%	87
Fast food/drive-in last 6 months: Church's Fr. Chicken	59	2.7%	76
Fast food/drive-in last 6 months: Cold Stone Creamery	59	2.7%	81
Fast food/drive-in last 6 months: Dairy Queen	274	12.6%	91
Fast food/drive-in last 6 months: Del Taco	23	1.1%	30
Fast food/drive-in last 6 months: Domino's Pizza	219	10.1%	86
Fast food/drive-in last 6 months: Dunkin' Donuts	209	9.6%	85
Fast food/drive-in last 6 months: Hardee's	277	12.8%	213
Fast food/drive-in last 6 months: Jack in the Box	110	5.1%	59
Fast food/drive-in last 6 months: KFC	545	25.1%	108
Fast food/drive-in last 6 months: Krispy Kreme	97	4.5%	106
Fast food/drive-in last 6 months: Little Caesars	331	15.3%	139
Fast food/drive-in last 6 months: Long John Silver's	224	10.3%	184
Fast food/drive-in last 6 months: McDonald's	1,277	58.9%	106
Fast food/drive-in last 6 months: Panera Bread	278	12.8%	122
Fast food/drive-in last 6 months: Papa John's	292	13.5%	143
Fast food/drive-in last 6 months: Papa Murphy's	81	3.7%	89
Fast food/drive-in last 6 months: Pizza Hut	563	26.0%	129
Fast food/drive-in last 6 months: Popeyes Chicken	94	4.3%	56
Fast food/drive-in last 6 months: Quiznos	74	3.4%	82
Fast food/drive-in last 6 months: Sonic Drive-In	285	13.1%	127
Fast food/drive-in last 6 months: Starbucks	243	11.2%	77
Fast food/drive-in last 6 months: Steak 'n Shake	141	6.5%	135
Fast food/drive-in last 6 months: Subway	728	33.6%	100
Fast food/drive-in last 6 months: Taco Bell	704	32.5%	103
Fast food/drive-in last 6 months: Wendy's	742	34.2%	120
Fast food/drive-in last 6 months: Whataburger	99	4.6%	121
Fast food/drive-in last 6 months: White Castle	64	3.0%	88

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2015 and 2020.

Table 52: Fast Food Market Potential

Fast food restaurants with a drive-thru possess the largest market potential in Colfax with a market potential index 117. The fast food establishments which have the largest market potential in Colfax are Dunkin Donuts at 213, Long John Silver at 184, and Arby's at 155.

J. Retail Leakage & Surplus

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$32,273,289	\$23,415,130	\$8,858,159	15.9	42
Total Retail Trade	44-45	\$29,332,604	\$21,771,043	\$7,561,561	14.8	33
Total Food & Drink	722	\$2,940,685	\$1,644,087	\$1,296,598	28.3	9
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$6,042,520	\$590,467	\$5,452,053	82.2	3
Automobile Dealers	4411	\$5,199,561	\$0	\$5,199,561	100.0	0
Other Motor Vehicle Dealers	4412	\$415,934	\$0	\$415,934	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$427,025	\$590,467	-\$163,442	-16.1	3
Furniture & Home Furnishings Stores	442	\$626,969	\$165,731	\$461,238	58.2	1
Furniture Stores	4421	\$348,031	\$165,731	\$182,300	35.5	1
Home Furnishings Stores	4422	\$278,938	\$0	\$278,938	100.0	0
Electronics & Appliance Stores	443	\$532,694	\$206,405	\$326,289	44.1	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$983,115	\$2,599,993	-\$1,616,878	-45.1	3
Bldg Material & Supplies Dealers	4441	\$826,131	\$412,943	\$413,188	33.3	2
Lawn & Garden Equip & Supply Stores	4442	\$156,984	\$2,187,050	-\$2,030,066	-86.6	1
Food & Beverage Stores	445	\$5,847,137	\$3,088,248	\$2,758,889	30.9	2
Grocery Stores	4451	\$5,450,428	\$2,145,877	\$3,304,551	43.5	1
Specialty Food Stores	4452	\$146,780	\$0	\$146,780	100.0	0
Beer, Wine & Liquor Stores	4453	\$249,929	\$942,371	-\$692,442	-58.1	1
Health & Personal Care Stores	446,4461	\$2,097,114	\$1,118,113	\$979,001	30.4	3
Gasoline Stations	447,4471	\$2,368,324	\$1,897,294	\$471,030	11.0	1
Clothing & Clothing Accessories Stores	448	\$1,592,002	\$7,379,626	-\$5,787,624	-64.5	2
Clothing Stores	4481	\$1,208,955	\$7,294,073	-\$6,085,118	-71.6	1
Shoe Stores	4482	\$212,097	\$0	\$212,097	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$170,950	\$85,553	\$85,397	33.3	1
Sporting Goods, Hobby, Book & Music Stores	451	\$468,087	\$351,469	\$116,618	14.2	4
Sporting Goods/Hobby/Musical Instr Stores	4511	\$427,138	\$306,268	\$120,870	16.5	3
Book, Periodical & Music Stores	4512	\$40,949	\$45,201	-\$4,252	-4.9	1
General Merchandise Stores	452	\$5,109,789	\$155,902	\$4,953,887	94.1	2
Department Stores Excluding Leased Depts.	4521	\$1,833,256	\$0	\$1,833,256	100.0	0
Other General Merchandise Stores	4529	\$3,276,533	\$155,902	\$3,120,631	90.9	2
Miscellaneous Store Retailers	453	\$959,417	\$3,909,045	-\$2,949,628	-60.6	9
Florists	4531	\$34,551	\$282,600	-\$248,049	-78.2	2
Office Supplies, Stationery & Gift Stores	4532	\$272,481	\$45,559	\$226,922	71.4	2
Used Merchandise Stores	4533	\$77,074	\$43,113	\$33,961	28.3	1
Other Miscellaneous Store Retailers	4539	\$575,311	\$3,537,773	-\$2,962,462	-72.0	4
Nonstore Retailers	454	\$2,705,436	\$308,750	\$2,396,686	79.5	1
Electronic Shopping & Mail-Order Houses	4541	\$2,414,950	\$308,750	\$2,106,200	77.3	1
Vending Machine Operators	4542	\$24,747	\$0	\$24,747	100.0	0
Direct Selling Establishments	4543	\$265,739	\$0	\$265,739	100.0	0
Food Services & Drinking Places	722	\$2,940,685	\$1,644,087	\$1,296,598	28.3	9
Full-Service Restaurants	7221	\$1,384,198	\$744,906	\$639,292	30.0	4
Limited-Service Eating Places	7222	\$1,310,246	\$741,644	\$568,602	27.7	4
Special Food Services	7223	\$134,345	\$0	\$134,345	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$111,896	\$157,537	-\$45,641	-16.9	1

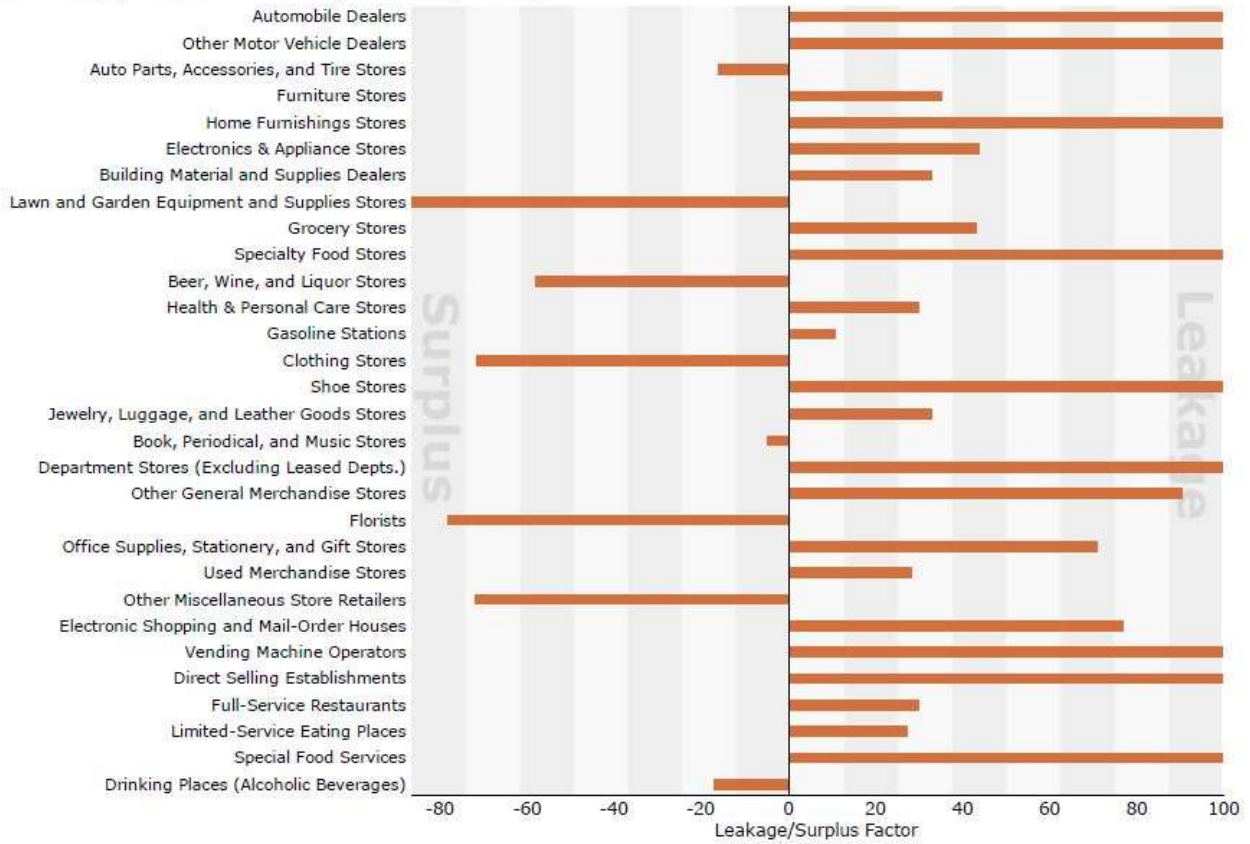
Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Source: Esri and Dun & Bradstreet. Copyright 2015 Dun & Bradstreet, Inc. All rights reserved.

Table 53: Retail Leakage and Surplus

The retail sector which has the largest retail surplus is automobile dealers, other motor vehicle dealers, specialty food, home furnishings, shoe, department, vending machine, and direct selling stores at 100.0 leakage/surplus factor.

Leakage/Surplus Factor by Industry Group



Graph 35: Leakage/Surplus Factor by Industry Group

II. Issues

Current and existing economic trends suggest a variety of issues and needs for economic development in the City of Colfax:

- Investment needed into Downtown core to make it a hub of retail activity for central Whitman County
- Restore the Former St. Ignatius Hospital Campus into a mixed-use development adding to the quality of life of the South Hill neighborhood
- State Route 26 and US 195 intersection needs to be reconfigured
- The Main and Fairview Street intersection needs to be widened to accommodate freight traffic to the Port of Whitman Airport Industrial Area
- Explore possible city actions to increase the median income of Colfax’s residents, including support for entrepreneurship, small business startups, and vocational training
- Foster environmental remediation (brownfield cleanup), land conversion, and redevelopment

- Seek opportunities to join other organizational entities to accomplish effective public-private partnerships to promote economic development in the City
- Enhance regional recognition of Colfax as an economic hub, promoting the success and diversity of its businesses and focusing on development of a more positive business climate
- Explore strategies to maintain a favorable and diverse tax base, to support the needs of our daytime and nighttime populations
- Meet the needs of our residential neighborhoods while maintaining the economic health of our business community
- Ensure that adequate public services are in place to support existing and proposed commercial, mixed-use, and industrial development.
- Fund infrastructure and services by maintaining a solvent and diversified revenue stream.

III. Goals & Objectives

Goal ED-1: Create a healthy and sustainable local economy through the start-up, retention, expansion, and recruitment of businesses; diversify the City economy, and generate a good tax base to fund city services.

- ED-1A Encourage economic development through a variety of mechanisms.
- ED-1B Support business retention, expansion, and recruitment efforts.
- ED-1C Support public and private programs and activities that act to diversify the economy.
- ED-1D Encourage job recruitment efforts towards those sectors that:
 - a. Are compatible with environmental and quality-of-life standards of the City and region.
 - b. Provide good living wages;
 - c. Help diversify the economy; and
 - d. Capitalize on the strengths of the region.
- ED-1E Support and provide, where appropriate, economic development techniques to provide a business climate conducive to new and start-up businesses.
- ED-1F Encourage creation and retention of home-based businesses that are consistent with neighborhood character.
- ED-1G Support efforts to develop a formal process involving government, civic organizations, and businesses to study and develop strategies for business retention, expansion, and recruitment.

- ED-1H Encourage development of contingency plans for the possible loss of any of the employers in the City that have a significant economic impact on the City.
- ED-1I Identify and implement a variety of private sector financial incentives to leverage the attraction and/or expansion of targeted business sectors.
- ED-1J Work with the area Chambers of Commerce and other entities to support patronage of local businesses.
- ED-1K Utilize citizen committees in developing and maintaining an economic development plan that sets priorities for economic and redevelopment activities.
- ED-1L Fiscally-stable city. Promote a high citywide jobs-to-households ratio that supports tax revenue growth at pace with residential demand for municipal services.
- ED-1M Business environment. Use plans and investments to help create a positive business environment in the city and provide strategic assistance to retain, expand, and attract businesses.
- ED-1N Import substitution. Encourage local goods production and service delivery that substitute for imports and help keep the money Colfax residents earn in the local economy.

Goal ED-2: Provide an adequate job-producing land base to ensure an adequate number of jobs for citizens within the community and to aid the community in paying for infrastructure and services.

- ED-2A Designate a total of between 120 and 300 acres of land on the Comprehensive Plan map to meet projected light industrial demand over the next twenty –years.
- ED-2B Implement development standards to control the division of large industrial sites.
- ED-2C Implement a brownfield redevelopment program to increase the productive reuse of contaminated sites.
- ED-2D Retain a supply of small, medium, and large scale commercial sites necessary to meet twenty-year land needs.
- ED-2E Promote opportunities for mixed-use development.

Goal ED-3: Grow and sustain a qualified workforce that is competitive and responds to the changing needs of the workplace.

- ED-3A Enhance employment opportunities for Colfax’s citizens.
- ED-3B Encourage continued growth and academic excellence Washington State University, Eastern Washington University, and the University of Idaho.
- ED-3C The City of Colfax should support and encourage K through 12 education to include skills-based training and creative partnerships with business.

- ED-3D Encourage community colleges and technical schools to develop customized training programs for new and start-up businesses.
- ED-3E Encourage employers to provide and support continuing education for their employees.
- ED-3F Encourage an interactive relationship between schools and businesses through apprenticeship, mentoring, and other programs.

Goal ED-4: The City achieves maximum economic, environmental, and social benefit from public infrastructure.

- ED-4A Plan our investments in infrastructure with the goal of balancing economic, environmental, and social needs, supporting a variety of potential economic sectors, and creating a pattern of development we can sustain into the future.
- ED-4B Make decisions to invest in public infrastructure projects after analysis determining their total costs over their estimated useful lives, and their benefit to environmental, economic, and social systems.
- ED-4C Consider whether the public cost of new or improved infrastructure can be recovered through increased revenues the City can expect from the private investment the improvement will attract.
- ED-4D Identify and take advantage of infrastructure grants, loans, and other incentives to achieve the goals of the Comprehensive Plan.
- ED-4E Economic uncertainty created by site contamination can be a barrier to development in our community; identify potential tools and partnerships and resources that can be used to create more economic certainty for developments by better characterizing contamination where doing so fulfills a public purpose.
- ED-4F Identify where new and upgraded utilities will be needed to serve areas zoned for commercial and industrial use, and encourage the development of utilities to service these areas.
- ED-4G Collaborate with public and private partners to finance infrastructure needed to develop targeted commercial, residential, industrial, and mixed-use areas with water, sewer, electricity, street, street frontage, public parking, telecommunications, or rail improvements, as needed and consistent with the Comprehensive Plan.
- ED-4H Encourage new development in areas the City has designated for infill before considering proposals to expand land-use areas or adding new ones.
- ED-4I Serve sites to be designated for industrial or commercial development with required utilities and other services on a cost-effective basis and at a level appropriate to the uses planned for the area and coordinated with development of the site.

ED-4J Avoid building lengthy and expensive service extensions that would cost more than could ever be recovered from revenues.

Goal ED-5: Promote Colfax's identity.

ED-5A Develop a city branding and marketing plan

ED-5B Put city branding on facilities, equipment, and property

ED-5C Create a marketing campaign.

ED-5D Maintain and implement programs specifically designed to improve Colfax's community appearance issues.

ED-5E Encourage preservation and adaptive reuse of the City's historic building inventory and leverage such efforts in branding and marketing efforts.

Goal ED-6: Revitalize commercial zones.

ED-6A Promote access from US 195, SR 26, and SR 272 and create a desire to stop within the central business area of Colfax.

ED-6B Ensure the adequacy and appropriate expansion of utilities and infrastructure.

Goal ED-7: Collaboration with other partners maximizes economic opportunity.

ED-7A Support appropriate economic development efforts for our neighboring jurisdictions, recognizing that the entire region benefits from new jobs, regardless of where they are.

ED-7B Collaborate with neighboring jurisdictions to develop a regional strategy for creating a sustainable economy.

ED-7C Look for economies of scale when providing services at the regional level.

ED-7D Collaborate with local economic development organizations to create new and maintain existing living-wage jobs.

ED-7E Collaborate with Washington State University, University of Idaho, Eastern Washington University, and Spokane Community College on their efforts to educate students in skills that will be needed in the future, to contribute to our community's cultural life, and attract new residents.

ED-7F Collaborate with Whitman Hospital & Medical Center to identify actions the City could take to support their role in ensuring public health and their vitality as a major local employment base.

ED-7G Work with the Southeast Washington Economic Development Association to identify businesses that support the agriculture, technology, food processing, and health care sectors, and identify what the City can do to help them to succeed.

ED-7H Collaborate with the Port in its role of facilitating economic development, while continuing to exercise regulatory control over Port development and operations.

ED-7I Coordinate funding opportunities with other public stakeholders with the City's CIP for major infrastructure investments to maximize the impact of those investments.

ED-7J Traded sector competitiveness. Align plans and investments with efforts to improve the city for traded sector and export growth. Participate in regional and statewide initiatives.

ED-7K Clusters. Align plans and investments with efforts that direct strategic business development resources to enhance the competitiveness of business in traded sector clusters.

Goal ED-8: Public and private investors are aware of Colfax's advantages.

ED-8A Actively promote economic activities that are consistent with the values expressed in the Comprehensive Plan.

ED-8B Market Colfax's advantages to local and out-of-town businesses that may be considering expansions or new facilities in the area.

ED-8C Define a more active City role in stimulating development, and influencing the design and type of development.

ED-8D Continue to coordinate and partners with Whitman County, Southeast Washington Economic Development Association, Port of Whitman, and others to promote Colfax's economic redevelopment opportunities.

Goal ED-9: Tourism is a community revenue source.

ED-9A Provide or support, services and facilities to help visitors enjoy our community's special events and unique character, and work to fully capture the potential economic benefits of their visits.

ED-9B Continue to support efforts to restore, maintain, and improve Colfax's local museums and other attractions.

ED-9C Implement strategies to enhance heritage tourism opportunities.

Goal ED-10: The City has responsive and efficient services and permitting process.

ED-10A Maintain the City's high quality customer service and continuously seek to improve it.

ED-10B Use regulatory incentives to encourage sustainable practices.

ED-10C Improve the responsiveness and efficiency of the City's permit system, in part by identifying and removing waste, lack of clarity, duplication of efforts, and other process inefficiencies that can occur in the development review process.

ED-10D Create more predictability in development review process to reduce costs, without eliminating protections.

ED-10E Eliminate redundancy in review process, and create clearer rules.

ED-10F Create a review process that is easy for all parties to understand at every stage and that invites input from affected parties as early as possible in the development process.

Goal ED-11: Small businesses contribute to Colfax’s economic diversity.

ED-11A Promote the concept that buying from local businesses is a way to strengthen the local economy.

ED-11B Facilitate the success and growth of small businesses and coordinate plans and investments with programs that provide technical and financial assistance to promote sustainable operating practices.

ED-11C Sharing economy. Encourage mechanisms that enable individuals, corporations, non-profits, and government to market distribute, share, and reuse excess capacity in goods and services. This includes peer-to-peer transactions, crowd funding platforms, and a variety of business models to facilitate borrowing and renting unused resources.

Goal ED-12: Ensure an adequate amount of usable industrial and commercially available land in which new businesses may locate. Ensure adequate transportation and utility availability in order for new businesses to locate in the area.

ED-12A Encourage the development of business/industrial areas that can supply readily available sites for new businesses or industries.

ED-12B Maintain an inventory of usable industrial and commercial land that is sufficient to meet projected demand and encourage marketability of the City.

ED-12C Ensure that potential industrial and commercial land has the characteristics necessary to support commerce and industry.

ED-12D Designate adequate usable land to meet future needs for light industry and commerce, and encourage its efficient use.

ED-12E Provide adequate transportation, utilities, and state of the art technologies to support future light industrial and commercial needs through capital improvements and franchise agreements.

Goal ED-13 Prosperity. Colfax has vigorous economic growth and a healthy, diverse economy that supports prosperity and equitable access to employment opportunities for an increasingly diverse population. A strong economy that is keeping up with population growth and attracting resources and talent can:

- Create opportunity for people to achieve their full potential.
- Improve public health.
- Support a healthy environment.
- Support the fiscal well-being of the city.

ED-13A Income self-sufficiency. Expand access to self-sufficient wage levels and career ladders for low-income people by maintaining an adequate and viable supply of

employment land and public facilities to support and expand opportunities in Colfax for middle and high-wage jobs that do not require a 4-year college degree.

- Support the role of industrial area as a leading source of middle-wage jobs that do not require a 4-year college degree and as a major source of wage-disparity reduction for under-served and under-represented communities.
- Evaluate and limit negative impacts of plans and investments on middle and high wage job creation and retention.

ED-13B Poverty reduction. Encourage investment in, and alignment of, poverty-reduction efforts that address economic development, land use, transportation, housing, social services, public health, community development, and workforce development.

ED-13C Disparity reduction. Encourage investment in, and alignment of, public efforts to reduce racial, ethnic, and disability-related disparities in income and employment opportunity.



Image 48: Northeast Colfax

Chapter 14: Community & Human Services



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Set clear goals for service delivery.
- Advance an adaptive management approach to improve reliability and resilience.
- Reduce risks to human and environmental health and safety.

14. Community & Human Services



Image 49: Colfax Municipal Swimming Pool

The City works in partnership with schools, businesses, service providers, and other organizations and jurisdictions to maintain and strengthen a human services network that provides the food, shelter, job training, child care, and other services residents need to be thriving members of our community.

The Community & Human Services Element describes how the City's efforts in planning, funding, coordinating, and improving human services delivery contribute to achieving a more socially sustainable community. It defines the City's roles and describes many tools used to understand and address Colfax residents' needs for human services.

I. Issues

- Community Action Center does not maintain fully staffed presence in Colfax anymore
- Limited human services in rural area
- No day care options

II. Goals & Objectives

Goal CH-1 Promote opportunities for community service facilities, uses, and activities located and designed to meet resident needs.

CH-1A Facilitate the siting and access for:

- a. Affordable housing
- b. Senior housing facilities

- c. Child care centers
- d. Senior Centers
- e. Churches
- f. Youth Centers
- g. Community Centers
- h. Libraries
- i. Health care facilities
- j. Schools

CH-1B Plan for potential siting of community services where growth is anticipated.

CH-1C Allow human service providers and other non-profits to use public facilities for community meetings and other uses as feasible.

CH-1D Minimize the distance which children and youth must travel for educational services and encourage a closer bond between the community and its schools.

Goal CH-2 Support and facilitate programs which provide for the City resident’s basic human needs including food, clothing, shelter, primary health care, and protection from abuse and neglect.

CH-2A Support various human needs assistance programs and identify public and private resources available to address the identified human service needs.

CH-2B Support programs that make health care more accessible and affordable to persons with disabilities, elderly, and low income residents.

CH-2C Prepare for the future needs of City residents, as appropriate, by reviewing current trends, conducting interviews, forums, community meetings, and surveys of human service providers to identify human service needs and develop needs projections based on these trends. Conduct periodic reviews of trends and update the community’s projected needs.

Goal CH-3: Support a “Healthy Community” in which each individual has access to community resources and services.

CH-3A Support affordable, quality, child care and encourage, through land use and regulations, child care facilities in close proximity to home and workplaces.

CH-3B Through land use plans, regulations, and other assistance, support affordable and quality care facilities for working families responsible for elderly or adults

CH-3C Support job training through partnerships with local businesses and schools.

Goal CH-4: Foster community identity and leverage public investment by engaging private, extra-governmental resources and interests.

CH-4A Encourage and utilize volunteer services consistent with reliable and efficient service delivery.

CH-4B Form partnerships with nonprofit organizations to deliver superior service.



Image 50: Whitman County Courthouse

Chapter 15: Cultural & Historic Resources



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Guide historic and cultural resource and scenic view preservation.
- Promote strong links between building and site design and streets.

15. Cultural & Historic Resources



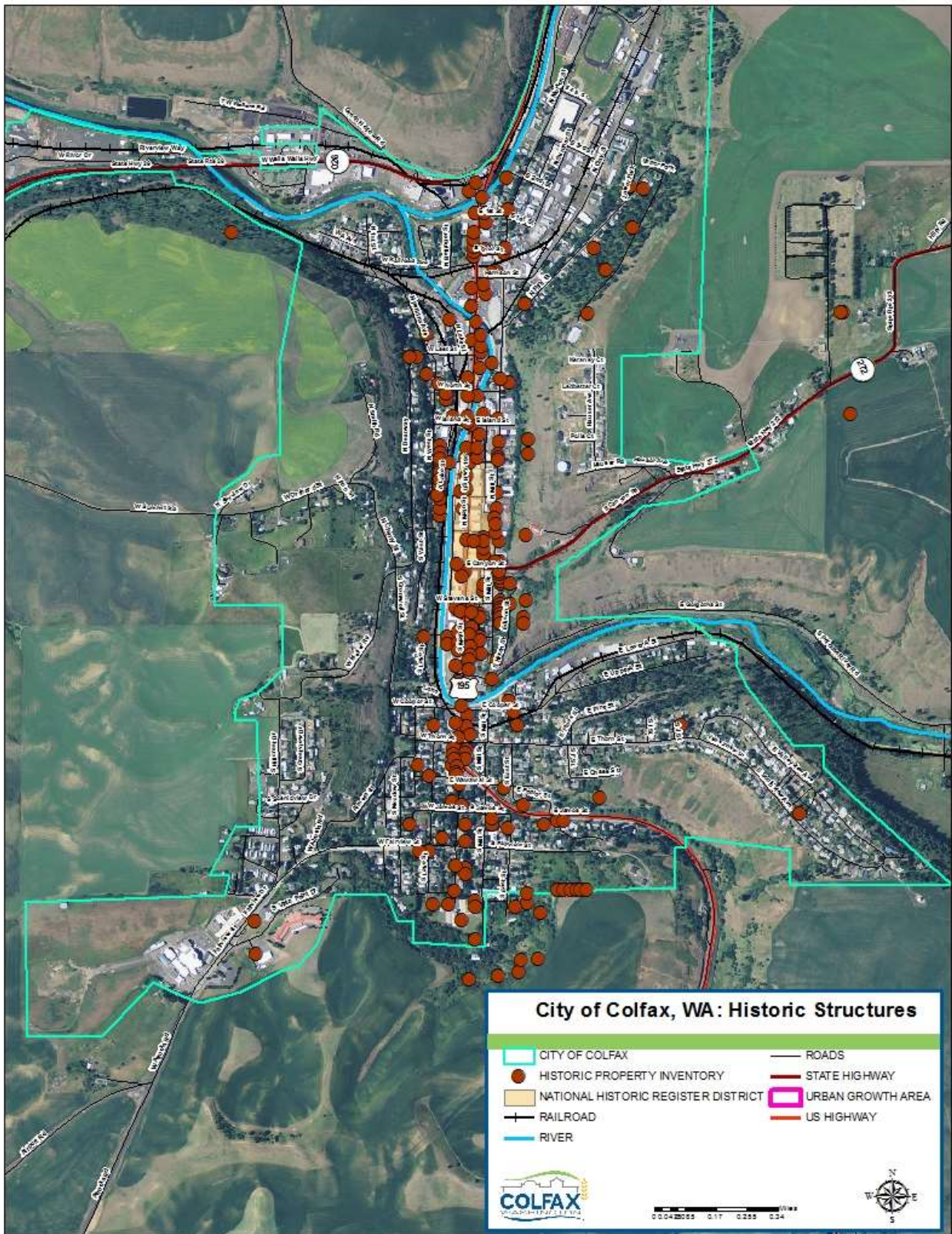
Image 51: Historic Residential Structure

Colfax has an extensive inventory of historic structures. Many of them are located within a 8-block area of the Downtown Historic District, an area with structures dating from 1893. Others are located in the Russiantown neighborhood such as Perkins House, along North Mill Street, or in the Old Town/South Hill neighborhood near the former St. Ignatius Hospital. Colfax was a thriving community at the turn of the century and its legacy of community, drive, and pride live on today. The City of Colfax recognizes that protection of property values and public and private investment can be achieved within the within the framework of the existing built environment. As a result of rehabilitation of historic buildings, the character of the area is retained, high quality structures are redeveloped, and neighborhood pride increases. A vacant building harms the property values of surrounding properties, thus negatively impacting revenue.

The City and its residents have done a lot of work to preserve historic structures. In 1985, an eight block section of Downtown Colfax was designated as a National Register District. The Colfax Downtown Association 501(c)3 was created in 2000 to further economic development and historic preservation of the downtown core. The City became a Certified Local Government (CLG) in 2006 to allow for special valuation of improvements to historic property. The Colfax Downtown Association recently became a Main Street Community Organization. This designation allows folks to donate to the organization and take a 75% tax credit on the donated amount through their B&O taxes.



Image 52-54: Historic Structures in Colfax



Document Path: M:\Administrative_Documents\FacilitiesManagement_TestEnvironment_DO NOT DELETE\GIS\MXD\Planning\Comp Plan\GIS_MXD\Planning_CompPlan_HistoricPreservationZoo.mxd

Map 35: City of Colfax, Washington: Historic Structures

Colfax Urban Growth Area: Historic Property Inventory

Historic ID	Site Name	Address
14966	Kiwanis Markers	Highway 195, Colfax, WA 99111
125630	Church of Christ	100 Mill St N, Colfax, WA 99111
15061	Colfax LDS Church	100 N Mill St, Colfax, WA 99111
102743	Bertsch house	1006 N. Park, Colfax
15053		1008 S Main St, Colfax, WA 99111
15075	St. Ignatius Heating Plant	1009 S Mill St, Colfax, WA 99111
15076	St. Ignatius	1009 S Mill St, Colfax, WA 99111
15014	Barroll Building	101 N Main St, Colfax, WA 99111
15030	Glaser Building	101 S Main St, Colfax, WA 99111
15054		1010 S Main St, Colfax, WA 99111
678065	Lee Adel Whitside	1014 N Park St, Colfax, WA 99111
15055	St. Patrick's Parsonage	1018 S Main St, Colfax, WA 99111
41058	St. Patrick's Catholic Church	1018 S Main St, Colfax, WA 99111
16773	Whitman County Library - Colfax	102 S Main St, Colfax, WA
125628	S 103 Mill St	103 Mill St S, Colfax, WA 99111
54608	Machine Sales and Shop of Colfax Warehouse	104 W Island St, Colfax, WA 99111
14972	Roxy Theater	105 E Canyon, Colfax, WA 99111
15069		105 S Mill St, Colfax, WA 99111
15031	Glaser Building	105, 107 S Main St, Colfax, WA 99111
125627	First Methodist Episcopal Church	107 Mill St S, Colfax, WA 99111
14992		107 W Fairview St, Colfax, WA 99111
15015	Binnard Block	107, 109, 11 N Main St, Colfax, WA 99111
15095		108 W Thorn St, Colfax, WA 99111
15062	L.L Bruning Funeral Home	109 N Mill St, Colfax, WA 99111
15016	Fonk's Store	110, 112 N Main St, Colfax, WA 99111
14981	Department of Transportation Building - Colfax	1102 N Clay St, Colfax, WA 99111
15033	Dreifus Block	111 S Main St, Colfax, WA 99111
15089	Monument Company and Professional Offices	112 E Spring St, Colfax, WA 99111
15034		112 S Main St, Colfax, WA 99111
102880	Golgotha Apartments	113 E. Golgotha St., Colfax
15035		113 S Main St, Colfax, WA 99111
15017		114 N Main St, Colfax, WA 99111
15036	Pizza Place and Insurance Office	114 S Main St, Colfax, WA 99111
102750	Rummer house	115 N. Morton, Colfax
15037	Perry and Lee Men's Clothing	115 S Main St, Colfax, WA 99111
15018	McCroskey, V.T Building	116 N Main St, Colfax, WA 99111

15038	Colfax Flowers, Carol's for Kids	117 and 119 S Main St, Colfax, WA 99111
15019	Elk Drug	118 N Main St, Colfax, WA 99111
15020	Fashion Store	120 N Main St, Colfax, WA 99111
15039		121 S Main St, Colfax, WA 99111
15021	Insurance office and Clothing store	122 N Main St, Colfax, WA 99111
15040	Appliance Store	122 S Main St, Colfax, WA 99111
14974	Ray House	1611 N Cedar St, Colfax, WA 99111
97687	Daniels house	1613 N. Oak St. Colfax
14975		1708 N Cedar St, Colfax, WA 99111
14958	Doris P. Cook Dairy Barn	1751 State Route 272 , Colfax, WA
14959	Cook, Doris P. House	1751 State Route 272, 2 miles E of Colfax
15098		201 W Wall St, Colfax, WA 99111
105292	Johnson House Apartments	201 West Wall Street, Colfax
400722	Dr. Bryant Clinic & residence	202 E James St, Colfax, WA
15041	Powell Plumbing and Heating	202 S Main St, Colfax, WA 99111
15042	Doctor's Office	204 S Main St, Colfax, WA 99111
15105		204 S West St, Colfax, WA 99111
54620	Colfax Grange Supply Company	205 E Harrison St, Colfax, WA 99111
15022	Resaurant	205 N Main St, Colfax, WA 99111
125613	S 206 Mill St	206 Mill St S, Colfax, WA 99111
15043	Ceramic Store	206 S Main St, Colfax, WA 99111
15106		206 S West St, Colfax, WA 99111
14993		206 W Island St, Colfax, WA 99111
15097		206 W Wawawai, Colfax, WA 99111
14995		208 E James St, Colfax, WA 99111
15063		208 N Mill St, Colfax, WA 99111
15023	Fraternity Block	209 N Main St, Colfax, WA 99111
41019	Knights of Pythias	209 S Main St, Colfax, WA 99111
125612	N 210 Mill St	210 Mill St N, Colfax, WA 99111
15044	Colfax Post Office MPO	211 S Main St , Colfax, WA 99111
14984		211 W Cooper St, Colfax, WA 99111
15045	Just Dell's	212 S Main St, Colfax, WA 99111
15099		213 N West St, Colfax, WA 99111
15025	Whitman County Planning	214 N Main St, Colfax, WA 99111
15026		215 N Main St, Colfax, WA 99111
14985		216 W Cooper St, Colfax, WA 99111
15046		218 S Main St, Colfax, WA 99111
102917	Borg house	24006 48th Ave West, Mountlake Terrace
54575	Courtyard Inn	300 S Main St, Colfax, WA 99111
125611	N 301 Mill St	301 Mill St N, Colfax, WA 99163
15028		301 N Main St, Colfax, WA 99111

15100		301 N West St, Colfax, WA 99111
54576	Arby's Restaurant	301 S Main St, Colfax, WA 99111
15091		302 E Thorn St, Colfax, WA 99111
15088		302 W Railroad St, Colfax, WA 99111
15092		303 E Thorn St, Colfax, WA 99111
54605	Codd Brothers Furniture Buildings	303 N Main St, Colfax, WA 99111
14973		303 W Canyon St, Colfax, WA 99111
54606	Moffatt Warehouse	304 N Main St, Colfax, WA 99111
15002		305 N Lake St, Colfax, WA 99111
15101		305 N West St, Colfax, WA 99111
14996		308 E James St, Colfax, WA 99111
15093		308 E Thorn St, Colfax, WA 99111
14997		310 E James St, Colfax, WA 99111
15094		310 E Thorn St, Colfax, WA 99111
125609	N 310 Mill St	310 Mill St N, Colfax, WA 99163
54632	McCroskey-Jones Building	310 N Main St, Colfax, WA 99111
14998		312 E James St, Colfax, WA 99111
669543	316 E. Cooper St. Colfax	316 Cooper St E, Colfax, WA 99111
14999		316 E James St, Colfax, WA 99111
15000		318 E James St, Colfax, WA 99111
54577	Porter, Charles and Libby, House	319 S Main St, Colfax, WA 99111
120835	N 321 Mill St	321 N Mill St N, Colfax, WA 99163
54578	Colfax Plymouth Congregational Church	321 S Main St, Colfax, WA 99111
15001		322 E James St, Colfax, WA 99111
54607	Texaco Oil and Gas Company Service Station	322 N Main St, Colfax, WA 99111
54579	Shell Oil and Gas Company Service Station	324 S Main St, Colfax, WA 99111
48660	Whitman County Courthouse	400 N Main St, Colfax, WA 99111
15003		401 N Lake, Colfax, WA 99111
15102		401 N West St, Colfax, WA 99111
54580	Kincaid Real Estate Building	401-403 S Main St, Colfax, WA 99111
54581	Whitman Insurance Agency	402 S Main St, Colfax, WA 99111
15103		405 N West St, Colfax, WA 99111
54582	Daily Grind Espresso	406 S Main St, Colfax, WA 99111
15004		407 N Lake St, Colfax, WA 99111
14986		408 N Deanway St, Colfax, WA 99111
54631	Whitman County Courthouse	408 N Main St, Colfax, WA 99111
54609	Warwick Building	409 N Main St, Colfax, WA 99111
15070		409 S Mill St, Colfax, WA 99111
54610	Arrow Marina and Auto Parts	411 N Main St, Colfax, WA 99111
54583	Good-Reid House (1914-17)	411 S Main St, Colfax, WA 99111

105915	Doak house	412 Mill St., Colfax
15064	Sanders Apartments	412 N Mill St, Colfax, WA 99111
54584	Good-Reid-Moore House	413 S Main St, Colfax, WA 99111
54585	Associated Independent Agency Building	415 S Main St, Colfax, WA 99111
54586	George Cornelius Buick Automobile Dealership	416-418 S Main St, Colfax, WA 99111
54602	Bridge, Whitman County Courthouse	500 N Main St, Colfax, WA 99111
112682	Cooper Lake Bridge	500 S Main S, Colfax, WA 99111
54604	Bridge, S. Main and Cooper Street	500 S Main St , Colfax, WA 99111
54611	Colfax Grain Growers Warehouse	501 N Main St, Colfax, WA 99111
54587	Lincoln First Savings and Loan Building	501 S Main St, Colfax, WA 99111
14987		502 N Deanway St, Colfax, WA 99111
15065	Dr. Palamountain House	502 N Mill St, Colfax, WA 99111
15066	Ferguson, Florence, House	504 N Mill St, Colfax, WA 99111
15005	Keeza Davis	505 N Lake , Colfax, WA 99111
14988		506 N Deanway St, Colfax, WA 99111
14989		508 N Deanway St, Colfax, WA
97065	Huntwork house	512 N. Mill St., Colfax
15006		512 S Lake St, Colfax, WA 99111
54588	Union '76 Oil and Gas Company Service Station	514 S Main St, Colfax, WA 99111
54589	Colfax Iron and Machine Works Building	516 S Main St, Colfax, WA 99111
14971		517 E Lower A, Colfax, WA 99111
54612	Atlantic-Richfield Oil and Gas Company Service Station	532 N Main St, Colfax, WA WA
100935	Colfax Union Pacific Railroad Depot	600 N Lake St, Colfax, WA 99111
54633	Bridge, N. Main and Harrison-Last Streets	600 N Main St, Colfax, WA 99111
54613	Colfax Building Center	601 N Main St, Colfax, WA 99111
15080		602 and 604 Perkins St, Colfax, WA 99111
54614	Model Steam Laundry Building (1912-1922)	602 N Main St, Colfax, WA 99111
15087		603 E Pine St, Colfax, WA 99111
15047		603 S Main St, Colfax, WA 99111
15071		604 S Mill St, Colfax, WA 99111
101525	Cheney house	605 S Lake St., Colfax
102741	Multi-family residence	605 S. East Street, Colfax
54615	Model Steam Laundry Building (1900)	608 N Main St, Colfax, WA 99111
15081		610 N Perkins St, Colfax, WA 99111
54590	Cliff Presnell Grocery Store	610 S Main St, Colfax, WA 99111
54616	Signal Oil and Gas Service Station	612 N Main St, Colfax, WA 99111

15082	Colfax Congregational Philadelphia Church	612 N Perkins, Colfax, WA 99111
15007		612 S Lake St, Colfax, WA 99111
15048		613 S Main St, Colfax, WA 99111
15083		615 N Perkins St, Colfax, WA 99111
54591	Siesta Motel	615 S Main St, Colfax, WA 99111
54592	Verne's Atlantic-Richfield Oil and Gas Company Service Station	616 S Main St, Colfax, WA 99111
15085	Perkins, James A House	623 N Perkins St , Colfax, WA 99111
15086	Perkins Cabin	623 N Perkins St, Colfax, WA 99111
54618	Ackerman Heating and Air Conditioning	631 N Main St, Colfax, WA 99111
54617	Brown's Thrift Food Store	632 N Main St, Colfax, WA 99111
54619	Taco Time Restaurant	638 N Main St, Colfax, WA 99111
15029		639 N Main St, Colfax, WA 99111
54621	Wheatland Inn Motel	701 N Main St, Colfax, WA 99111
54593	Good, James and Margaret, House	701 S Main St, Colfax, WA 99111
54594	Lommasson, Louis and Mary, House and Shops	702 S Main St, Colfax, WA 99111
54595	Good-Reid-Scholz House	703 S Main St, Colfax, WA 99111
54596	Lommasson, E. J., House	704 S Main St, Colfax, WA 99111
15008		705 S Lake St, Colfax, WA 99111
54597	Good-Reid House (1922)	705 S Main St, Colfax, WA 99111
54598	Hill-Lindley-Strevy House	706 S Main St, Colfax, WA 99111
54622	Maurer, Louis and Louise, House	707 N Main St, Colfax, WA 99111
54599	Full Gospel Assembly of God Church Parsonage	708 S Main St, Colfax, WA 99111
54623	Weitz, Conrad and Dorothy, House	709 N Main St, Colfax, WA 99111
54600	Gibson-Rose House	710 S Main St, Colfax, WA 99111
15072		710 S Mill St, Colfax, WA 99111
15009		711 S Lake St, Colfax, WA 99111
54601	Reid, Richard and Elspeth, House	712 S Main St, Colfax, WA 99111
54625	Sterling Savings Bank	803 N Main St, Colfax, WA 99111
54624	Jackpot	804 N Main St, Colfax, WA 99111
108492	Harden, Timothy	805 N Morton ,Colfax, WA 99111
15010		805 S Lake St, Colfax, WA 99111
54626	Bilsland, Charles, House	807 N Main St, Colfax, WA 99111
15011		807 S Lake St, Colfax, WA 99111
14977	Colfax Water Works and City Pump Station	808 N Clay St, Colfax, WA 99111
15049		808 S Main St, Colfax, WA 99111
675067	Massie Residence	809 E Southview Ave, Colfax, WA 99111
674718	Tyne Gray	809 morton St N, Colfax, WA 99111

54627	Tollett Warehouse	809 N Main St, Colfax, WA 99111
15057		810 S Meadow St, Colfax, WA 99111
54628	Walker "Ford" Sales and Service	811 N Main St, Colfax, WA 99111
15058		811 S Meadow St, Colfax, WA 99111
54629	Cannut-Hilty House	812 N Main St, Colfax, WA 99111
15050		812 S Main St, Colfax, WA 99111
15059		812 S Meadow St, Colfax, WA 99111
54603	Bridges, N. Main Twin	900 N Main St, Colfax, WA 99111
54630	A and W Root Beer Drive-In Restaurant	902 N Main St, Colfax, WA 99111
15073	Wisman Clinic	907 S Mill St, Colfax, WA 99111
14990		908 S East St, Colfax, WA 99111
15051		908 S Main St, Colfax, WA 99111
15012		910 S Lake St, Colfax, WA 99111
14991		911 S East St, Colfax, WA 99111
15052		912 S Main St, Colfax, WA
15060		913 S Meadow St, Colfax, WA 99111
14963	Scholz, Lucille M. Farm	Airport Rd, .5 mile S of State Route 27, 3 miles W of Colfax
15114	Robers, Alice M House	Chicken Ranch Rd, .5 mile S of State Route 272, 2.5 miles E of Colfax
15113	Kalivas, Peter House	Chicken Ranch Rd, 1.5 miles S of State Route 272, 3.5 miles E of Colfax
14978	McCroskey, Virgil T Gravesite	Colfax Cemetery, on Palouse Highway, E of Colfax, Colfax, WA 99111
14980	Colfax Cemetery Corinthian Columns	Colfax Cemetery, Palouse Highway, Colfax, WA 99111
14979	Hollingsworth Family Marker	Colfax Cemetery, Palouse Highway, E of Colfax, Colfax, WA 99111
15013	Grand Army of the Republic Statue	N Main St, East Side, in front of Whitman County Courthouse, Colfax, WA 99111
15079	Lippitt Fountain	North, and Lake street, At Eells Park, Colfax, WA 99111
15077	St. John's Academy	S Mill St, south end, Colfax, WA 99111
15116	Morton, Ralph J House	S Palouse River Rd, 2.5 miles E of Colfax, vicinity of Colfax, WA
14957	State Highway Bridge	State Route 26, at crossing of Palouse River, .5 mile W of Colfax
15110	North-South Palouse Grange	State Route 272, 4 miles E of Colfax, vicinity of Colfax, WA 99111
15111	Guptill, Charles F House	State Route 272, 4 miles E of Colfax, vicinity of Colfax, WA 99111
15400	Cochran House	Steptoe, WA
15090	Colfax Seed Company	Summer St, NE intersection at 2nd, Colfax, WA 99111

14968		West Bridge, over Palouse River, N side of Colfax, Colfax, WA 99111
115970	A. Jenson Bridge No. 801000074	xxx Colfax Airport Road, Colfax, WA 99111
677854	North Fork Palouse River Bridge	XXX SR 26 Hwy, Colfax, WA 99111
677878	Palouse River Colfax Flood Control Project	Main Street

Table 54: Historic and Contributing Structures in Colfax

I. Issues

- St. Ignatius Hospital campus is one of the top ten most endangered historic sites in the State of Washington
- Many vacant or underutilized storefronts in historic downtown structures
- Second floors of many historic structures are vacant
- There is a lack of flexible or multi-use zoning alternatives in the City.
- Multiple property ownerships and taxlot configurations act as barriers to redevelopment or to reconfiguration of the commercial and industrial districts
- State of Washington does not maintain historic infrastructure as it should

II. Goals & Objectives

Goal HC-1: Neighborhoods take pride in their historic identity.

- HC-1A Assist older neighborhoods to discover their social economic origins and appreciate their historic features.
- HC-1B Facilitate the preservation of historic neighborhood identity and important historic resources.
- HC-1C Continuity with established patterns. Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources.

Goal HC-2: Historic resources are a key element in the overall design and establishment of a sense of place in Colfax.

- HC-2A Protect and evaluate historic and archaeological sites.
- HC-2B Preserve those elements of the community which are unique to Colfax or which exemplify its heritage.
- HC-2C Safeguard and promote sites, buildings, districts, structures and objects which reflect significant elements of the area's history.
- HC-2D Encourage development that is compatible with historic buildings and neighborhood character, and that includes complementary design elements such as mass, scale, materials, setting, and setbacks.

- HC-2E Plan for land uses that are compatible with and conducive to continued preservation of historic neighborhoods and properties; and promote and provide for early identification and resolution of conflicts between the preservation of historic resources and competing land uses.
- HC-2F Identify, protect, and maintain historic trees and landscapes that have significance to the community or a neighborhood, including species or placement of trees and other plants.
- HC-2G Protect historic resources from demolition. Provide opportunities for public comment, and encourage pursuit of alternatives to demolition or other actions that mitigate for the loss.
- HC-2H City-owned historic resources. Maintain City-owned historic resources with necessary upkeep and repair.
- HC-2I Community structures. Encourage the adaptive reuse of historic community structures, such as former schools, meeting halls, and places of worship, for arts, cultural, and community uses that continue their role as anchors for community and culture.
- HC-2J Rehabilitation and adaptive reuse. Encourage rehabilitation and adaptive reuse of buildings, especially those of historic or cultural significance, to conserve natural resources, reduce waste, and demonstrate stewardship of the built environment.

Goal HC-3: Historic preservation is achieved in cooperation with all members of the community and is integrated into City decision-making processes.

- HC-3A Work with the State archeologist to protect archeological resources.
- HC-3B Coordinate with adjacent governments; particularly to provide public information about the area’s history and development.
- HC-3C Recognize the contributions of minorities, workers, women, and other cultures to Colfax’s history.
- HC-3D Continue programs – such as the Historic Preservation Commission, the Historic Register, and the historic marker program – that effectively identify, recognize, and encourage the preservation and continued use of historic structures, districts, and sites which provide physical evidence of the community’s heritage.
- HC-3E Provide incentives and assistance for preserving, restoring, redeveloping, and using historic buildings, districts, streets, structures, objects, and sites.
- HC-3F Support public or non-profit acquisition of the most important historic resources to ensure their preservation.

- HC-3G Recognize the value of historic preservation as part of the effort to maintain an affordable housing stock.
- HC-3H Promote economic vitality through historic preservation.
- HC-3I Promote mutual goals in historic areas, including districts, buildings, and site through collaboration among City departments, the Historic Preservation Commission, and other Commissions.
- HC-3J Historic Resources Inventory. Maintain and periodically update Colfax’s Historic Resource Inventory to inform historic and cultural resource preservation strategies.

Goal HC-4: Reflect Colfax’s heritage as an agricultural community by retaining and encouraging knowledge of and interest in sustainable agricultural and horticultural practices through uses and activities.

- HC-4A Provide a program of public education concerning the need to preserve and incorporate cultural resources and keep the public informed of actions to carry out plans.
- HC-4B The City of Colfax shall pursue its cultural resource goals through collaboration with residents, property owners, cultural organizations, public agencies, tribes, school districts, library districts, and others.
- HC-4C Develop and promote a program which encourages property owners to donate cultural resources to agencies or organizations that will preserve them in perpetuity.

Goal HC-5: Devise and implement strategies and incentives that encourage historic preservation.

- HC-5A Expand the variety of incentives available to property owners to encourage historic preservation. Although many cultural resources are in private ownership, public agencies can offer incentives for their preservation and maintenance.
- HC-5B Develop methods to link cultural resource preservation with local economic development strategies, such as rehabilitation of commercial buildings, neighborhood revitalization, and tourism.
- HC-5C Provide incentives to property owners/builders that incorporate classical building materials within the new built environment, such as brick, stone, etc. that have long-term qualities that add to the aesthetics of the City.

Goal HC-6: Incorporate features, such as interpretive signage, historic street names and other elements reflecting original historic designs into park projects, transportation projects, and buildings on historic sites, when feasible, as a means of commemorating past events, persons of note, and city history.

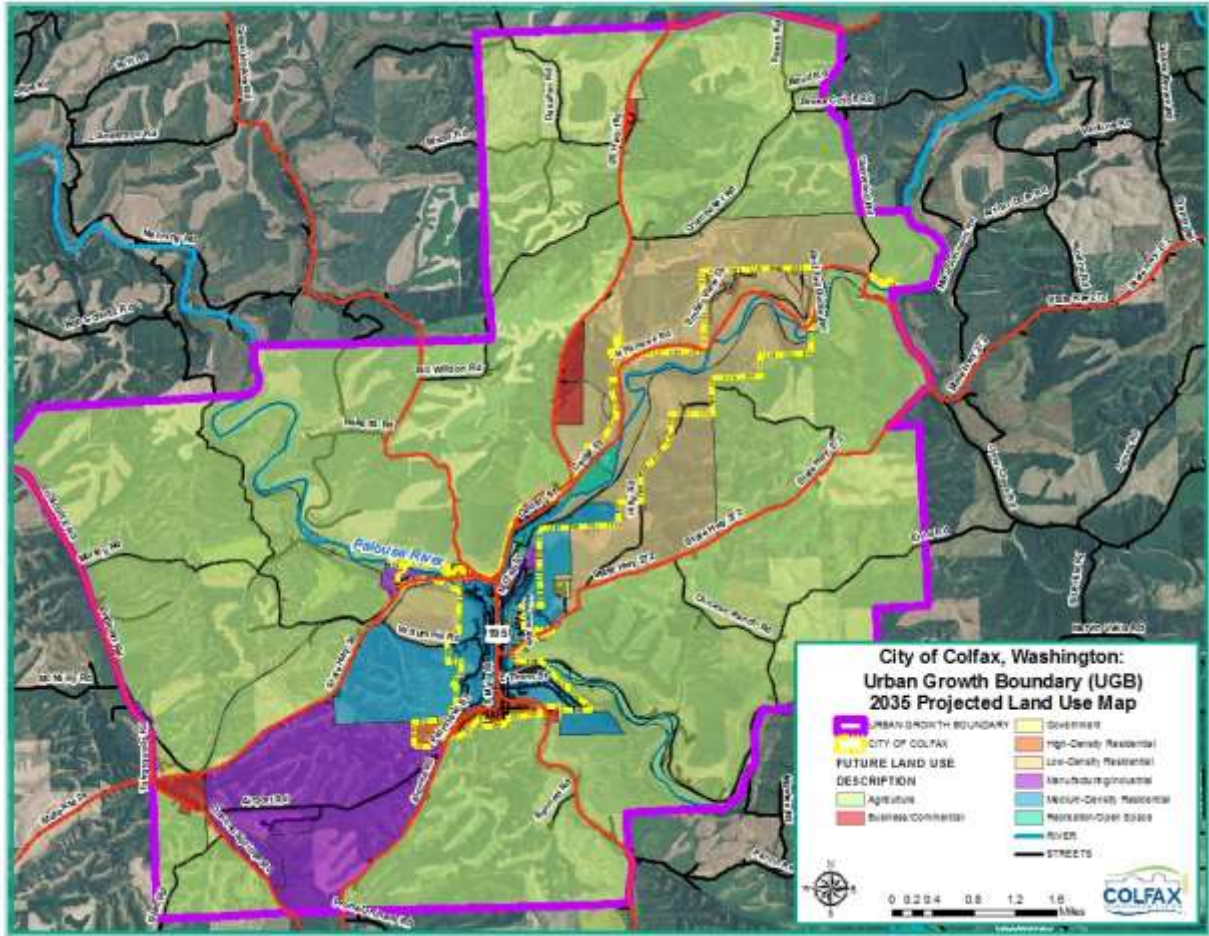
- HC-6A Develop wayfinding program to link together historical and cultural assets.

- HC-6B Develop marketing and educational materials showcasing heritage of city.
- HC-6C Public art and development. Create incentives for public art as part of public and private development projects.
- Goal HC-7: Promote the appreciation of Colfax’s diverse heritage as expressed by its cultural resources.**
- HC-7A Provide a program of public education concerning the need to preserve and incorporate cultural resources and keep the public informed of actions to carry out plans.
- HC-7B The City of Colfax shall pursue its cultural resource goals through collaboration with residents, property owners, cultural organizations, public agencies, tribes, school districts, library districts, and others.
- HC-7C Develop and promote a program which encourages property owners to donate cultural resources to agencies or organizations that will preserve them in perpetuity.
- Goal HC-8: Maintain city’s Certified Local Government (CLG) status.**
- HC-8A Pursue grants dependent on Certified Local Government (CLG) status.



Image 55: St. Ignatius Hospital

Chapter 16: Annexation



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Ensure that city facilities and services support the local and regional growth planning objectives.

16. Annexation



Image 56: North Palouse River Valley

The Annexation Element supports Colfax's vision of a community that is complete and sustainable: offering a wide range of services, opportunities and amenities without compromising the ability of future Colfax residents and businesses to enjoy the same. The policies of the element identify ways to coordinate planning with neighboring jurisdictions and regional bodies, guide annexations, and preserve the Urban Growth Area for Colfax. Implementation of the City's vision affects other jurisdictions just as surely as the planning efforts of other jurisdictions affect Colfax. To that end, policies in this element support Redmond's vision by calling for cooperation in regional planning efforts and coordination with other jurisdictions and agencies. In 1990 Washington State enacted the Growth Management Act (GMA) in response to rapid population growth and concerns with suburban sprawl, environmental protection, quality of life and related issues.

The GMA requires the establishment and maintenance of the Urban Growth Areas (UGAs) for fully planning counties. Whitman County is a partially planning jurisdiction in which this is not required. However, the City is following this methodology as it is a best practice in the State of Washington. . The land within UGAs is designated for urban uses; the land outside UGAs is set aside for rural uses. This division makes the provision of public facilities and services more efficient by providing for contiguous and compact urban lands, while protecting rural resources, such as farming, logging, and fish and wildlife habitats. Colfax expects to annex areas adjacent to the city that are within the UGA yet remain in unincorporated Whitman County. This element identifies those areas, also known as Potential Annexation Areas (PAA). Among these areas are neighborhoods that are split between Colfax and Whitman County. This element guides their annexation to the city, resulting in more unified neighborhoods that are better places to live, play, move about in and work. Together with the Utilities Element, this element addresses

facilities and service provision, including how to handle facility and service issues within the PAA, as called for in the Whitman County Countywide Planning Policies.

I. Issues

- Outdated Whitman County Comprehensive Plan (1979)
- Much land in unincorporated Whitman County lacks urban services
- Future annexation curtailed by high cost of infrastructure extensions
- Geography

II. Goals & Objectives

Goal A-1 Establish policies to ensure an orderly and efficient transition from rural to urban land use.

A-1A The City's long-term needs shall be evaluated periodically.

A-1B All lands within the urban growth boundary shall be assigned priorities for urban development. Priorities shall be based on the City's ability to provide urban services and the orderly and efficient timing of service extension. These priorities shall be the basis for making decisions on all development proposals and requests for annexation.

Goal A-2 Land shall be made available within the urban growth boundary to meet all local urban land use needs yet minimize urban/rural conflicts.

A-2A Provide for an Urban Growth Management Strategy to set forth policies on the urbanization of vacant and agricultural land. The policies should cover the extension of water and sewer service, land portioning requirements, zoning, and annexations within the urban growth boundary. The strategy shall provide for an orderly and cost-efficient accommodation of anticipated urban growth over the next 10 years.

A-2B Trunk lines for utilities shall be extended only to service areas which are adjacent to existing development.

A-2C Sewer and water utilities shall not be extended beyond the City's corporate limits and shall be provided only after annexation. The City Council may permit extension of utilities to existing dwellings outside the urban growth boundary only when there are demonstrated problems with water quality or quantity or when a demonstrated health hazard exists due to sanitary sewer drain field failures.

Goal A-3 Coordinate growth management policies with local utility providers and governmental agencies, paying special attention that utility services should be provided incrementally without by-passing large parcels of vacant land to serve peripheral areas.

- A-3A Monitor development trends in the Colfax planning area to ensure that Colfax has a twenty year supply of land for local residential, commercial, small industrial, and large lot industrial development.
- A-3B The City of Colfax will work collaboratively with property owners and governmental partners to prepare concept plans for urban reserve areas.
- A-3C Promote the efficient delivery of public services through annexation of land into the City of Colfax.
- A-3D The City will avoid approving annexations that create unincorporated islands within the Colfax planning area.
- A-3E Coordinate the provision of public services needed for urbanization with the Colfax School District, Whitman County, Port of Whitman, and other public agencies and private service providers as appropriate.



Image 56: Hills of the Palouse

Chapter 17: Sustainability & Health



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Ensure that Colfax's development pattern supports a sustainable and resilient future.

17. Sustainability & Health



Image 57: North Palouse River Trail

The term “sustainability” is typically used in one of three ways:

Sustainability means meeting the needs of the present without comprising the ability of future generations to meet their needs. (Brundtland Report, Our Common Future, 1987)

Sustainability requires that any public policy or investment meet certain environmental, economic, and social equity goals.

Sustainability regards the total wealth of society as natural, human, and man-made capital that should be preserved or increased, in addition to financial wealth.

Another way to understand sustainability is through the “3 E’s”-environment, economy, and equity. Sustainability can be thought of as the healthy interrelationship between these three areas. Balancing these three “pillars” of sustainability with the need to use resources more efficiently results in a sustainable community.

The Three "E's"

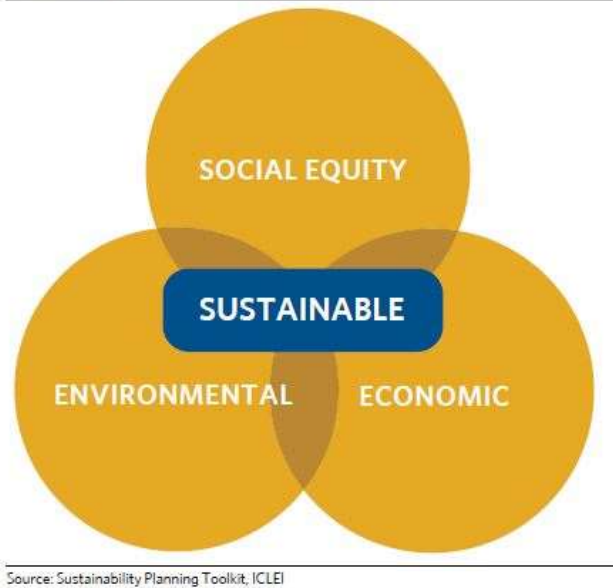


Image 58: The Three "E's"

I. Why does Colfax need a Sustainability and Community Health Element?

The City of Colfax has finite resources to deal with problems affecting the community. Considering sustainability is an important element in decision making as the infrastructure and other investments the city makes must last for a generations. Community health is another important factor as the population must be healthy to experience a good quality of life, live many years, and be an active participant in the local labor force. To strengthen its sustainability, the City seeks a more cogent strategy for decision-making in this realm. This element will serve to:

- Provide a road map for improving environmental, economic, and social conditions related to sustainability.
- Bring together existing initiatives and conditions as a baseline for developing strategies and recommendations.
- Raise awareness about sustainability in the community at large and encourage stakeholders to be involved.
- Guide government officials in decision-making.
- Help to shape the city's sustainability-related identity and provide justification for related grants and awards.

II. Issues

- Lack of Farmers Markets in immediate area
- City facilities not energy efficient
- City recreation is outdated and needs replacement

- Trees are aging, damaged from wind storms
- No comprehensive bicycle and pedestrian path plan

III. Goals & Objectives

Goal SH-1: Increase access to healthy, fresh, and affordable food.

- SH-1A Protect continued agricultural uses in the City.
- SH-1B Facilitate the retention and development of grocery stores and farmers markets offering fresh produce in centers.
- SH-1C Support affordable and sustainable local food systems, food hubs, and fresh food retailers to increase access to healthy food throughout the city.
- SH-1D Reduce barriers to siting and support of community gardens on private property, vacant public property, and unused rights-of-way and increase access to fresh, local agricultural products.
- SH-1E Actively partner with community organizations to provide education and information about the importance of local food systems.
- SH-1F Encourage home gardens as an alternative to maintaining a lawn.
- SH-1G Increase opportunities to grow food for personal consumption, donation, sales, and educational purposes.
- SH-1H Recognize the value of open space and other green spaces as areas of potential food production.
- SH-1I Encourage small, neighborhood-based retail food opportunities, such as food co-ops, food buying clubs, and community-supported agriculture pickup-drop-off sites, to fill in service gaps in food access across the city.
- SH-1J Work with local governments to help protect existing agricultural lands and develop and promote a vibrant local food economy.

Goal SH-2: Increase access to safe and convenient opportunities for recreation and physical activity throughout the community.

- SH-2A Provide a comprehensive and integrated system of parks, plazas, playgrounds, trails, and open space to promote health and social connectedness through physical activity.
- SH-2B Enhance accessibility and safety to key destinations such as schools, libraries, and retail centers for pedestrians and bicyclists.
- SH-2C Promote mixed-use urban streets that balance transit, walking, and bicycling with other modes of travel.

Goal SH-3: Increase coordination of public and private agencies to promote long-term health and maximize independence among vulnerable populations.

SH-3A Encourage coordinated service delivery for food, housing, health care, and other basic necessities of life.

SH-3B Promote access to information and referral to food, housing, healthcare and other resources throughout City departments and in coordination with other public agencies.

SH-3C Encourage public and private efforts that support food pantries and other supplemental nutrition programs, especially to meet the nutritional needs of infants, children, and the elderly.

SH-3D Distribute social service funding equitably among organizations providing services to the Colfax community according to demonstrated areas of need.

Goal SH-4: Become more bicycle and pedestrian friendly.

SH-4A Create a bicycle routes plan that establishes criteria for new bike lanes and trailways.

SH-4B Develop a strategy to make sure each roadway block has at least one side of sidewalk.

SH-4C Pursue grant and private funding to build bicycle and pedestrian infrastructure.

SH-4D Explore bicycle parking requirements for new developments.

Goal SH-5: Maintain parkways and remove or treat ill trees as needed.

SH-5A Create a network of green infrastructure to help manage stormwater.

SH-5B Continue to encourage the use of native and adopted plant materials.

SH-5C Require new trees in larger new developments.

SH-5D Continue to discourage the use of chemical pesticides.

Goal SH-6: Strengthen the culture of recycling, reducing waste, and reusing materials through educational initiatives.

SH-6A Develop a citywide recycling program.

SH-6B Facilitate composting in the City.

SH-6C Develop an electronic waste recycling program.

SH-6D Partner with schools to enhance education about reducing, reusing, and composting waste.

SH-6E Coordinate a yearly household hazardous waste collection event.

Goal SH-7: Promote water efficiency and reuse.

SH-7A Develop a plan to identify ways to prevent strain on the City's shared water supply.

- SH-7B Improve utility services via infrastructure upgrades.
- SH-7C Encourage best practices in outdoor irrigation and water reuse.
- SH-7D Raise public awareness and provide education about water resources.
- Goal SH-8: Reduce energy consumption, energy costs, and greenhouse gas emissions by increasing energy efficiency and renewable energy options.**
- SH-8A Provide informational resources and solicit financial resources for home and business energy audits.
- SH-8B Work with utility providers on a retrofit program for existing buildings.
- SH-8C Encourage replacement of older inefficient appliances with energy efficient appliances.
- SH-8D Develop a green building handbook to assist building owners in implementing green practices.
- Goal SH-9 Reduce greenhouse gas emissions generated in the City of Colfax.**
- SH-9A Pursue energy efficient upgrades to city facilities.
- Goal SH-10: Integrate sustainability into operations and all capital projects when financially feasible undertaken by the City.**
- SH-10A Conduct a municipal fleet study to guide fleet purchase and operating decisions.
- SH-10B Adopt an environmentally preferable purchasing policy.
- SH-10C Educate city staff to reduce municipal waste
- SH-10D Create opportunities for reducing vehicle miles traveled by city staff.
- SH-10E Address financial sustainability throughout implementation of the Plan.



Image 59: North Fork of the Palouse River at Glenwood Rd Bridge

Chapter 18: Downtown



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Encourage preservation and reutilization of buildings in the downtown core of Colfax.

18. Downtown Colfax



Image 60: Downtown Colfax

Downtown Colfax is the heart of our city. Downtown is more than just central to the day-to-day life of our community; to many residents it represents the community as a whole. Not only do we visit Downtown to shop and enjoy some of the City's best food and beverages, but also to take part in community celebrations. At Downtown's institutions we attend to courthouse matters, mail a letter, and browse the library. But additionally our civic buildings and historic architecture contribute substantially to our community heritage and self-identity. While its role has changed over the decades, Downtown remains at the heart of Colfax and its identity.



Document Path: \\Administrative_Documents\Personnel\management\2014\Information_00401062110-000000\04\Planning\Comp Plan\04_MXD\Planning_CompPlan_Downtown.mxd

Map 36: Downtown Colfax

I. Vision and Goals

This Downtown Plan is based upon extensive public input and guided by a Planning Commission composed of representative stakeholders in the Downtown’s future. The plan element articulates a vision for the future of Downtown Colfax.

The vision statement is as follows:

“Downtown Colfax is the heart of our city. It is built at a human scale and embraces the historic urban fabric, while also promoting a high quality of compatible new building development in appropriate locations. It is an economically vibrant environment with welcoming public spaces and an active arts scene. Downtown is accessible to all and well connected to surrounding neighborhoods. The mix of business, residences, and other attractions in our downtown helps to promote sustainable, healthy lifestyles”.

II. Issues

- Vacant storefronts
- Many second stories of downtown structures are empty and in various states of disrepair
- Main Street is not conducive to pedestrians
- Parking management issue
- Rear of commercial structures facing river is underutilized

III. Goals & Objectives

Goal DT-1: Strengthen economic activity in Downtown Colfax.

- DT-1A Attract a greater number of and more diverse commercial uses downtown, including businesses for everyday needs, food and beverage shops, and niche apparel stores.
- DT-1B Promote and market downtown through coordination with the Colfax Downtown Association and downtown businesses.
- DT-1C Fill key vacancies including underutilized lots and empty storefronts.
- DT-1D Make best use of existing downtown buildings; encourage retail and restaurant uses for first floors locations.
- DT-1E Create incentive programs for target business types.
- DT-1F Proactively recruit successful downtown businesses from other metro areas to expand into downtown Colfax.
- DT-1G Identify, retain, and support existing downtown businesses ready for expansion.

Goal DT-2: Promote infill development to extend Downtown's core character.

- DT-2A Promote infill developments that relate to the street and are compatible with surrounding buildings.
- DT-2B Promote compact, walkable development near the downtown core.
- DT-2C Encourage public/private partnerships to foster new development in the downtown area.
- DT-2D Encourage ground-floor retail and restaurant uses in new development.
- DT-2E Proactively identify underutilized properties and engage their owners to envision and realize redevelopment opportunities.

Goal DT-3: Increase Downtown's vitality by attracting more residents and visitors.

- DT-3A Create special events and other programming to attract visitors.
- DT-3B Refine development code to permit easier utilization of second floors for business or residential use.

Goal DT-4: Develop engaging public spaces and landscapes

DT-4A Pursue the development of a permanent outdoor public square and performance space, along with more child-friendly spaces.

DT-4B Promote public arts to enhance streetscapes and public spaces.

DT-4C Partner with community groups to organize and sustain vibrant uses of public spaces such as festivals, markets, and performances.

Goal DT-5: Improve mobility to and within downtown.

DT-5A Install wayfinding signage to direct the public from other areas of the city to downtown.

DT-5B Add directional signage to direct pedestrians, bicyclists, and vehicles to destinations throughout downtown.

DT-5C Enhance connections from nearby neighborhoods into downtown.

DT-5D Improve usability of streets for pedestrians, bicycles, and vehicles.

DT-5E Improve sidewalks, intersections, and lighting to ensure accessibility and improve pedestrian safety.

DT-5F Maintain a sufficient supply of parking.

DT-5G Enhance pedestrian connections between different areas of downtown to create a positive pedestrian experience.

Goal DT-6 Protect and enhance the character of downtown

DT-6A Protect downtown's historic architecture through preservation tools.

DT-6B Promote downtown's historic character with programs such as historic markers.

DT-6C Promote downtown amenities such as the Concrete River.

DT-6D Continue to invest in key public improvements which support downtown as a destination, including streetscape.

DT-6E Establish unique identity for downtown through signage and marketing.

DT-6F Assess building stock and proactively repair deteriorated buildings.

Chapter 19: Plan Implementation



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Identify strategies to ensure implementation of Comprehensive Plan goals and objectives over the next twenty years.

19. Plan Implementation



Image 61: Ackerman Development

The City of Colfax Comprehensive Plan provides goals for achieving a future that is perceived as being better than the future that would happen without planning and a set of policies that will guide the City toward that future. Developing a meaningful implementation, monitoring and evaluation program is essential if the goals and policies of the plan are to be realized over the 20-year planning period. Implementation of the City of Colfax Comprehensive Plan will require specific regulations such as zoning and design standards to shape the strategy of the Plan into reality. Coordination and cooperation among various jurisdictions, service providers, and agencies is essential for the successful implementation of the plan. In addition to the City of Colfax, these entities include Whitman County, various service providers, and various state and federal agencies. The purpose of this element is to discuss how implementation of the goals and policies embodied in the City of Colfax Comprehensive Plan will proceed successfully. It will discuss Growth Management Act (GMA) requirements, major issues involved in implementation, interjurisdictional coordination, and implementation strategies.

I. Growth Management Act Requirements

Whitman County and each city that is located within the county shall adopt a Critical Areas Ordinance and Shoreline Management Plan that are consistent with and implement the Comprehensive PlanII (RCW 36.70A.040).

II. Major Issues

A. Coordination and Cooperation Among Jurisdictions, Service Providers and Agencies

Implementation of the City of Colfax Comprehensive Plan will require specific coordination efforts to assure consistency between and among neighboring entities' plans to manage growth. —The Comprehensive Plan of each county or city that is adopted...shall be coordinated with, and consistent with, the Comprehensive Plans adopted pursuant to RCW 36.70A.040 of other counties or cities with which the county or city has, in part, common borders or related regional issuesII (RCW 36.70A.100). In addition, —state agencies shall comply with the local Comprehensive Plans and development regulations and amendments thereto adopted pursuant

to this chapter (RCW.36.70A.103). The City of Colfax will work with Whitman County to develop interlocal agreements for managing development in the joint planning areas.

B. Urban Growth Areas (UGAs)

The City of Colfax will work with Whitman County to address the urban growth area boundary, service issues, and standards as outlined in the Countywide Planning Policies.

C. Critical Areas/Resource Lands

The City of Colfax adopted Ordinance 13-02 which updated the Critical Areas Ordinance. The City of Colfax has critical areas and will likely have more as annexation occurs. Chapter 17.14 of the Colfax Municipal Code needs to be adhered to when dealing with critical areas.

D. Shoreline Master Programs

The 1995 amendments to RCW 90.58 require a shoreline element in Comprehensive Plans adopted under GMA. Shoreline management regulations must be adopted that are consistent with the Comprehensive Plan and other regulations, such as critical areas and open space. The City of Colfax has addressed shorelines within the Shoreline Management Plan adopted by City Council via Ordinance 15-17.

E. Stormwater Management Plans

Stormwater management requires the cooperation of all jurisdictions within a stormwater management area, since water is not influenced by municipal boundaries. The state requirements for management of stormwater quality in the area will require significant capital investment. Innovative planning at a more detailed level is necessary to solve storm drainage problems in areas currently experiencing drainage problems. To meet this challenge, cooperation is needed among the affected jurisdictions.

F. Open Space Corridors

Each city and county shall identify open space corridors within and between urban growth areas (RCW 36.70A.160). Open space corridors must include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. Natural features that favor open space corridors may not end at the city limits. For an open space corridor to fulfill its intended functions (e.g., aesthetics, recreation, wildlife migration, definition of urban form, etc.), coordinated planning is needed. Additional regulations may be necessary to protect open space; these regulations may take the form of a residential cluster ordinance, bonus density provisions, or critical-area regulations.

G. Essential Public Facilities

Some public facilities are essential to the community, but difficult to site (e.g., jails, landfills, sewage treatment plants, etc.). Proposals for these facilities typically generate a —not-in-my-back-yard (NIMBY) response from neighboring residents. These facilities cannot be excluded in a Comprehensive Plan under the Growth Management Act. The siting of essential public facilities (EPFs) will need to be addressed in an update to the zoning code.

H. Transportation Plan

The City of Colfax Transportation Improvement Program (TIP) identifies specific projects, their cost, and a source of funding. This plan is updated each year, consistent with the adopted goals, policies, and plan maps, to respond to emerging needs.

I. Joint Planning/Interlocal Agreements

The GMA requires the establishment of Urban Growth Areas (RCW 36.70A.110). The Growth Management Act further establishes that Whitman County and the City of Colfax must plan jointly in the establishment of Urban Growth Areas and for future activity within those areas. Policies for joint city and county planning within urban growth areas are required (RCW 36.70A.210[3][f]).

III. Implementation Strategies

Implementation is the key to effective land use planning. A statement of goals and policies is an important first step in planning. In the final analysis, however, it is a community's combination of regulations, incentives, and other implementation techniques that will make a land use plan a success or a failure. While zoning is the workhorse of land use regulation, it is not a cure-all. In some cases, a combination of regulation, incentives, acquisition, and public improvements may be necessary to address a particular problem effectively. Developing the right combination requires creativity, sensitivity, experimentation, and an understanding of all the facets of the problem. An awareness of the experiences of other communities and recognition of the limitations of many individual regulatory tools is also necessary. Implementation can be the most creative aspect of land use planning.

Several types of measures can be employed to implement the Comprehensive Plan. Zoning regulates the use of land. In other words, zoning specifies what can and cannot be done to develop or use land within the community. The Capital Facilities Plan is an implementation tool that directs public decisions about how to spend dollars. All land uses and land development require supporting facilities and services. The community's decisions about the level of public investment which will be spent in what locations at what time for such facilities has a significant effect on when, where and the cost of development. Through impact fees and other measures, communities can require developers to finance a proportionate share of the facilities to support each development. Policies may also call for the development of more specific plans and programs to carry out actions. These specific plans and programs, when developed, should then direct specific implementation approaches. The following is an outline of 13 implementation strategies that may be used by the City to facilitate accomplishing the goals and policies within the Comprehensive Plan.

1. Revise zoning designations and official zoning maps for the City of Colfax to be consistent with the Comprehensive Plan Land Use Map, goals, and policies.
2. Develop new, or modify existing, subdivision and zoning standards.
3. Develop urban design standards, consistent with the City's Comprehensive Plan, that will promote and support a well-integrated community, provide a heightened sense of livable community, present opportunity for public gathering, and that enhance and is compatible with the City's setting and natural scenic resources.

4. Develop interlocal agreements with Whitman County to facilitate and accomplish joint planning and consistent development regulations within the designated Joint Planning Areas.
5. Develop a Transportation Improvement Program (TIP) that is consistent with and complements land use and transportation planning policies.
6. Ensure that adopted zoning regulations are consistent with housing policies of the Comprehensive Plan, with adequate provision for affordable and special-needs housing.
7. Develop a comprehensive Capital Facilities and Utilities Plan which is updated on a yearly basis.
8. Promote economic development through the implementation of programs and policies as outlined in the Economic Development section of the Comprehensive Plan.
9. Protect existing open spaces and promote the establishment of new interconnected open spaces, consistent with the policies of the Comprehensive Plan.
10. Protect the natural environment through the adoption and enforcement of programs and regulations concerning critical areas, shorelines, ground- and surface water quality and quantity, and air quality (as applicable).
11. Develop a comprehensive Performance Measurement program to evaluate and monitor the effectiveness of the Comprehensive Plan.
12. Provide an annual review and report on the effectiveness of the Comprehensive Plan. Provide for yearly amendments to the Comprehensive Plan as necessary to realize Comprehensive Plan element visions and goals.
13. Adopt interim regulations as necessary during the time the Zoning Code is being updated.



Image 62: Red Tail Ridge

Chapter 20: Performance Measurement



What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Measure performance of Comprehensive Plan goals and objectives.

Chapter 20: Performance Measurement



Image 63: Construction Work at Riverside Terrace Subdivision

After implementation, it is important to monitor the City of Liberty Lake's progress in achieving the adopted goals and policies. Evaluation will be accomplished by developing a Performance Measurement Program that will function to evaluate the progress of the City in its implementation efforts. A yearly review should be conducted to monitor the City's progress so adjustments can be made to the Comprehensive Plan if necessary. By monitoring changes in chosen indicators, the City will get a clear understanding of where it is and what it needs to do differently. The concept of monitoring progress towards the desired future is integral to the Comprehensive Plan process. A well designed Performance Measurement Program can help the Planning Commission, City Council, and the public understand both progress and setbacks in achieving the Plan's principles. More importantly, the program can direct staff and decision makers towards revisions for more effective strategies. A Performance Measurement Program will become the tool that will assess the progress being made by the City towards the goals of the Comprehensive Plan. A Performance Measurement Program measures progress, but also engages community members in a dialogue about the future, identifies areas that need attention and provides an avenue to alter community outcomes.

I. Growth Management Act Requirements

Legislation contained in the State of Washington's Growth Management Act (GMA) requires the City to prepare and adopt the Comprehensive Plan and regularly report on the outcomes of the Plan. —Each county and city that adopts a plan...shall report to the department annually for a period of five years...and each five years thereafter, on the progress made by that county or city in implementing this chapter (RCW 36.70A.180[2]).

II. What Are Community Indicators?

An indicator is a measurement that can be used as a reference or as a standard for comparison. The program should initially focus on key indicators and expand over time. The program should include appropriate indicators from each of the main Plan areas. Each indicator should have the following characteristics:

- Use readily available data
- Be measurable over time, (e.g., annually)

- Provide meaningful information relating to the Plan's principle elements
- Be sensitive to change
- Be easily interpreted

Additionally, each indicator should meet the following criteria.

- It measures an outcome related to the Comprehensive Plan's element visions and to one or more Comprehensive Plan goals or policies.
- Reliable information about the indicator is already collected on a regular basis.
- The relationship between the indicator and the Comprehensive Plan is easily understood.
- When all the indicators are evaluated together, progress towards the framework goals of the Comprehensive Plan is shown.

Different governmental agencies monitor different kinds of data at different geographic levels and at different frequencies. The following are some common indicators that may be monitored by the City of Colfax.

CONCEPT	INDICATOR	SOURCE OF INFORMATION
Public Participation	<ol style="list-style-type: none"> 1. Number of appeals to Growth Management Hearings Board 2. Maintain and publish any citizen input regarding the Comprehensive Plan 	Eastern Washington Growth Management Hearings Board City of Colfax: Building & Community Development Dept
Land Supply	<ol style="list-style-type: none"> 1. Vacant, underutilized, partially used land 2. Preliminary plat lots 3. Final plat lots, binding site plans, and certificates of exemption 4. Monitor land availability in each land use category 5. Monitor rezones 6. Maintain a current map of submitted and approved land use applications 7. Number and type of building permits 8. Acreage of critical areas 9. Acreage in RCW 84.34 – Current Use Taxation Program 10. Number of Comprehensive Plan amendments 11. Ration of buildable lands to critical areas 	City of Colfax: Building & Community Development Dept
Regulatory Environment	<ol style="list-style-type: none"> 1. Plat applications 2. Average time required for final action on re-zoning applications 3. Average approval time for preliminary plats 4. Average approval time for building 	City of Colfax: Building & Community Development Dept

	<ul style="list-style-type: none"> permits 5. Number of planning commission hearings held 6. Number of citizens testifying in planning process 	
Status of Sprawl	<ul style="list-style-type: none"> 1. Overall residential density change 2. Density of approved preliminary plats 3. Density of multi-family building permits 4. Utilization of previously platted and approved lots and subdivisions 5. Changes in infrastructure availability 	City of Colfax: Building & Community Development Dept
Environment	<ul style="list-style-type: none"> 1. Nitrate levels in public water supplies 2. Incidence of groundwater supply contamination 	Washington Department of Health
Transportation	<ul style="list-style-type: none"> 1. Average trip distance and time to commute 2. Total lane miles 	Palouse Regional Transportation Planning Organization
Capital Facilities & Services	<ul style="list-style-type: none"> 1. Number of students per square foot in school district 2. Distance of residence from fire station 3. Police officers per 1,000 population 4. Average police response time 5. Average response time to fire 6. Amount of library space per 1,000 population 	Colfax School District City of Colfax: Fire Dept City of Colfax: Police Dept City of Colfax: Fire Dept Whitman County Rural Library District
Housing	<ul style="list-style-type: none"> 1. Home prices 2. Housing and Transportation Index 3. Average rent 4. Rent/Income Ratios 5. Amount of first time home buyers 6. Availability of low-income housing units 	US Census CNT H+T Index US Census RMLS HUD HUD
Economic Development	<ul style="list-style-type: none"> 1. Median household income 2. Percent population below poverty 3. Employment change by industry 4. Unemployment rate 5. Industry gain/loss 6. Wage 7. Retention of industry 8. Number of requests to relocate/how many did relocate? 9. Annual assessment of tourism activities 10. Fluctuation of number of home-based business 	US Census US Census Southeast Washington Economic Development Association US Dept of Commerce Colfax Chamber of Commerce/Colfax Downtown Association City of Colfax: Finance State of Washington: Department of Revenue

Human Services	1. Number of human service providers	Whitman County Department of Emergency Management
Parks, Recreation, and Open Space	1. Acres of parks and open space per person 2. Pedestrian/bicycle path miles 3. Park usage estimates 4. Acres of permanent natural open space 5. Open space taxation acres	City of Colfax: Public Works Department
Historic Preservation	1. Number and value of building permits for remodeling/rehabilitation per unit of residential inventory 2. Number of sites subtracted from and added to NRHP	City of Colfax: Building & Community Development Department
Urban Growth	1. Residential building permits/units 2. Employment	City of Colfax: Building & Community Development Department

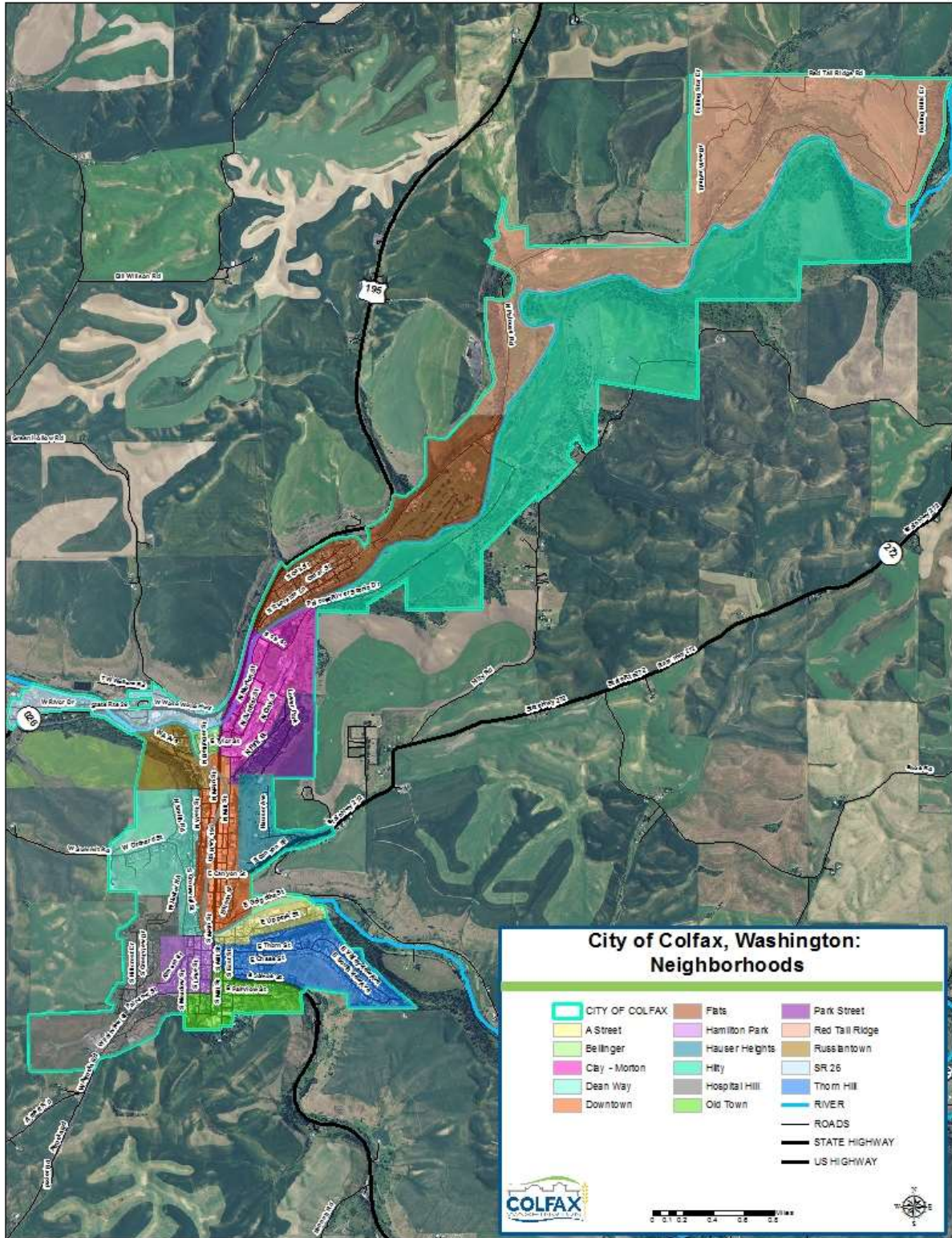
Table 55: Progress Indicators

Through the citizen participation process, indicators may become more specific, be changed and/or new indicators added. The Performance Measurement Program will be designed to provide early warning if the policies are not having their intended effects. The system will provide sufficient information to enable policy-makers to determine whether different actions to implement the policies are needed or whether revisions to the policies are required.

The results of the monitoring and evaluation program should be presented annually in a public report to the Planning Commission. The report should include proposed revisions to the Plan to promote its viability and the viability of the City planning process. This report, for maximum effectiveness, should be prepared in accordance with the City's annual budget cycle, so proposed work items can be included in budget requests.

Performance measurement can be used to help the City of Colfax establish priorities, take actions, and direct resources to solve problems identified in the City of Colfax Comprehensive Plan.

Appendix A: City of Colfax Neighborhood Map



Map 37: City of Colfax, Washington: Neighborhoods

Appendix B: Glossary



Image 64: Mill Street Residential Structures

Not all of the terms and names used in the Comprehensive Plan may be familiar to all readers. Some of the more important ones are defined here.

Accessory Dwelling Unit (ADU): A separate, complete dwelling unit attached to or contained within the structure of the primary dwelling, or contained within a separate structure that is accessory to the primary dwelling unit on the premises.

Affordable Housing: Housing that costs less than 30% of gross household income based on county-wide median income.

Best Available Science: Scientific information applicable to the sensitive area that is prepared by appropriate local, State or federal agencies, a qualified scientist or team of qualified scientists, and will be consistent with the criteria established in WAC 365-195-900 through WAC 365-195-925. Characteristics of a valid scientific process will be considered to determine whether information received during the permit review process is reliable scientific information. A valid scientific process includes some or all of the following characteristics:

1. Peer-reviewed research or background information.
2. Study methods clearly stated.
3. Conclusions based on logical assumptions.
4. Quantitative analysis.
5. Proper context is established.
6. References are included that cite relevant, credible literature and other pertinent information.

Capital Facility: Includes structures, streets, land, parks, major equipment and other infrastructure necessary for both general government and enterprise funds, and usually amortized over a long period of time.

Capital Improvement Plan (CIP): A timetable or schedule of all future capital improvements proposed to be carried out during a specific period, listed in order of priority together with cost estimates and the anticipated means of financing each project.

Certified Local Government (for historic preservation): A local government that has been certified by the State Historic Preservation Officer as having established its own historic preservation commission and a program meeting federal and State standards for historic preservation.

Concurrency: Concurrency means that streets, sewer, water and surface water facilities, or the funds required for the improvements, meet the City's adopted standards that are in place at the time they are needed.

Countywide Planning Policies: The Growth Management Act requires that counties prepare planning policies that set a countywide framework from which county and city comprehensive plans are developed and adopted to ensure that they are consistent with each other. The Whitman County's Countywide Planning Policies serve as a blueprint for how Whitman County and its cities should grow over the next 20 years. The Countywide Planning Policies establish employment and housing growth targets for each of the County's jurisdictions during the planning period.

Crime Prevention Through Environmental Design (CPTED): Multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED principles of design affect elements of the built environment ranging from the small-scale (i.e., use of shrubbery and other vegetation) to the overarching, including the building form of an entire neighborhood and the amount of opportunity for "eyes on the street."

Defensible Space: Physical space organized in a manner that discourages criminal activity and promotes personal safety through a variety of design techniques, including appropriate lighting, visibility, and the clear definition of private and public spaces. Such spaces encourage users to take ownership and feel responsibility for activities occurring there.

Ecological/Ecosystem Functions (or shoreline functions): The work performed or role played by the physical, chemical and biological processes that contribute to the maintenance of the aquatic and terrestrial environments constituting the shoreline's natural ecosystem.

Enterprise Funds: Funds supported by revenues generated by fees and charges, and supplemented by contributions from grants and developers. These funds can be used only for the particular utility that is the source of the revenue; in Colfax these are water, sewer, storm and storm water.

Environment Designation: The term used to describe the character of the shoreline in Colfax, based upon the recommended classification system established by WAC 173-26-211 and as further refined by Colfax's Shoreline Master Program.

Essential Public Facility: A facility which provides basic public services in one of the following manners: directly by a government agency, by a private entity substantially funded or contracted for by a government agency, or by a private entity subject to public service obligations (e.g., a private utility company which has a franchise or other legal obligation to provide service within a defined service area).

Expanded Level of Service (LOS): LOS grade A to F is expanded with additional gradations through I recognizing increased congestion levels. LOS F was any intersection delay

exceeding 60 seconds; delays of two and three minutes are common now so the expanded LOS provides differentiation between an intersection with a minute and a half delay and two and a half minutes of delay.

Fair-Share Costs: The breakdown of transportation improvement costs anticipated and planned over the next 20 years to maintain level-of-service standards and proportionately allocate costs by development-generated vehicle trips.

Feasible: For the purposes of the Shoreline Master Program, means an action such as a development project, mitigation or preservation requirement, which meets all of the following conditions:

1. The action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results;
2. The action provides a reasonable likelihood of achieving its intended purpose; and
3. The action does not physically preclude achieving the project's primary intended legal use.

Federal Emergency Management Agency (FEMA): *See National Flood Insurance Program.*

Financial Planning Model: A forecast of revenues and expenditures for a six-year planning period. It includes all general government expenditures and general capital funds. This model is the basis for the annual budget process and the Six-Year Capital Improvement Plan.

Flood Elevation, 100 year: The elevation of the 100-year flood flow or 100-year storm event (5 inches of rain in a 24-hour period), which delineates the 100-year floodplain.

Flood Hazard Areas: Areas of deep and fast flowing water, large debris, or rapid bank erosion and channel migration.

Flood Hazard Areas, Lesser: Areas of shallow, slow moving water.

Flood Insurance Rate Maps: Maps produced by the Federal Emergency Management Agency (FEMA) that delineate the 100-year floodplain elevation for the purpose of assessing flood hazard and establishing flood insurance rates for shoreline development. These FEMA maps are on file at City of Colfax Department of Public Works.

Floodplain: The area susceptible to inundation with a 1% chance of being equaled or exceeded in any given year (synonymous with 100-year flood plan). The limit of this area shall be based upon flood ordinance regulation maps or a reasonable method which meets the objectives of the Shoreline Management Act.

Floodplain Maps: *See Flood Insurance Rate Maps.*

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floor Area Ratio (FAR): A ratio that expresses the relationship between the amount of gross floor area in a structure and the area of the lot on which the structure is located.

Functional Street Classification System: The grouping of highways, streets and roads into distinct classes. It defines the primary role a route serves within the total existing or future transportation network.

Gateway: An important and definable point of entrance into Tukwila or one of its neighborhoods.

General Government Funds: Funds for all general government needs, derived primarily from sales and property tax revenues, and supplemented by grants, bond proceeds, developer agreements and local improvement districts.

Geometric Capacity: Geometric capacity improvements to streets include increasing radiuses, widening lanes, adding lanes, reducing grades, and other similar physical measures.

Gross Acre: The total horizontal acreage of a particular analysis area. At the area-wide planning level, gross acre refers to the total horizontal area of the City or a subdistrict, including but not limited to all individual parcels, road right-of-ways, and utility easements. At the site development level, this is the total horizontal parcel area.

Growth Management Act (GMA): Passed by the State Legislature in 1990 and amended in 1991, this act guides county and city governments in the management of the State's growth, mandating among other things that each city prepare a 20-year comprehensive plan.

Historic Preservation: Safeguarding the existence and appearance of historically significant elements of the community and the area, such as buildings, sites, objects, districts and landscapes, archaeological resources and traditional cultural places, to help maintain historic, architectural and aesthetic character and heritage, and provide a sense of place and continuity.

Infill: Development or redevelopment on properties or groups of properties within existing built-up areas.

Infrastructure: The basic installations and facilities on which the continuance and growth of a community depend, such as roads, public buildings, schools, parks, transportation, electrical power, water, sewer, surface water and communication systems.

Land Use Map: The official land use map for the Comprehensive Plan that designates the general location and extent of the uses of land for housing, commerce, industry, open space and other land uses as required by the Growth Management Act.

Levee: A broad embankment of earth built parallel with the river channel to contain flow within the channel and prevent flooding from a designated design storm.

Levee, Minimum Profile: Where there is room, the minimum levee profile for any new or reconstructed levee is the Whitman County "Briscoe Levee" profile – 2.5:1 overall slope with 15-foot mid-slope bench for maintenance access and native vegetation plantings. Where there is insufficient room for a levee backslope due to the presence of legal nonconforming structures existing at the time of the adoption of this SMP, a floodwall may be substituted.

Level-of-Service (LOS): This defines an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measured need. In transportation capacity, a grading system from A to F is used, which is based on the average vehicle delay. LOS A is best (no more than 7.5 seconds delay) and LOS F is worst (greater than one minute delay).

Local Improvement District (LID): Voted debt by property owners for a special benefit to their property, including streets, water and sewer facilities, and other special benefits such as

sidewalks. The City usually participates by providing preliminary engineering. The value of the benefit must be at least as much as the cost per owner.

Manufactured Home: A detached residential dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing an insignia issued by the State of Washington certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards for manufactured homes.

Mixed Use: A development with combined commercial and residential uses, either in the same building or adjacent buildings.

Mobile Home: A mobile home is a factory-built home that is 1) built prior to June 15, 1976, and 2) not built to a uniform construction code.

Mode (or modal) Split Goals: Transportation planning goals for the separation of particular modes of travel, usually expressed as a ratio to total trips, such as 85% private auto, 10% bus, and 5% pedestrian.

Modular Home: A single-family dwelling which is factory-built, transportable in one or more sections, and meets the International Building Code.

Multimodal Center: A facility serving more than one type of transit service, accessible to motorized and nonmotorized transportation modes.

National Flood Insurance Program (NFIP): A federal government program established in 1968 as a strategy to limit future development in the floodplain and thereby reduce flood damages. The NFIP is administered by the Federal Emergency Management Agency (FEMA), and provides federal flood insurance to residents of communities that adopt minimum floodplain regulations, and provides disaster assistance to public agencies.

Multi-family Dwelling: A building containing two or more complete dwelling units, including units that are located one over the other. Multi-family buildings include duplexes, townhomes, garden apartments, and mid- and high-rise apartments. Single-family homes with accessory dwelling units are not considered multi-family housing.

Native Vegetation: Vegetation with a genetic origin of Western Washington, Northern Oregon and southern British Columbia, not including cultivars.

Neighborhood Gathering Spots: Neighborhood gathering spots are community facilities such as parks, schools, libraries or neighborhood commercial areas where residents meet and form social links. These links are the basis for a strong sense of community. Neighborhood gathering spots are also landmarks which help to give a neighborhood identity.

Net Acre: A measure of horizontal area for calculating development potential. At the area-wide planning level, net acre refers to the gross acre less the estimated area to be transferred (e.g. sale, dedication or donation) to public ownership from individual parcels. Net acreage is typically 67–75% of gross acreage, and depends largely on the amount of road right-of-way. Net acre also excludes area for parks and schools. At the site development level, this is the total acreage of a parcel less the area transferred to public ownership. The remaining net acreage is the basis for determining development density and potential. Net acre typically includes easement areas.

No Net Loss: A standard intended to ensure that shoreline development or uses, whether permitted or exempt, are located and designed to avoid loss or degradation of shoreline ecological functions that are necessary to sustain shoreline natural resources.

Ordinary High Water Mark (OHWM): The mark that will be found by examining the bed and banks of a stream and ascertaining where the presence and action of waters are so common and usual and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the Department of Ecology. In any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of mean higher high tide, and the ordinary high water mark adjoining fresh water shall be the line of mean high water.

Open Space Network: A network of lands, connected where possible with other such regional networks that includes and connects Colfax's recreational amenities, historical sites, water resources and other natural resources, and provides visually significant bands of vegetation that contrast with the built environment.

Priority Habitat: A habitat type with unique or significant value to many species. A priority habitat may be described by a unique vegetation type (e.g., oak woodlands) or by a dominant plant species that is of primary importance to fish and wildlife. A priority habitat may also be described by a successional stage (e.g., old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (e.g., talus, slopes, caves, snags) that is of key value to fish and wildlife. A priority habitat may contain priority and/or non-priority fish and wildlife species.

Private Natural Area: An area adjacent to the ordinary high water mark that is not developed and has no structures for human use, but where vegetation is maintained for the primary purpose of wildlife habitat. Native vegetation predominates, but non-native plantings that enhance habitat are allowed.

Public Access: The ability of the general public to reach, touch or enjoy the water's edge, to travel on the waters of the State, and to view the water and the shoreline from adjacent locations. Public access may be provided by an owner by easement, covenant, or similar legal agreement of substantial walkways, corridors, parks, or other areas serving as a means of view and/or physical approach to public waters. The Director may approve limiting public access as to hours of availability, types of activity permitted, location and area.

Rails-to-Trails: A program for converting abandoned or about-to-be-abandoned railroad corridors to public trails, through the cooperative efforts of railroads, adjacent property owners, resident groups and public agencies.

Rideshare Program: A program that encourages alternatives to single-occupancy-vehicle trips, such as vanpools and carpools; it can include matching commuters and providing vehicles.

SEPA: The commonly used acronym for the State Environmental Policy Act adopted in 1971, which governs all activities with potential environmental impacts.

Service Streets: A public or private road which provides secondary/alley access to abutting properties. Generally the width would be 20 feet and its use would be oriented toward support vehicles and allowing circulation between developments.

Shoreline Master Program: Colfax's response to the Washington State Shoreline Management Act (adopted in 1974), containing goals, policies and regulations to guide actions and development affecting the City's shoreline.

Single-family Dwelling: A detached residential dwelling unit other than a mobile or manufactured home, designed for and occupied by one family only, which includes modular homes that are factory-built, transportable in one or more sections, and meet the Washington State Building Code.

Visual Access: Non-physical public use of the shoreline, including views of the water and riverbanks from indoors or out of doors, and visual cues to the river's presence, such as significant groves of trees, bridges or fishing piers, that are provided for the benefit of pedestrians, bicyclists, motorists and occupants of buildings near the river.

Water-Dependent Use: A use or portion of a use which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operations. Examples of water-dependent uses include ship cargo terminal loading areas, marinas, ship building and dry docking, float plane facilities, sewer outfalls, and shoreline ecological restoration projects.

Water Enjoyment Use: A recreational or other use that facilitates public access to the shoreline as a primary characteristic of the use. The use must be open to the general public, and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that foster shoreline enjoyment. Examples of water-enjoyment uses include parks, piers, museums, restaurants, educational/scientific reserves, resorts and mixed-use projects.

Water-Related Use: A use in which operations or production of goods or services cannot occur economically without a riverfront location, such as fabrication of ship parts and equipment, transport of goods by barge, or seafood processing.

Water Re-use: The recycling of previously-consumed water supplies for new uses, such as the use of treated water from sewage treatment plants for irrigation or industrial purposes.



Image 65: Palouse & Coulee City Railroad Yard

The City of Colfax

Comprehensive Parks Plan



I. TABLE OF CONTENTS

	Page
I. Table of Contents	1
II. Acknowledgements	3
-A. Photo Acknowledgements.....	3
III. Introduction	4
-A. Purpose of the Plan.....	4
-B. History of Colfax.....	4
-C. History of the Colfax Park System.....	5
-D. Geographic and Demographic Context.....	5
-E. Benefits of Parks and Recreation.....	9
-F. RCO Required Elements.....	12
IV. Mission Statement	14
V. Goals and Objectives	14
VI. Inventory	16
-A. Criteria.....	16
-B. Codger Pole.....	18
-C. Eells Park.....	21
-D. Fireman’s Park.....	24
-E. Goode Park.....	26
-F. Hamilton Park.....	28
-G. Lookout (Stan McClintock) Park.....	32
-H. Maggie Cain Park.....	35
-I. McDonald Park.....	38
-J. Niehenke Park.....	43
-K. Schmuck Park.....	45
-L. Colfax Trail System	49

VII. Ancillary Facilities.....	51
-A. Colfax Golf Club.....	52
-B. Henry Rotary Little League Facility.....	55
-C. Ancillary Trail Systems.....	59
VIII. Public Involvement.....	61
IX. Needs and Assessment.....	62
A. Current Level of Service.....	56
B. Desired Level of Service.....	57
C. Projects for Current Parks.....	64
D. Recommendations.....	64
1, Path Network Extension.....	64
2. Indoor Community Center.....	67
3. RV/Campsite.....	68
4. Enhanced Downtown Experience – Plaza Adjacent to Eells Park.....	69
5. Other Recommendations.....	71
X. Capital Improvements Program.....	72
A. Required Maintenance.....	72
B. Improvements Needed for Existing Facilities.....	72
XI. Plan Implementation.....	75
XII. Appendix.....	76
A. All Parks Facilities Table.....	76
B. Community Survey 2015.....	77

II. Acknowledgements

We would like to acknowledge the following individuals and organizations who supported our efforts in creating this plan: the City of Colfax, Mike Rizzitiello, Matt Hammer, Steve Larkin, Gregg Dohrn, the City of Colfax Park Board, Eastern Washington University's Urban and Regional Planning Department, and the Association of Washington Cities. Without these individuals and organizations this parks master plan would have never been possible.

City of Colfax

Mayor G. Todd Vanek

City Council

Whitney Aguilar, Jeannette Solomine, Steve Bretveld, Al Vorderbrueggen, Steve Holberg, Jim Kackman, Tom Huntwork

Park Board

Al Vorderbrueggen, Don McClintock, Don Moore, Carl Thompson, Blaine Golden, Sam Korslund

EWU Class of 2015

Michael Carpenter, Jeremy Charley, Ryan Conley, Daniel Hill, Kreig McEuin, Shem Norton, Cesar Stoddard, Gavin Wobbe, Ziad Abouhjar, David Chesnakov

Financial support for this project was provided by the Association of Washington Cities through an interagency agreement with Eastern Washington University.

Photo Acknowledgements

Colfax Golf Club photos taken from Colfax Golf Club website.

Back page photo taken from Go Northwest Travel Guide website.

All other photos were taken by the EWU Planning Class of 2015.

III. Introduction

A. Purpose of the Plan

The City of Colfax Comprehensive Parks Plan was created to establish a foundation for the future of the City’s parks, recreation, open space and trail system for the entire community. As an element included in the City’s Comprehensive Plan, the parks plan provides information on the City’s ten parks, facilities operated by other organizations (Golf Club and Henry Little League Park) and trail system. It also includes an inventory of each facility along with a demand and need analysis, which was determined through level of service evaluations. The 2015 park survey helped identify and portray the future management needs for each property, and assist in guiding a capital facilities plan.

B. History of Colfax



Figure 1: City of Colfax in the 1910's.

Colfax is the seat of Whitman County and originally home to Native Americans, predominantly the Nez Perce Tribe. It wasn't until July 10, 1870 that non-Native settlers would inhabit and claim the land known today as Colfax. The first of these settlers were James A. Perkins and Thomas Smith, sent by Anderson Cox, a businessman from Waitburg in Walla Walla County to find a mill site in the hope to eventually build a sawmill. In 1873, the first grist mill was built and could produce up to 50 barrels of flour a day. After floods and fires, the grist mill was rebuilt and furthered economic potential in Colfax. By 1883, three rail lines served Colfax, the Northern Pacific, Oregon-Washington Railroad and Navigation Company, and Union Pacific. Today, Colfax still retains the small town feel and rural character with year round outdoor recreation.

C. History of the Colfax Parks System



Figure 2: Construction of Cushing Eels Park in 1910

The oldest existing neighborhood park is Eels Park which dates to 1912. The property was purchased from the Lutheran Church by the Women’s Park Association and named for local minister Cushing Eels. Schmuck Park was established in 1916 through the donation of land to the City from the Schmuck family. The property originally had cabins and a swimming pool. Hamilton Park was established in the late 1950’s after the demolition of the Hamilton School. Lookout (Stan McClintock) Park was established in the 1970’s during the establishment of the Thorn Hill neighborhood. The Colfax Golf Club was created in 1969. The Codger Pole Park was purchased by the City of Colfax in 1990. Fireman’s Park was established in the early 1990’s after the acquisition of the property for the US 195 widening project. McDonald Park was donated to the City of Colfax in 1999 by Roy McDonald. It was constructed by volunteer labor and funds from an IAC Grant.

D. Benefits of Park and Recreation



Figure 3: Codger Pole Park

This section presents the benefits of parks and open space. It includes a discussion focused upon the general benefits of parks and a more detailed discussion regarding the connection between parks and

public health in the region and the Colfax community. The parks and facilities are places that have proven physical, mental, and social benefits for individuals and the entire community.



Figure 4: North Palouse River Trail

1. Environmental Benefits

Environmental benefits like improved water and air quality, increases in biodiversity and habitat protection, and reductions in greenhouse gases, are all inherent when preserving open space. However, environmental benefits are often difficult to quantify and may not receive as much consideration as those which are easily quantifiable. The subsection identifies and describes key environmental benefits related to preserving parks and open space.

Improved Air Quality

By preserving vegetation, the city helps to improve air quality in the community and the region. By protecting open space and creating parks, trees, and other vegetation are preserved and protected, and often planted. Vegetation plays a significant role in improving air quality, reducing chemicals including ozone, sulfur dioxide, nitrogen oxide, and carbon monoxide.

Another benefit from the presence of parks and open space in a community is the capacity that leaf cover and vegetation have for filtering air pollutants such as dust, gases, and soot. This is both an environmental and public health benefit.

Open space may also be used as a noise barrier or buffer zone when the need for noise control arises due to the proximity of incompatible uses. For example, a few parks owned by the City are adjacent to high traffic areas such as Maggie Cain Gardens, Sixth Street Bridge Park, and Eels Park. These parks help to act as a buffer between high traffic and residential areas.

Climate change mitigation

The City of Colfax – through its parks and trees – helps to reduce carbon dioxide (CO₂) emissions, mitigating climate change. Planting trees has the direct effect of reducing atmospheric CO₂ because each individual tree directly sequesters carbon from the atmosphere through photosynthesis. According

to a study focused on the greater Palouse region, one acre of tree cover absorbs 2.2 tons of carbon per year.

Parks and trees can also offset or even reverse the heat-island effect, which affects urbanized areas and which can exacerbate air pollution and increase energy use. Parks and trees can reduce building energy use by lowering summertime temperatures, shading buildings during the summer, and blocking winter winds. Increasing tree cover by 10 percent could reduce total heating and cooling energy use by five to ten percent. Planting trees also has an indirect effect on CO₂ by reducing the demand for energy, and thereby reducing emissions from power plants.

Improved water quality

The City's parks and open space improves water quality in the community. Preserving open lands and creating parkland preserves natural processes of infiltration and limits imperviousness, both of which are intimately linked to stormwater management and water quality. As the amount of imperviousness increases in a watershed, the velocity and volume of stormwater runoff increases, which can have several environmental impacts: increased flooding, erosion, and pollutant loads in receiving waters; decreased groundwater recharge and level of water table; altered stream beds and flows; and impaired aquatic habitat. Preserving open space and creating parks and greenways are key tools to limit imperviousness and create riparian buffers in a watershed. Preserving open space is also one of the most cost-effective means for reducing and managing stormwater runoff and protecting water quality.

Many city parks are adjacent to the Palouse River and its tributaries including Sixth Street Bridge Park, Niehenke Park, Codger Pole Park, Goode Park, Schmuck Park, and McDonald Park. Open space in those areas help to improve water quality – especially within the river – by reducing stormwater runoff. As these parks and others are improved, the city should include best management practices that help to reduce and manage stormwater runoff. For example, the use of pervious pavers and bioswales in parking lots would be an example of a best management practice the City should consider for its park system.

2. Social Benefits



Figure 5: Concrete River Festival at Schmuck Park

Parks and open space also provide many social benefits. Property designed open space may help in creating social ties and a sense of community in an area. This is true in Colfax where parks provide active and passive recreational opportunities and community gathering areas.

Fosters community and provides safe environments

Parks can foster community among nearby residents. Each park provides neighborhood gathering areas, which is a proven benefit of parks. Additionally, participation in recreational activities or programs promotes volunteerism that is essential for parks to meet community recreational needs, as well as appreciation, connection, and involvement with open space, parks, and recreational areas. Active parks also contribute to safety by providing more “eyes on the street.”

Supports youth development

Parks and recreation play an integral role in supporting youth health and well-being of youth. In addition to supporting healthy physical development, physical activity, and play nurture young children’s cognitive and emotional development. By offering the open spaces and opportunities for unstructured play, parks support the development of social “soft skills” needed for school success. For adolescents and young adults, recreation, in particular, can cultivate leadership and foster life skills. Participation in such opportunities builds self-esteem and confidence and impacts academic achievement, all of which help prevent youth from engaging in harmful behaviors. Youth participation in parks opportunities can also reduce crime, especially related to juvenile delinquency.

3. Health Benefits



Figure 6: Volunteers Repairing Sidewalk at Codger Pole Park

Well-planned parks can also build social capital not only by providing central meeting places or cultural cohesion for surrounding neighborhoods, but also by modeling healthy behavior, like exercise, to the community at large. The health benefits of active living are numerous and well documented, and include reduced obesity, lowered risk of disease, stronger bones, enhanced immune system, and improved academic performance for youth.

Parks and recreation are vitally important to promote vibrant, healthier, and equitable communities by establishing and maintaining the quality of life in a community, ensuring the health of families and especially youth, and contributing to the economic and environmental well-being of a community and region. Parks even bridge gaps between public health and social equity by providing exercise facilities to low-income residents who may find gym fees prohibitive.

- **Supports risk reductions for chronic diseases.** Chronic diseases are among the most preventable health problems and share many common risk factors, including obesity, unhealthy eating, physical inactivity, and tobacco, as well as underlying social, economic, and environmental determinants of health. Parks and recreation support risk reduction for chronic diseases through various strategies that encourage active living, healthy eating, and tobacco-free environments.
- **Promotes physical activity.** Residents who live near parks have more opportunities to be physically active. In one study, subjects who regularly used their local parks were “nearly three times as likely as others to achieve recommended levels of activity, regardless of how it was measured.
- **Improves mental health.** Mental health benefits, like reduced depression and anxiety, improved mood, reduced stress, and increased self-esteem and life satisfaction have been associated with physical activity and/or contact with open and natural spaces.

4. Economic Benefits



Figure 7: Concrete River Festival Arts & Craft Fair at Schmuck Park

Parks and open space are often evaluated by levels of conserved land or recreational facilities. Less obvious benefits can be found in municipal revenues and the balance sheets of nearby businesses. Well-planned parks and open lands are linked to increased property values, more efficient use of public resources, and healthier local economies where implemented. In short, public parks are often financial assets.

Increases Land Value

The Trust for Public Land reports that in 25 studies of properties surrounding parks, twenty correlated the parks presences with increased property values. Also, according to a 2001 survey by the National Association of Realtors by Public Opinion Strategies, 50 percent of respondents said they would pay ten

percent more for a house located near a park or open space. Studies such as these show that there is a close relationship between housing prices and proximity to urban environmental amenities. The greatest home value premiums seem to occur within 800 feet of a park. It is important to mention that the opposite is true of properties near poorly maintained parks. In those instances home values are negatively impacted.

Supports the local economy

In addition to improving home value, parks and open space have been shown to support the local economy. As a result communities throughout the country have invested in parks and open space to strengthen their ability to attract businesses and employment opportunities.

Many companies look at the overall quality of life within a community, including park access, when deciding where to relocate or set-up a new business, because high quality of life can help to attract and retain high-quality employees. Parks can be the “engine” that drives tourism in many communities.

E. Geographic and Demographic Context

Colfax is surrounded by the rolling hills of the Palouse resting at an elevation of 1,962 feet. The total area of the city is 3.79 square miles. The average yearly temperature is 60°F with an average rainfall of 20 inches per year. The nearest cities from Colfax are Spokane, Pullman, Moscow and Lewiston/Clarkston.

According to the 2010 census, Colfax’s total population was 2,805 with a population density of 740 people per square mile. The population has increased 1.4% to 2,840 in 2013 (2009-2013 American Community Survey) The median age in the city was 42.7 years old. The gender makeup of the city was 49.7% male and 50.3% female (see Figure 1) with the majority of the population being Caucasian (95.6%). The total population has stayed around 3,000 since 1910 (see Figure 2).

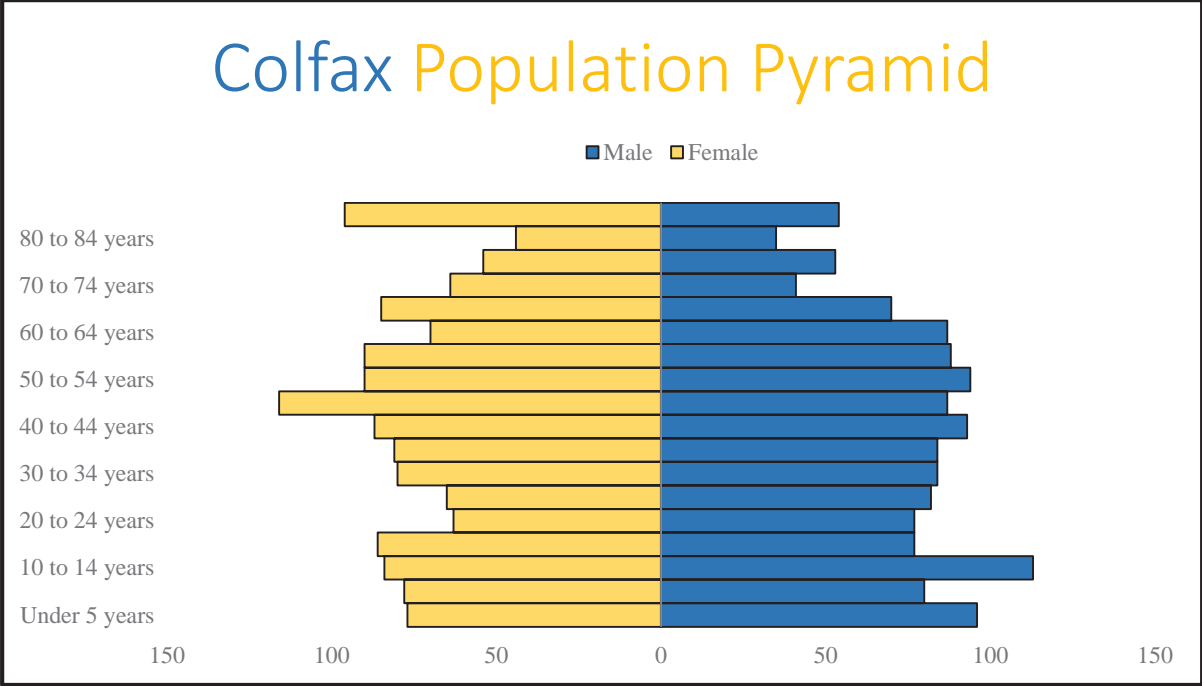


Figure 8. Population pyramid for the City of Colfax

Figure 8 displays the 2010 population pyramid of Colfax classified by male and female. The total male and female population is almost split down the middle with a total population of 50.3% females and 49.7% males. The population pyramid is also fairly even throughout each age cohort, meaning the population of Colfax is evenly distributed through each age group.

Figure 9 displays a population projection in the next 35 years for Colfax. Going back to 1970 there has been no large increases or decreases in total population. The total population has hovered around 3,000 people since 1910 and using the past total population it is assumed there will be no large increases or decreases of population in the future.

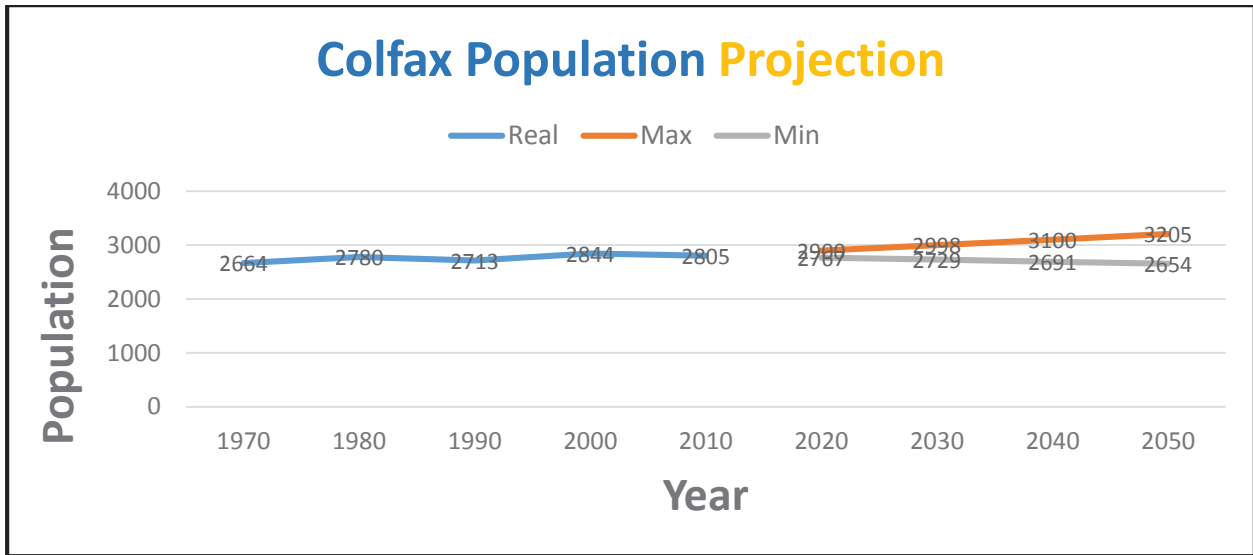


Figure 9. Population growth from 1970-2010 and growth projection from 2020-2050 for the City of Colfax.

F. RCO Required Elements

Formerly the Interagency Committee for Outdoor Recreation (IAC), the Washington State Recreation and Conservation Office (RCO) is a state agency that is the principle source of funding for park improvements in the state. According to their website, the RCO averages 230 grant awards for \$60 million every fiscal year. In order to be eligible for RCO funding, cities must prepare a comprehensive parks plan in accordance with RCO standards. The following is a brief summary of the six minimum requirements.

1. Goals and Objectives:

The plan must support the applicant’s habitat conservation or park and recreation mission, including the current project, with broad statements of intent, or goals. Goals describe desired outcomes. Objectives, on the other hand, are both measurable and more specific. Include objectives to help describe when a goal has been attained. Goals and objectives should be realistic, supported by resources you can reasonably expect to have available, and reflect the needs in your community or service area, or for habitat projects the needs of species of interest.

2. Inventory:

The purpose of an inventory is to provide the context for proposed improvement, renovation, or new projects. RCO requires no specific format for the inventory but includes:

A description of the planning or service area, including the physical setting and conditions, and relevant demographic, program, and resource information.

A list of proposed capital projects (land acquisitions, developments, renovations and restorations.)

A report on the supply and condition of existing recreational facilities or opportunities, habitat conservation species, or relevant land types.

A report on the projected annual maintenance and operational costs for each existing recreational or habitat conservation site in the inventory.

3. Public Involvement:

Include a description of how the planning process gave the public ample opportunity to be involved in plan development and adoption. Try and select methods that support the planning strategy. The public involvement process should be thorough and suitable to local conditions and the service area.

4. Demand and Need Analysis:

The analysis takes your inventory work and public involvement into consideration, balancing public demand with your organization’s capacity. The analysis may indicate that the current inventory is sufficient if certain improvements are made.

RCO recommends that “need” is best determined by assessing multiple criteria or metrics.

5. Capital Improvement Program:

Include a capital improvement or capital facility program of at least six years that lists land acquisition, development, renovation, and restoration projects. The capital improvement program should include the list of projects in ranked order of preference, indicate the year of anticipated implementation, and include the plan for financing the projects. Include any capital project submitted to RCFB for funding. RCO considers all capital improvement and capital facility program costs as estimates.

6. Plan Adoption/Implementation:

Include a resolution, ordinance, or other adoption instrument showing formal approval of the plan and planning process by the governing entity. The level of governing entity approval must be equivalent to the plan’s scope. Thus, a city or countywide plan must be approved at the council or commission level. Department heads, district rangers, regional managers or supervisors, etc., as determined by the applicant in coordination with RCO, will approve other plans.

IV. Mission Statement

The mission of the City of Colfax Comprehensive Parks Plan is to provide current residents, guests and future generations with a diverse system of park facilities and services to encourage their physical, mental and overall wellbeing. It is the intent of the City to achieve the mission through the following goals, policies and objectives.

V. Goals, Objectives, and Policies

Goals and policies create the framework for a plan. A goal is a broad statement that provides a sense of direction and desired outcome. Goals are long range and typically do not change over time. Policies provide measurable targets, that when accomplished, help achieve a goal. There are multiple options for achieving goals and therefore policies may change based on new information, changes in priorities, unique opportunities, new technology, or other ideas. As a result, the review and modification of policies is a continuous process that takes into account recent progress, as well as emerging issues, and changes in circumstance. It is the intent of the City to achieve the mission through the following goals, objectives, and policies.

Goal 1: To improve the quality of life within Colfax by providing safe and adequate parks, recreation and open space opportunities for all individuals in the surrounding area.

Objective 1.1: Ensure the availability of a variety of parks, recreation facilities and services, and open spaces to benefit all aspects in the community of Colfax in a sustainable manner.

Policy 1.1.1: Park and recreation facilities should serve the widest possible range of citizen needs and interests, including handicap accessibility where as possible.

Policy 1.1.2: New parks, recreation, and open space facilities should be located where they will best preserve, enhance, sustain and protect important habitat areas, corridors and linkages, natural amenities, unique landscape features (e.g., cliffs and bluffs), or other outstanding natural feature.

Policy 1.1.3: Respond to the diversity of public needs by offering an array of recreational opportunities from passive to active, and from unstructured activity to organized recreation.

Policy 1.1.4: Encourage a citizen involvement program to ensure opportunity for public input in all phases of the planning process.

Policy 1.1.5: Develop effective partnerships with community groups and local jurisdictions to coincide with parks and recreation opportunities and operations.

Goal 2: To provide parks, recreation and open space system that is well maintained and effectively managed to meet current needs.

Objective 2.1.: There shall be design standards for parks, recreation, and open space that ensure safety, security, cleanliness, accessibility and ease of maintenance.

Policy 2.1.1: Parks, recreation, and open space should be designed and located to provide ease of access for pedestrians, handicapped persons, bicycles and automobiles.

Policy 2.1.2: To the greatest extent possible, retain the natural features of current and proposed parks and recreation areas. Also encourage designs that incorporate the use of native plants and grasses.

Policy 2.1.3: Each park, recreation, and open space should have designated and adequate signage to assist in locating parks, recreation and open space from main arterials.

Policy 2.1.4: Encourage the exploration of the feasibility to develop new recreational facilities and park features.

Objective 2.2: Colfax should develop and improve its recreation facilities in the manner it reduces maintenance and operation costs.

Policy 2.2.1: Maintenance of existing parks, recreation, and open space facilities shall take priority over acquisition of new facilities.

Policy 2.2.2: Create a monthly or annual inspection routine of existing facilities to ensure they are safe for public use.

Policy 2.2.3: Development and updates of new and current parks, recreation, and open space facilities, whether public or private, shall be consistent with the City of Colfax's Comprehensive Plan and the Parks Plan or other adopted plans.

Goal 3: To preserve and protect existing and designated open space areas and greenways throughout the City to maintain a physical and functional system which protects environmental resources, enhances visual aesthetics, critical areas, ensures adequate separation and buffers between various land uses.

Objective 3.1: Create awareness of the environmental landscape to help conserve the natural image of the community.

Policy 3.1.1: Monitor change in the open space and natural feature qualities to evaluate the cumulative impacts on the existing system of open space and natural features over time, and take the necessary steps to ensure open space and natural features are protected.

Policy 3.1.2: The protection or acquisition of outstanding scenic outlooks and areas of unique features should be encouraged in order to safeguard their recreational value. Any documented historical or cultural sites should be protected as well.

VI. Inventory

The following is an inventory and assessment of the existing conditions of each of the ten parks, ancillary parkland operated by other organizations, and the trail system. The assessment was conducted in April of 2015. The management issues were identified based on the analysis of existing conditions and conversations with city staff. Each park was classified as a pocket park, a neighborhood park, a community park, or a special use park. The maintenance and operation of the 82 acre parks system consists of partnerships between the City of Colfax, the Colfax School District, and the Colfax Golf Club. All park size notations are approximate.

A. CRITERIA

In completing the inventory for all the parks in Colfax, a simple criteria was applied to determine if each park facility was adequate, in need of updating, or in some instances needed to be replaced.

The facility item was designated into three categories; poor, fair, and good. If a facility was determined to be in need of immediate maintenance or complete renewal because it was broken, unsafe or inadequate, the facility was categorized as poor.

A facility, that was determined to be adequate but in need of maintenance soon, was designated as fair. These issues could be cosmetic or even safety issues as the lifespan for some playground equipment will soon expire in the coming years. An example, of this is the identification sign for McDonald Park. Whilst it does serve its purpose of identifying the park, it is hardly appealing. Some new paint could easily bring this sign to life and further add to the value of the park.

If a facility was not in need of improvement, was adequate, or safe, the facility was placed into the good range. The criteria is color coded and represented for each park in the management issue section at the end of the inventory for each individual park below.

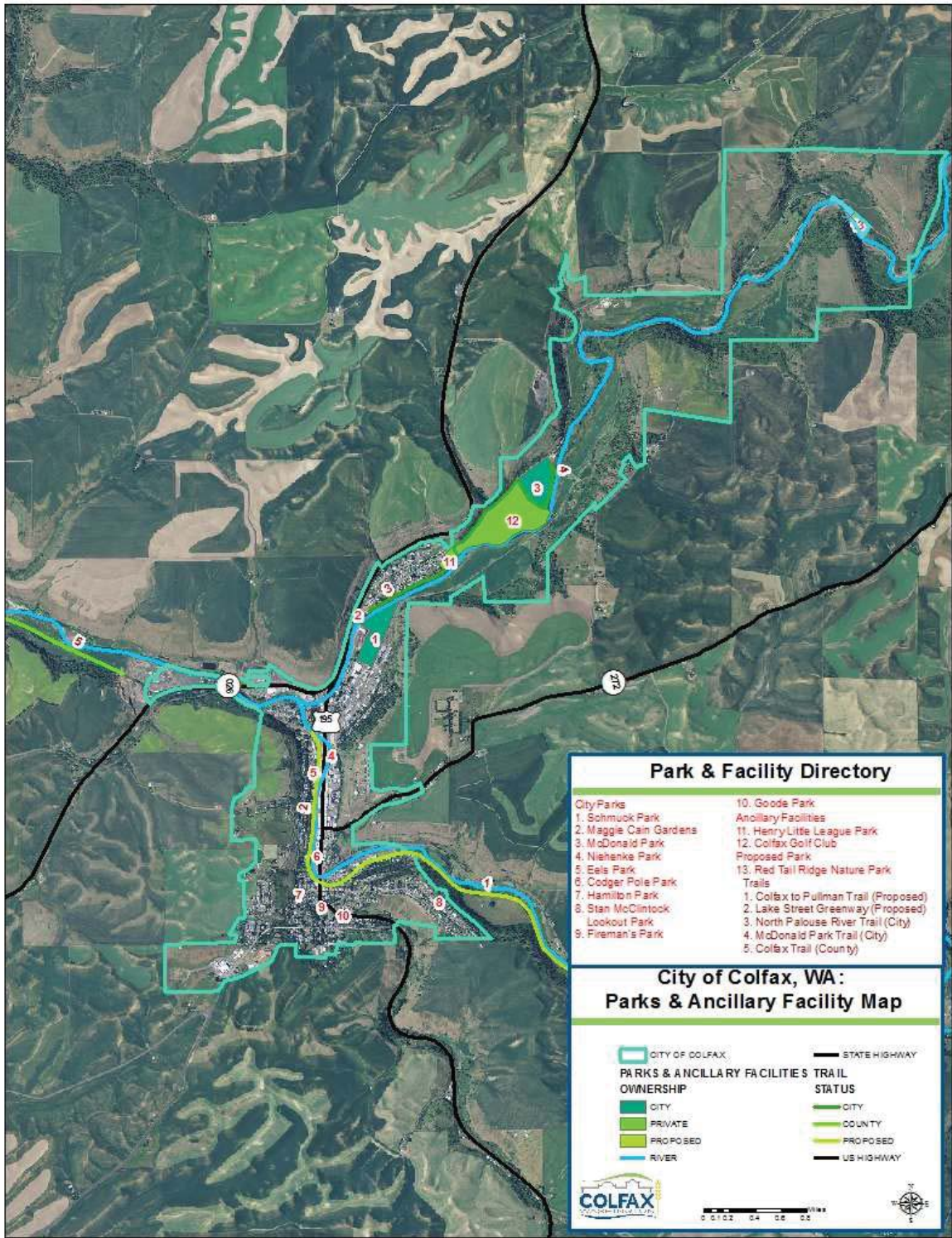


Figure 10. City wide map of Colfax depicting all of the parks.

B. Codger Pole Park

324 S Main Street.

Codger Pole Park is a 0.18 acre pocket park that is located just off Main Street in downtown Colfax. The park was dedicated in 1991 to the participants in the 1938 football game between St. John and Colfax. The park is home to the sixty foot high Codger Pole that was created by master carver, Jonathan LaBenne, as a memorial to the event.



Figure 11. Codger Pole.



Figure 1. Map of Codger Pole Park.



Figure 13. Coder Pole plaque: The Legend.

Codger Pole Park	
Type of Facility	
•	Picnic Table
•	Lights (Security)
•	Parking
•	ADA Accessible
•	Sign (Park ID)

Table 1. Codger Pole Park facilities.



Figure 14. Looking down the park with Codger Pole in full view.



Figure 2. Some much needed maintenance work on the pathway around the pole.

The Codger Pole Park is city owned and was created because of a 1938 football game that was finished fifty years later from the start date. In 1988 the game was replayed and a totem pole structure was created with the faces of all of the participants. The Codger Pole Park has a plaque at the entrance describing the poles significance. The totem pole is in the center back of the park with a park bench on the patio area.

Management Issues

Current and Future Issues:

- 1. Vandalism to Codger Pole and monument sign.
- 2. Codger Pole is made of wood and is subject to weathering. Potential safety hazard in the future.
- 3. Way finding to the park is poor.
- 4. No trash cans.
- 5. Make lighting LED.

Codger Pole Park			
Type of Facility	Poor	Fair	Good
Picnic Table			
Lights (Security)			
Parking			
ADA Accessible			
Sign (Park ID)			

Table 2. Codger Pole Park facility conditions.

Recommendations:

- 1. Make sure security lighting is appropriate to help mitigate future vandalism.
- 2. Look into the cost for the restoration of Codger Pole as it ages and if it needs to be taken down to do so, look into new potential locations.
- 3. Clean up the edging and weeds.
- 4. Have a uniform style of signage for all parks that is easily identifiable and helps direct people, especially out of town people, to the park.
- 5. Add trash cans.
- 6. Replace current lighting with more efficient LED lights.

C. Eells Park

400 N West Street.

Named after Mr. Cushing Eells, a local Church Minister in the late 1870s. Eells Park is a 0.63 acre neighborhood park that is located in central Colfax and owned by the City. The park features a historic fountain dedicated in 1916 by Mr. and Mrs. Julius Lippitt as a memorial to their daughter Clare Frances.



Figure 16. Map of Eells Park.

Eells Park	
Type of Facility	
•	Picnic Tables
•	Lights (Security)
•	Parking
•	ADA Accessible
•	Water Fountain
•	Basketball Court
•	Restrooms
•	Playground

Table 1. Eells Park facilities.

The centralized location of Eells Park makes it a frequently used lunch area for people who work in the downtown area. Offering only on-street parking, this half acre park contains restrooms, playground equipment, and a half-court basketball court. There are also four picnic benches on location, ample grass for picnicking, as well as a historic water fountain in the center of the park.



Figure 37. Water fountain monument (currently needing repair).



Figure 48. Playground equipment.



Figure 5. Basketball hoop and 1/2 court playing area.

Management Issues

Current and Future Issues:

1. Current fountain is not in use as it needs to be repaired. It also uses fresh water but does not recycle the used water.
2. Playground equipment is outdated with the potential lifespan of the equipment coming to an end.
3. Restrooms are not all weather and hence do not work in the winter/colder months. Roof needs to be repaired.
4. There is minimal lighting in the park and no athletic lighting for potential late afternoon use of the basketball court.
5. There are no identified parking areas for the park aside from on street parking around the edges of the park, or right next to the unused railway tracks.
6. There is no identification sign for the park.
7. The footpath accessibility to get to the park is in poor condition with sidewalks needing repairs.
8. No drinking fountain.
9. No trash cans or dog waste clean-up.
10. Way finding to the park can be improved.

Eells Park			
Type of Facility	Poor	Fair	Good
Picnic Tables			
Lights (Security)			
Parking			
ADA Accessible			
Water Fountain			
Basketball Court			
Playground			
Bathrooms			

Table 2. Eells Park facility conditions.

Recommendations:

1. Look into the feasibility of repairing the water fountain monument.
2. Have the City insurance carrier assess the current play equipment to see if it is up to standard. Establish timeline and funding strategy to update the equipment.
3. Short term: repaint and spruce up the restrooms to make them more appealing to users. Repair the restroom roof. Long term: look at the cost of making it an all-weather restroom.
4. If the public supports it, add additional security lighting throughout the park and look into having lighting for the basketball court for longer use (LED lights).
5. Identify a location (most likely near the railroad tracks) where parking can be identified and marked for users.
6. Purchase or make a sign to identify what park it is to users.
7. Update footpath routes to the park to aid in better accessibility.
8. Whilst looking at all weathering the restrooms and the water fountain monument, research the feasibility in adding a drinking fountain to the park.
9. Add trash cans and dog waste clean-up bags to the park to help maintain it.
10. Have a uniform style of signage for all parks that is easily identifiable and helps direct people, especially out of town people, to the park.

D. Fireman’s Park

E Wawawai Street and S Main Street.

Fireman’s Park is located on the south end of town. The 0.08 acre pocket park features a park bench and is dedicated to all past, present, and future Colfax Firefighters.



Figure 20. Map of Fireman's Park.



Figure 22. Looking at Fireman's Park from the north end.

Fireman’s Park
Type of Facility
<ul style="list-style-type: none"> • Lights (Security) • Parking • ADA Accessible • Bench

Table 5. Fireman’s Park facilities.



Figure 21. Dedication plaque for the Colfax firefighters.

Management Issues

Current and Future Issues:

- 1. There is no identification sign for the park.
- 2. Way finding to park is poor.
- 3. No lights in the park.
- 4. No trash cans.
- 5. The park is located in the southern entrance to Colfax in close proximity to Goode Park. If traveling north, the street curves away from the park.

Fireman’s Park			
Type of Facility	Poor	Fair	Good
Lights (Security)	Grey	Yellow	Grey
Parking	Grey	Grey	Green
ADA Accessible	Grey	Grey	Green
Bench	Grey	Grey	Green

Table 6. Fireman’s Park facility conditions.

Recommendations:

- 1. Add identification sign.
- 2. Have a uniform style of signage for all parks that is easily identifiable and helps direct people, especially out of town people, to the park.
- 3. Add security lights (LED).
- 4. Add trash cans.

E. Goode Park

804 S East Street.

Goode Park runs along Spring Flat Creek between Poplar Street and James Street at the southern entrance to the City. The 0.34 acre pocket park offers an open space for a variety of outdoor activities. As a Colfax High School Senior Project, Kristyn Pearson established the foot bridge from James Street across the flood control canal to the park. Providing a picnic table and ample open space, Goode Park is set for small gatherings and activities.



Figure 22. Map of Goode Park.

Goode Park	
Type of Facility	
•	Benches/Picnic Table
•	Parking
•	ADA Accessible

Table 7. Goode Park facilities.



Figure 23. East view of Goode Park.



Figure 24. West view of Goode Park.

Management Issues

Current and Future Issues:

- 1. Current space is under-utilized and not used frequently.
- 2. No restroom or visitor facility.
- 3. No identification sign.
- 4. No trash cans.
- 5. No security lighting.
- 6. No way finding.

Goode Park			
Type of Facility	Poor	Fair	Good
Benches/Picnic Table			
Parking			
ADA Accessible			

Table 8. Goode Park facility conditions.

Recommendations:

- 1. Look into alternatives for the space such as selling it, making it into a community garden, or possible pumpkin patch.
- 2. Add identification sign.
- 3. Add trash cans.
- 4. Add playground toy
- 5. Research feasibility of relocating old hospital to the park to use as restroom/visitor center.
- 6. Add security lighting (LED).
- 7. Have a uniform style of signage for all parks that is easily identifiable and helps direct people, especially individuals not familiar with the area on parks.

F. Hamilton Park

601 Meadow St.

Hamilton Park is a 1.1 acre neighborhood park located on the south end of town and owned by Colfax School District #300. The park gets its namesake from the Hamilton School which was located on the grounds that the park now occupies.



Figure 25. Park identification sign.

Hamilton Park	
Type of Facility	
•	Picnic Table
•	Lights (Security)
•	Parking
•	ADA Accessible
•	Sign (Park ID)
•	Playground Equipment
•	Basketball
•	Restroom

Table 9. Hamilton Park facilities.



Figure 26. Map of Hamilton Park.



Figure 27. Playground swing set.



Figure 29. Backstop.

Hamilton Park is a neighborhood park located toward the south end of town. It sits on the former site of the Hamilton School. There is a half-court basketball area, two separate playground areas, adequate open space, a kick-ball back stop and benches.



Figure 28. Newly installed playground equipment.

Management Issues

Current and Future Issues:

1. Identification sign paint is faded.
2. Stairs leading up to park are broken and retaining wall is cracked.
3. Outdated restrooms.
4. No way finding.
5. Outdated basketball hoop.
6. No lighting for athletics.
7. No water fountains.
8. Back stop area is uneven and faces uphill.
9. Some playground equipment is outdated.
10. No security lighting.
11. No designated parking.
12. No trash cans.

Hamilton Park			
Type of Facility	Poor	Fair	Good
Picnic Tables	Grey	Grey	Green
Lights (Security)	Grey	Grey	Green
Parking	Orange	Grey	Grey
ADA Accessible	Grey	Yellow	Grey
Sign (Park ID)	Grey	Grey	Green
Basketball	Grey	Grey	Green
Playground Equipment	Grey	Grey	Green
Restroom	Grey	Yellow	Grey

Table 10. Hamilton Park facility conditions.

Recommendations:

1. Update identification sign (repaint).
2. Fix/restore stairs and retaining wall leading up to park.
3. Update restroom.
4. Way finding to park is poor.
5. Update basketball hoop.
6. Lighting for basketball court.
7. Install water fountains.
8. Find alternatives to possibly relocate kickball field.
9. Update playground equipment.
10. Update security lighting (LED).
11. Parking.
12. Trash cans.

G. Stan McClintock Lookout Park

684 E Valley View Ave.

Stan McClintock Lookout Park is located atop a hill in the southeast portion of the City with a nice view of the south fork of the Palouse River. In addition to playground equipment, the 1.2 acre pocket park has a lighted basketball court and large play field located on the east end.



Stan McClintock Lookout Park	
Type of Facility	
•	Auxiliary Field
•	Benches/Picnic Table
•	Lights (Security)
•	Lights (Athletic)
•	Parking
•	ADA Accessible
•	Sign (Park ID)
•	Basketball
•	Playground Equipment
•	Restrooms

Table 11. Stan McClintock Lookout Park facilities.

Figure 29. Map of Stan McClintock Lookout Park.



Figure 6. Outdoor basketball court.



Figure 31. View from the park over the South Fork Palouse River.

Stan McClintock Lookout Park is a great neighborhood park that offers many great amenities. It offers exceptional views and great open space for youth sports. This park is a great place to enjoy a work lunch or picnic. New playground equipment has also been recently added.



Figure 32. Looking west toward open space and backstop for ball games.

Management Issues

Current and Future Issues:

- 1. Way finding to park is poor.
- 2. Missing basketball rim.
- 3. Crack in base of basketball hoop pole.
- 4. No benches near the playground equipment.

Recommendations:

- 1. Have a uniform style of signage for all parks that is easily identifiable and helps direct people, especially out of town people, to the park.
- 2. Add new rim.
- 3. Replace basketball hoop pole.
- 4. Consistent signage with other parks.
- 5. Add benches near the playground equipment.

Stan McClintock Lookout Park			
Type of Facility	Poor	Fair	Good
Benches/Picnic Table			
Lights (Security)			
Lights (Athletic)			
Parking			
ADA Accessible			
Sign (Park ID)			
Basketball			
Playground Equipment			
Restrooms			
Auxiliary Field			

Table 12. Stan McClintock Lookout Park facility conditions.

H. Maggie Cain Gardens

Parkview Drive.

Maggie Cain Gardens is a 0.3 acre pocket park located at the northern entrance to the City. It has a number of picnic tables spread across its small area and was donated by the Athenaeum Club.



Figure 73. Map of Maggie Cain Gardens.

Maggie Cain Gardens
Type of Facility
<ul style="list-style-type: none"> • Picnic Table • Parking • ADA Accessible • Sign (Park ID)

Table 3. Maggie Cain Park facilities.



Figure 34. Identification sign.



Figure 35. Entrance sign into Colfax.



Figure 36. Looking west at the park.

Management Issues

Current and Future Issues:

- 1. There is only one light on west side Colfax sign.
- 2. No security lighting.
- 3. No trash cans.

Recommendations:

- 1. Add more appropriate lighting to highlight signs/monument/garden (entry point to Colfax).
- 2. Add security lighting (LED).
- 3. Standardized signage with other parks.
- 4. Add trash cans.

Maggie Cain Gardens			
Type of Facility	Poor	Fair	Good
Picnic Table	Grey	Grey	Green
Parking	Grey	Grey	Green
ADA Accessible	Grey	Yellow	Grey
Sign (Park ID)	Grey	Grey	Green

Table 14. Maggie Cain Gardens facility conditions.

I. McDonald Park

2708 Cedar Street.

McDonald Park is city owned and covers 19 acres. It has one baseball field, two soft ball fields, a utility field, a soccer field and a t-ball field.



Figure 37. Map of McDonald Park.

McDonald Park
Type of Facility
<ul style="list-style-type: none"> • Baseball • Softball • Tee Ball • Utility Field • Picnic Tables (Seasonal) • Bleachers • Concessions • Drinking Fountain • Lights (Security) • Lights (Athletic) • Parking • ADA Accessible • Restroom • Sign (Park ID) • Soccer • Trail • Other: Club House

Table 4. McDonald Park facilities.



Figure 38. Open space at the north end, also used for soccer.



Figure 39. Movable soccer goals.



Figure 40. Exercise equipment adjacent to the parking lot.

Located on the north end of town beyond the Golf Club, McDonald Park is the second largest city owned park. Both the City of Colfax and the Colfax School District split maintenance costs for McDonald Park. The Colfax Golf Club currently has a contract with the City of Colfax for the lawn maintenance. This park includes two softball fields, one baseball field, one utility field, a soccer area and a t-ball field. The park has a lighted walking jogging path around the facilities with an exercise station at the entrance. There are also bleachers on site for sitting to watch games as well as a club house which facilitates viewing all fields on the second level and restrooms and a concession stand on the ground level.



Figure 41. Dugout for baseball players on the main field.

Completed in 2003, this park could not have been done without the help of numerous volunteers, donations from the community, and a grant from IAC (now the Recreation and Conservation Office-RCO).



Figure 42. Identification sign.



Figure 43. Main baseball field.



Figure 44. Club house; located in the middle of all the playing fields, complete with concessions and restrooms.

Management Issues

Current and Future Issues:

1. Sporadic vandalism to the baseball club house.
2. Poor way finding making it difficult to find park if not familiar with the area.
3. Park identification sign in need of improvement.
4. No playground equipment (only exercise/workout equipment).
5. Only has one drinking fountain and its current location is out of the way on the far end of the park.
6. No signage to direct people to trail.

McDonald Park			
Type of Facility	Poor	Fair	Good
Baseball			
Softball/Tee Ball			
Picnic Tables (Seasonal)			
Bleachers			
Concessions			
Drinking Fountain			
Lights (Security)			
Lights (Athletic)			
Parking			
ADA Accessible			
Restroom			
Sign (Park ID)			
Soccer			
Trail			
Other: Club House			

Recommendations:

Table 16. McDonald Park facility conditions.

1. Better security lights to mitigate possible future vandalism or provide someone with a caretaker responsibility to look over the park.
2. Have a uniform style of signage for all parks that is easily identifiable and helps direct people, especially out of town people, to the park.
3. Short term: repaint the identification sign. Long term: replace identification sign.
4. Add onto the already existing exercise equipment with playground equipment close by.
5. Look into the feasibility of adding an additional drinking fountain close to the club house in a more centralized location.
6. Add signs to direct people to trail that leads to Schmuck Park with route signs at the trail head.
7. Consider planting trees to provide shade and rest areas during summer months.
8. Explore feasibility of locating a dog park at the facility.

J. Niehenke Park

571 N Mill Street.

Donated by the family of Henry Niehenke, Niehenke Park is located south of the Rosauers Grocery Store. The 0.1 acre pocket park is a popular lunch destination for people and workers around Mill Street.



Figure 45. Map of Niehenke Park.

Niehenke Park	
Type of Facility	
•	Benches/Picnic Table
•	Parking
•	ADA Accessible

Table 17. Niehenke Park facilities.

Niehenke Park is a great place to relax despite being a small space. Its location along the Palouse River and quiet area with adequate seating allows for a great place to unwind.



Figure 46. Looking from the street over Niehenke Park and down to the Palouse River.

Management Issues

Current and Future Issues:

- 1. Only one picnic table.
- 2. Way finding to park is poor.
- 3. No trash cans.
- 4. There is no identification signage for the park.
- 5. No security lighting.

Niehenke Park			
Type of Facility	Poor	Fair	Good
Benches/Picnic Table			
Parking			
ADA Accessible			

Table 18. Niehenke Park facility conditions.

Recommendations:

- 1. Add more picnic tables
- 2. Have a uniform style of signage for all parks that is easily identifiable and helps direct people, especially out of town people, to the park.
- 3. Add trash can.
- 4. Add identification signage.
- 5. Add security lighting (LED).

K. Schmuck Park

1301 N Morton Street.

Schmuck Park is City owned and covers 8.4 acres. It has a swimming pool, skatepark, tennis court, bike racks, track, football field and picnic areas as well many other amenities.



Figure 47. Map of Schmuck Park.

Schmuck Park
Type of Facility
<ul style="list-style-type: none"> • Benches/Picnic Table • Lights (Security) • Lights (Athletic) • Parking • Restroom • Sign (Park ID) • Volleyball • Trail • Track • Pool • Skate Park • Tennis • Bike Rack • Football • Playground Equipment



Figure 48. Shaded area, great for picnics.

Table 19. Schmuck Park facilities



Figure 8. Playground equipment.

The park is adjacent to the Colfax School District facilities and is the location of the City’s municipal swimming pool that also includes a kiddie-pool. Schmuck Park has one tennis court, a skate park, an outdoor grass volleyball court, horseshoe pits and plenty of playground equipment. The park has one large group picnic shelter and one smaller shelter for smaller group picnics. There are also restroom facilities as well as ample parking available for visitors. The school facilities that are located within Schmuck Park include an outdoor track, football field, baseball field and an area used for softball and soccer play. The field area is used extensively in the spring, summer and fall by the high school.

Schmuck Park is rooted in the history of Colfax. Established in 1916, Schmuck Park is considered the “Crown Jewel” of the Colfax parks system. It is the City’s largest park, which accommodates family, class reunions, large events and group activities. The city is currently in the process of updating the Schmuck Park Master Plan (see appendix).



Figure 50. Skate Park.



Figure 51. Newly installed playground equipment.



Figure 52. High school track in need of replacement.



Figure 9. Park identification sign.

Management Issues

Current and Future Issues:

1. No individual park master plan.
2. Mix of wood and aluminum picnic tables.
3. Restrooms located in back of park.
4. Pool is uneven and leaks, kiddie pool has operation problems.
5. No direct access to McDonald Park Trail.
6. There are a number of very old playground equipment (slides, swings, teeter totter).
7. Running track surface is outdated asphalt.
8. Track and football field seem to be separate from park.
9. Outdated bike rack.
10. Houses north of park use park road to access.
11. No way-finding.
12. No drinking fountains.
13. Few trash cans.
14. Septic tank systems are inadequate.

Schmuck Park			
Type of Facility	Poor	Fair	Good
Benches/Picnic Table			
Lights (Security)			
Lights (Athletic)			
Parking			
Restroom			
Sign (Park ID)			
Volleyball			
Trails			
Track			
Pool			
Skate Park			
Tennis			
Bike Rack			
Football			
Playground Equipment			

Table 20. Schmuck Park facility conditions.

Recommendations:

1. Adopt master plan for Schmuck Park to guide future use and development.
2. Update picnic tables (currently wooden and prone to weathering).
3. Look into relocation and update of restrooms.
4. Look into the feasibility of building a new pool in another location.
5. If necessary look into alternatives for public pool and kiddie pool, and explore the feasibility of installing a splash pad to replace one or both pools.
6. Make park access to trailhead more direct and feasible.
7. Update and possible remove outdated/unsafe playground equipment.
8. Replace the track.
9. Transfer ownership of track and football field to school in return for ownership of Hamilton Park.
10. Update bike rack.
11. Future layout of park (roads).
12. Have a uniform style of signage for all parks that is easily identifiable and helps direct people, especially out of town people, to the park.
13. Install drinking fountains.
14. Add trash cans.
15. Replace septic system or connect to the City’s sewage line.

L. Colfax Trail System



Figure 54. McDonald Park Trail along the Palouse River.

Currently, there are three trails in the City of Colfax: McDonald Park Trail, North Palouse River Trail, and the Lake Street Greenway (under development).

McDonald Park Trail is a multi-use, paved trail approximately one mile long. The northern end of the trail starts north of the McDonald Park soccer field, off Cedar Street. The trail runs around the park next to the Palouse River before curving back to Cedar Street between McDonald Park and the Colfax Golf Club. At Cedar Street, the trail runs southwest along the east side of the street. Toward the south end of the Golf Club, the trail ends at a sidewalk.

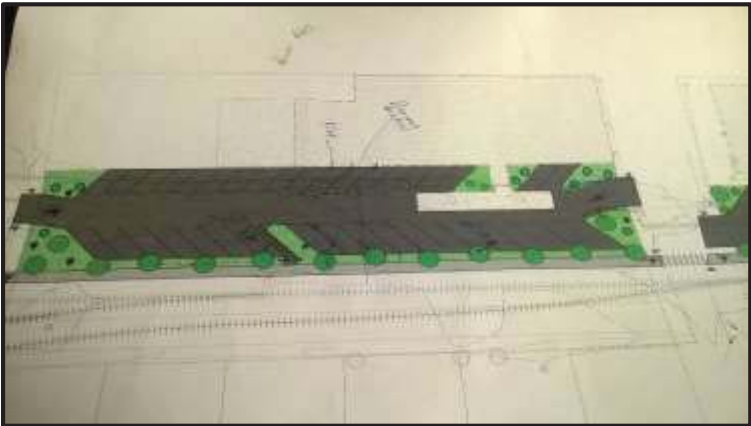


Figure 55: Lake Street Greenway

The North Palouse River Trail is a multi-use, paved trail approximately one half mile long. The northern end of the trail starts off Cedar Street between Henry Little League Park and the Colfax Golf Club. The trail runs along the Palouse River. It curves southwest becoming parallel to Cedar Street. The trail ends at East 7th Street between Maggie Cain Gardens and Schmuck Park.

The Lake Street Greenway is the newest trail and currently under development. The trail will utilize the existing right-of-way of the Palouse and Coulee City railroad. The City is currently executing phase 1 of developing the Greenway between Last and Island Streets. The Greenway will include a walking path, parking lot, and green infrastructure including bioswales, rain gardens, and permeable pavements.

The greenway will eventually link the Best Western Wheatland Inn (near Railroad Ave and Main Street) to Downtown, and the Siesta Motel area (Thorn and Main Streets). The path will link to the Colfax to Pullman Trail should it be built.

Management Issues

Current and Future Issues:

- 1. There are no identification signs for the trails.
- 2. There is no lighting along parts of the McDonald Trail and the North Palouse River Trail.
- 3. It is difficult to determine how to access all the trails.
- 4. Access to North Palouse River Trail on the south end is not ADA accessible.
- 5. Palouse and Coulee City Railroad did not abandon rail between Island and Wall Streets.
- 6. Financial implication to city of developing walkway.
- 7. Sections of Lake Street Greenway might be a brownfield.

Recommendations:

- 1. Have the same uniform style of signage as all the parks that is easily identifiable and helps direct people, especially out of town people, to the trail.
- 2. Add lighting to most used areas of the McDonald Park Trail and the North Palouse River Trail.
- 3. Add trailheads that include parking, an identification sign, and trail map.
- 4. Develop a proper ADA accessible trailhead for the south end of North Palouse River Trail.
- 5. Explore grants and private funding to develop Lake Street Greenway.
- 6. Work with Palouse and Coulee City Railroad and the Washington State Department of Transportation to remove rails and determine route between Island and Wall Streets.

VII. Ancillary Facilities



Figure 56: Colfax Golf Club

A. Golf Club

2402 North Cedar Street.

Colfax Golf Club features nine holes over 48 acres of land. Located along the Palouse River and in between McDonald Park to the north and Henry Little League Facility to the south.



Figure 57. A look at the Golf Club from above.



Figure 58. Map of the Golf Club.

Golf Club	
Type of Facility	
<ul style="list-style-type: none"> • Benches • Concessions • Drinking Fountain • Sign (Park ID) • Lights (Security) 	<ul style="list-style-type: none"> • Parking • ADA Accessible • Restroom • Trails

Table 21: Golf Club facilities.

Colfax Golf Club only features nine holes but is a very exciting course featuring some great scenery of the Palouse region.

The land is owned by the City and leased to the Golf Club. In mild winters, the course remains open year round attracting frequent play from areas as far away as Spokane, sixty miles north of Colfax.

Like most courses, it features a pro shop where excellent equipment can be purchased. The club house also has a full bar and eatery to enjoy after a good round.



Figure 59. A look inside the pro shop.

Management Issues

Current and Future Issues:

- 1. Course is only nine holes long.
- 2. Way finding is not consistent with other facilities.
- 3. Small identification sign.

Recommendations:

- 1. Look into the feasibility of adding an additional nine holes with purchasing of surrounding land.
- 2. Have a uniform style of signage for all parks that is easily identifiable and helps direct people, especially out of town people, to the park.
- 3. Enlarge identification sign so it is easily visible from the street.

Golf Club			
Type of Facility	Poor	Fair	Good
Benches	Grey	Grey	Green
Concessions	Grey	Grey	Green
Drinking Fountain	Grey	Grey	Green
Lights (Security)	Grey	Yellow	Grey
Parking	Grey	Grey	Green
ADA Accessible	Grey	Yellow	Grey
Restroom	Grey	Grey	Green
Trails	Grey	Yellow	Grey
Sign (ID)	Grey	Yellow	Grey

Table 22.: Golf Club facility conditions.



Figure 60. Looking down one of the fairways toward the green.

B. Henry Little League Facility

2100 Cedar Street.

Owned and maintained by the Rotary Club, the park serves as three fields for little league play with the main field being in great condition. Donated in 1950, Henry Little League Facility is a 3 acre special use park. The park was dedicated to Dr. Daniel W. Henry, who practiced in Endicott, by son Bo Henry and daughter-in-law Mary Henry.



Henry Little League Park	
Type of Facility	
•	Baseball
•	Auxiliary Tee Ball Fields
•	Bleachers
•	Drinking Fountain
•	Lights (Security)
•	Parking
•	ADA Accessible
•	Restroom
•	Sign (Park ID)
•	Trail

Table 23. Henry Little League Park facilities.

Figure 10. Identification sign.



Figure 62: Map of Henry Little League Park.



Figure 11. The main ball field looking from outside the boundary.

Located at the north of the city adjacent to the Colfax Golf Club, the Little League Field provides the community with a regulation little league field and two auxiliary fields that are also great open space. The three acre facility is used throughout the spring and summer for youth league baseball. The facility offers a small amount of bleachers for fans to root on their little ones, as well as ample grass behind the field to set up picnic areas. It has direct access to the trail system running behind the facility that takes you along the Palouse River toward Schmuck Park.



Figure 64. Looking toward the two auxiliary fields.



Figure 65. Identification of Rotary International who own and maintain the park.



Figure 66. The main ball field.

Management Issues

Current and Future Issues:

1. Current identification sign for the facility is in an unsuitable location making it difficult for passersby to identify the park.
2. Current restrooms are seasonal.
3. Way finding to the facility is poor.
4. No trash cans.
5. No signage to direct people to trail.

Henry Little League Park			
Type of Facility	Poor	Fair	Good
Baseball	Grey	Grey	Green
Auxiliary Tee Ball Fields	Grey	Yellow	Grey
Bleachers	Grey	Grey	Green
Drinking Fountain	Grey	Yellow	Grey
Lights (Security)	Red	Grey	Grey
Parking	Grey	Yellow	Grey
ADA Accessible	Grey	Yellow	Grey
Restroom	Grey	Yellow	Grey
Sign (Park ID)	Grey	Grey	Green
Trail	Grey	Grey	Green

Table 24. Henry League Little Park facility conditions.

Recommendations:

1. Relocate the current sign closer to the road so people can easily identify the facility or additionally add another sign closer to the road.
2. Add more security lighting and look into the feasibility of adding security lights for potential late afternoon/night time games.
3. Short term: repaint the restrooms to make them more aesthetically pleasing. Long term: make the restrooms all weather.
4. Have a uniform style of signage for all parks that is easily identifiable and helps direct people, especially out of town people, to the facility.
5. Add trash cans.
6. Add signs to direct people to trail that leads towards Schmuck Park with route signs at the trail head.

C. Ancillary Trail System



Colfax Trail is a dirt trail approximately three miles long. It is located west of Colfax just outside the city limits. Access to the trail is located off W. River Drive. From this southern end the trail heads in a northwest direction along the Palouse River. There are many other secondary trails that can be accessed from this trail. The trail is operated by Whitman County.

Figure 67. McDonald Park Trail along the Palouse River.



Figure 68. Map of the existing trails in and around Colfax's City limits.

Management Issues

Current and Future Issues:

1. There are no identification signs for the trails.
2. It is difficult to determine how to access all the trails.
3. There are no trespassing signs posted near the start of the Colfax Trail.

Recommendations:

1. Have the same uniform style of signage as all the parks that is easily identifiable and helps direct people, especially out of town people, to the trail.
2. Add trailheads that include parking, an identification sign, and trail map.
3. Install a trail sign with a direction arrow before the trespassing signs.

VIII. Public Involvement

The City of Colfax's Parks Board meets on every third Monday of each month at 6 pm. The Board discusses current park issues and engages with the public to influence parks and recreational decisions in the community. The duties and responsibilities of the Parks Board is to "Act in an advisory capacity to the City Council in the management and development of parks facilities and recreation programs."

The Parks Board designed and issued a recent survey in 2015 to determine public opinion in a number of parks and recreational areas. The discussions included current park conditions, improvements, and future needs with specific issues involving the Schmuck Park swimming pool. The survey along with the results are located in the appendix section.

Public participation along with the coordination of local jurisdictions, property and business owners, and community interest groups is an important aspect to the City's decision making and planning process. The Parks Board and City of Colfax will continue and improve community outreach approaches.

IX. Needs and Assessment

A. Current Level of Service

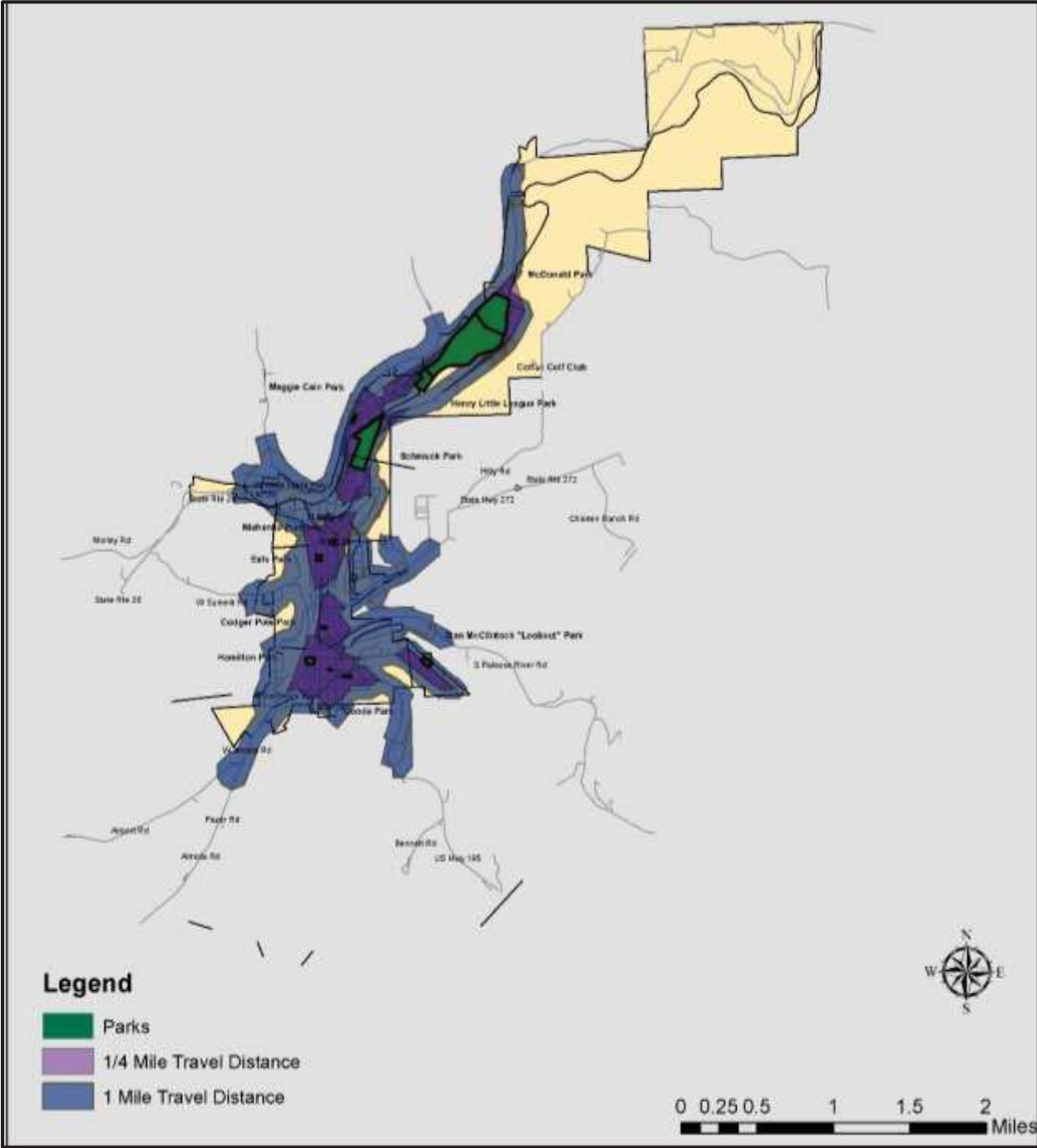


Figure 12. Travel distance buffers from parks.

In Figure 61 there are two separate buffers that show the travel distance from the perimeters of the parks. There is .25 mile buffer and 1 mile buffer, and the distance use the street layout to determine the travel distance. The recommended distance for parks from residential areas is .25 miles from residential areas. According to data obtained from the 2010 Census, Colfax has approximately 1240 residents within .25 mile of the parks, this represents 44.3% of the population. When the travel distance is extended to 1 mile, there are approximately 2567 people who reside in this buffer zone, or 91.6% of the population. These distances were chosen because of the time is usually takes to walk them, with .25 miles taking 5 minutes and 1 mile taking 20 minutes, based on average walking speed on flat surfaces.

According to the public survey, the pocket parks of Goode, Fireman's, and Maggie Cane are highly underutilized. If Colfax were to designate those areas as not being parks, it should consider the desired level of service be lower than the current level of service.

There is a total of 82 acres of parkland in Colfax including the Golf Club (48 acres) or 29 acres per 1000 people (12 acres per 1000 without the Golf Club). The current national standard is 6.25 to 10.5 acres per 1000 people is typical national standard set by the National Park and Recreation Association (NPRA).

The City is not projected to grow a significant amount. However, the City should set aside land for any future parks to service the un-serviced part of Colfax if growth were to occur in the rural zoned areas, or require that any developers with a significant subdivision dedicate a portion of their land to recreation purposes. Currently, these under serviced areas include the Crestview/Hillview area, Hauser Heights and Red Tail Ridge up on North Palouse River Road.

B. Desired Level of Service

The acreage of parkland per person in Colfax is above the recommendation set by the NPRA as mentioned in previous section. However, while Colfax is more than sufficient in this measure, it is the City's hope that all in Colfax will eventually have walkable access to a park within the .25 mile range. Despite wanting to achieve this goal, the City's greatest current priority is to maintain and improve the current park infrastructure. Therefore Colfax will adopt the current level of service of 45% of the population being within .25 miles of any park or recreational facility.

C. Projects for Current Parks

There are some pressing needs for maintenance and modifications to the parks in Colfax. These projects could greatly improve the quality of each park. While there are several more ways that each park could be improved, the ones listed in the table should be prioritized as the most important.

- The swimming pool may eventually need to be relocated to a site further away from the river, but it needs to have a temporary fix to it in the year 2015 so that it does not continue to leak chlorinated water into the river.
- The bathrooms of Hamilton and Eells Park are somewhat dilapidated and need to be either replaced or significantly modified. They are in need of lighting, painting, and some general repair.
- The play equipment in Eells Park is over 40 years old and is past its useful life. The equipment may pose a liability to the City if the equipment breaks down while children are playing on it. The current equipment should be removed as soon as possible. The City should purchase the same type of playground equipment but the modern versions of them.
- The septic tank needs to be replaced in Schmuck Park.
- In Eells Park there is a beautiful historic fountain. It is currently not functioning but would add significantly to the quality of the park if it were operating during non-winter months.
- Some of the parks and trails are not marked well, all parks and trails should have signage that gives direction to other area parks and trails. All parks should also have a sign that gives the name of the park.
- Codger Pole is made of wood and if no maintenance is done it will eventually fall into disrepair. The City should set aside funds for the inevitable needed repair of Codger Pole. Especially since Codger Pole is a great asset to Colfax that attracts visitors who want to see this unique piece of Colfax history.
- The City should take the opportunity if it eventually relocates the pool to replace the kiddie pool with a splash pad. Splash pads offer younger children who may not be old enough to swim a greater interactive playing experience than a shallow pool has to offer.
- In the Inventory Chapter of this document, there is a list of maintenance issues and recommendations for each of the parks. These recommendations go into greater detail with suggestions such as lighting and water fountains. Some of these issues are of lesser concern but should be considered to add greater value to the parks for the community.

D. Recommendations

1. Path Network Extension

There are two trails that connect McDonald Park, the Golf Club, Little League Park, and Schmuck Park. There is a short gap between them which is a short section of sidewalk. It can function as one trail, but aesthetically they are two different trails. The City of Colfax should transform the current stretch of sidewalk so that it reflects the paved trail in Figure 63. The conjoined trails should have one name, which would be reflected by future signage in Colfax.



Figure 13. The changing of blacktop to sidewalk, the start of the gap.



Figure 7114. The end of the paved trail by Little League Park.

The City has a unique opportunity because some of the railways that run through Colfax are no longer in operation and could be vacated and transformed into paved trails. Jogging and biking trails were often listed as priority for Colfax residents when brought up at town meetings. Colfax should take any possible opportunity to connect the current trail system with the abandoned rail line that runs north to southeast through Colfax. The trail should extend to at least Eells Park, with possible future expansion kept in mind, such as a connection to the Bill Chipman Trail that connects Pullman, WA and Moscow, ID.

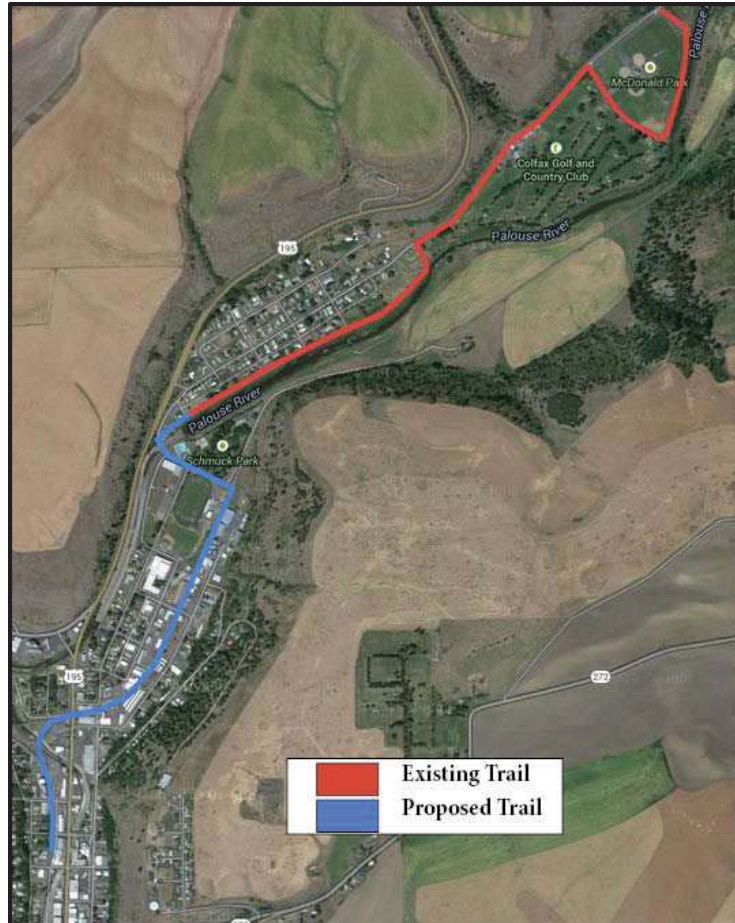


Figure 72. Proposed Paved Trail in Colfax, WA.

This same abandoned rail line extends all the way to Pullman, WA. Colfax should work with Whitman County, City of Pullman, and the Washington State Department of Transportation (Current owners of the rail line) to make a possible connection between the existing Bill Chipman Palouse Trail and proposed trail in Colfax come to fruition. The connection would be 19 miles and would offer greater recreation opportunities to the people of Colfax. This trail which highlights some of the best scenery the Palouse has to offer could very well bring in more traffic to Colfax from the immediate area and beyond. This project would depend on several factors. The first being if Washington State Department of Transportation would consider the transformation, the second being how operating cost would be split between Whitman County and the cities of Colfax and Pullman, and another being how stakeholders such as property owners would feel about a path going through their land.

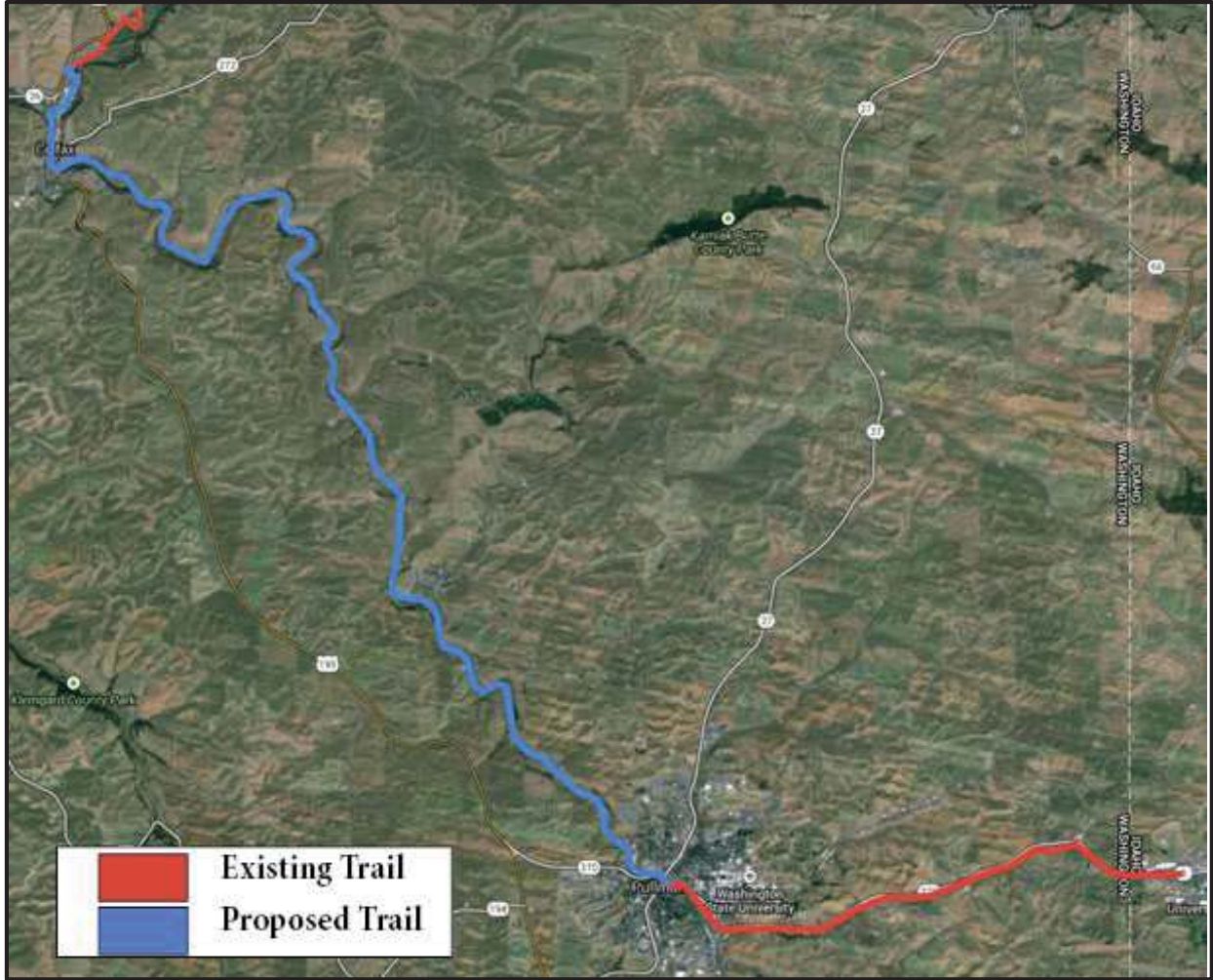


Figure 73. Possible Future Bicycle network.

2. Indoor Community Center

The idea of an Indoor Community Center has been supported at various town meetings and by the online survey conducted by the City. It could be considered as an alternative to relocating the outdoor pool in favor of an indoor one that would be used year around. This would allow activities such as swim meets and other pool activities to be feasible, as they are currently not.

The Indoor Community Center may exist with or without the pool; that would be determined at a later date. As it is right now, there is need for public space that can be utilized in the cold winter months. The center could be used for a variety of different activities that should aim to have recreation for a broad range of age groups.

There are several locations that the indoor community center could be located. It could be an addition to already existing parks such as Schmuck Park or along Cedar Street near the Colfax Golf Club. However, the foremost location that should be considered is the old water storage facility located on the bluff above Clay Street. This location should be considered for number of reasons; one of them being that

location could really capitalize on the views from the location. Another reason is that the houses around Hauser Avenue on the bluff are one of the areas of Colfax that are currently underserved by the parks.

3. RV/Campsite

During Washington State University football games there is a large influx of overnight visitors to Colfax. Hotels in the surrounding area, including Colfax, often fill up. Because of the limited capacity of lodging, the City of Colfax sees an opportunity to have a campsite or a RV Park located within the city limits. These sites would provide cheap lodging alternatives to anyone wanting to stay overnight in Colfax. There are three proposed sites that the city would consider if this were to occur; north of McDonald Park, in Schmuck Park ground east of the Swimming Pool, or in the proposed future greenway property area adjacent to Eells Park.



Figure 74. Schmuck Park Possible Location.

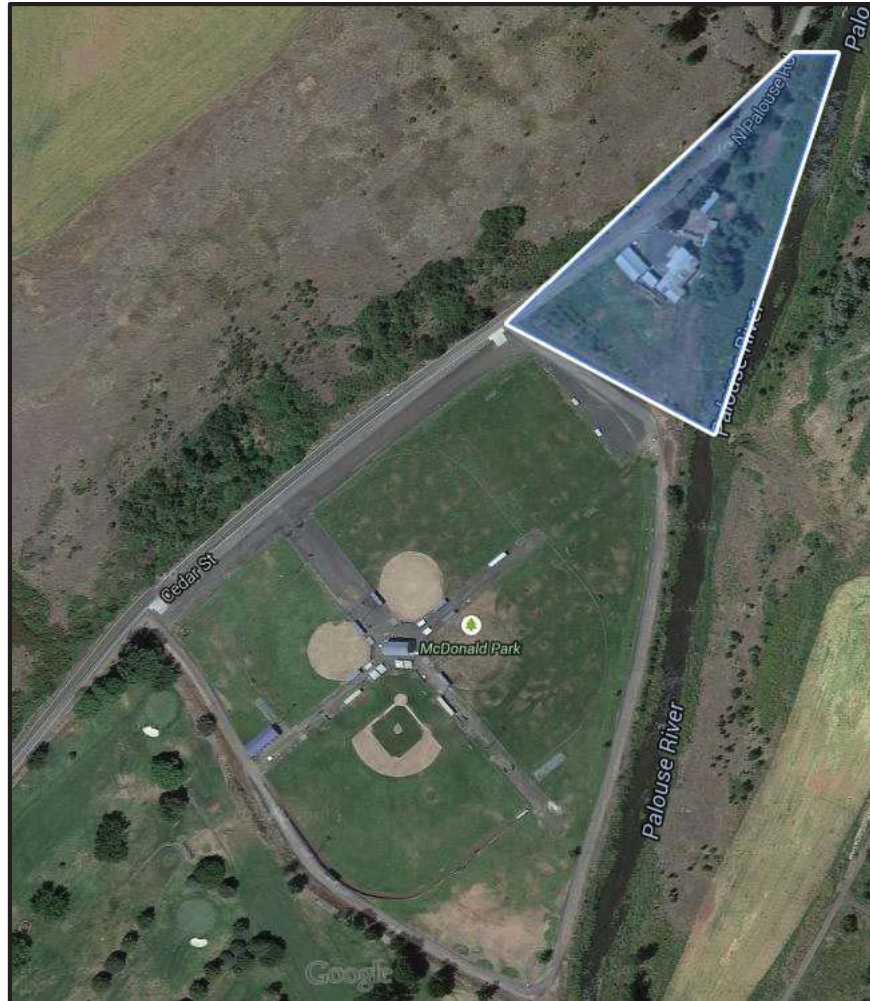


Figure 75. Northeast of McDonald Park Possible Site Location.

4. Enhanced Downtown Experience –Plaza Adjacent to Eells Park

Depending on the Washington State Department of Transportation’s (WSDOT) decision on what can happen with the abandoned railway lines, the City should consider obtaining the tracks that are adjacent to Eells Park for possible redevelopment of a downtown plaza or park. This should also function as the starting point or terminus of the proposed bike trail inside of Colfax for the near future. Later on, if the connection to the Bill Chipman Trail were to be built, it should be a prominent point of the trail.

This can be accomplished by the City building the area to be a natural extension of Eells Park. The addition to the park should have areas for cyclist and pedestrians to rest; items such as benches, tables, and landscape features. The City of Colfax should use this proposed park and plaza to showcase the history and culture of Colfax, which can be done by informative signs and art (statues and murals). A prominent entrance from the city should be placed at either W North St. and Main St., or slightly further back at W North and Main St., which would be less intrusive for the two current adjacent business there. A Parking lot should be located north on Last St.

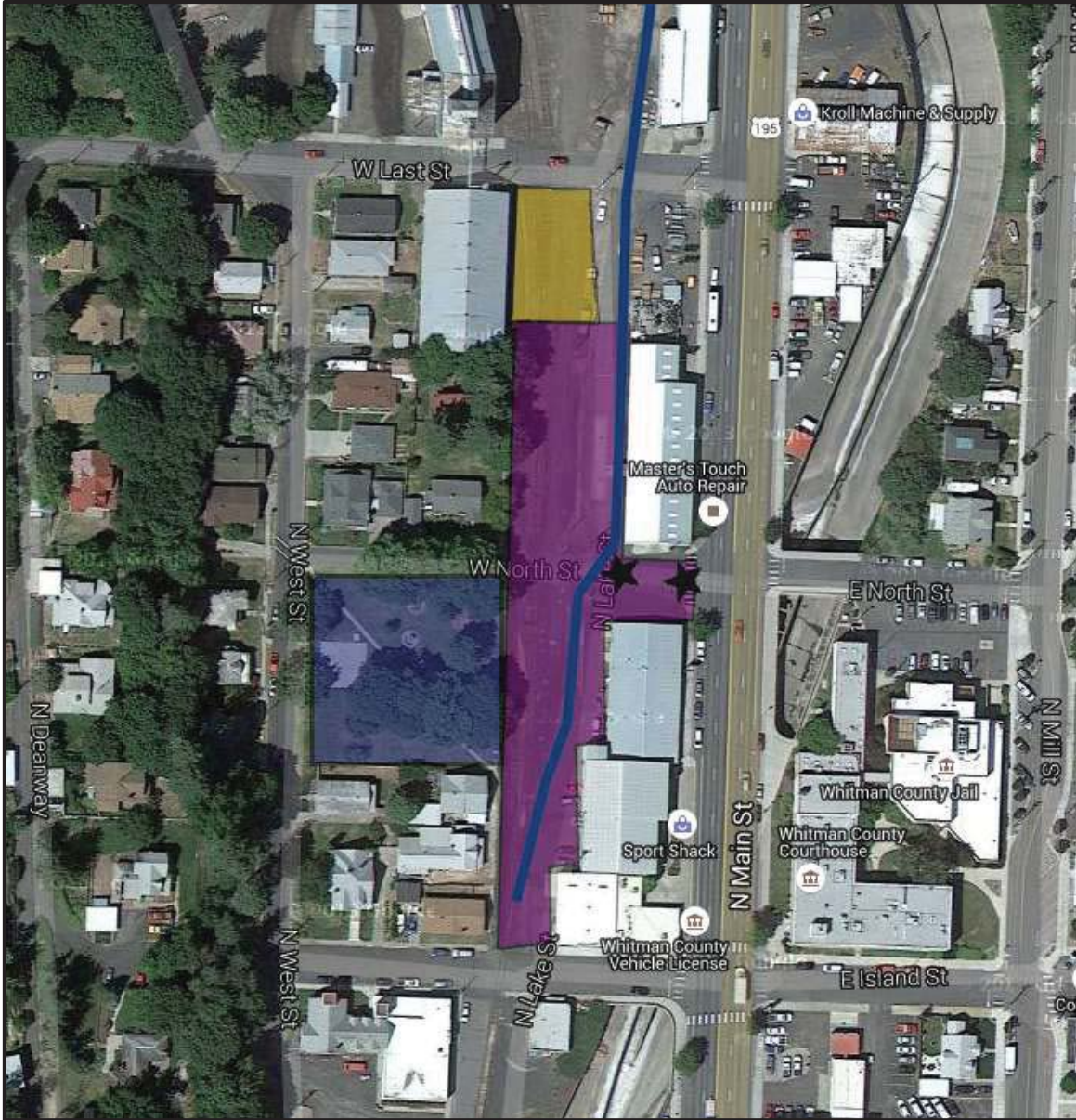


Figure 76. Greenway adjacent to Eells Park.

- Plaza Area
- Parking Lot
- Eells Park
- Prominent Entrance
- Proposed Paved Trail



Figure 77. Site of the proposed plaza and greenway. Eells Park to the right.

Other Recommendations

- Revise development code so that future subdivisions will dedicate land for park space to help facilitate future needs and raise the current LOS.
- Subsidize park maintenance and operations with a self-imposed park levy. Based on the 2015 survey, almost 60% of respondents thought that this was reasonable.
- The need to develop and improve current facilities was another highlighted priority based on the survey. Examples of improvements are: appropriate picnic facilities (55% responded yes) and dog park facilities (77% responded yes).
- Develop recreational programs (60% responded yes) should be another priority. A community survey would help indicate community interest.
- Currently 62% of the respondents use the existing trails regularly. Community respondents express the need to further develop bicycle and walking trails in the City (66% responded yes).
- Continually find possible alternatives to the pocket parks if viable alternatives arise.
- Cost Benefit- LED lights have a longer life than either Mercury Vapor or High Pressure Sodium streetlights. Costs for LED lights differ depending on type and style.
- Develop the City's website for the City's parks to further reach and educate people on the parks. Coinciding with this is having appropriate way finding and signage (mentioned earlier) and helping to facilitate people from out of town into the great public spaces these parks have to offer.

X. Capital Improvement Program

The purpose of having a capital improvement plan is to have a clear direction for projects, maintenance and improvements of the parks system. It gives guidance for funding priorities. Here is an inventory of recurring maintenance and future improvements.

A. Required Maintenance

Schmuck Park: 8 hours a week of lawn mowing is required to keep the park in ideal fashion. Daily watering of the largest park in town is split between the City and the school district. Trash removal as well as restroom maintenance is also done regularly.

Hamilton Park: Weekly lawn mowing as well as regular watering of the lawn is required. Trash removal and restroom maintenance is also done regularly.

Fireman Park: Regular mowing and watering is required.

Eells Park: Weekly lawn mowing as well as regular watering of the lawn is required. Trash removal and restroom maintenance is also done regularly.

Codger Pole Park: Trash removal as well as weed-eating is done regularly.

Henry Little League Facility: Regular lawn mowing as well as watering of the fields is required. Trash removal and restroom maintenance is also done regularly.

Golf Club: Extensive lawn-mowing and watering is required to keep greens in ideal fashion. The Golf Club is responsible for all maintenance for the course.

Goode Park: Weekly lawn mowing as well as regular watering of the lawn is required.

Niehenke Park: Weekly lawn mowing as well as regular watering of the lawn is required.

Maggie Cain Park: Weekly lawn mowing as well as regular watering of the lawn is required.

McDonald Park: Extensive lawn-mowing and watering is required to keep fields in ideal fashion. The maintenance of the park is currently contracted out. Trash removal as well as restroom maintenance is also done regularly.

B. Improvements Needed for Existing Facilities

Schmuck Park: Pool needs to be addressed as soon as possible. River flooding has caused the pool foundation to be uneven, causing leakage of over 40,000 gallons of chlorinated water into the river every year. Outdated playground equipment is also a need to be addressed. Ideally, replacement of potentially dangerous equipment should be the next step taken. Restroom interiors as well as septic system needs to be repaired or replaced.

Hamilton Park: Park sign is faded and barely readable. Stairs leading into park need to be fixed, and/or completely replaced. Minimal outdated playground equipment should be updated. Restrooms also need to be updated to higher standards.

Fireman Park: No outstanding improvements need to be addressed at this time.

Eells Park: Large historical fountain needs to be repaired before operational. All playground equipment should be replaced with up-to-date equipment. Restroom interiors need updating and repair for optimal efficiency and all-weather usage.

Codger Pole Park: Vandalism to sign needs to be removed/covered. Brick walkway around Codger pole should be completed to achieve full use of area. Possible weather-proofing of the wooden pole should be addressed for possible future implications.

Henry Little League Facility: Restrooms need to be updated and restored. Lighting around the field should be increased for better suitability for nighttime games.

Golf Club: No outstanding improvements need to be addressed at this time, besides possible signage to better direct customers to the course.

Goode Park: No outstanding improvements need to be addressed at this time.

Niehenke Park: Park identification sign should be installed.

Maggie Cain Park: No outstanding improvements need to be addressed at this time.

McDonald Park: Vandalism to club house needs to be removed or covered. More drinking fountains to better serve the high amount of users during summer months. Increase amount of playground equipment to better serve a wide range of users.

City of Colfax, Washington: Capital Improvement Plan (2016 - 2021)

Project Nu	Project Name	Fund Number	Fund	2016	2017	2018	2019	2020	2021
Parks									
3001	Cameras	102-000-000-594-76-60-60	Capital: Park Equipment Outlay	\$ 2,000.00					
3002	Codger Pole - Repair	103-000-000-557-30-40-05	Hotel/Motel: Codger Pole	\$ 10,000.00					
3003	Community Center/Pool Replacement	102-000-000-594-76-60-20	Capital: Community Center	\$ 30,000.00	\$ 30,000.00	\$ 2,500,000.00	\$ 2,500,000.00		
3004	McDonald Park - Pathway Repair	102-000-000-594-76-60-40	Capital: McDonald Park Outlay	\$ 45,000.00	\$ 30,000.00				
3005	McDonald Park - Dog Park	102-000-000-594-76-60-40	Capital: McDonald Park Outlay	\$ 20,000.00					
3006	Ells Park - Playground Equipment	102-000-000-594-76-60-60	Capital: Park Equipment Outlay	\$ 20,000.00					
3007	Hauser - Trail to Hauser Edition	102-000-000-594-76-60-50	Capital: Park Project Outlay		\$ 100,000.00				
3008	Goode Park Picnic Shelter	102-000-000-594-76-60-50	Capital: Park Project Outlay		\$ 10,000.00				
3009	Lake Street Greenway	103-000-000-557-30-40-04	Hotel/Motel: Lake Street Greenway	\$ 35,000.00	\$ 25,000.00	\$ 50,000.00			
3010	Lookout Park - Pave & Chip Seal	102-000-000-594-76-60-50	Capital: Park Project Outlay				\$ 8,000.00		
3011	McDonald Park - Pave & Chip Seal	102-000-000-594-76-60-40	Capital: McDonald Park Outlay		\$ 60,000.00				
3012	McDonald Park - Campground	102-000-000-594-76-60-40	Capital: McDonald Park Outlay		\$ 180,000.00	\$ 180,000.00			
3013	Picnic Tables	102-000-000-594-76-60-60	Capital: Park Equipment Outlay	\$ 3,000.00	\$ 3,000.00			\$ 3,000.00	
3014	Red Tail Ridge - Nature Park Establishment	102-000-000-594-76-60-50	Capital: Park Project Outlay					\$ 25,000.00	
3015	Trail Development - S Palouse or Colfax	102-000-000-594-76-60-50	Capital: Park Project Outlay		\$ 20,000.00	\$ 20,000.00	\$ 30,000.00	\$ 50,000.00	\$ 50,000.00
3016	Schmuck Park - Chip Seal	102-000-000-594-76-60-50	Capital: Park Project Outlay	\$ 30,000.00	\$ 30,000.00				
3017	Schmuck Park - Restroom/Concession	102-000-000-594-76-60-50	Capital: Park Project Outlay	\$ 120,000.00					
3018	Schmuck Park - Track	102-000-000-594-76-60-50	Capital: Park Project Outlay	\$ 10,000.00					
3019	Schmuck Park - Skate Park Resurface	102-000-000-594-76-60-50	Capital: Park Project Outlay			\$ 20,000.00			
3020	Schmuck Park - Tennis Court Construction	102-000-000-594-76-60-50	Capital: Park Project Outlay					\$ 300,000.00	
Total:				\$ 325,000.00	\$ 388,000.00	\$ 2,850,000.00	\$ 2,558,000.00	\$ 378,000.00	\$ 50,000.00

XI. Plan Implementation

The implementation section of a parks master plan gives the City action steps on what to do after the plan is approved and adopted. Strategic objectives keep the future planning actions of the City contained and focused to realize the intended goal.

It is highly recommended that current maintenance needs are addressed and met before any additional projects are pursued. This is helpful because it will allow the City to meet the needs of the community without spreading itself too thin.

Once the current needs and issues are met, then the City can begin the process of starting new capital projects based on the needs of the community. It is highly recommended that there be coordination between local stakeholders. An open dialogue is critical to the success of the plan as well as the success of the community.

A. MOVING FORWARD

The first step in moving forward with this parks master plan is to complete this document and adopt it. Once it has been adopted it should be sent to the Washington State Recreation and Conservation Office (RCO) to get approved for future funding. Getting approved and obtaining additional funds will further allow the plan and all the goals of it to be realized.

B. NEXT STEPS

After obtaining approval from RCO, it is recommended to complete and adopt the Schmuck Park Master Plan. Once this has occurred it is highly recommended to create separate park master plans for each individual park and look to adopt them in the near future. Like the Schmuck Park Master Plan, these documents can be added to the appendix of this document, which will help bring consistency of the overall Comprehensive Parks Plan and each individual Park Master Plan. The importance of having separate master plans of each park is the ability to evaluate the future maintenance and goals for each individual park at a micro level of planning.

C. AFTER CREATION OF PLAN

The sole purpose of creating a parks plan is to set out a vision and put into action a set of steps to achieve the intended vision. The simple message is to create a plan and follow it.

XII. Appendix

A. All Parks Facilities Table

The all parks facilities table (Table 27) is a listing of all the current parks in Colfax with a notation of all the facilities that each park contains.

Each park in the inventory section has its own individual table with a listing of all the facilities that they individually contain. The all parks facility table allows for easy comparisons of each park and the different facilities they offer. Hence, people can quickly see what each park has to offer and can make an educated decision on which park they would like to visit based on the facilities they offer.

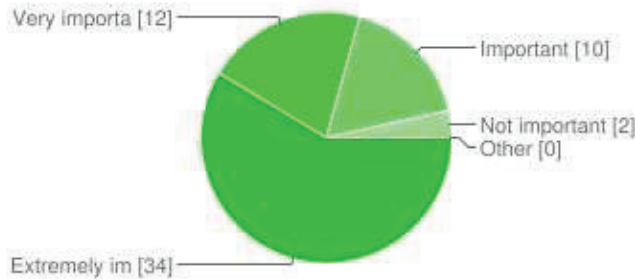
Park Name	Acres	Baseball/Softball	Basketball (Outdoor)	Benches	Bike Racks	Concessions	Drinking Fountain	Football	Pool	Lights (Security)	Lights (Athletic)	Parking	Picnic Table	Playground/Exercise	Restroom	Sign (park identification)	Skatepark	Track	Soccer	Tennis	Trails	Bleachers	Volleyball	Club House	
Codger Pole Park	0.18								x			x													
Neihenke Park	0.1									x		x													
Goode Park	0.34											x													
Fireman's Park	0.08											x													
Hamilton Park	1.1											x													
Maggie Cain Park	0.3											x													
McDonald Park	19											x													
Eells Park	0.63											x													
Schmuck Park	8.4											x													
Stan McClintock Lookout Park	1.2											x													
Henry Little League Park	3											x													
Golf Course	48											x													
Total	82.33																								

Table 6. Reference table for all parks with all their facilities.

B. Community Survey 2015

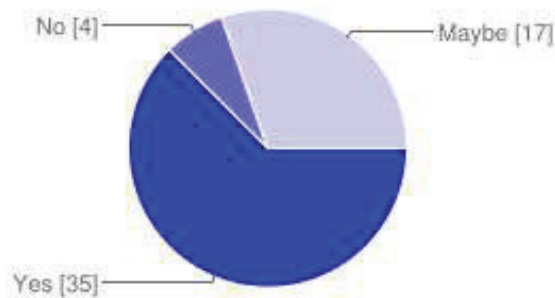
Parks Facility Opinion Questions

How important are City parks to you and your family?



Extremely important	34	58.6%
Very important	12	20.7%
Important	10	17.2%
Not important	2	3.4%
Other	0	0%

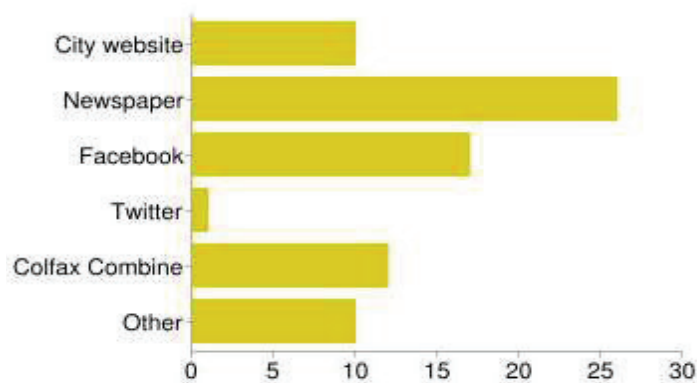
Do you support establishing an indoor recreational/community center?



Yes	35	62.5%
No	4	7.1%
Maybe	17	30.4%

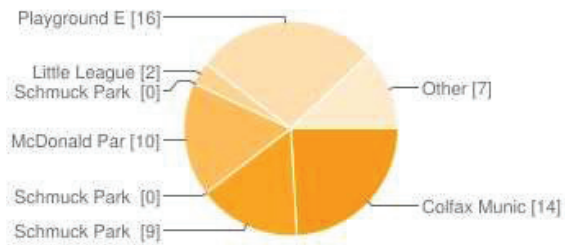
Media Question

How do you receive your information regarding park facilities?



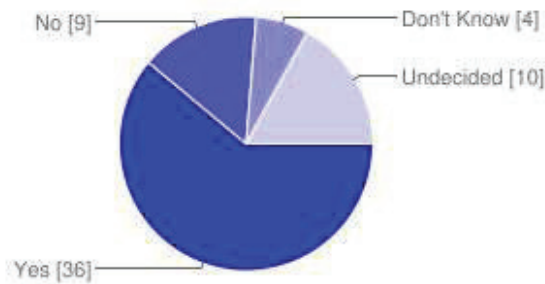
City website	10	18.9%
Newspaper	26	49.1%
Facebook	17	32.1%
Twitter	1	1.9%
Colfax Combine	12	22.6%
Other	10	18.9%

Please choose the recreational amenity that is most important to you and your family?



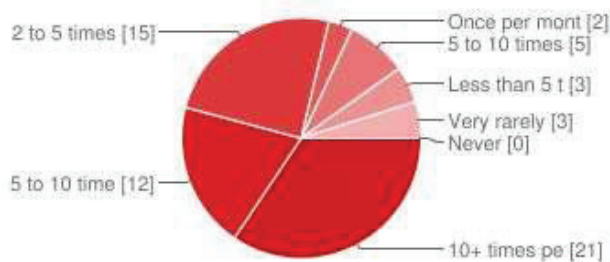
Colfax Municipal Pool	14	24.1%
Schmuck Park Track	9	15.5%
Schmuck Park Skate Park	0	0%
McDonald Park Baseball & Softball Fields	10	17.2%
Schmuck Park Baseball Diamond	0	0%
Little League Field	2	3.4%
Playground Equipment	16	27.6%
Other	7	12.1%

Are Colfax's Parks meeting your family's local recreational needs?



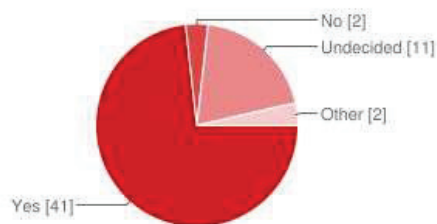
Yes	36	61%
No	9	15.3%
Don't Know	4	6.8%
Undecided	10	16.9%

On average, how often do you visit parks?



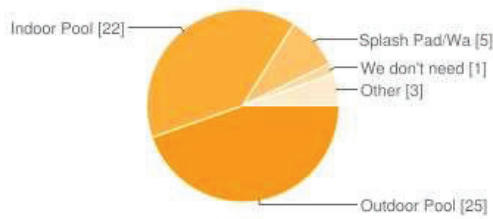
10+ times per month	21	34.4%
5 to 10 times per month	12	19.7%
2 to 5 times per month	15	24.6%
Once per month	2	3.3%
5 to 10 times per year	5	8.2%
Less than 5 times per year	3	4.9%
Very rarely	3	4.9%
Never	0	0%

Would you and your family support a parks levy for a specific new park facility (swimming pool/community center)?



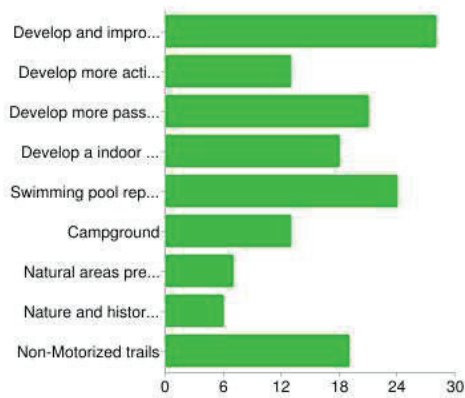
Yes	41	73.2%
No	2	3.6%
Undecided	11	19.6%
Other	2	3.6%

The community pool is over fifty years old and in need of replacement. What replacement options are you in favor of?



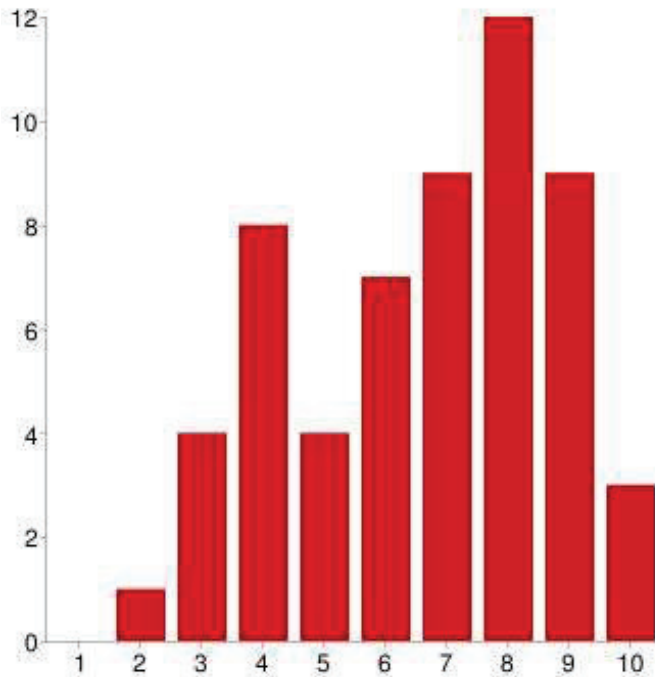
Outdoor Pool	25	44.6%
Indoor Pool	22	39.3%
Splash Pad/Water Feature	5	8.9%
We don't need a pool	1	1.8%
Other	3	5.4%

Which initiatives should the city prioritize for future implementation? Check all that apply



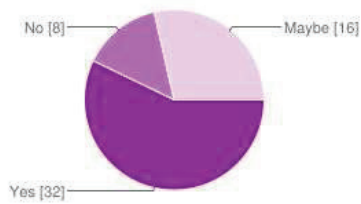
Develop and improve existing facilities	28	50%
Develop more active recreation (canoeing, fishing, etc) opportunities	13	23.2%
Develop more passive recreation (hiking, picnicking, etc) opportunities	21	37.5%
Develop a indoor recreation facility	18	32.1%
Swimming pool replacement	24	42.9%
Campground	13	23.2%
Natural areas preservation	7	12.5%
Nature and historical programming	6	10.7%
Non-Motorized trails	19	33.9%

How do you rate the quality of operation and maintenance of City of Colfax parks?



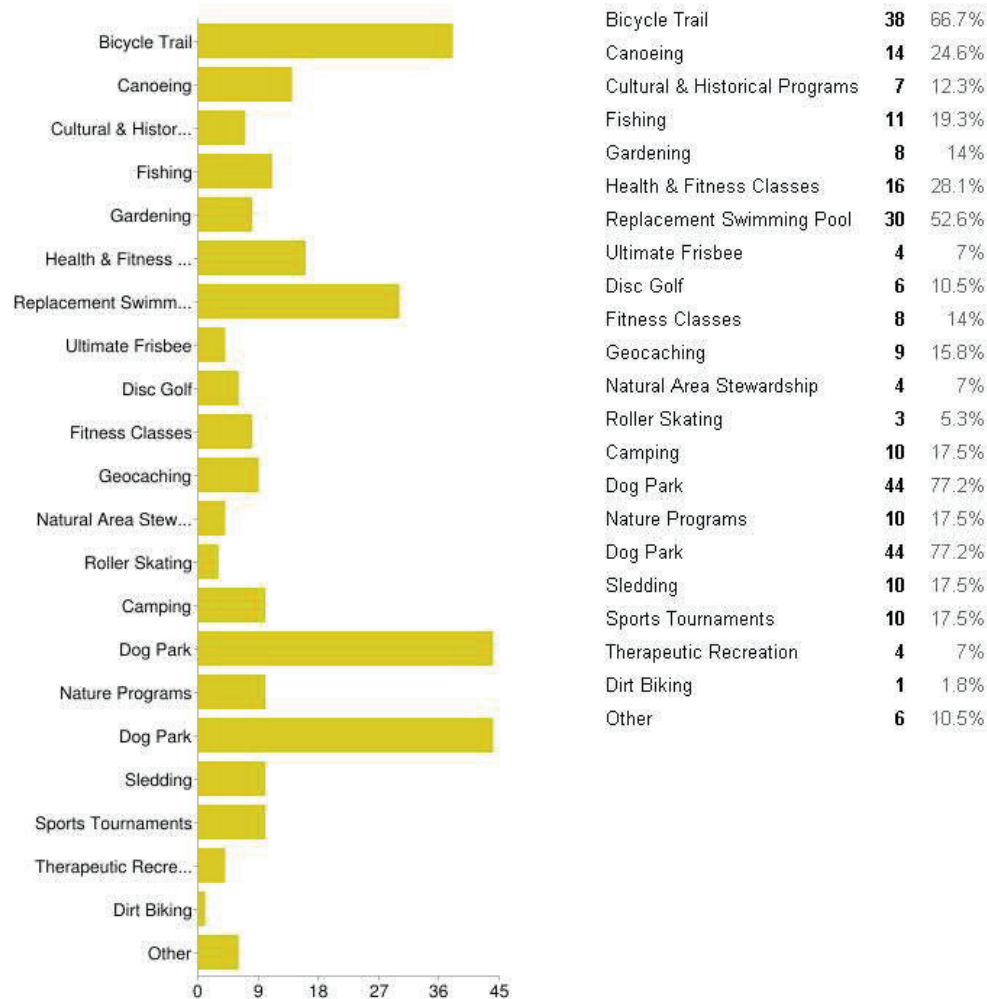
1	0	0%
2	1	1.8%
3	4	7%
4	8	14%
5	4	7%
6	7	12.3%
7	9	15.8%
8	12	21.1%
9	9	15.8%
10	3	5.3%

Do you think the city's parks operation should offer recreational programming (leagues, fitness classes, organized activities)?

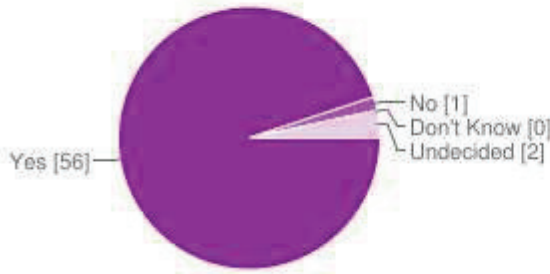


Yes	32	57.1%
No	8	14.3%
Maybe	16	28.6%

Please indicate which of the following activities or facilities should look at adding to its park and recreational offerings?

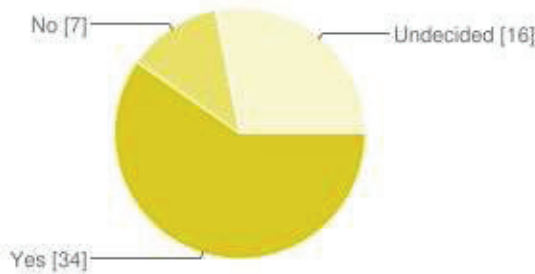


When you visit City Parks, do you feel safe?



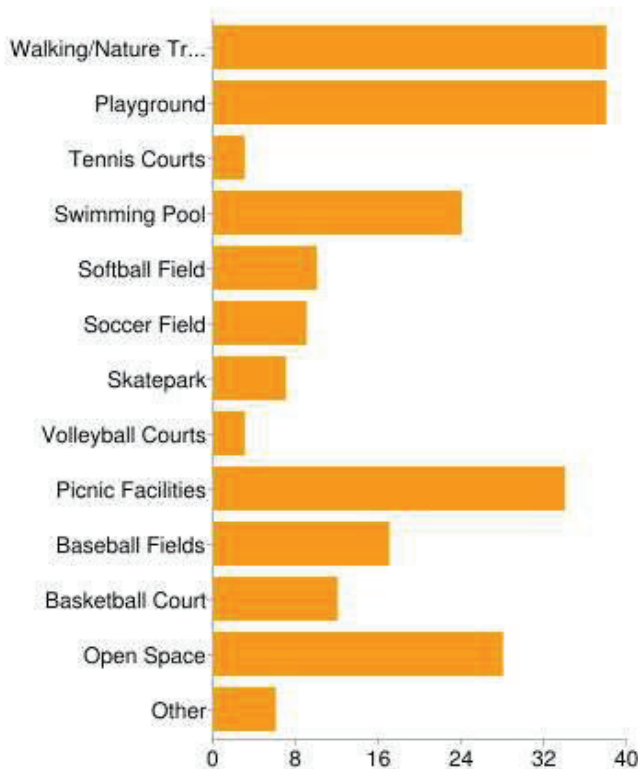
Yes	56	94.9%
No	1	1.7%
Don't Know	0	0%
Undecided	2	3.4%

Do you think the cost for recreation programs should be subsidized with tax dollars?



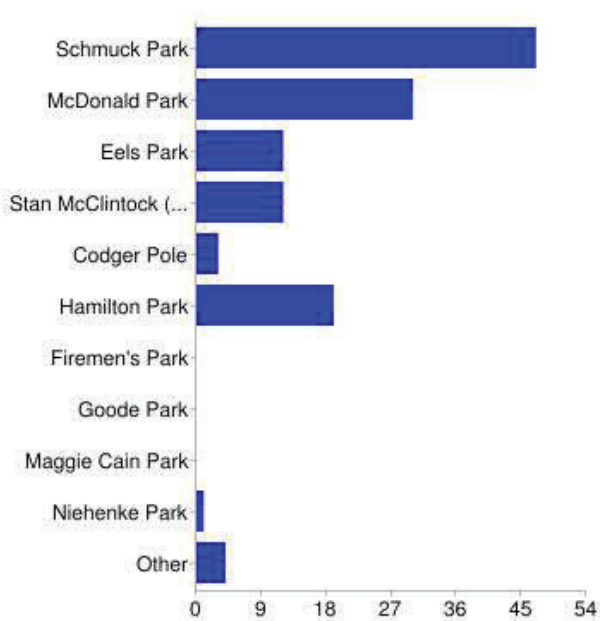
Yes	34	59.6%
No	7	12.3%
Undecided	16	28.1%

What type of park and recreation amenities do you and your family use the most?



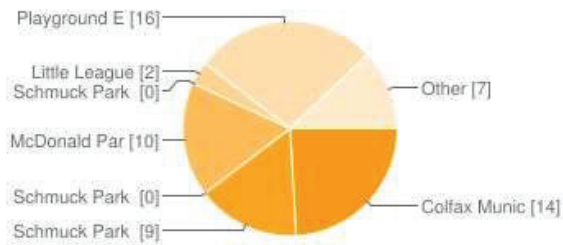
Walking/Nature Trails	38	62.3%
Playground	38	62.3%
Tennis Courts	3	4.9%
Swimming Pool	24	39.3%
Softball Field	10	16.4%
Soccer Field	9	14.8%
Skatepark	7	11.5%
Volleyball Courts	3	4.9%
Picnic Facilities	34	55.7%
Baseball Fields	17	27.9%
Basketball Court	12	19.7%
Open Space	28	45.9%
Other	6	9.8%

Which Colfax City Park do you visit regularly



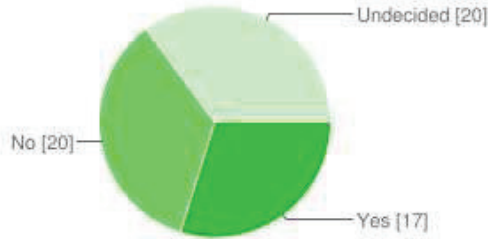
Schmuck Park	47	77%
McDonald Park	30	49.2%
Eels Park	12	19.7%
Stan McClintock (Lookout) Park	12	19.7%
Codger Pole	3	4.9%
Hamilton Park	19	31.1%
Firemen's Park	0	0%
Goode Park	0	0%
Maggie Cain Park	0	0%
Niehenke Park	1	1.6%
Other	4	6.6%

Please choose the recreational amenity that is most important to you and your family?



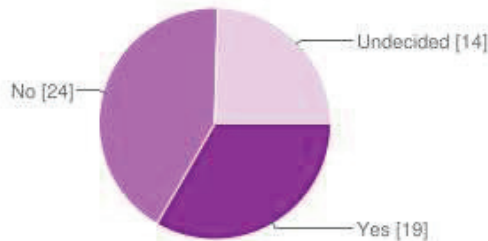
Colfax Municipal Pool	14	24.1%
Schmuck Park Track	9	15.5%
Schmuck Park Skate Park	0	0%
McDonald Park Baseball & Softball Fields	10	17.2%
Schmuck Park Baseball Diamond	0	0%
Little League Field	2	3.4%
Playground Equipment	16	27.6%
Other	7	12.1%

Do you think mini-parks (Niehenke, Goode, Maggie Cain) are useful to the community?



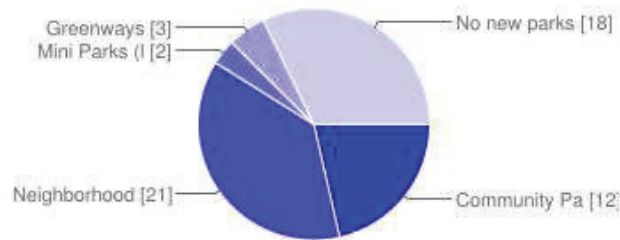
Yes	17	29.8%
No	20	35.1%
Undecided	20	35.1%

As Colfax grows, do you think additional parks will be needed?



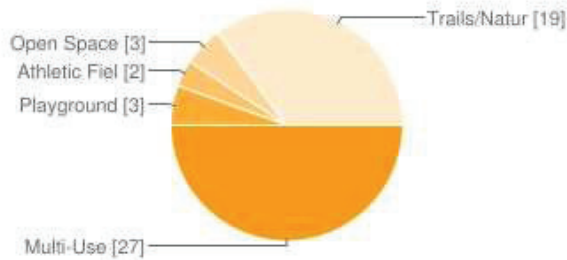
Yes	19	33.3%
No	24	42.1%
Undecided	14	24.6%

What kinds of new parks should be developed?



Community Parks (20+ Acres)	12	21.4%
Neighborhood Parks (3+ Acres)	21	37.5%
Mini Parks (less than 2 Acres)	2	3.6%
Greenways	3	5.4%
No new parks	18	32.1%

How should new parks be developed?



Multi-Use	27	50%
Playground	3	5.6%
Athletic Fields	2	3.7%
Open Space	3	5.6%
Trails/Nature Area	19	35.2%

Schmuck Park Master Plan

HOLD FOR MASTER PLAN



Figure 15. View of downtown Colfax with Steptoe Butte seen in the horizon.

For more information about the City of Colfax parks and recreation
please contact Mike Rizzitiello,
City of Colfax City Administrator: (509) 397-3861



CITY OF COLFAX

SHORELINE MASTER PROGRAM

City Council Hearing Draft

October 2015

City of Colfax, The Watershed Company, BERK Consulting

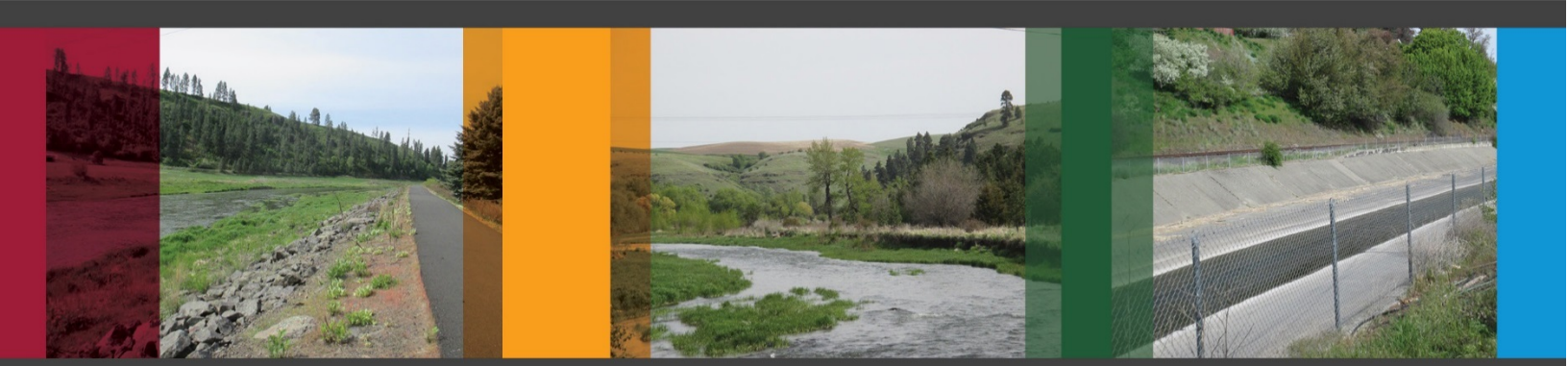


Table of Contents

Reader's Guide	RG-1
1. INTRODUCTION.....	1
1.1 Title	1
1.2 Adoption Authority	1
1.3 Purpose and Intent	1
1.4 Purpose and Relationship to State Planning and Shoreline Laws.....	1
1.5 Applicability.....	2
1.6 Liberal Construction.....	3
1.7 Severability.....	3
1.8 Effective Date.....	3
2. SHORELINE VISION AND GOALS	3
2.1 Shoreline Vision	3
2.2 Shoreline Goals	3
3. SHORELINE JURISDICTION AND ENVIRONMENT DESIGNATIONS	5
3.1 Shoreline Jurisdiction and Use Preferences.....	5
3.2 Shorelines of Statewide Significance	7
3.3 Shoreline Environment Designations.....	9
4. GENERAL POLICIES AND REGULATIONS	14
4.1 Introduction	14
4.2 Shoreline Use and Development Regulations.....	14
4.3 Environmental Protection.....	15
4.4 Shoreline Vegetation Conservation	17
4.5 Water Quality, Stormwater, and Nonpoint Pollution.....	19
4.6 Flood Hazard Management	19
4.7 Archaeological, Historical, and Cultural Resources	22
4.8 Public Access	23
4.9 Unclassified Uses.....	25
4.10 Shoreline Use and Modification Table.....	25
4.11 Shoreline Development Standards	28
5. SHORELINE USE POLICIES AND REGULATIONS	29
5.1 Agriculture	29
5.2 Aquaculture.....	30
5.3 Boating Facilities	30
5.4 Commercial Development	33

5.5	Industrial Development	34
5.6	In-Stream Structural Uses	35
5.7	Recreational Development	35
5.8	Residential Development.....	37
5.9	Transportation and Parking	38
5.10	Utilities	40
5.11	Redevelopment, Repair, and Maintenance	40
6.	SHORELINE MODIFICATION POLICIES AND REGULATIONS.....	41
6.1	General Requirements	41
6.2	Breakwaters, Jetties, Weirs, and Groins	41
6.3	Dredging and Dredge Material Disposal	42
6.4	Fill and Excavation.....	44
6.5	Shoreline Restoration and Enhancement	45
6.6	Shoreline Stabilization	46
7.	ADMINISTRATION AND PERMITTING	49
7.1	General Compliance.....	49
7.2	Administrative Authority and Responsibility	49
7.3	Administration	50
7.4	Enforcement, Violations, and Penalties.....	51
7.5	Shoreline Activity Tracking.....	51
7.6	Shoreline Permits and Exemptions	52
7.7	Non-conforming Uses, Structures, Lots	55
7.8	Debris Accumulation and Obstruction.....	57
7.9	Amendment of Shoreline Master Program.....	58
Appendix A: Definitions		
Appendix B: Shoreline Critical Areas Policies and Regulations		
Appendix C: Shoreline Environment Designation Map		

READER'S GUIDE

A. The Shoreline Management Act and the City of Colfax's SMP

Washington State's citizens voted to approve the Shoreline Management Act (SMA) of 1971 in November 1972. The SMA seeks to provide environmental protection for shorelines, preserve and enhance shoreline public access, and encourage appropriate development that supports water-oriented uses. The City developed and adopted its first Shoreline Master Program (SMP) in 1974 as part of a regional effort with Whitman County. That SMP was developed almost 40 years ago and since then there has been some change along the City's shoreline. In addition, knowledge of best development and conservation practices has evolved. There have also been changes in State laws and rules. Therefore, in accordance with the SMA, the City has prepared this SMP to guide and manage its shoreline.

The City of Colfax SMP contains goals, policies, regulations, and a shoreline environment designation map that guide the development of shorelines in accordance with the SMA (Revised Code of Washington [RCW] 90.58), Washington State Department of Ecology (Ecology) SMP Guidelines (Washington Administrative Code [WAC] 173-26), and Shoreline Management Permit and Enforcement Procedures (WAC 173-27).

The goals and policies of Colfax's SMP, approved under chapter 90.58 RCW, create a framework for the regulations of the SMP. They provide guidelines for future decision making and future development of lands within the City's SMP jurisdiction boundaries.

All regulatory elements of this SMP, including, but not limited to, definitions and use and modification regulations, are considered a part of the City's development regulations.

B. Shoreline Jurisdiction

In accordance with state laws and rules, the jurisdiction of the City of Colfax's SMP encompasses the Mainstem, North and South Forks of the Palouse River; land within 200 feet of the ordinary high water mark (OHWM); any floodway; contiguous 100-year floodplain extending up to 200 feet inland of the floodway; and any associated wetlands.

C. Applicability and Exemptions

The SMP applies to all proposed uses and development occurring within shoreline jurisdiction. This SMP does not apply to certain activities that do not alter structures or properties, such as interior building changes or routine gardening. It also does not apply to legally established uses already on the land such as existing agriculture, existing residences, and other existing uses, structures, and activities. See Section 1.5 for a complete description of SMP applicability.

There are also activities that are exempt from the Shoreline Substantial Development Permit system. These activities are subject to the standards of the SMP, but are not required to submit fees and other materials associated with Shoreline Substantial Development Permits. Common exemptions include, but are not limited to:

- Normal maintenance or repair of existing structures or developments
- Bulkheads common to single-family residences
- Emergency construction necessary to protect property from damage

- Construction and practices normal or necessary for farming, irrigation, and ranching activities including agricultural service roads and utilities, construction of a barn or similar agricultural structure, and the construction and maintenance of irrigation structures
- Construction of a single-family residence

Exemptions are fully described and listed in WAC 173-27-040 and RCW 90.58.030(3)(e), 90.58.140(9), 90.58.147, 90.58.355, and 90.58.515, as amended. See Section 7.6 for additional information on exemptions.

D. How to Read and Apply this SMP

When reading the SMP, it is useful to consider the definitions of the following terms that are based on definitions in the SMP Guidelines (WAC 173-26-020):

- Shall or must: means a mandate; the action must be done.
- Should: means that the particular action is required unless there is a demonstrated, compelling reason, based on policy of the Shoreline Management Act and shoreline master program, against taking the action.
- May: means the action is acceptable, provided it conforms to the provisions of this SMP and the Act.

In general, this SMP uses the word “should” in goals, objectives, and policies, and “shall” in the regulations. Additional definitions are located in Appendix A.

For informational purposes, the flow chart below (Figure RG-1) illustrates how an applicant could navigate the regulations to determine if and how they apply to a particular project and property. In addition to approval from the City of Colfax, any shoreline development or construction project may also require a permit or approval from the U.S. Army Corps of Engineers, Washington Department of Fish and Wildlife, Washington Department of Ecology, and/or the Washington Department of Natural Resources, among others.

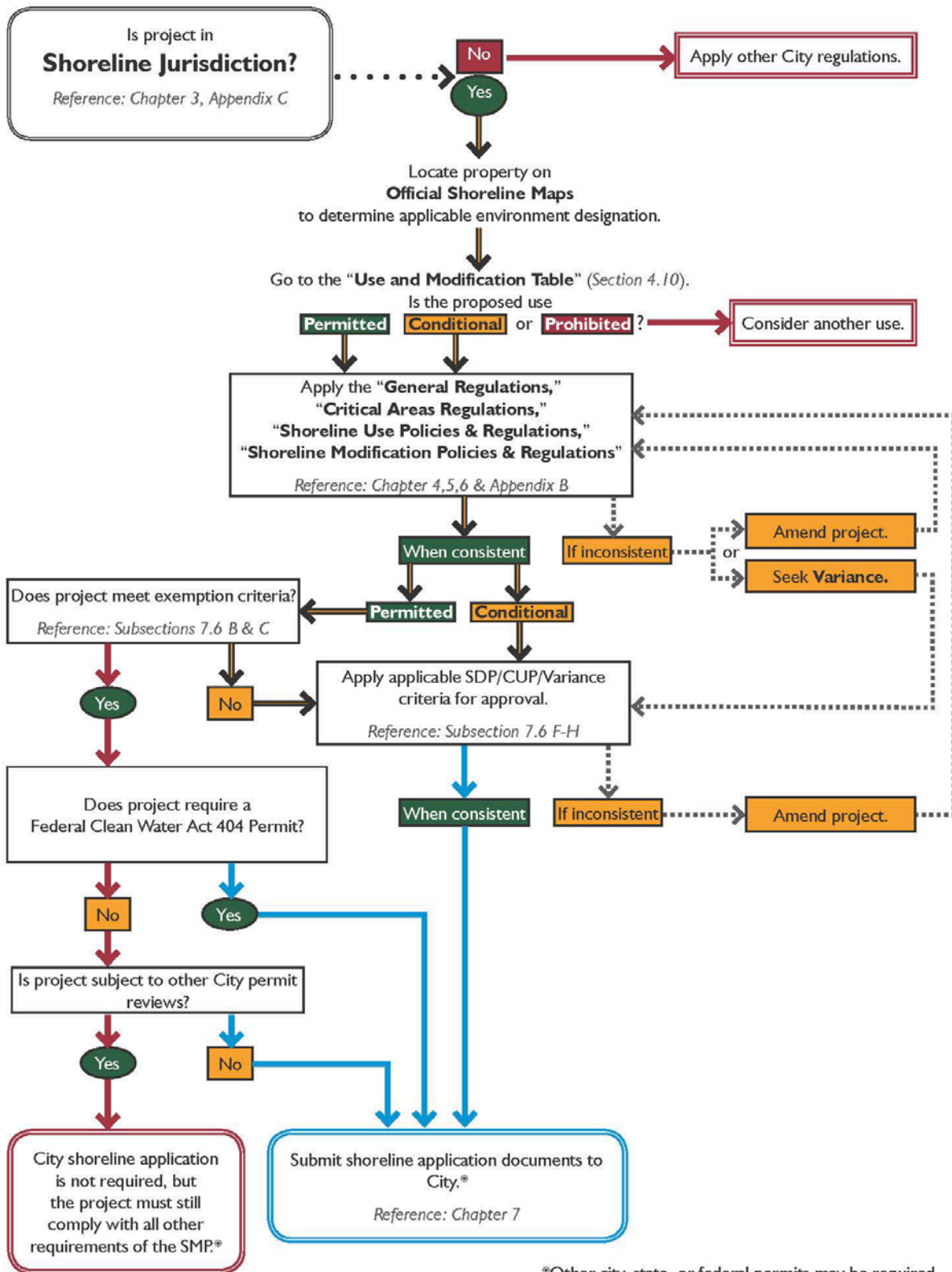
E. Document Organization

The SMP establishes long-term planning goals and policies; specific development standards and use regulations; and permitting and administrative procedures. As such, the SMP is linked to other City planning documents such as the City of Colfax Comprehensive Plan and the Colfax Municipal Code (CMC). The organization of the SMP and the purpose for each chapter is explained below.

- Chapter 1. Introduction: provides background, purpose and legal authority.
- Chapter 2. Shoreline Vision and Goals: provides the SMP vision statement and enacting goals.
- Chapter 3. Shoreline Jurisdiction and Environment Designations: Establishes the shoreline jurisdiction and includes the purpose, designation criteria and management policies for specific areas within the shoreline jurisdiction.
- Chapter 4. General Policies and Regulations: Provides general policies and regulations that apply broadly to uses and developments in all shoreline areas.
- Chapter 5. Shoreline Use Policies and Regulations: establishes policies and regulations for specific uses in shoreline jurisdiction.

- Chapter 6. Shoreline Modification Policies and Regulations: Establishes policies and regulations for shoreline modification activities and structures.
- Chapter 7. Administration and Permitting: provides procedures and process for permit applications associated with shoreline development.
- Appendix A. Definitions: provides definitions for terms used throughout the SMP.
- Appendix B. Shoreline Critical Area Policies and Regulations: contains policies and regulations for developments and uses in shoreline critical areas.

Figure RG-1. Shoreline Application Process Flow Chart.



*Other city, state, or federal permits may be required.

1. Introduction

1.1 TITLE

This document shall be known and may be cited as the City of Colfax Shoreline Master Program (the “Program”, “Master Program” or “SMP”).

1.2 ADOPTION AUTHORITY

This Program is adopted under the authority granted by the Shoreline Management Act (Act) of 1971, Revised Code of Washington (RCW) Chapter 90.58, and Washington Administrative Code (WAC) Chapter 173-26 as amended.

1.3 PURPOSE AND INTENT

Washington’s Shoreline Management Act (SMA; RCW 90.58) was passed by the State Legislature in 1971 and adopted by the public in a referendum. The SMA was created in response to a growing concern among residents of the state that serious and permanent damage was being done to shorelines by unplanned and uncoordinated development. The goal of the SMA was “to prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines.” While protecting shoreline resources by regulating development, the SMA is also intended to provide for appropriate shoreline use by encouraging land uses that enhance and conserve shoreline functions and values. The SMA has three broad policies:

- A. Encourage water-dependent and water-oriented uses: “uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the state’s shorelines....”
- B. Promote public access: “the public’s opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally.”
- C. Protect shoreline natural resources, including “...the land and its vegetation and wildlife, and the water of the state and their aquatic life....”

The intent of the City of Colfax Shoreline Master Program is to ensure comprehensive planning for the City’s shorelines and to ensure the adoption and implementation of use regulations, together with maps, diagrams, charts, or other description material and text, a statement of desired goals, and standards developed in accordance with the policies adopted by the State.

1.4 PURPOSE AND RELATIONSHIP TO STATE PLANNING AND SHORELINE LAWS

Washington State’s citizens voted to approve the Shoreline Management Act (SMA) of 1971 in November 1972. In accordance with the SMA, Whitman County and incorporated cities and towns developed and adopted their first Shoreline Master Program (SMP) in 1974.

The SMA and implementing SMP Guidelines require all towns, cities, and counties across the state to comprehensively update their SMPs. The SMP update allows preparations of a locally tailored program that represents the visions and interests of our citizens and meets the needs of our rural communities.

The goals, policies, and regulations of this Program are intended to be consistent with the State shoreline guidelines in WAC 173-26. Consistent with RCW 36.70A.480, the goals and policies of this SMP that are approved under RCW 90.58 shall be considered an element of the City’s comprehensive planning, and all regulatory elements of this SMP shall be considered a part of the City’s development regulations.

After the City's local development and adoptions process is complete, the SMP is reviewed by the Washington State Department of Ecology (Ecology) to ensure compliance with the SMP Guidelines. The SMP does not become effective until it has been adopted by the City and approved by Ecology.

1.5 APPLICABILITY

- A. Unless specifically exempted by statute, all proposed uses and development occurring within the shoreline jurisdiction must conform to chapter 90.58 RCW, the Shoreline Management Act and this Master Program whether or not a permit is required.
- B. Except as described in Subsection B, all proposed uses and development occurring within shoreline jurisdiction must conform to the intent and requirements of the laws and rules cited in Section 1.2 (Adoption Authority).
- C. This SMP does not apply to the following activities:
 - 1. Consistent with Appendix A (Definitions) of this SMP, WAC 173-26-020 (Definitions), and WAC 173-26-241(3)(a), as amended, agricultural activities on agricultural lands as of the date of adoption of the SMP;
 - 2. Interior building improvements that do not change the use or occupancy;
 - 3. Exterior structure maintenance activities, including painting and roofing, as long as it does not expand the existing footprint of the structure;
 - 4. Routine landscape maintenance of established, ornamental landscaping, such as lawn mowing, pruning and weeding; and
 - 5. As of the effective date of the SMP, legal pre-existing residential uses and structures where no change or new activity is proposed.
- D. Activities that are exempt from the permit system in Subsection 7.6(B) (Exemptions) shall comply with this SMP whether or not a permit or other form of authorization is required.
- E. The shoreline permit procedures, policies and regulations established in this SMP shall apply City-wide to all nonfederal uses, activities, and development.
- F. This SMP applies to lands subject to nonfederal ownership, lease or easement, even though such lands may fall within the external boundaries of a federal ownership.
- G. This SMP does not apply to annexed areas unless the requirements of WAC 173-26-150 and 160 are complied with. The City has predesignated shorelines in its urban growth area. Until annexed, development in these areas shall be regulated by the Whitman County Shoreline Master Program. Once annexed, those properties shall be regulated by the City of Colfax Shoreline Master Program.
- H. A proposed project or plan shall become vested to this Shoreline Master Program on the date a determination of completeness is made on a shoreline permit or exemption application. Thereafter, the application shall be reviewed under the shoreline regulations in effect on the date of vesting; provided, in the event an applicant substantially changes the proposal after a

determination of completeness, as determined by the SMP Administrator, the application shall not be considered vested until a new determination of completeness on the changes is made.

1.6 LIBERAL CONSTRUCTION

As provided for in RCW 90.58.900 (Liberal Construction) the Act is exempted from the rule of strict construction; the Act and this Program shall therefore be liberally construed to give full effect to the purposes, goals, objectives, and policies for which the Act and this Program were enacted and adopted.

1.7 SEVERABILITY

The Act and this Program adopted pursuant thereto comprise the basic State and City law regulating use of shorelines in the City of Colfax. In the event provisions of this Program conflict with other applicable City policies or regulations, the more restrictive shall prevail.

1.8 EFFECTIVE DATE

The SMP is hereby adopted on the October 5, 2015. This SMP and all amendments thereto shall become effective 14 days from the date of the Washington State Department of Ecology's written notice of final approval.

2. Shoreline Vision and Goals

2.1 SHORELINE VISION

It shall be the ultimate goal of the City of Colfax SMP to provide plans, policies and regulations consistent with the SMA (RCW 90.58) and with the SMP Guidelines (WAC 173-26), which will reflect the desires of the citizens of the City of Colfax regarding the balanced use of the City's shorelines.

The following statements of goals and policies are directed to address individual elements as outlined in the SMA and SMP Guidelines.

2.2 SHORELINE GOALS

A. Shoreline Use

1. Promote the best use of City shorelines through encouraging shoreline development and modifications that are placed wisely, consistent with the physical limitations of the area; serve the needs and desires of the local citizens; and protect the functions and values of the shorelines.
2. Assure a distribution and pattern of land use along the shoreline that balances protection of the existing character of the City as well as the shoreline environments, habitat, and ecological systems.
3. Consider agriculture as a water-related use and key economic factor in the City of Colfax. Other shoreline uses should not compromise agricultural production on designated agricultural lands.

B. Economic Development

1. Promote local economic opportunities and encourage development along shorelines that is compatible with existing environmental conditions and the desired land use character of the City's shorelines. Shoreline economic growth and prosperity should take into account the existing character of the City.

2. Permit those commercial, industrial, recreational, and other developments that require a location along the shoreline and which may contribute to the economic well-being of the City while achieving no net loss of ecological function.
 3. Promote new water-dependent, water-related, and water-enjoyment economic development, with preference given to water-dependent uses, then water-related uses and water-enjoyment uses.
- C. Public Access
1. Preserve and protect opportunities for the public to enjoy the physical and aesthetic qualities of the City's shorelines.
 2. Ensure an adequate supply of safe public access to the City's shorelines.
 3. Encourage that alteration to the natural conditions of the shorelines, in those limited instances when authorized, shall be given priority for development that provides opportunity for substantial numbers of people to enjoy the shorelines of the state, while maintaining no net loss of ecological function.
- D. Recreation
1. Protect and expand opportunities for recreation in the City's shoreline areas, including but not limited to parks and other recreational areas.
 2. Encourage water-oriented recreational opportunities along the shoreline where appropriate.
- E. Conservation
1. Encourage sound management of renewable shoreline resources and protection of non-renewable shoreline resources.
 2. Achieve sustainability of resource functions and values and no-net-loss of ecological functions by allowing shoreline development and modifications when impacts are minimized through mitigation sequencing and by encouraging and incentivizing restoration of ecological functions where they have been impaired.
 3. Promote and protect the scenic aesthetic quality of shoreline areas and vistas to the greatest extent feasible.
- F. Transportation and Circulation
1. Address the location of existing and proposed transportation routes, terminals, and other public utilities and facilities used for the movement of people, vehicles, and goods and services in the City's shorelines.
 2. Maintain adequate safety, environmental, and aesthetic standards for existing and new transportation systems within shoreline jurisdiction.
 3. Minimize conflicts between systems of circulation and shoreline uses when considering additions or modifications.
- G. Restoration
1. Upgrade shoreline ecological functions and aesthetics to a level commensurate with their importance to the community and to achievement of regional goals for water quality and

- habitat recovery, such as through the projects, programs and plans established within the SMP Shoreline Restoration Plan.
2. Facilitate the permitting for restoration projects, and coordinate with agencies, tribes, and non-profit groups to achieve effective restoration of shoreline ecological functions and maximize public funding.
- H. Archaeological, Historical, and Cultural Resources
Identify, preserve, protect and restore buildings, sites, or areas of the shoreline that have historic, cultural, archeological, scientific, or educational value.
- I. Flood Hazard Management
Protect the City from losses and damage created by flooding along the shoreline.

3. Shoreline Jurisdiction and Environment Designations

3.1 SHORELINE JURISDICTION AND USE PREFERENCES

- A. Definition
1. As defined by the Shoreline Management Act of 1971, shorelines include certain waters of the State plus their associated “shorelands.” The waterbodies designated as shorelines of the State are streams whose mean annual flow is 20 cubic feet per second (cfs) or greater and lakes whose area is greater than 20 acres. In the City of Colfax, shorelines are the North and South Forks of the Palouse River.
 2. Shorelands, as adopted by the City of Colfax and indicated on the Official Shoreline Map available for review at City Hall, are defined as:

“those lands extending landward for 200 feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward 200 feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of this chapter....” (RCW 90.58.030)

The City will not extend shoreline jurisdiction to encompass critical area buffers that otherwise extend outside of the minimum shoreline jurisdiction.
 3. The extent of shoreline jurisdiction is indicated on the Official Shoreline Maps available for review at City Hall. The purpose of the Official Shoreline Maps is to identify Environment Designations (Subsection 3.3 below). The maps only approximately identify or depict the lateral extent of shoreline jurisdiction. The actual lateral extent of the shoreline jurisdiction shall be determined on a site-specific basis based on the location of the ordinary high water mark (OHWM), floodway, floodplain, and presence of associated wetlands.
 4. In circumstances where shoreline jurisdiction does not include an entire parcel, only that portion of the parcel within shoreline jurisdiction and any use, activity or development proposed within shoreline jurisdiction on that portion of the parcel is subject to this Shoreline Master Program.

B. General Shoreline Use Preferences

1. This SMP adopts the following policy provided in RCW 90.58.020, and fully implements it to the extent of its authority under this SMP:

“It is the policy of the State to provide for the management of the shorelines of the State by planning for and fostering all reasonable and appropriate uses. This policy is designed to insure the development of these shorelines in a manner which, while allowing for limited reduction of rights of the public in the navigable waters, will promote and enhance the public interest. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the State and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto...

In the implementation of this policy, the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the State shall be preserved to the greatest extent feasible consistent with the overall best interest of the State and the people generally. To this end uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the state's shoreline. Alterations of the natural condition of the shorelines of the state, in those limited instances when authorized, shall be given priority for single family residences and their appurtenant structures, ports, shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the state, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the state and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the state. Alterations of the natural condition of the shorelines and shorelands of the state shall be recognized by the department. Shorelines and shorelands of the state shall be appropriately classified and these classifications shall be revised when circumstances warrant regardless of whether the change in circumstances occurs through man-made causes or natural causes. Any areas resulting from alterations of the natural condition of the shorelines and shorelands of the state no longer meeting the definition of "shorelines of the state" shall not be subject to the provisions of chapter 90.58 RCW.

Permitted uses in the shorelines of the State shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water.”

2. When determining allowable uses and resolving use conflicts on shorelines within jurisdiction consistent with the above policy, the following preferences and priorities as listed in WAC 173-26-201(2)(d) shall be applied in the order presented below:
 - a. Reserve appropriate areas for protecting and restoring ecological functions to control pollution and prevent damage to the natural environment and public health.
 - b. Reserve shoreline areas for water-dependent and associated water-related uses ... Local governments may prepare master program provisions to allow mixed-use developments

that include and support water-dependent uses and address specific conditions that affect water-dependent uses.

- c. Reserve shoreline areas for other water-related and water-enjoyment uses that are compatible with ecological protection and restoration objectives.
- d. Locate single-family residential uses where they are appropriate and can be developed without significant impact to ecological functions or displacement of water-dependent uses.
- e. Limit nonwater-oriented uses to those locations where the above described uses are inappropriate or where nonwater-oriented uses demonstrably contribute to the objectives of the Shoreline Management Act.

3.2 SHORELINES OF STATEWIDE SIGNIFICANCE

A. Designation of Shorelines of Statewide Significance.

1. Certain shoreline waterbodies and their associated shorelands have elevated status under the SMA if they are streams and rivers in Eastern Washington that are "...downstream of a point where the annual flow is measured at two hundred cubic feet per second or more, or those portions of rivers east of the crest of the Cascade range downstream from the first three hundred square miles of drainage area, whichever is longer" (RCW 90.58.030(2)(e)(v)(B)). These waterbodies are considered to be "shorelines of statewide significance," and have unique supplemental provisions outlined in Subsections 3.2(B) and (C) below.
2. In the City, the Mainstem and North Fork of the Palouse River are Shorelines of Statewide Significance.

B. Use Preferences

1. In accordance with RCW 90.58.020, the following management and administrative policies are hereby adopted for all Shorelines of Statewide Significance in the City, as defined in RCW 90.58.030(2)(e). Consistent with the policy contained in RCW 90.58.020, preference shall be given to the uses in the following order that are consistent with the statewide interest in the City's shorelines. These are uses that:
 - a. Recognize and protect the statewide interest over local interest;
 - b. Preserve the natural character of the shoreline;
 - c. Result in long term over short term benefit;
 - d. Protect the resources and ecology of the shoreline;
 - e. Increase public access to publicly owned areas of the shorelines;
 - f. Increase recreational opportunities for the public in the shoreline;
 - g. Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary. (WAC 173-26-251(2))
2. Uses that are not consistent with these preferences should not be permitted on Shorelines of Statewide Significance.

C. Policies. Consistent with the use preferences for Shorelines of Statewide Significance contained in RCW 90.58.020 and identified in Subsection 3.2(B) of this Section, the City will base decisions administering this SMP on the following policies in order of decreasing priority:

1. Recognize and protect the state-wide interest over local interest.

- a. Solicit comments and opinions from groups and individuals representing state-wide interests by circulating amendments to this Master Program, and any proposed amendments affecting Shorelines of Statewide Significance, to state agencies, affected Tribes, adjacent local governments', citizen's advisory committees and local officials, and state-wide interest groups.
 - b. Recognize and take into account state agencies' policies, programs and recommendations in developing and administering use regulations and in approving shoreline permits.
 - c. Solicit comments, opinions and advice from individuals with expertise in ecology and other scientific fields pertinent to shoreline management.
2. Preserve the natural character of the shoreline.
 - a. Designate and administer shoreline environments and use regulations to protect and restore the ecology and environment of the shoreline as a result of human intrusions on shorelines.
 - b. Restore, enhance, and/or redevelop those areas where intensive development already exists in order to reduce adverse impact on the environment and to accommodate future growth rather than allowing high-intensity uses to extend into low-intensity use or underdeveloped areas.
 - c. Protect and restore existing diversity of vegetation and habitat values, wetlands, and riparian corridors associated with shoreline areas.
 - d. Protect and restore habitats for State-listed "priority species."
3. Support actions that result in long-term benefits over short-term benefits.
 - a. Evaluate the short-term economic gain or convenience of developments relative to the long-term and potentially costly impairments to the natural shoreline.
 - b. Preserve resources and values of Shorelines of Statewide Significance for future generations and restrict or prohibit development that would irretrievably damage shoreline resources.
 - c. Ensure the long-term protection of ecological resources of statewide importance.
4. Protect the resources and ecology of the shoreline.
 - a. All shoreline development should be located, designed, constructed and managed consistent with mitigation sequencing provisions outlined in Section 4.3 (Environmental Protection) of this SMP to minimize adverse impacts to regionally important wildlife resources, including spawning, nesting, rearing and habitat areas, and migratory routes and result in no net loss of shoreline ecosystems and ecosystem-wide processes.
 - b. Actively promote aesthetic considerations when contemplating new development, redevelopment of existing facilities, or general enhancement of shoreline areas.
5. Increase public access to publicly owned areas of the shoreline.
 - a. Give priority to developing paths and trails to shoreline areas and linear access along the shorelines, especially those trail corridors that would be a regional recreational and transportation resource.
 - b. Locate development landward of the OHWM so that access is enhanced and opportunities for access are not precluded.
 - c. Increase public access opportunities for those with disabilities consistent with the Americans with Disabilities Act.
 - d. Provide incentives to landowners that provide shoreline public access, such as development incentives, tax reductions, or other measures.
6. Increase recreational opportunities for the public on the shoreline.

- a. Plan for and encourage development of facilities for public recreational use of the shoreline, including facilities for boating, swimming, fishing, and other water-oriented activities.
- b. Reserve areas for lodging and related facilities on uplands with provisions for appropriate public access to the shoreline.

3.3 SHORELINE ENVIRONMENT DESIGNATIONS

A. Urban Conservancy

1. Purpose: The Urban Conservancy environment is intended to protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.
2. Designation Criteria: Specific criteria for designation of the Urban Conservancy environment include areas or properties that:
 - a. Lie in the City limits,
 - b. Are planned for development that is compatible with the principals of maintaining or restoring the ecological functions of the area,
 - c. Are suitable for water-enjoyment uses,
 - d. Are open space or floodplains, or
 - e. Are areas that retain important ecological functions which should not be more intensively developed.
3. Management Policies:
 - a. Allowed uses for the Urban Conservancy environment generally include uses which preserve the natural character of the area, and promote the preservation of open space, floodplains or sensitive lands. Low-density single-family residential uses are one of the appropriate uses in the Urban Conservancy environment (Section 4.10).
 - b. Water-oriented uses should be given priority over nonwater-oriented uses.
 - c. Development in the Urban Conservancy environment should only be allowed if it would not result in a net loss of shoreline ecological functions, and if significant ecological impacts can be mitigated.
 - d. Public access and recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.

B. Shoreline Residential

1. Purpose: The purpose of the Shoreline Residential environment is to accommodate residential development and appurtenant structures that are consistent with the SMP. An additional purpose is to provide appropriate public access and recreational uses.
2. Designation Criteria: Assign a Shoreline Residential environment designation to areas that are predominantly single-family or multi-family residential development or are planned and platted for residential development.
3. Management Policies:
 - a. Shoreline development standards should ensure no net loss of shoreline ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.

- b. Multifamily and multi-lot residential and recreational developments should provide public access and joint use for community recreational facilities.
- c. Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.
- d. Commercial development should be limited to water-oriented uses and allowed only when the underlying zoning permits such uses.

C. Shoreline Parks

1. Purpose: The purpose of the Shoreline Parks environment is to:
 - a. protect ecological functions of open space, floodplain and other sensitive public or protected lands and conserve existing natural resources and valuable historic and cultural areas while allowing a variety of compatible uses; and
 - b. Ensure appropriate management and development of existing and future public parks and recreation areas.
2. Designation Criteria: Assign a Shoreline Parks environment designation if any of the following characteristics apply:
 - a. They are within existing or planned public parks or public lands intended to accommodate public access and recreational developments;
 - b. They are suitable for water-related or water-enjoyment uses;
 - c. They are open space, floodplain or other sensitive areas that should not be more intensively developed;
 - d. They have potential for ecological restoration;
 - e. They retain important ecological functions, even though partially developed; or
 - f. They have the potential for development that is compatible with ecological restoration.
3. Management Policies:
 - a. Uses in the Shoreline Parks environment should be limited to those which sustain the shoreline area's physical and biological resources and uses of a non-permanent nature that do not substantially degrade ecological functions or the rural or natural character of the shoreline area.
 - b. Except in support of agriculture, aquaculture, and recreation uses, commercial and industrial uses should not be allowed.
 - c. Water-oriented uses should be given priority over nonwater-oriented uses. Water-dependent and water-enjoyment recreation facilities and uses that do not deplete the resource over time, such as boating facilities, fishing, hunting, wildlife viewing trails, swimming beaches, and scientific, historical, cultural, and educational research uses, are preferred, provided adverse impacts to the shoreline are mitigated.
 - d. Shoreline development standards should ensure that new development does not result in a net loss of shoreline ecological functions or further degrade other shoreline values.
 - e. Existing uses and development, including roadways and railroads, may be maintained and expanded consistent with provisions of this SMP.
 - f. Public access and public recreation objectives on public lands should be implemented when appropriate and when adverse ecological impacts can be mitigated.
 - g. Construction of new structural shoreline stabilization and flood control works should only be allowed where there is a documented need to protect an existing structure or ecological functions, and only when mitigation is applied.

D. Flume

1. Purpose: The purpose of the Flume environment designation is to accommodate a mix of water-oriented and nonwater-oriented uses in an intensively developed environment.
2. Designation Criteria: Assign a Flume environment designation to the concrete-lined channel of the Palouse River and shoreline areas extending 200 feet upland of the ordinary high water mark.
3. Management Policies:
 - a. In regulating uses in the Flume environment, recognize that the existing concrete-lined and fenced condition precludes accommodation of water-dependent and water-related development. Water-enjoyment uses, primarily visual, and nonwater-oriented uses should be allowed.
 - b. Manage the Flume environment to maximize flood control for protection of adjacent uses and developments.

E. High Intensity

1. Purpose: The purpose of the High Intensity environment is to provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.
2. Designation Criteria: Assign a High Intensity environment designation to shoreline areas within incorporated municipalities and urban growth areas if they currently support high-intensity uses related to commerce, transportation or navigation; or are suitable and planned for high-intensity water-oriented uses.
3. Management Policies
 - a. Water-oriented commercial, industrial, and recreation uses should be given high priority in the High Intensity environment. First priority should be given to water-dependent uses. Second priority should be given to water-related and water-enjoyment uses. Nonwater-oriented uses should not be allowed except as part of mixed-use developments. Nonwater-oriented uses may also be allowed in limited situations where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline. Public benefits such as ecological restoration or public access may be required in association with nonwater-oriented development.
 - b. When considering shoreline environment designation amendment proposals, full utilization of existing high intensity areas should be achieved before further expansion of intensive development is allowed.
 - c. New development in the High Intensity designation should assure no net loss of shoreline ecological functions. Where applicable, new development should include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.
 - d. Where feasible, visual and physical public access should be required as part of development in the High Intensity designation unless it already exists to serve the development or other safety, security, or fragile environmental conditions apply.
 - e. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative separation.

F. Aquatic

1. Purpose: The purpose of the Aquatic environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark.
2. Designation Criteria: Assign an Aquatic environment designation to lands waterward of the ordinary high-water mark.
3. Management Policies:
 - a. Allow new over-water structures only for water-dependent uses, public access, or ecological restoration.
 - b. The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.
 - c. In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple use of over-water facilities should be encouraged.
 - d. All developments and uses should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.
 - e. Shoreline uses and modifications should be designed and managed to prevent adverse impacts to ecological functions and ecosystem-wide processes, including degradation of water quality and alteration of natural hydrographic conditions. Adverse impacts should not be allowed except where necessary to achieve the objectives of the Shoreline Management Act, and then only when mitigated as necessary to assure no net loss of ecological functions.

G. Environment Designation Interpretation

1. If disagreement develops as to the exact location of an environment designation boundary line, the Official Shoreline Maps shall prevail consistent with the following rules:
 - a. Boundaries indicated as approximately following lot, tract, or section lines shall be so construed.
 - b. In cases where boundary line adjustments or subdivisions occur, the designation applied to the parent parcel prior to the boundary line adjustment or subdivision shall not change as a result. The shoreline designation can be redesignated through an SMP amendment.
 - c. Boundaries indicated as approximately following roads and railroads shall be respectively construed to follow the nearest right-of-way edge.
 - d. Boundaries indicated as approximately parallel to or extensions of features indicated in (a), (b), or (c) above shall be so construed.
2. In the event of an environment designation mapping error where the SMP update or amendment record, including the public hearing process, is clear in terms of the correct environment designation to apply to a property, the SMP Administrator shall apply the environment designation approved through the SMP Update or Amendment process and correct the map. Appeals of such interpretations may be filed pursuant to Chapter 7 (Administration and Permitting) of this SMP and the City's appeal procedures in CMC 17.24 (Board of Adjustment). If the environment designation criteria were misapplied, but the map does not show an unintentional error (e.g. the SMP hearing and adoption record does not indicate another designation was intended), a SMP amendment may be obtained consistent with WAC 173-26-100 and Section 7.9 (Amendment of Shoreline Master Program) of this SMP.

3. All shoreline areas waterward of the OHWM shall be designated Aquatic.
 4. All shoreline areas upland of the OHWM shall be designated Urban Conservancy, Shoreline Residential, Shoreline Parks, Flume, or High Intensity.
 5. Only one environment designation shall apply to a given shoreland area. In the case of parallel designations, designations shall be divided along an identified linear feature and the boundary shall be clearly noted on the map.
- H. Official Shoreline Maps and Unmapped or Undesignated Shorelines
1. The Official Shoreline Maps at the time of SMP adoption, which illustrate the delineation of shoreline jurisdiction and environment designations in the City, are available for review at City Hall. The Official Shoreline Maps shall include the following language: "We hereby certify that this map constitutes the Official Shoreline Map as approved by Ordinance 15-12 of the City Council and signed by its chair dated this October 5, 2015." The Official Shoreline Maps may be updated administratively or through an SMP amendment as indicated in Subsections (H)(2-4) below. The Department of Ecology will be provided with electronic files of the Official Shoreline Maps when any updates are made. Minor mapping errors corrected administratively shall not be greater than 1.0 acre in size. If greater than 1.0 acre in size, a SMP amendment shall be completed within three years of finding the mapping error.
 2. Any areas within shoreline jurisdiction that are not mapped and/or designated due to minor mapping inaccuracies in the lateral extent of shoreline jurisdiction from the shoreline waterbody related to site-specific surveys of OHWM, floodway, and/or floodplain are automatically assigned the category of the contiguous waterward shoreline environment designation. Where the mapping inaccuracy results in inclusion of an unmapped associated wetland, that wetland shall be assigned an Urban Conservancy designation. Correction of these minor mapping inaccuracies may be made and incorporated into the Official Shoreline Maps without an SMP amendment.
 3. All other areas of shoreline jurisdiction that were neither mapped as jurisdiction nor assigned an environment designation shall be assigned an Urban Conservancy designation until the shoreline can be redesignated through an SMP amendment process conducted consistent with WAC 173-26-100 and Section 7.9 (Amendment of Shoreline Master Program).
 4. The actual location of the OHWM, floodplain, floodway, and wetland boundaries must be determined at the time a development is proposed. Wetland boundary and OHWM determinations are valid for five years from the date the determination is made. Floodplain and floodway boundaries should be assessed using FEMA maps or the most current technical information available.
 5. In addition, any property shown in shoreline jurisdiction that does not meet the criteria for shoreline jurisdiction (e.g., is more than 200 feet from the OHWM or floodway, is no longer in floodplain as documented by a Letter of Map Revision from FEMA, and does not contain associated wetlands) shall not be subject to the requirements of this SMP. Revisions to the Official Shoreline Maps may be made as outlined in this Subsection (H)(5) without an SMP amendment.

4. General Policies and Regulations

4.1 INTRODUCTION

General policies and regulations are applicable to all uses and activities that occur within all Shoreline Environment Designations. The policies and regulations found in this chapter are intended to be used in conjunction with the more specific use and activity regulations found in the following chapters. These policies apply to all uses within the jurisdiction, whether or not a separate shoreline permit is required. These policies may be used to condition any required permit, statement or letter of exemption.

4.2 SHORELINE USE AND DEVELOPMENT REGULATIONS

A. Policies

1. Give preference along the shoreline to water-oriented uses, while controlling pollution and preventing damage to the natural environment.
1. Nonwater-oriented accessory development or use that does not require a shoreline location should be located landward of shoreline jurisdiction unless such development is required to serve approved water-oriented uses and/or developments.
2. Encourage uses and development that enhance or increase public access to the shoreline or provide some public benefit.
3. The design, density and location of all allowed uses and developments should reflect physical and natural features of the shoreline and should assure no net loss of ecological functions by avoiding and minimizing adverse effects on shoreline ecology.
4. Site plans and structural designs for shoreline development should acknowledge the water's proximity and value as an ecological and scenic resource. Development and uses should be designed in a manner that directs land alteration to the least sensitive portions of the site.
5. Protect current agricultural uses on agricultural land and provide for new agricultural uses where appropriate so that they are located and designed to ensure no net loss of ecological functions and do not have a significant adverse impact on other shoreline resources and values.

B. Regulations

1. All uses in the shoreline shall comply with the City's development code and this Program.
2. The shoreline use and modification table (Table 4.10-1) defines those uses that are permitted, conditional, or prohibited. All uses and modifications that are not specifically listed in the table are "unclassified." Unclassified uses shall be considered conditional uses and shall be governed by the policies in WAC 173-26.
3. All structures in the shoreline shall be designed and constructed consistent with the underlying zoning and shall not exceed 35 feet above average grade level, consistent with RCW 90.58.
4. To the extent feasible, shoreline developments shall locate the water-oriented portion of their development along the shoreline and place all other facilities landward, or outside the shoreline jurisdiction in compliance with use preferences stated in RCW 90.58.020, WAC 173-26-241(2)(a)(iii) and 173-26-211(3)(b).

5. In compliance with WAC 173-26-221(4)(d)(iv), where proposed development creates a conflict between water-dependent uses or physical public access and maintenance of views from adjacent properties, the water-dependent uses and physical public access shall have priority.
6. The design, construction, and operation of permitted uses in the shorelines shall minimize interference with the public's use of the water.

4.3 ENVIRONMENTAL PROTECTION

A. Policies

1. Protect all shorelines of the state in a manner consistent with all relevant constitutional and other legal limitations on the regulation of private property so that there is no net loss of ecological functions from both individual permitted or exempt development.
2. Protect and, where necessary, apply planning and land use measures to improve the quality and productivity of the City's environmental resources (air, ground and surface waters, and indigenous biology).
3. Sustain a diverse, productive, and high quality natural environment for the use, health and enjoyment of City residents.

B. Regulations

1. Ecological Functions. Uses and developments on City shorelines must be designed, located, sized, constructed and maintained to achieve no net loss of shoreline ecological functions necessary to sustain shoreline natural resources. New uses and developments must not have an unmitigated adverse impact on other shoreline functions fostered by this SMP.
2. Protection of Critical Areas and Buffers. Critical areas, critical areas buffers, and shoreline buffers must be protected in accordance with the provisions of Appendix B (Shoreline Critical Areas Policies and Regulations).
3. Mitigation Requirement. If a proposed shoreline use or development is entirely addressed by specific, objective standards (such as setback distances, pier dimensions, or materials requirements) contained in this SMP, then the mitigation sequencing analysis described in Subsection 4.3(B)(4) of this Section is not required. In the following circumstances, the applicant must provide a mitigation sequencing analysis as described in Subsection 4.3(B)(4):
 - a. If a proposed shoreline use or development is addressed in any part by discretionary standards (such as standards requiring a particular action "if feasible" or requiring the minimization of development size) contained in this Chapter, then the mitigation sequencing analysis is required for the discretionary standard(s); or
 - b. When an action requires a Shoreline Conditional Use Permit or Shoreline Variance; or
 - c. When specifically required by regulations contained in this SMP.
4. Mitigation Sequence. In order to ensure that development activities contribute to meeting the no net loss provisions by avoiding, minimizing, and mitigating for adverse impacts to ecological functions or ecosystem-wide processes, an applicant required to complete a mitigation analysis pursuant to Subsection 4.3(B)(3) must describe how the proposal will follow the sequence of mitigation as defined below:

- a. Avoid the impact altogether by not taking a certain action or parts of an action;
 - b. Minimize the impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
 - c. Rectify the impact by repairing, rehabilitating, or restoring the affected environment to the conditions existing at the time of the initiation of the project or activity;
 - d. Reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action;
 - e. Compensate for the impact by replacing, enhancing, or providing substitute resources or environments; and
 - f. Monitor the impact and the compensation projects and take appropriate corrective measures.
5. Adverse Impacts. Example of common actions that may result in adverse ecological impacts include, but are not limited to, the following:
- a. Removal of native plant communities in shoreline jurisdiction,
 - b. Removal of native or non-native trees that overhang the water,
 - c. Removal of native or non-native vegetation on slopes if that vegetation supports maintenance of slope stability and prevents surface erosion,
 - d. Removal or alteration of priority habitats or habitat for priority species,
 - e. Construction of new or expanded in- and over-water structures,
 - f. Construction of new or expanded shoreline stabilizations,
 - g. New discharges of water into shoreline waters that may introduce pollutants,
 - h. Construction of new impervious surfaces whose discharges are not infiltrated and thus may alter hydrologic conditions of shoreline waterbodies, and/or
 - i. Changes in grading or fill that reduce floodplain capacity.
6. Mitigation Plan. All proposed alterations to shoreline jurisdiction that may have adverse effects on ecological functions require mitigation sufficient to provide for and maintain the functions and values of the shoreline area or to prevent risk from a critical areas hazard. The applicant must develop and implement a mitigation plan prepared by a qualified professional. Mitigation in excess of that necessary to ensure that development will result in no net loss of ecological functions will not be required by the City of Colfax, but may be voluntarily performed by an applicant. In addition to any requirements found in Appendix B (Shoreline Critical Areas Policies and Regulations) a mitigation plan must include:
- a. An inventory and assessment of the existing shoreline environment including relevant physical, chemical and biological elements;
 - b. A discussion of any federal, state, or local management recommendations which have been developed for critical areas or other species or habitats located on the site;
 - c. A discussion of proposed measures which mitigate the adverse impacts of the project to ensure no net loss of shoreline ecological functions;
 - d. A discussion of proposed management practices which will protect fish and wildlife habitat both during construction, and after the project site has been fully developed;
 - e. Scaled drawings of existing and proposed conditions, materials specifications, and a minimum three-year maintenance and monitoring plan, including performance standards;
 - f. A contingency plan if mitigation fails to meet established success criteria; and

5. Where vegetation removal conducted consistent with this Section results in adverse impacts to shoreline ecological function, new developments or site alterations are required to develop and implement a supplemental mitigation plan. Examples of actions that may result in adverse impacts include:
 - a. Removal of native trees, shrubs or groundcovers;
 - b. Removal of non-native trees or shrubs that overhang aquatic areas or stabilize slopes; or
 - c. Removal of native or non-native trees or shrubs that disrupts an existing vegetation corridor connecting the property to other critical areas or buffers.

Mitigation plans must be prepared by a qualified professional or under the supervision of a government agency or the Palouse Conservation District, and must contain information required in Subsection 4.3(B)(6) of this SMP. All mitigation plantings shall be preferentially placed in the shoreline buffer, unless the trees provide connectivity to upland habitats or other critical areas. Mitigation measures must be maintained over the life of the use or development.

6. Where a tree poses a safety hazard, it may be removed or converted to a wildlife snag if the hazard cannot be eliminated by pruning, crown thinning, or other technique that maintains some habitat function.
7. Selective pruning of trees for views is allowed. Selective pruning of trees for views does not include removal of understory vegetation, and must not compromise the health of the tree.
8. Invasive species control.
 - a. Hand removal or spot-spraying of invasive species or noxious weeds included on the Washington State Noxious Weed List as a Class A, B or C weed on shorelands outside of steep or unstable slope areas is permitted.
 - b. Mechanical removal or large-scale (greater than 200 square feet) chemical treatment of invasive species.
 - i. Mechanical removal or large-scale chemical treatment of invasive species or noxious weeds included on the Washington State Noxious Weed List as a Class A, B or C weed on shorelands outside of steep or unstable slope areas is permitted.
 - ii. Coordination with the Palouse Conservation District is encouraged prior to undertaking invasive or noxious weed removal projects to ensure that the control and disposal technique is appropriate.
 - iii. Where noxious weeds and invasive species removal results in bare soils that may be subject to erosion or recolonization by invasive or noxious species, the area must be stabilized using best management practices and replanted with native plants (in or outside of shoreline or critical area buffers) or suitable non-native plants (outside of shoreline or critical area buffers). The replanted vegetation must be similar in size and structure at maturity to the removed vegetation.
 - iv. Invasive species removal efforts that exceed one-quarter acre should be phased if feasible to minimize potential erosion and sedimentation impacts.
 - c. Aquatic weed control must only be permitted where the presence of aquatic weeds will adversely affect native plant communities, fish and wildlife habitats, or an existing water-dependent recreational use. Aquatic weed control efforts must comply with all applicable laws and standards.

4.5 WATER QUALITY, STORMWATER, AND NONPOINT POLLUTION

A. Policies

1. Maintain and improve the water quality and quantity of the City's shorelines, and preserve surface and groundwater for the beneficial use of the City's citizens and wildlife over the long term.
2. Prevent impacts to water quality and surface water quantity that would result in a net loss of shoreline ecological functions, or a significant impact to aesthetic qualities or recreational opportunities.
3. Encourage effective erosion and sedimentation controls for construction in shoreline areas.

B. Regulations

1. Do not degrade ecological functions. Design, construction and operation of shoreline uses and developments shall incorporate all known, available, and reasonable methods of preventing, controlling, and treating stormwater to protect and maintain surface and ground water quantity and quality so that there is no net loss of ecological functions.
2. Do not degrade views and recreation opportunities. Design, construction and operation of shoreline uses and developments shall incorporate measures to protect and maintain surface and groundwater quantity and quality in accordance with all applicable laws, so that significant impacts to aesthetic qualities (e.g., water color) or recreational opportunities (e.g., safe swimming and fishing) do not occur.
3. Requirements for new development.
 - a. New development and re-development shall manage short-term and long-term stormwater runoff to avoid and minimize potential adverse effects on shoreline ecological functions through compliance with the City's storm water drainage requirements (Chapter 15.56 CMC) and the use of best management practices. .
 - b. Deviations from City standards may be approved where it can be demonstrated that off-site facilities would provide better treatment, or where common retention, detention and/or water quality facilities meeting such standards have been approved as part of a comprehensive stormwater management plan.
4. Sewage management. New developments or failing septic systems shall connect to an existing municipal sewer service system if feasible, or install a system or make system corrections approved by Whitman County Public Health Department.
5. Materials requirements. All materials that may come in contact with water shall be untreated or approved treated wood, concrete, approved plastic composites, or steel that will not adversely affect water quality or aquatic plants or animals.
6. Storage. The bulk storage of oil, fuel, chemicals, or hazardous materials, on either a temporary or a permanent basis, shall not occur in shoreline jurisdiction without adequate secondary containment and an emergency spill response plan in place.

4.6 FLOOD HAZARD MANAGEMENT

A. Policies

1. Recognize and protect improvements that have been made to portions of the North and South Forks of the Palouse River for flood-control purposes, including concrete walls,

drains, riprap levees, fences, access roads and other parts and components of said flood-control improvements.

2. Recognize and protect the hydrologic functions of floodplains in areas of the City not already modified for flood control by limiting the use of structural flood hazard reduction measures, except where they are necessary to protect existing development and where non-structural flood hazard reduction measures are infeasible.
3. Ensure developments subject to damage or that could result in loss of life do not locate in areas of known flood hazards unless it can be demonstrated by the project proponent that the development is sited, designed and engineered for long-term structural integrity, and that life and property on and off-site are not subject to increased hazards as a result of the development.
4. Limit new development or uses in shoreline jurisdiction, including subdivision of land, that would likely require structural flood hazard reduction measures.

B. Regulations

1. Development in floodplains shall avoid significantly or cumulatively increasing flood hazards. Development shall be consistent with this SMP, including Section 6 (Frequently Flooded Areas) of Appendix B, as well as applicable guidelines of the Federal Emergency Management Agency and an approved flood hazard management plan.
2. The channel migration zone (CMZ) is considered to be that area of a stream channel which may erode as a result of normal and naturally occurring processes and has been mapped consistent with WAC 173-26-221(3)(b). The Channel Migration Zone Maps are available for review at City Hall. Applicants for shoreline development or modification may submit a site-specific CMZ study if they believe these conditions do not exist on the subject property and the map is in error. The CMZ study must be prepared consistent with WAC 173-26-221(3)(b), and may include, but is not limited to, historic aerial photographs, topographic mapping, flooding records, and field verification. The CMZ study must be prepared by a licensed geologist or engineer with at least five years of applied experience in assessing fluvial geomorphic processes and channel response.
3. The following uses and activities may be authorized within the CMZ or floodway, provided they are also consistent with Section 6 (Frequently Flooded Areas) of Appendix B:
 - a. Actions that protect or restore the ecosystem-wide processes or ecological functions or development with a primary purpose of protecting or restoring ecological functions and ecosystem-wide processes.
 - b. New development or redevelopment landward of existing legal structures, such as levees, that prevent active channel movement and flooding.
 - c. Existing and ongoing agricultural activities provided that no new restrictions to channel movement are proposed.
 - d. Development of new or expansion or redevelopment of existing bridges, utility lines, public stormwater facilities and outfalls, and other public utility and transportation structures, including trails, where no other feasible alternative exists or the alternative would result in unreasonable and disproportionate costs¹. Where such structures are

¹ For the purposes of this Section “unreasonable and disproportionate” means that locations outside of the floodway or CMZ would add more than 20% to the total project cost. Other methods to determine

- allowed, mitigation shall address adversely impacted functions and processes in the affected shoreline.
- e. New or redeveloped measures to reduce shoreline erosion, provided that it is demonstrated that the erosion rate exceeds that which would normally occur in a natural condition, that the measures do not interfere with fluvial hydrological and geomorphological processes normally acting in natural conditions, and that the measures include appropriate mitigation of adverse impacts on ecological functions associated with the river or stream.
 - f. Water-dependent installations which by their very nature must be in the floodway.
 - g. Modifications or additions to an existing nonagricultural legal use, provided that channel migration is not further limited and that the modified or expanded development includes appropriate protection of ecological functions.
 - h. Repair and maintenance of existing legally established use and developments, provided that channel migration is not further limited, flood hazards to other uses are not increased, and significant adverse ecological impacts are avoided.
 - i. Uses and developments allowed in the floodway under Section 6 (Frequently Flooded Areas) of Appendix B, provided they are otherwise consistent with all provisions of this SMP.
4. New flood hazard reduction measures shall not result in channelization of normal stream flows, interfere with natural hydraulic processes such as channel migration, or undermine existing structures or downstream banks.
 5. New development in shoreline jurisdiction, including the subdivision of land, shall not be permitted if it is reasonably foreseeable that the development or use would require new structural flood hazard reduction measures within the channel migration zone or floodway.
 6. New public and private structural flood hazard reduction measures:
 - a. Shall not be approved, unless a scientific and engineering analysis demonstrates the following:
 - i. That they are necessary to protect existing development;
 - ii. That nonstructural measures, such as buffers and setbacks, land use controls, wetland restoration, dike removal, use or structure removal or relocation, biotechnical measures, and stormwater management programs are not feasible;
 - iii. That adverse effects upon adjacent properties will not result relative to increased floodwater depths and velocities during the base flood or other more frequent flood occurrences;
 - iv. That the ability of natural drainage ways to adequately drain floodwaters after a flooding event is not impaired;
 - v. That the proposal has been coordinated through the appropriate diking district where applicable, and that potential adverse effects upon other affected diking districts have been documented; and,
 - vi. That adverse impacts on ecological functions and priority species and habitats can be successfully mitigated so as to assure no net loss.

unreasonable and disproportionate cost may be used on a case-by-case basis with approval of the SMP Administrator. [20% has been used as a threshold by WSDOT and the Federal Department of Justice for ADA standards]

- b. Shall be consistent with an approved comprehensive flood hazard management plan.
 - c. Shall be placed landward of associated wetlands and designated shoreline buffers, except for actions that increase ecological functions, such as wetland restoration, or when no other alternative location to reduce flood hazard to existing development is feasible as determined by the SMP Administrator.
- 7. New public structural flood hazard reduction measures, such as levees, shall dedicate and improve public access pathways unless public access improvements would cause unavoidable health or safety hazards to the public, inherent and unavoidable security problems, unacceptable and unmitigable significant adverse ecological impacts, unavoidable conflict with the proposed use, or a cost that is disproportionate and unreasonable to the total long-term cost of the development.
- 8. Vegetation on flood hazard reduction measures. In those instances where management of vegetation as required by this SMP conflicts with vegetation provisions included in state, federal or other flood hazard agency documents governing City-authorized, legal flood hazard reduction measures, the vegetation requirements of this SMP will not apply.
 - a. Along levees and other flood control works subject to the U.S. Army Corps of Engineers standards, the levee prism plus 15 feet from the levee toe or to the property boundary, whichever is less, is required to be free from shrubs, brush and trees larger than two inches in diameter.
 - b. In other circumstances, the applicant shall submit documentation of these conflicting provisions with any shoreline permit applications.
- 9. The removal of gravel or other riverbed material for flood management purposes shall be consistent with Section 6.3 (Dredging and Dredge Material Disposal) of this SMP and be allowed only after a biological and geo-morphological study shows that extraction has a long-term benefit to flood hazard reduction, does not result in a net loss of ecological functions, and is part of a comprehensive flood management solution.

4.7 ARCHAEOLOGICAL, HISTORICAL, AND CULTURAL RESOURCES

A. Policies

- 1. Regulate archaeological, historic, and cultural resources.
- 2. Due to the limited and irreplaceable nature, destruction of or damage to any site having historic, cultural, scientific, or educational value as identified by the appropriate authorities, including affected Indian tribes and the Washington State Department of Archaeology and Historic Preservation, should be prevented.

B. Regulations

- 1. Permits issued in areas known to have, or suspected of having, archaeological artifacts or resources shall consult the Statewide Predictive Model and determine the appropriate action as follows:
 - a. If any of the following are met, the project will be exempt from taking action:
 - i. Prior negative archaeological survey is on file
 - ii. No ground disturbance will occur
 - iii. The project is in 100 percent culturally-sterile fill
 - b. If no known cultural resources are present, the Department of Archaeology and Historic Preservation Predictive Model shall be applied and the survey recommendations shall be followed according to the associated risk identified.

- c. If cultural resources are present and ground-disturbance is proposed, then a site inspection or evaluation by a professional archaeologist is required in coordination with affected Tribes prior to initiating disturbance. The resource shall be avoided or a mitigation strategy shall be determined. Cost of the evaluation and inspection is the responsibility of the permit applicant.
2. In accordance with state law:
 - a. In the event that human remains, burials, funerary items, sacred objects, or objects of cultural patrimony are found during project implementation, all provisions of RCW 68.50.645 must be adhered to.
 - b. In the event that prehistoric artifacts or historic-period artifacts or features are found during project implementation, all work shall cease immediately within 200 feet of the find, Washington State DAHP shall be contacted, and all provisions of RCW 27.53.060 shall be adhered to.

4.8 PUBLIC ACCESS

A. Policies

1. Promote and enhance the public interest with regard to rights to access waters held in public trust by the state while protecting private property rights and public safety by recognizing that public access does not include the right to enter upon or cross private property, except on dedicated public rights of way or easements or where development is specifically designed to accommodate public access. .
2. Recognize that the portions of the waterway that have been modified with concrete walls are closed to human access unless specifically authorized by City Council, the City Administrator, the Mayor, or the Director of Public Works for the safety of the people of the City of Colfax.
3. Recognize that improvements have been made to the waterway within the City of Colfax for flood-control purposes, including concrete walls, drains, riprap levees, fences, access roads, and other parts and components of said flood-control improvements, and that it is unlawful for non-authorized personnel to modify or interfere with these improvements.
4. Consistent with the overall best interest of the state and the people of the City of Colfax, protect the public's opportunity to enjoy the physical and aesthetic qualities of shorelines of the state, including water views regulating the design, construction, and operation of permitted uses in the City's shoreline jurisdiction.
5. Identify opportunities to improve and diversify public access along the shorelines that could expand public access and contribute to long-term planning goals identified in any County or City parks, recreation, and/or open space plans.

B. Regulations

1. Where feasible, new development and uses shall be designed and operated to avoid and minimize blocking, reducing, or adversely interfering with the public's physical or visual access to the water and shorelines.
2. In compliance with RCW 36.87.130, public access provided by shoreline street ends, public utilities, and rights of way shall not be diminished.
3. Existing public access shall not be eliminated unless the applicant shows that there is no feasible alternative and replaces the public access with access of comparable functions

and value at another location. Shoreline development shall not interfere with public access and enjoyment of any nearby publicly owned land areas.

4. Shoreline substantial developments and shoreline conditional uses shall provide for safe and convenient public access to and along the shoreline where any of the following conditions are present:
 - a. The development is proposed or funded by a public entity or is on public lands;
 - b. The nature of the proposed use, activity or development will likely result in an increased demand for public access to shoreline;
 - c. The proposed use, activity or development is not a water-oriented or other preferred shoreline use, activity or development under the Act, such as a nonwater-oriented commercial or industrial use; or
 - d. The proposed use, activity or development will interfere with the public use, activity and enjoyment of shoreline areas or waterbodies subject to the Public Trust Doctrine.
 - e. The proposed use is a multiunit residential development or a subdivision of land for more than four parcels.
5. An applicant shall not be required to provide public access where the City determines that one or more of the following conditions apply:
 - a. Proposed use, activity or development only involves the construction of four or fewer single-family or multifamily dwellings;
 - b. The proposed use, activity or development only involves agricultural activities;
 - c. The nature of the use, activity or development or the characteristics of the site make public access requirements inappropriate due to health, safety or environmental hazards. The proponent shall carry the burden to demonstrate by substantial evidence the existence of unavoidable or unmitigable threats or hazards to public health, safety, or the environment that would be created or exacerbated by public access upon the site;
 - d. The proposed uses, activity or development has security requirements that are not feasible to address through the application of alternative design features or other measures;
 - e. The economic cost of providing for public access upon the site is unreasonably disproportionate to the total long-term economic value of the proposed use, activity, or development.
 - f. Significant unmitigable harm to the shoreline environment would be likely to result from an increase, expansion or extension of public access upon the site;
 - g. Public access has reasonable potential to threaten or harm the natural functions and native characteristics of the shoreline;
6. Public access locations shall be clearly marked and available to the public.
7. The City may condition public access proposals to ensure compatibility with existing public access or transportation facilities, address environmental conditions or environmental impacts, and/or address compatibility with adjacent properties. Public access facilities shall be made compatible with adjacent private properties through the use of techniques to define the separation between public and private space, including but not limited to, fencing, vegetation, and elevation separations.
8. Requirements and conditions for public access shall be consistent with all relevant constitutional and other legal limitations set on regulation of private property.
9. The City shall pursue public access to publicly owned lands and develop a coordinated system of linked public access wherever possible.

10. Where public access is provided, it shall be designed and located to achieve no net loss of existing shoreline ecological function.

4.9 UNCLASSIFIED USES

Uses that are not classified or set forth herein may only be authorized as conditional uses provided the applicant can demonstrate that the criteria set forth in Subsection 7.6(G) (Shoreline Conditional Use Permit) of the SMP are met. Unclassified uses approved as conditional uses should also remain consistent with the policies of this Program and RCW 90.58.020.

4.10 SHORELINE USE AND MODIFICATION TABLE

All uses and developments in the City’s shoreline jurisdiction shall be allowed or prohibited consistent with the Use and Modification Table below. Refer to the text section of this Program for all applicable provisions related to specific uses and modification standards.

Table 4.10-1 Shoreline Use and Modification Table

Shoreline Use or Modification	Urban Conservancy	Shoreline Residential	Shoreline Parks	Flume	High Intensity	Aquatic
Key:						
P = Permitted use (Substantial Development Permit or Exemption) subject to policies and regulations of this SMP ¹						
C = Shoreline Conditional Use Permit subject to policies and regulations of this SMP						
X = Prohibited Use						
N/A = Not Applicable						
Agriculture (See Section 5.1)						
Existing Agricultural Activities	Not regulated under this SMP					
New Agricultural Activities	P	P	P	P	X	N/A
Agricultural Related Activities	C	C	X	P	P	N/A
Aquaculture (See Section 5.2)						
Commercial	X	X	X	X	X	X
Non-commercial	C	X	C	P	P	P
Boating Facilities						
Over and In-Water Structures	X	X	X	X	X	X
Soft Launch Areas	P	X	P	X	P	See adjacent upland designation
Breakwaters, Jetties, Weirs and Groins (See Section 6.2)						
To protect or restore ecological functions	P	P	P	P	P	P
All other purposes	X	C	C	C	C	See adjacent upland designation
Commercial Development (See Section 5.4)						
Visitor-serving uses	C	C	C	P	P	N/A
Recreation concessions	P	P	P	P	P	N/A
Other nonwater oriented retail, trade or service						
General	X	C	C	P	C	C

Shoreline Use or Modification	Urban Conservancy	Shoreline Residential	Shoreline Parks	Flume	High Intensity	Aquatic
Key:						
P = Permitted use (Substantial Development Permit or Exemption) subject to policies and regulations of this SMP ¹						
C = Shoreline Conditional Use Permit subject to policies and regulations of this SMP						
X = Prohibited Use						
N/A = Not Applicable						
Separated from Shoreline ²	P	C	P	P	P	N/A
Mixed-use project that includes a Water-Dependent Use	P	C	P	P	P	P
Dredging and Dredge Material Disposal (See Section 6.3)						
Dredging	N/A	N/A	N/A	P ⁴	N/A	P
Dredge Material Disposal ³	C	C	P	P	P	X
Fill and Excavation (See Section 6.4)						
Waterward of the OHWM - restoration	N/A	N/A	N/A	P	N/A	P
Waterward of the OHWM - other	N/A	N/A	N/A	C	N/A	C
Upland of the OHWM	C	P	P	P	P	N/A
Flood Hazard Management (See Section 4.6)						
Modification of Existing Flood Hazard Facilities	P	P	P	P	P	P
New Facilities	C	C	C	P	P	See adjacent upland designation
Industrial Development (See Section 5.5)						
Water-Oriented	X	X	X	P	P	C
Nonwater-Oriented						
General	X	X	X	P	P	X
Separated from Shoreline ²	X	X	X	P	P	N/A
Mixed-use project that includes a Water-Dependent Use	X	X	X	P	P	C
In-Stream Structures (See Section 5.6)						
To protect public facilities; protect, restore, or monitor ecological functions or processes; protect water-dependent uses; or support agriculture	P	P	P	P	P	P
Other	X	C	C	P	P	See adjacent upland designation
Recreational Development (See Section 5.7)						
Water-Oriented	P	P	P	P	P	P
Nonwater-Oriented						
General	X	C	C	P	C	X

Shoreline Use or Modification	Urban Conservancy	Shoreline Residential	Shoreline Parks	Flume	High Intensity	Aquatic
Key:						
P = Permitted use (Substantial Development Permit or Exemption) subject to policies and regulations of this SMP ¹						
C = Shoreline Conditional Use Permit subject to policies and regulations of this SMP						
X = Prohibited Use						
N/A = Not Applicable						
Separated from shoreline ²	P	P	P	P	P	N/A
Special Events/Temporary Activities	P	P	P	P	P	C
Redevelopment, Repair, and Maintenance (See Section 5.11)						
Redevelopment, Repair, and Maintenance Projects	P	P	P	P	P	P
Residential Development (See Section 5.8)						
Single-Family Dwelling	P	P	X	C	X	X
Multi-Family Dwelling	C	C	X	P	P	X
Shoreline Restoration and Enhancement (See Section 6.5)						
Shoreline Restoration and Enhancement Projects	P	P	P	P	P	P
Shoreline Stabilization (See Section 6.5)						
New Stabilization	P	P	P	P	P	P
Transportation and Parking (See Section 5.9)						
Expansion of Existing Facilities						
Expansion of Existing Overwater Transportation Facilities for Parking	N/A	N/A	N/A	C ⁵	N/A	C ⁵
Expansion of Existing Upland Transportation and Parking Facilities	P	P	P	N/A	P	N/A
Access Roads Serving Permitted Uses	P	P	P	P	P	N/A
Highways, Freeways, Arterials & Collectors	C	C	C	P	P	N/A
Bridges	C	C	C	P	P	C
Railways	C	C	C	P	P	C
Airstrips	X	X	X	X	X	N/A
Trails	P	P	P	P	P	N/A
Parking to Support Authorized Use	P	P	P	P	P	N/A
Utilities (See Section 5.10)						
Expansion of Existing Utilities	P	P	P	P	P	C
Utility Services Accessory to Individual Shoreline Projects	P	P	P	P	P	C
Utility Services to Projects outside Shoreline Jurisdiction	C	C	C	P	P	C
Power Generating Facilities	C	C	C	P	P	C
Utility Transmission Lines	P	P	P	P	P	C

Shoreline Use or Modification	Urban Conservancy	Shoreline Residential	Shoreline Parks	Flume	High Intensity	Aquatic
Key: P = Permitted use (Substantial Development Permit or Exemption) subject to policies and regulations of this SMP¹ C = Shoreline Conditional Use Permit subject to policies and regulations of this SMP X = Prohibited Use N/A = Not Applicable						
Utility Services, General	P	P	P	P	P	C
Wastewater Treatment Facility	C	C	C	C	C	C

¹The determination of whether a permitted use requires a Shoreline Substantial Development Permit or is exempt from a permit depends on whether the specific proposal meets the criteria for a shoreline exemption as identified in Subsection 7.6(C) and WAC 173-27-040. This determination is made by the Shoreline Administrator as outlined in Subsection 7.2(A).

²Sites “separated from shoreline” are those sites physically separated from the shoreline by another property or public right of way.

³Any disposal of dredge material within a channel migration zone requires a Shoreline Conditional Use Permit. A SCUP is not required for discharges of dredge material into the flowing current of a river or in deep water within the channel where it does not substantially affect the geo-hydrologic character of the channel migration zone.

⁴See Subsection 6.3(B)(4)(f).

⁵See Subsection 5.9(B)(6).

4.11 SHORELINE DEVELOPMENT STANDARDS

- A. Shoreline developments shall comply with all dimensional requirements of the Colfax Municipal Code.
- B. When a development or use is proposed that does not comply with the dimensional performance standards of this SMP, such development or use can only be authorized by approval of a Shoreline Variance.
- C. There shall be a 35-foot maximum building height for all structures, except that utility facilities and bridges are not required to meet this standard. To exceed 35 feet, an applicant must comply with the following criteria:
 - 1. Demonstrate overriding considerations of the public interest will be served; and
 - 2. Demonstrate that the proposal will not obstruct the view of a substantial number of residences on areas adjoining such shorelines or impair views from public lands or impair scenic vistas.

Water-oriented structures shall be allowed to exceed a height of thirty-five (35) feet without a Shoreline Variance when the need for the increased height of the proposed structure is demonstrated and is limited to the minimum height necessary to serve the intended purpose. Such structures may include, but are not limited to, cranes or other facilities designed to move or place products, storage facilities such as grain elevators, as well as accessory features such as lighting required for operations. All other structures must apply for a Shoreline Variance, and also meet standard Shoreline Variance criteria (Subsection 7.6(H)).

- D. Shoreline buffers: See Appendix B (Shoreline Critical Areas Policies and Regulations), Section 5.E.

5. Shoreline Use Policies and Regulations

5.1 AGRICULTURE

A. Policies

1. Promote and maintain productive agricultural lands in shoreline jurisdiction where appropriate.
2. Encourage erosion control measures in accordance with the United States Department of Agriculture Natural Resources Conservation Service agency guidelines.
3. Control irrigation runoff to minimize discharge of chemicals, fertilizer, sediment, and organic materials in aquatic areas in accordance with federal and state water quality standards.
4. Allow diversion of water for agricultural purposes consistent with water rights laws and rules.
5. Encourage maintenance of vegetative zones between tilled areas and aquatic areas to reduce stormwater runoff, reduce sedimentation, and promote fish and wildlife habitat.

B. Regulations

1. Appendix A (Definitions) of this SMP, WAC 173-26-020 (Definitions) and WAC 173-26-241(3)(a) (Agriculture) shall determine the need for shoreline review for agricultural activities.
2. The provisions of this SMP do not limit or require modification of agricultural activities on agricultural lands as of the date of adoption of the SMP. In determining whether lands meet the definition of agricultural activities, the SMP Administrator shall consider laws and rules included in Subsection (1) and information regarding typical agricultural practices for the subject agricultural use, current use taxation records, conservation easements, and other relevant information. Examples of agricultural practices that could vary by the type of agriculture include but are not limited to: rotations of fields for grazing, cultivation, production, and harvests; animal breeding, feeding, or forage activities; type and frequency of maintenance, repair and replacement of agricultural facilities; and other typical practices.
3. SMP provisions shall apply in the following cases:
 - a. New agricultural activities on land not meeting the definition of agricultural land;
 - b. Expansion of agricultural activities on non-agricultural lands, or conversion of non-agricultural lands to agricultural activities;
 - c. Conversion of agricultural lands to other uses;
 - d. Other development on agricultural land that does not meet the definition of agricultural activities; and
 - e. Agricultural development and uses not specifically exempted by the SMA.
4. Feed lots and stockyards are prohibited in shoreline jurisdiction.

5. Vegetative buffers consistent with Subsection 5.E of Appendix B shall be maintained between the OHWM and cultivated ground for purposes of erosion control and riparian vegetation protection, and shall apply to uses and activities subject to the SMP in Subsection (B)(3).
6. Diversion of water for agricultural purposes shall be consistent with federal and state water rights laws and rules.
7. No equipment or material shall be abandoned or disposed of in shoreline jurisdiction.
8. Development in support of agricultural uses shall be consistent with the environment designation intent and management policies, located and designed to assure no net loss of ecological functions, and shall not have a significant adverse impact on other shoreline resources and values.

5.2 AQUACULTURE

A. Policies

1. Encourage aquaculture that supports the recovery of endangered or threatened fish species.
2. Restrict aquaculture in areas where it would result in a net loss of ecological functions or significantly conflict with navigation or other water-dependent uses.
3. Consider visual access and aesthetic quality of the shoreline in siting aquaculture facilities.

B. Regulations

1. Aquacultural facilities must be designed and located to avoid:
 - a. The spreading of disease, especially to native aquatic life;
 - b. Introducing new non-native species which cause significant ecological impacts;
 - c. Significantly conflicting with navigation and other water-dependent uses;
 - d. A net loss of ecological functions; or
 - e. Significantly impacting the aesthetic qualities of and visual access to the shoreline.
2. Potential locations for aquaculture are relatively restricted due to specific requirements for water quality, temperature, flows, oxygen content, adjacent land uses, wind protection, and commercial navigation. The technology associated with some forms of present-day aquaculture is still in its formative stages and experimental. Therefore, some latitude in the development of this use shall be given, while the potential impacts on existing uses and natural systems are recognized.

5.3 BOATING FACILITIES

A. Policies

1. Give boating facilities priority for shoreline location where appropriate.
2. Design and construct boating facilities to result in no net loss of ecological functions.
3. Give preference to boating facilities that minimize the amount of shoreline modification. In support of this, community structures are encouraged.
4. Ensure new boating facilities are located only at sites where suitable environmental conditions, shoreline configuration, access, and compatible adjacent uses are present.

Such facilities should be coordinated with applicable local, state and federal plans and, where feasible, collocated with other compatible water-dependent uses to efficiently provide recreational resources, avoid unnecessary duplication, and minimize adverse impacts to shoreline ecological functions and processes.

5. Ensure boating facilities are located, designed, constructed and maintained to avoid adverse proximity impacts such as noise, light and glare; aesthetic impacts to adjacent land uses; impacts to navigation; and impacts to public access to the shoreline.

B. Regulations

1. Soft boat launches for public or non-residential private use may be allowed consistent with this SMP; no other boating facilities (e.g., docks) are allowed in the City of Colfax.
2. New or expanded boat launch ramps may be approved only if they provide public access to waters that are not adequately served by existing access facilities or if use of existing facilities is documented to exceed the designed capacity.
3. General design standards.
 - a. Consistent with requirements for mitigation sequencing, all boat launches must be the minimum size necessary and designed to avoid and then minimize potential adverse impacts. All unavoidable adverse impacts must be mitigated, and a mitigation plan submitted.
 - b. Soft boat launches shall be constructed with materials that do not leach preservatives or other chemicals (including concrete and asphalt). Only clean, un-treated natural materials such as rock or wood may be used.
 - c. New public or commercial boat launch facilities must provide adequate restroom facilities.
4. General location regulations. New and expanded boat launches must be located to:
 - a. Minimize hazards and obstructions to public navigation rights.
 - b. Avoid blocking or obstructing lawfully existing or planned public shoreline access.
 - c. Minimize the need for new or maintenance dredging.
 - d. Eliminate the need for new shoreline stabilization, if feasible. Where the need for stabilization is unavoidable, only the minimum necessary shoreline stabilization to adequately protect facilities, users, and watercraft may be allowed.
 - e. Allow for adequate water mixing and flushing and where water depths are adequate to eliminate or minimize the need for dredging or filling.
 - f. Minimize the obstruction of currents, alteration of sediment transport, and the accumulation of drift logs and debris.
5. General construction regulations.
 - a. Construction shall be completed during allowed in-water work windows.
 - b. Construction impacts shall be confined to the minimum area needed to complete the project.
 - c. The boundaries of clearing limits associated with site access and construction shall be flagged to prevent ground disturbance of riparian vegetation, wetlands, and other sensitive sites. This action shall be completed before any significant alteration of the project area.
 - d. All temporary erosion controls shall be in place and appropriately installed downslope of project activities until site restoration is complete.

- e. Any large wood, native vegetation, topsoil, and/or native channel material displaced by construction shall be stockpiled for use during site restoration.
 - f. No existing habitat features (i.e., wood, substrate materials) shall be removed from the shoreland or aquatic environment without approval.
 - g. If native vegetation is moved, damaged, or destroyed, it shall be replaced with a functionally equivalent native species during site restoration.
6. Replacement of boat launches. If any of the following are proposed during a five-year period, the project is considered a new boat launch and must comply with applicable standards for new boat launches.
- a. Replacement of the entire facility.
 - b. Replacement of 75 percent or more of a boat launch, by area.
7. Modification or enlargement of boat launches.
- a. Applicants must demonstrate that there is a need for modification or enlargement due to increased or changed use or demand, safety concerns, or inadequate depth of water.
 - b. Enlarged portions of boat launches must comply with applicable standards for new facilities.
8. Repair of boat launches.
- a. Repairs to legally established boat launches are permitted consistent with all other applicable codes and regulations.
 - b. All repairs must utilize any material standards specified for new facilities.
9. Mitigation.
- a. Mitigation proposals must provide impact mitigation at a minimum one-to-one ratio, by area, using one or more of the potential mitigation measures listed below. The ratio should be increased if the measure will take more than one year to provide equivalent function or if the measure does not have a high success rate. Applicants should consult with other permit agencies, such as Washington Department of Fish and Wildlife and/or U.S. Army Corps of Engineers, for additional specific mitigation requirements.
 - b. For all new or expanded boat launches, appropriate mitigation may include one or more of the following measures. In-kind measures are preferred over out-of-kind measures when consistent with the objective of compensating for adverse impacts to ecological function. Mitigation may not include measures that are already required by regulations.
 - i. Removal of any legal existing over- or in-water structures that are not the subject of the application.
 - ii. Planting of native vegetation along the shoreline immediately landward of the OHWM consisting of a density and composition of trees and shrubs typically found in undisturbed areas adjacent to the subject waterbody.
 - iii. Removal or ecological improvement of hardened shoreline. Improvement may consist of softening the face and toe of the hardened shoreline with soil, gravel and/or cobbles, and/or incorporating vegetation or large woody debris.
 - iv. Removal of man-made debris waterward of the OHWM.
 - v. Placement of large woody material if consistent with local, state and federal regulations.
 - vi. Participation in an approved mitigation program.
10. Submittal requirements. For all new or expanded boat launches, applicants must provide:
- a. An assessment of potential impacts to existing ecological processes, including but not limited to sediment transport, hydrologic patterns, and vegetation disturbance.

- b. A mitigation plan for unavoidable adverse impacts to ecological functions or processes, if applicable.
- c. An assessment of need and demand. At a minimum, the assessment shall include the following:
 - i. Existing approved facilities, or pending applications, within the service range of the proposed new facility and relevant characteristics of those facilities, such as level of use and condition.
 - ii. The expected service population and relevant characteristics of the population, including any characteristics that justify specific design elements of the proposed facility.
 - iii. An assessment of existing water-dependent uses in the vicinity and potential impacts to those uses, and a description of proposed mitigation measures, if applicable.

5.4 COMMERCIAL DEVELOPMENT

A. Policies

- 1. Give preference to water-dependent commercial uses over nonwater-dependent commercial uses in shoreline jurisdiction. Water-related and water-enjoyment uses should be prioritized over nonwater-oriented commercial uses.
- 2. Encourage water-oriented commercial uses to locate near the water so as to provide opportunities for substantial numbers of people to enjoy shoreline amenities. Those developments that are nonwater-oriented or over-water uses should be encouraged to locate inland from the shoreline jurisdiction.
- 3. Encourage new commercial development to locate in areas where commercial development uses already exist, and ensure that it does not significantly reduce scenic views or result in net loss of shoreline ecological function.

B. Regulations

- 1. Water-dependent, water-related, and water-enjoyment uses are permitted where allowed by zoning and this SMP.
- 2. Preference shall be given to water-dependent commercial uses over nonwater-dependent commercial uses. Water-related uses and water-enjoyment uses shall be given priority over nonwater-oriented uses.
- 3. Commercial development that is not water-dependent shall not be allowed over water except where it is located within an existing building or where they are necessary to support a water-dependent use.
- 4. Nonwater-oriented commercial development shall be prohibited unless they meet the following criteria:
 - a. The use is part of a mixed-use project that includes water-dependent uses and provides a significant public benefit with respect to provision of public access or ecological restoration; or
 - b. Navigability is severely limited at the proposed site, and the commercial use provides a significant public benefit with respect to provision of public access or ecological restoration.

5. In areas of the shoreline designated for commercial uses, nonwater-oriented commercial uses may be allowed on sites physically separated from the shoreline by another property or public right-of-way.
6. New commercial developments shall provide public access to the shorelines.
7. Commercial development shall be located, designed, and constructed in a way that ensures no net loss of shoreline ecological functions and without significant adverse impacts to other preferred land uses and public access opportunities as provided for in RCW 90.58.020.

5.5 INDUSTRIAL DEVELOPMENT

A. Policies

1. Recognize the importance of industrial uses to the City of Colfax and allow water-oriented industrial uses for location in appropriate areas along the shoreline.
2. Allow for existing and new industrial uses that serve the local industries, provided they are developed and operated according to the State's Shoreline Master Program Guidelines and other State and City requirements.
3. Ensure that existing and new development of industrial facilities is consistent with all Master Program Guidelines and achieves no net loss of shoreline ecological function.

B. Regulations

1. Industrial facilities that are water-dependent or water-related are permitted where allowed by zoning and this SMP. The applicant shall demonstrate that proposed uses are water-dependent and/or water-related.
2. In compliance with WAC 173-26-241(3)(f), industrial development shall be in accordance with the following regulations:
 - a. Industrial development shall be located, designed, constructed, and operated in a manner that minimizes impacts to the shoreline, provides for no net loss of shoreline ecological function, and avoids unnecessary interference with shoreline use by adjacent property owners.
 - b. In the review of shoreline developments, the City shall give preference to water-dependent uses and then water-oriented industrial uses, in accordance with WAC 173-26-241(3)(f).
 - c. Regional and statewide needs for water-dependent and water-related industrial facilities shall be carefully considered. Lands designated for industrial development shall not include shoreline areas with severe environmental limitations, such as critical areas.
 - d. Unless public access cannot be provided in a manner that does not result in significant interference with operations or hazards to life or property, industrial development shall consider incorporating public access as mitigation.
 - e. Where industrial land is proposed for use on land in public ownership, public access shall be required unless it meets an exception in accordance with Subsection 4.8(B)(5) of this SMP.
 - f. Industrial development and redevelopment shall be encouraged to locate where environmental cleanup and restoration of the shoreline area can be incorporated.

3. Recreation facilities should be located, designed, and operated in a manner consistent with the purpose of the environment designation in which it is located and so as to assure that no net loss of shoreline ecological functions or ecosystem-wide processes results.
4. Where appropriate, provide shoreline recreation amenities at a capacity that is sufficient to the number of users and the expected future growth in users.

B. Regulations

1. Recreational development shall demonstrate achievement of no net loss of ecological functions.
2. Recreational uses and development must be compatible with existing or proposed uses in the area and must be consistent with City development standards.
3. The location, design, and operation of recreational facilities shall be consistent with the purpose of the environment designation.
4. Recreational uses and facilities located within shoreline jurisdiction shall include features that relate to access, enjoyment and use of the water and shorelines of the state. Access to recreational areas shall emphasize both consolidated park or open space areas and trail access.
5. Commercial components of the use that are not explicitly related to the recreational operation must also conform to the standards of Section 5.3 (Commercial Development) of this SMP.
6. Special Events/Temporary Activities.
 - a. Special events such as festivals, fairs, and sporting events, may be located in shoreline jurisdiction, including within applicable buffers and setbacks, provided all of the following criteria are met:
 - i. The event only places temporary structures within shoreline jurisdiction for a duration no longer than seven days. The SMP Administrator may approve an additional seven days if requested in advance of the expiration of the seven-day initial limit and if the criteria would continue to be met.
 - ii. The event does not require removal of any trees or shrubs within buffers.
 - iii. The event does not result in a loss of ecological functions or a degradation of water quality.
 - iv. In the Flume environment designation, temporary structures placed and temporary uses occurring below the OHWM shall only be conducted upland of the wetted channel.
 - b. Management Plans. In order to simplify the future review of exempt and non-exempt special events/temporary activities that may be held on an annual or other regular basis, the proponent may develop five-year management plans in support of a five-year Shoreline Substantial Development Permit or Exemption addressing operations and maintenance, use of best management practices, and other measures to assure no net loss of shoreline ecological function. The City may require applicants for special events/temporary activities that have the potential to interfere with shoreline use or adversely alter shoreline ecological conditions to prepare a management plan.
 - i. Management plans for special events/temporary activities shall minimally contain the following categories when applicable:

- a) Description of any necessary aquatic habitat or other critical area protection measures, and commitment to implement mitigation for any activity that has adverse impacts.
 - b) Description of any necessary stormwater management practices to reduce potential water quantity and water quality impacts, and commitment to implement mitigation for any activity that has adverse impacts.
 - c) Description of the kind and duration of any interference with shoreline public access, and measures to minimize interference.
- ii. Each category specified in (b)(i) above shall be comprised of one to several standards. Each standard should describe the management objective or desired outcome, specific performance requirements for each standard, and corrective actions that would be implemented if the performance requirement(s) is not met.

5.8 RESIDENTIAL DEVELOPMENT

A. Policies

1. Aim for current and planned shoreline residential uses that have adequate provision of services and utilities while appropriately allowing for shoreline ecological protection.
2. Residential development in the City of Colfax should aim to control pollution and prevention of damage to the shoreline so as to ensure no net loss of ecological function.
3. Residential development should aim to minimize environmental impact through ecological restoration and other measures.
4. Recognize that single-family residences are a common form of shoreline development and are identified as a priority use when developed in a manner consistent with control of pollution and prevention of damage to the natural environment. Without proper management, single-family residential use can cause significant damage to the shoreline through cumulative impacts from shoreline armoring, stormwater runoff, septic systems, introduction of pollutants, and vegetation modification and removal.
5. Prohibit new floating homes.

B. Regulations

1. Residential development shall comply with all applicable subdivision, critical area, and zoning regulations and be consistent with applicable SMP environment designations and standards.
2. Single-family residences are considered a priority use only when developed in a manner consistent with control of pollution and prevention of damage to the natural environment. Single-family residences are permitted in the Urban Conservancy, Shoreline Residential, and Flume environment designations with a Shoreline Substantial Development Permit or Shoreline Exemption.
3. New residential lots created through land division shall be in accordance with the following:
 - a. Comply with all applicable subdivision and zoning regulations.
 - b. Plats and subdivisions must be designed, configured and developed in a manner that assures that no net loss of ecological functions result from the plat or subdivision at full build-out of lots.

- c. Prevent the need for new shoreline stabilization or flood hazard reduction measures that would cause significant impacts to other properties or public improvements or a net loss of shoreline ecological functions.
- 4. Residential development, including accessory uses and appurtenant structures, shall:
 - a. Meet all applicable critical area, vegetation, and water quality standards of this SMP.
 - b. Be sufficiently set back from steep slopes and shorelines vulnerable to erosion so that structural improvements, including bulkheads and other stabilization structures, are not required to protect such structures and uses.
 - c. Be located, designed, and constructed in a manner that assures no net loss of shoreline ecological functions.
- 5. New floating homes shall be prohibited.
- 6. Residential accessory uses or appurtenances shall not be located in required shoreline buffers unless specifically authorized in this SMP. Residential accessory uses shall be prohibited over the water unless clearly water-dependent for recreational or personal use.
- 7. In accordance with Subsection 4.8(B)(4)(e) of this SMP, new multiunit residential development, including the subdivision of land for more than four parcels, should provide community and/or public access.

5.9 TRANSPORTATION AND PARKING

A. Policies

- 1. Provide for safe, reasonable, and adequate circulation systems to, and through or over shorelines where necessary.
- 2. Allow for maintenance and improvements to existing roads, railroads and parking areas and for necessary new roads and parking areas where alternative locations outside of the shoreline jurisdiction are not feasible.
- 3. Promote trail connections that are consistent with local and regional plans.
- 4. Plan circulation systems that include pedestrian, bicycle, and public transportation where appropriate, and in support of existing proposed shoreline uses that are consistent with this SMP.

B. Regulations

- 1. Transportation and parking plans and projects shall be consistent with this SMP public access policies, public access planning, and provisions on environmental protection.
- 2. Circulation system planning shall include systems for pedestrian, bicycle, and public transportation where appropriate, and all circulation plans and projects shall support existing and proposed shoreline uses that are consistent with this SMP.
- 3. Plan, locate, and design proposed transportation and parking facilities where routes will have the least possible and adverse effect on unique or fragile shoreline features, will not result in a net loss of shoreline ecological functions or adversely impact existing or planned water-dependent uses.
- 4. New roads, road expansions, bridges, or railroads shall not be built within shoreline jurisdiction unless other locations are not feasible and/or costs would be disproportionate and unreasonable to the total long-term cost of the development or

- infrastructure investment. When new roads, road expansions, bridges, or railroads are unavoidable, proposed transportation facilities shall be planned, located, and designed to achieve the following:
- a. Minimize possible adverse effects on unique or fragile shoreline (See Mitigation section in Appendix B(2)).
 - b. Maintain no net loss of shoreline ecological functions and implement mitigation standards of this SMP.
 - c. Set back from the OHWM of the Aquatic designation to allow for a usable shoreline area for vegetation conservation and preferred shoreline uses unless infeasible.
5. Upland parking facilities shall be allowed only as necessary to support an authorized use and are not a preferred use. Parking shall:
- a. Be sited outside of shoreline jurisdiction unless:
 - i. the proponent demonstrates that an alternate location would have fewer adverse impacts to the shoreline and critical areas, and adjacent uses;
 - ii. no other feasible location upland of the area served is possible due to topographical or other physical constraints;
 - iii. another location is not feasible due to the presence of existing transportation facilities or traffic engineering standards; and/or
 - iv. Americans with Disability Act (ADA) standards require otherwise.
 - b. Be planted or landscaped, preferably with native vegetation, to provide a visual and noise buffer for adjoining dissimilar uses or scenic areas.
 - c. Observe all regulations regarding critical areas and shoreline buffers.
 - d. Be designed to incorporate low-impact development practices, such as pervious surfaces and bioswales, to the extent feasible.
6. New over-water parking facilities, as a primary use, are prohibited per WAC 173-26-211(5)(c)(ii)(A). Over-water parking shall be allowed only in the Flume environment when all of the following conditions are met::
- a. As an expansion or redesign of an existing over-water structure, demonstrating that the minimum amount of expansion necessary to achieve the project goals and objectives was employed;
 - b. When approved by the U.S. Army Corps of Engineers, the Washington Department of Fish and Wildlife, and any other entities with authority over the Flume environment;
 - c. When it can be demonstrated that the net effect of the project, including mitigation, will be an improvement in shoreline ecological functions (see Mitigation section in Appendix B(2));
 - d. When the over-water parking is necessary to support existing legal developments and uses, and it cannot be sited in upland areas or outside of shoreline jurisdiction;
 - e. If the design and construction of the over-water parking observes all other regulations of this SMP and the City with respect to short- and long-term stormwater runoff management; and
 - f. If the design of the over-water parking incorporates a means for pedestrian access and river viewing, and incorporates design elements that minimize aesthetic and environmental impacts.
7. The provisions of Appendix B, Section 6 (Frequently Flooded Areas) of this SMP shall be addressed in the design of transportation facilities.

5.10 UTILITIES

A. Policies

1. Allow for new, expanded, and maintained utilities with criteria for location and vegetation restoration as appropriate.
2. Minimize physical and aesthetic disturbance to the shoreline when siting utilities. When feasible, utilities should be placed underground or designed to do minimal damage to aesthetic qualities of the shoreline.

B. Regulations

1. All utility facilities shall be designed and located to assure no net loss of shoreline ecological functions, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses while meeting the needs of future populations in areas planned to accommodate growth.
2. Utility production and processing facilities, such as sewage treatment plants, or parts of those facilities, that are nonwater-oriented shall not be allowed in shoreline areas unless it can be demonstrated that no other feasible option is available.
3. Transmission facilities for the conveyance of services, such as power lines, cables, and pipelines, shall be located outside of the shoreline area where feasible.
4. Preference shall be given to utility systems contained within the footprint of an existing right-of-way or utility easement corridor over new locations.
5. Development of pipelines and cables and development of facilities that may require periodic maintenance which disrupt shoreline ecological functions shall be discouraged except where no other feasible alternative exists. When permitted, provisions shall assure that the facilities do not result in a net loss of shoreline ecological functions or significant impacts to other shoreline resources and values.
6. Existing utility services routed through shoreline areas shall not be a sole justification for more intense development.

5.11 REDEVELOPMENT, REPAIR, AND MAINTENANCE

This section addresses how regulations apply to redevelopment, repair, or maintenance activities; clarifies how SMP standards proportionally apply to redevelopment activities; and provides a process for multi-year management plans for maintenance and repair.

A. Policies

1. Allow all normal redevelopment, repair, and maintenance activities in the shoreline, as defined in Appendix A (Definitions) of this SMP, unless significant alterations or impacts to the shoreline ecological function will occur as a result of this activity.

B. Regulations

1. SMP provisions shall not apply retroactively to existing uses and developments.
2. Legally established uses and developments may be maintained, repaired, and operated within shoreline jurisdiction and within shoreline and critical area buffers established in this SMP. Normal maintenance and repair is exempt from a Shoreline Substantial Development Permit, but not the standards of this SMP.

3. SMP standards shall apply to expansions or alterations of uses or developments and to new development or redevelopment of a property as follows:
 - a. The SMP Administrator shall determine the extent of compliance with SMP provisions.
 - b. The required provisions shall be related to and in proportion to the proposal. For example, if an upper story is added to a structure, requirements related to building heights and views may apply. If vegetation is removed beyond normal maintenance, vegetation conservation and shoreline buffer standards may apply.

6. Shoreline Modification Policies and Regulations

6.1 GENERAL REQUIREMENTS

A. Policies

1. Allow shoreline modifications if the use or activity is permitted under this Program or where it can be demonstrated that the proposed activities are necessary to support or protect an allowed use or development.
2. Allow shoreline modifications if the use or activity is permitted under this Program and only when adverse individual and cumulative impacts are avoided, minimized, and mitigated resulting in no net loss of shoreline ecological functions, in accordance with the mitigation sequence of this Program.

B. Regulations

1. Structural shoreline modifications are only allowed where they are demonstrated to be necessary to support or protect an allowed primary structure or a legally existing shoreline use that is in danger of loss or substantial damage, or are necessary for reconfiguration of the shoreline for mitigation or enhancement purposes.
2. As much as possible, the number and extent of shoreline modifications shall be limited.
3. Shoreline modifications shall only be approved if they are appropriate to the specific type of shoreline and environmental conditions for which they are proposed.
4. Assure that shoreline modifications individually and cumulatively do not result in a net loss of ecological functions by giving preference to those types of shoreline modifications that have a lesser impact on ecological functions and requiring application of mitigation sequencing. As shoreline modifications occur, all feasible measures to protect ecological shoreline functions and ecosystem-wide processes shall be incorporated.

6.2 BREAKWATERS, JETTIES, WEIRS, AND GROINS

A. Policies

1. Allow breakwaters, jetties, weirs, and groins to be located waterward of the OHWM only where necessary to support water-dependent uses, public access, shoreline stabilization, or other specific public purpose.
2. Consider alternative structures with less impact where physical conditions make such alternatives feasible.

B. Regulations

1. New, expanded or replacement structures shall only be allowed if it can be demonstrated that they will not result in a net loss of shoreline ecological functions and that they support water-dependent uses, public access, shoreline stabilization, or other specific public purpose.
2. Breakwaters, jetties, weirs and groins shall be limited to the minimum size necessary.
3. Breakwaters, jetties, weirs and groins must be designed to protect critical areas, and shall implement mitigation sequencing to achieve no net loss of ecological functions.
4. Proposed designs for new or expanded structures shall be designed by qualified professionals, including both an engineer and a biologist.

6.3 DREDGING AND DREDGE MATERIAL DISPOSAL

A. Policies

1. Site and design new development to avoid or, if that is not possible, to minimize the need for new and maintenance dredging.
2. Ensure dredging and dredge material disposal is done in a manner that avoids or minimizes significant ecological impacts. Impacts that cannot be avoided should be mitigated in a manner that assures no net loss of shoreline ecological functions.
3. Discourage the disposal of dredge material on shorelands or wetlands within a channel migration zone.

B. Regulations

1. As regulated in this SMP, dredging is the removal of bed material from below the OHWM or wetlands using other than unpowered, hand-held tools for one of the allowed dredging activities listed in Section (4) below. This Section is not intended to cover other removals of bed material waterward of the OHWM or wetlands that are incidental to the construction of an otherwise authorized use or modification (e.g. shoreline crossings, bulkhead replacements). These in-water substrate modifications should be conducted pursuant to applicable general and specific use and modification regulations of this SMP.
2. New development must be sited and designed to avoid or, if that is not possible, to minimize the need for new and maintenance dredging.
3. Dredging and dredge material disposal must be done in a manner that avoids or minimizes significant ecological impacts. Impacts that cannot be avoided must be mitigated in a manner that assures no net loss of shoreline ecological functions.
4. Dredging may only be permitted for the following activities:
 - a. Development of water-dependent industries of economic importance to the region only when there are no feasible alternatives or other alternatives may have a greater ecological impact.
 - b. Development of essential public facilities when there are no feasible alternatives.
 - c. Maintenance of irrigation reservoirs, drains, canals, or ditches for agricultural purposes.
 - d. Restoration or enhancement of shoreline ecological functions and processes benefiting water quality and/or fish and wildlife habitat.

- e. Trenching to allow the installation of necessary underground utilities if no alternative, including boring, is feasible; impacts to fish and wildlife habitat are avoided to the maximum extent possible; and the installation does not alter the natural rate, extent, or opportunity of channel migration.
 - f. In the Flume environment designation, accumulated sediments may be removed from the concrete-lined channel as an exempt maintenance activity; to the extent feasible, work should be conducted when the excavation area is above the water line.
5. Dredging for the primary purpose of obtaining fill material is prohibited, except when the material is necessary for the restoration of ecological functions. The site where the fill is to be placed must be located waterward of the OHWM. The project must be either associated with a Model Toxics Control Act or Comprehensive Environmental Response, Compensation, and Liability Act habitat restoration project or, if approved through a Shoreline Conditional Use Permit, any other significant habitat enhancement project.
6. Dredge material disposal within shoreline jurisdiction is permitted under the following conditions:
- a. Shoreline ecological functions and processes will be preserved, restored or enhanced, including protection of surface and groundwater; and
 - b. Erosion, sedimentation, floodwaters or runoff will not increase adverse impacts to shoreline ecological functions and processes or property.
7. Dredge material disposal in open waters may be approved only when authorized by applicable state and federal agencies, and when one of the following conditions apply:
- a. Land disposal is infeasible, less consistent with this SMP, or prohibited by law.
 - b. Nearshore disposal as part of a program to restore or enhance shoreline ecological functions and processes is not feasible.
8. All applications for dredging or dredge material disposal shall include the following information, in addition to other application requirements:
- a. A description of the purpose of the proposed dredging activities.
 - b. A site plan outlining the perimeter of the area proposed to be dredged and the dredge material disposal area, if applicable.
 - c. A description of proposed dredging operations, including, but not limited to:
 - i. The method of removal.
 - i. The length of time required.
 - ii. The quantity of material to be initially removed.
 - iii. The frequency and quantity of projected maintenance dredging.
 - d. A description of proposed dredge material disposal, including, but not limited to:
 - i. Size and capacity of disposal site.
 - ii. Means of transportation to the disposal site.
 - iii. Future use of the site and conformance with land use policies and regulations, if applicable.
 - e. Plans for the protection and restoration of the shoreline environment during and after dredging operations.
 - f. An assessment of potential impacts to ecological functions or processes from the proposal.
 - g. A mitigation plan to address identified impacts, if necessary.

6.4 FILL AND EXCAVATION

A. Policies

1. Allow fill when it is demonstrated to be the minimum extent necessary to accommodate an allowed shoreline use or development and with assurance of no net loss of shoreline ecological functions and processes.
2. Encourage fill when it is associated with restoration projects.

B. Regulations

1. All fills shall be located, designed and constructed to protect shoreline ecological functions and ecosystem-wide processes, including channel migration. Any adverse impacts to shoreline ecological functions must be mitigated.
2. Fills in wetlands, floodways, channel migration zones or waterward of the OHWM may be allowed only when necessary to support one or more of the following:
 - a. Water-dependent uses.
 - b. Public access.
 - c. Cleanup and disposal of contaminated sediments as part of an interagency environmental clean-up plan.
 - d. Disposal of dredged material considered suitable under, and conducted in accordance with, the Dredged Material Management Program of the Department of Natural Resources and/or the Dredged Material Management Office of the U.S. Army Corps of Engineers.
 - e. Expansion or alteration of transportation facilities of statewide significance currently located on the shoreline where alternatives to fill are infeasible.
 - f. Ecological restoration or enhancement when consistent with an approved restoration plan.
 - g. Maintenance or installation of flood hazard reduction measures consistent with a comprehensive flood hazard management plan and this SMP.
 - h. Protection of cultural resources when fill is the most feasible method to avoid continued degradation, disturbance or erosion of a site. Such fills must be coordinated with any affected Indian tribes.
3. Upland fills not located within wetlands, floodways, or channel migration zones may be allowed provided they are:
 - a. Part of an allowed shoreline use or modification, or necessary to provide protection to cultural resources.
 - b. Located outside applicable buffers, unless specifically allowed in buffers.
4. All fills, except fills for the purpose of shoreline restoration, must be designed:
 - a. To be the minimum size necessary to implement the allowed use or modification.
 - b. To fit the topography so that minimum alterations of natural conditions will be necessary.
 - c. To not adversely affect hydrologic conditions or increase the risk of slope failure, if applicable.
5. Unless site characteristics dictate otherwise, fill material within surface waters or wetlands shall be sand, gravel, rock, or other clean material with a minimum potential to degrade water quality and shall be obtained from a state-authorized source.

6. A temporary erosion and sediment control (TESC) plan, including BMPs, consistent with the City's storm water drainage regulations, shall be provided for all proposed fill activities. Disturbed areas shall be immediately protected from erosion using mulches, hydroseed, or similar methods, and revegetated, as applicable.

6.5 SHORELINE RESTORATION AND ENHANCEMENT

A. Policies

1. Promote restoration and enhancement actions that improve shoreline ecological functions and processes and target the needs of sensitive plant, fish and wildlife species as identified by Washington Department of Fish and Wildlife, Washington Department of Natural Resources, affected tribes, and/or U.S. Fish and Wildlife Service.
2. Ensure restoration and enhancement of shorelines is designed using principles of landscape and conservation ecology and restores or enhances chemical, physical, and biological watershed processes that create and sustain shoreline habitat structures and functions.
3. Seek funding to implement restoration and enhancement projects, particularly those that are identified in the Shoreline Restoration Plan of this SMP or in other pertinent plans. Funding may be sought by the City or other entities.
4. Develop application processing guidelines that will streamline the review of restoration-only projects.
5. Allow for the use of tax incentive programs, mitigation banking, grants, land swaps, or other programs, as they are developed, to encourage restoration and enhancement of shoreline ecological functions and to protect habitat for fish, wildlife and plants.

B. Regulations

1. **Applicability.** Shoreline habitat and natural systems enhancement projects include those activities proposed and conducted specifically for the purpose of establishing, restoring or enhancing habitat for priority species in shorelines. Such projects may include shoreline modification actions such as modification of vegetation, removal of non-native or invasive plants, shoreline stabilization, dredging, and filling, provided that the primary purpose of such actions is clearly restoration of the natural character and ecological functions of the shoreline. This Section does not apply to mitigation.
2. Shoreline restoration and enhancement projects must be designed using the best available scientific and technical information, and implemented using best management practices.
3. All shoreline restoration and enhancement projects must protect the integrity of adjacent natural resources, including aquatic habitats and water quality.
4. Shoreline restoration and enhancement shall not significantly interfere with the normal public use of the navigable waters of the state without appropriate mitigation.
5. Long-term maintenance and monitoring shall be included in restoration or enhancement proposals.
6. **Relief for OHWM shifts.** Applicants seeking to perform restoration projects are advised to work with the City to assess whether and how the proposed project is allowed relief under RCW 90.58.580, in the event that the project shifts the OHWM landward.

6.6 SHORELINE STABILIZATION

A. Policies

1. Locate and design new development to avoid the need for future shoreline stabilization to the extent feasible.
2. Use structural shoreline stabilization measures only when nonstructural methods are infeasible. Nonstructural methods include building setbacks, structure relocation, groundwater management, and other measures.
3. Ensure soft structural shoreline stabilization measures are used prior to hard stabilization measures unless demonstrated to be insufficient.
4. Allow new or expanded structural shoreline stabilization only where demonstrated to be necessary to support or protect an allowed primary structure or a legally existing shoreline use that is in danger of loss or substantial damage, or for reconfiguration of the shoreline for mitigation or enhancement purposes.
5. Ensure all proposals for structural shoreline stabilization, both individually and cumulatively, do not result in a net loss of ecological functions.

B. Regulations

1. New development must be located and designed to avoid the need for future shoreline stabilization, if feasible.
 - a. Land subdivisions must be designed based on a geotechnical report to assure that future development of the created lots will not require shore stabilization for reasonable development to occur.
 - b. New development adjacent to steep slopes or bluffs must be set back sufficiently to ensure that shoreline stabilization is unlikely to be necessary during the life of the structure, as demonstrated in a geotechnical report.
2. New development that would require shoreline stabilization that would cause significant impacts to adjacent or down-current properties and shoreline areas is prohibited.
3. All proposals for shoreline stabilization structures, both individually and cumulatively, must not result in a net loss of ecological functions, and must be the minimum size necessary. Soft approaches shall be used unless demonstrated not to be sufficient to protect primary structures, dwellings, and businesses.
4. New or enlarged structural shoreline stabilization measures shall not be allowed, except as follows
 - a. To protect an existing primary structure, including residences, when conclusive evidence, documented by a geotechnical analysis, is provided that the structure is in danger from shoreline erosion caused by currents or waves. Normal sloughing, erosion of steep bluffs, or shoreline erosion itself, without a scientific or geotechnical analysis, is not demonstration of need. The geotechnical analysis must evaluate on-site drainage issues and address drainage problems away from the shoreline edge before considering hard or soft structural shoreline stabilization.
 - b. In support of new nonwater-dependent development, including single-family residences, when all of the conditions below apply:
 - i. The erosion is not being caused by upland conditions, such as loss of vegetation and drainage.

- ii. Nonstructural measures, such as placing the development farther from the shoreline, reducing the size or scope of the proposal, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient.
 - iii. The need to protect primary structures from damage due to erosion is demonstrated through a geotechnical report. The damage must be caused by natural processes, such as currents or waves.
 - c. In support of water-dependent development when all of the conditions below apply:
 - i. The erosion is not being caused by upland conditions, such as loss of vegetation and drainage.
 - ii. Nonstructural measures, such as planting vegetation, or installing on-site drainage improvements, are not feasible over time or sufficient.
 - iii. The need to protect primary structures from damage due to erosion is demonstrated through a geotechnical report.
 - d. To protect projects for the restoration of ecological functions or for hazardous substance remediation projects pursuant to Chapter 70.105D RCW when nonstructural measures, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient to adequately address erosion causes or impacts.
- 5. New hard structural shoreline stabilization measures shall not be authorized, except when a report confirms that there is a significant possibility that a primary structure will be damaged within three years as a result of shoreline erosion in the absence of such hard structural shoreline stabilization measures, or where waiting until the need is immediate results in the loss of opportunity to use measures that would avoid impacts on ecological functions. Where the geotechnical report confirms a need to prevent potential damage to a primary structure, but the need is not as immediate as three years, that report may still be used to justify more immediate authorization to protect against erosion using soft measures.
- 6. An existing shoreline stabilization structure, hard or soft, may be replaced with a similar structure if there is a demonstrated need to protect principal uses or structures from erosion caused by currents or waves. While replacement of shoreline stabilization structures may meet the criteria for exemption from a Shoreline Substantial Development Permit, such activity is not exempt from the policies and regulations of this SMP.
 - a. For purposes of this Section, "replacement" means the construction of new structure to perform a shoreline stabilization function of existing structure that can no longer adequately serve its purpose. Any additions to or increases in the size of existing shoreline stabilization measures shall be considered new structures.
 - b. Replacement shall be regulated as a new shoreline stabilization measure, except for the requirement to prepare a geotechnical analysis. A geotechnical analysis is not required for replacements of existing hard or soft structural shoreline stabilization with a similar or softer measure if the applicant demonstrates need to protect principal uses or structures from erosion caused by waves or other natural processes operating at or waterward of the OHWM.
 - c. Replacement hard structural shoreline stabilization measures shall not encroach waterward of the OHWM or waterward of the existing shoreline stabilization measure unless the residence was occupied prior to January 1, 1992, and there are overriding safety or environmental concerns. In such cases, the replacement structure shall abut the existing shoreline stabilization structure. All other replacement hard structural shoreline stabilization measures shall be located at or landward of the existing shoreline stabilization structure.

- d. Hard and soft shoreline stabilization measures may allow some fill waterward of the OHWM to provide enhancement of shoreline ecological functions through creation of nearshore shallow-water habitat and shoreline rearing habitat for salmonids.
7. Repair and maintenance of existing shoreline stabilization measures may be allowed, subject to the following standards. While repair and maintenance of shoreline stabilization structures may meet the criteria for exemption from a Shoreline Substantial Development Permit, such activity is not exempt from the policies and regulations of this SMP.
 - a. Repair and maintenance includes modifications to an existing shoreline stabilization measure that are designed to ensure the continued function of the measure by preventing failure of any part. Limitations on repair and maintenance include:
 - b. If within a three-year time period, more than 50 percent of the length of an existing structure is removed, including its footing or bottom course of rock, prior to placement of new stabilization materials, such work will not be considered repair and maintenance and shall be considered replacement. Work that only involves the removal of material above the footing or bottom course of rock does not constitute replacement.
 - c. Any additions to or increases in the size of existing shoreline stabilization measures shall be considered new structures.
 - d. The placement of a new shoreline stabilization structure landward of a failing shoreline stabilization structure shall be considered a new structure, not maintenance or repair.
 - e. Areas of temporary disturbance within the shoreline buffer shall be expeditiously restored to their pre-project condition or better.
8. Structural shoreline stabilization design and construction standards:
 - a. Structural shoreline stabilization measures shall not extend waterward more than the minimum amount necessary to achieve effective stabilization, except for those elements that enhance shoreline ecological functions and minimize impacts.
 - b. Stairs or other water access measures may be incorporated into shoreline stabilization measures, but shall not extend waterward of the measure or the OHWM.
 - c. All structural shoreline stabilization measures must minimize and mitigate any adverse impacts to ecological functions resulting from short-term construction activities. Techniques may include compliance with timing restrictions, use of best management practices, and stabilization of exposed soils following construction.
9. In addition to other submittal requirements, the applicant shall submit the following as part of a request to construct a new, enlarged, or replacement shoreline stabilization measure:
 - a. For a new or enlarged hard or soft structural shoreline stabilization measure, a geotechnical report prepared by a qualified professional with a Washington state engineering license. The report shall include the following:
 - i. An assessment of the necessity for structural shoreline stabilization by estimating time frames and rates of erosion and reporting on the urgency associated with the specific situation.
 - ii. An assessment of the cause of erosion, looking at processes occurring both waterward and landward of the OHWM, and documentation of the OHWM field determination.
 - iii. An assessment of alternative measures to shoreline stabilization.
 - iv. Where structural shoreline stabilization is determined to be necessary, the assessment must evaluate the feasibility of using soft shoreline stabilization measures in lieu of hard structural shoreline stabilization measures.

- v. Design recommendations for minimum sizing of hard structural or soft structural shoreline stabilization materials, including gravel and cobble beach substrates necessary to dissipate wave energy, eliminate scour, and provide long-term shoreline stability.
- b. For replacements of existing hard structural shoreline stabilization measures with a similar measure, the applicant shall submit a written narrative providing a demonstration of need. The narrative must be prepared by a qualified professional. The demonstration of need shall consist of the following:
 - i. An assessment of the necessity for continued structural shoreline stabilization, considering site-specific conditions such as water depth, orientation of the shoreline, wave fetch or flow velocities, and location of the nearest primary structure.
 - ii. An assessment of erosion potential resulting from the action of waves or other natural processes operating at or waterward of the OHWM in the absence of the hard structural shoreline stabilization, and documentation of the OHWM field determination.
 - iii. An assessment of alternative measures to shoreline stabilization.
 - iv. An assessment of the feasibility of using soft shoreline stabilization measures in lieu of hard structural shoreline stabilization measures.
 - v. Design recommendations for minimizing impacts of any necessary hard structural shoreline stabilization.
 - vi. The demonstration of need may be waived when an existing hard structural shoreline stabilization measure is proposed to be repaired or replaced using soft structural shoreline stabilization measures, resulting in significant restoration of shoreline ecological functions or processes.
- c. For all structural shoreline stabilization measures, including soft structural shoreline stabilization, detailed construction plans, including, but not limited to, the following:
 - i. Plan and cross-section views of the existing and proposed shoreline configuration, showing accurate existing and proposed topography and OHWMs.
 - ii. Detailed construction sequence and specifications for all materials, including gravels, cobbles, boulders, logs, and vegetation.

7. Administration and Permitting

7.1 GENERAL COMPLIANCE

RCW 90.58.140(3) requires the City to establish a Program, consistent with the rules adopted by the Washington Department of Ecology, for the administration and enforcement of shoreline development.

7.2 ADMINISTRATIVE AUTHORITY AND RESPONSIBILITY

A. SMP Administrator

The City shall designate an SMP Administrator, which shall be the City Administrator or his or her designee. The SMP Administrator or his/her designee is hereby vested with the authority to:

1. Administrate this SMP.
2. Grant or deny exemptions from Shoreline Substantial Development Permit requirements of this SMP.

3. To grant, grant with conditions, or deny Shoreline Substantial Development Permits and time extensions to shoreline permits and their revisions.
4. Make field inspections as needed, and prepare or require reports on shoreline permit applications.
5. Make written recommendations to the Board of Adjustment, Planning Commission and City Council as appropriate. The SMP Administrator shall make recommendations to the Board of Adjustment regarding Shoreline Variances and Shoreline Conditional Use Permits. The SMP Administrator shall recommend SMP amendments to the Planning Commission and City Council.
6. Advise interested persons and prospective applicants as to the administrative procedures and related components of this SMP.
7. Determine and collect fees for all necessary permits as provided in City ordinances or resolutions. The determination of which fees are required shall be established by resolution of the City Council.
8. Make administrative decisions and interpretations of the policies and regulations of this SMP and the SMA.

B. SEPA

The responsible SEPA official or his/her designee is authorized to conduct environmental review of all use and development activities subject to this SMP, pursuant to WAC 197-11 and RCW 43.21(C). The responsible official is designated in accordance with the Colfax Municipal Code.

C. Board of Adjustment

The Board of Adjustment is authorized to:

1. Grant or deny Shoreline Variances and Shoreline Conditional Use Permits under this SMP.
2. Decide on appeals of administrative decisions issued by the Administrator of this SMP.

D. Planning Commission

The Planning Commission is vested with the authority to review the SMP as part of regular SMP updates required by RCW 90.58.080 as a major element of the City's planning and regulatory program, and make recommendations for amendments thereof to the City Council.

E. City Council

The City Council is authorized to:

1. Initiate an amendment to this SMP according to the procedures prescribed in WAC 173-26-100.
2. Adopt all amendments to this SMP, after consideration of the recommendation of the Planning Commission. Amendments shall become effective 14 days from the date of the Washington Department of Ecology's written notice of final approval.

7.3 ADMINISTRATION

- A. This Master Program shall be administered according to the standards and criteria in RCW 90.58 and WAC 173-27. In addition to the requirements of the Act, permit review, implementation, and

enforcement procedures affecting private property must be conducted in a manner consistent with all relevant constitutional and other legal limitations on the regulation of private property.

- B. Shoreline Substantial Development Permits and Shoreline Conditional Use Permits shall be subject to all of the applicable requirements of the CMC 17.12 (General and Supplementary Regulations) and Section 7.6 (Shoreline Permits and Exemptions) of this SMP.
- C. Shoreline Variances shall be processed in the same manner as a variance from the City's zoning code and shall be subject to all applicable provisions of CMC 17.24.020 (Appeal for Variance) and 17.24 (Board of Adjustment) and Section 7.6 (Shoreline Permits and Exemptions) of this SMP.
- D. Appeals to the Shoreline Hearings Board of a final decision on a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, Shoreline Variance, or a decision on an appeal of an administrative action, may be filed by the applicant or any aggrieved party pursuant to RCW 90.58.180 within thirty (30) days of receipt of the final decision by the City or by Ecology as provided for in RCW 90.58.140(6).
- E. The effective date of the City's decision shall be the date of filing with the Department of Ecology as defined in RCW 90.58.140.

7.4 ENFORCEMENT, VIOLATIONS, AND PENALTIES

- A. The City of Colfax is authorized to enforce the provisions of this chapter, the ordinances and resolutions codified in it, and any rules and regulations promulgated there pursuant to the enforcement and penalty provisions of WAC 173-27-270, 173-27-280, and 173-27-290.
- B. This Program will be enforced by the means and procedures set forth in the Colfax Municipal Code.

7.5 SHORELINE ACTIVITY TRACKING

A. Tracking

The City will track all shoreline permits and exemption activities to evaluate whether the SMP is achieving no net loss of shoreline ecological functions. Activities to be tracked include development, conservation, restoration and mitigation, such as:

1. New shoreline development
2. Shoreline variances and the nature of the variance
3. Compliance issues
4. Net changes in impervious surface areas, including associated stormwater management
5. Net changes in fill or armoring
6. Net change in linear feet of flood hazard structures
7. Net changes in vegetation (area, character)

B. No Net Loss Report

Using the information collected in Subsection (A), a no net loss report shall be prepared every eight years as part of the City's SMP evaluation. Should the no net loss report show degradation of the baseline condition documented in the Shoreline Analysis Report, changes to the SMP

and/or Shoreline Restoration Plan shall be proposed at the time of the eight-year update to prevent further degradation and address the loss in ecological functions.

7.6 SHORELINE PERMITS AND EXEMPTIONS

A. Noticing Requirements

1. Applicants shall follow the noticing requirements of the City. At a minimum, the City shall provide notice in accordance with WAC 173-27-110, and shall be consistent with noticing requirements in the Colfax Municipal Code.
2. Per WAC 173-27-120, the City shall comply with special procedures (public notice timelines, appeal periods, etc.) for limited utility extension and bulkheads.

B. Exemptions from a Substantial Development Permit - Application and Interpretation

1. Exemptions shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exemption from the Shoreline Substantial Development Permit process.
2. An exemption from the Shoreline Substantial Development Permit process is not an exemption from compliance with the SMA or this SMP, or from any other regulatory requirements. To be authorized, all uses and development must be consistent with the policies, requirements and procedures of this SMP and the SMA. A development or use that is listed as a conditional use pursuant to this SMP or is an unlisted use, must obtain a Shoreline Conditional Use Permit even though the development or use does not require a Shoreline Substantial Development Permit. When a development or use is proposed that does not comply with the bulk, dimensional and performance standards of this SMP, such development or use can only be authorized by approval of a Shoreline Variance.
3. The burden of proof that a development or use is exempt from the permit process is on the applicant.
4. If any part of a proposed development is not eligible for exemption, then a Shoreline Substantial Development Permit is required for the entire proposed development project.
5. The City may attach conditions to the approval of exempted developments and/or uses as necessary to assure consistency of the project with the SMA and this SMP. Additionally, nothing shall interfere with the City's ability to require compliance with all other applicable laws and plans.

C. Exemptions Listed

The shoreline activities listed in WAC 173-2040, WAC 173-27-040 and RCW 90.58.030(3)(e), 90.58.140(9), 90.58.147, 90.58.355 and 90.58.515, or successor laws shall be considered exempt from the requirement to obtain a Shoreline Substantial Development Permit, but shall obtain a Letter of Exemption, as provided for in Subsections (B) and (D) of this Section.

D. Letter or Statement of Exemption

1. Letters of Exemption.
 - a. A required Letter of Exemption shall be issued by the City when a development application is determined to meet the listed criteria for an exemption and the development is required to obtain a section 404 permit under the Federal Water Pollution

Control Act of 1972 (generally applying to any project which may involve discharge of dredge or fill material to any water or wetland area).

- b. The Letter shall indicate the specific exemption provision from WAC 173-27-040 that is being applied to the development and provide a summary of the City's analysis of the consistency of the project with this SMP and the SMA. The Letter of Exemption shall be sent to the applicant and the Department of Ecology.
2. Statement of Exemption.
 - a. The City may grant or deny requests for Statements of Exemption from the Shoreline Substantial Development Permit requirement. The statement shall be in writing and shall indicate the specific exemption of this Program that is being applied to the development, and shall provide a summary of the analysis of the consistency of the project with this Program and the Act. Statements of Exemption are encouraged to be obtained by applicants whose projects meet any of the exemptions listed in Subsection 7.6(C), and which may alter or disturb the ground or vegetation. The Statement of Exemption shall be sent to the applicant.
 3. Letters and Statements of Exemption may contain conditions and/or mitigating measures of approval to achieve consistency and compliance with the provisions of the Program and Act.
- E. Permit application submittal requirements
1. Shoreline applications are classified as follows:
 - a. Shoreline Substantial Development Permit
 - b. Shoreline Conditional Use Permit
 - c. Shoreline Variance
 - d. Shoreline Exemption
 2. Applications for Shoreline Substantial Development Permits, Shoreline Conditional Use Permits, Shoreline Variances, or Shoreline Exemptions shall be in a form prescribed and supplied by the City, including a combined permit application form.
 3. The contents of permit applications must be consistent with WAC 173-27-180 and Colfax Municipal Code.
 4. Where this SMP requires more information than the minimum required by WAC 173-27-180, the SMP Administrator may vary or waive requirements beyond WAC 173-27-180 if the information is unnecessary to process the application.
 5. The SMP Administrator may require additional specific information if required by the nature of the proposal or the presence of sensitive ecological features, to ensure compliance with other local requirements or the provisions of this SMP.
 6. At the time of application, the applicant must pay the application fee.
- F. Shoreline Substantial Development Permit Required
1. A Shoreline Substantial Development Permit shall be required for all development of shorelines, unless the proposal is specifically exempt per Subsection 7.6(B) (Exemptions from a Substantial Development Permit) of this Section or is not subject to the SMP per Section 1.5 (Applicability).
 2. A Shoreline Substantial Development Permit shall be granted only when the development proposed is consistent with:

- a. The policies and procedures of the SMA;
 - b. The provisions of WAC 173-27; and
 - c. This SMP.
3. The City may attach conditions to the approval of permits as necessary to assure consistency of the project with the SMA and this SMP.
 4. Nothing shall interfere with the City's ability to require compliance with all other applicable plans and laws.

G. Shoreline Conditional Use Permit

A Shoreline Conditional Use Permit is intended to allow for the flexibility and the exercise of judgement in the application of regulations in a manner consistent with the policies of the Act and this Master Program. While not prohibited, these uses are an exception to the general rule.

1. Uses specifically classified or set forth in this SMP as conditional uses shall be subject to review and condition by the Board of Adjustment and by Ecology. Shoreline Conditional Use Permit applications shall be processed consistent with this SMP and CMC 17.24.060 (Conditional property uses).
2. Other uses which are not classified or listed or set forth in this SMP may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of this Section and the requirements for conditional uses contained in this SMP.
3. Uses which are specifically prohibited by this SMP may not be authorized as a conditional use.
4. Uses which are classified or set forth in this SMP as conditional uses may be authorized provided that the applicant demonstrates that the criteria in WAC 173-27-160(1) have been met.
5. In the granting of all Shoreline Conditional Use Permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if Shoreline Conditional Use Permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.

H. Shoreline Variance

1. The purpose of a variance is to grant relief to specific bulk or dimensional requirements set forth in this SMP where there are extraordinary or unique circumstances relating to the property such that the strict implementation of this SMP would impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020. Variances from the use regulations of the SMP are prohibited. Shoreline Variance applications shall be processed consistent with this SMP and Chapter 17.24 CMC.
2. Shoreline Variance permits should be granted in circumstances where denial of the permit would conflict with the goals of the SMA as listed in RCW 90.58.020. In all instances, the applicant must demonstrate that extraordinary circumstances exist and the public interest shall suffer no substantial detrimental effect.

3. Shoreline Variance permits for development and/or uses that will be located landward of the OHWM, as defined in RCW 90.58.030(2)(b), and/or landward of any wetland as defined in RCW 90.58.030(2)(h), may be authorized provided the applicant can demonstrate that the criteria in WAC 173-27-170(2) have been met.
4. Shoreline Variance permits for development and/or uses that will be located waterward of the OHWM, as defined in RCW 90.58.030(2)(b), or within any wetland as defined in RCW 90.58.030(2)(h), may be authorized provided the applicant can demonstrate that the criteria in WAC 173-27-170(3) have been met.
5. In the granting of all Shoreline Variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if variances were granted to other developments and/or uses in the area where similar circumstances exist, the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.

I. Ecology Review Procedures Applicable to all Shoreline Permits

All applications for a permit or a permit revision shall be submitted by the County to Ecology upon a final decision by the County consistent with WAC 173-27-130 (Filing with department), and then processed by Ecology consistent with WAC 173-27-190 (Permits for substantial development, conditional use, or variance) and WAC 173-27-200 (Department review of conditional use and variance permits).

J. Time limits.

Construction and activities authorized by a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance are subject to the time limitations of WAC 173-27-090.

K. Revisions to Permits

All applications for a permit revision shall be submitted consistent with WAC 173-27-100 (Revisions to permits).

7.7 NON-CONFORMING USES, STRUCTURES, LOTS

- A. Nonconforming uses or developments are shoreline uses or development which were lawfully constructed or established prior to the effective date of this Master Program as approved by Ecology, or amendments to this Master Program as approved by Ecology, but which do not conform to present regulations or standards of this Master Program. Such uses shall conform to all applicable City regulations.

B. Non-conforming Uses and Structures

1. Lots, structures, and uses that were legally established prior to adoption of this Master Program or that were in compliance with this Master Program at the time of initial establishment but, due to revision or amendment of this Master Program, have become noncompliant are nonconforming uses that may continue, without regard to ownership changes, so long as in compliance with this Program. A use of property that is unlawful under other local, state, or federal laws shall not be deemed a nonconforming use.

2. Any use which existed prior to adoption of this Master Program or applicability of this Master Program to the property and which is not listed as a permitted use shall be considered a nonconforming use.
3. If a nonconforming use is replaced by a conforming use for any length of time, use of the property shall not revert to the nonconforming use. The mere presence of a structure shall not constitute the continuance of a nonconforming use.
4. In accordance with CMC 17.12.010(A), when a nonconforming use is discontinued for a period of one year or more without replacement by a conforming use, legal conforming use status expires and further use of the structure or lot must be in compliance with the provisions of this Master Program.

C. Non-conforming Lots

1. Any permitted use or structure may be erected on any existing lot or parcel. This provision shall apply even though such lot fails to meet the minimum dimensional requirements of this SMP, provided that such structure is allowed within the shoreline environment and all uses of the nonconforming lot shall comply with all other provisions of this Master Program and underlying zoning requirements including setbacks, dimensional standards, and lot coverage requirements.
2. Structures and customary accessory buildings on non-conforming lots shall be set back from the OHWM to the greatest extent feasible. Development proposed inside required buffers shall go through mitigation sequencing and shall require a mitigation plan.

D. Alteration, Expansion, or Restoration of Nonconforming Uses and Structures.

1. Alteration, expansion, or restoration of nonconforming structures and uses are not allowed except as set forth in this Master Program and in Colfax Municipal Code 17.12.010.
2. In accordance with CMC 17.12.010(B), any nonconforming building which has been destroyed or damaged to the extent of sixty percent or more of its fair market value shall thereafter conform to all rules, laws and ordinances of the city and this SMP. Where more than forty percent of the fair market value of the building remains after such damage, such structure may be restored to the same nonconforming use as existed before such damage.
3. Any nonconforming structure which is moved any distance must be brought into conformance with this Master Program and the SMA.
4. A structure for which a variance has been issued shall be considered a legal nonconforming structure, and the requirements of this Section shall apply as they apply to pre-existing nonconforming structures and uses.
5. Legally existing structures used for a conforming use but which are nonconforming with regard to setbacks, buffers, or yards; area; bulk; height or density may be maintained and repaired and may be enlarged or expanded, provided that said enlargement does not increase the extent of nonconformity by further encroaching upon or extending into areas where construction or use would not be allowed for new development or uses.
6. Alteration or expansion of a nonconforming use or structure is allowed if necessary to accommodate handicapped accessibility requirements, fire code, or other life safety related requirements mandated by local, state, or federal law.

- E. Pre-existing Legal Residential Uses. Notwithstanding Subsections (A) to (D) of this Section, the following shall apply only to pre-existing legal residential structures constructed prior to the effective date of this Chapter:
1. Residential structures and appurtenant structures that were legally established and are used for a conforming use, but that do not meet standards for the following shall be considered a conforming structure: Setback, buffers, or yards; area; bulk; height; or density.
 2. The City shall allow redevelopment, expansion, or change with the class of occupancy, of the residential structure if it is consistent with the SMP, including requirements for no net loss of shoreline ecological functions. For example, vertical, lateral or anterior expansions that do not intrude farther into a required buffer and which are consistent with the maximum height allowed by this SMP and underlying zoning may be allowed.
 3. Pre-existing legal residential structures that are damaged or destroyed may be replaced to their prior size and location subject to CMC 17.12.010(B), which allows reconstruction within two years of the date of the casualty.
 4. For purposes of this Section, “appurtenant structures” means garages, sheds, and other legally established structures. “Appurtenant structures” does not include bulkheads and other shoreline modifications or over-water structures.
 5. Nothing in this Section shall:
 - a. Restrict the ability of this Chapter to limit development, expansion, or replacement of over-water structures located in hazardous areas, such as floodplains and geologically hazardous areas; or
 - b. Affect the application of other federal, state, or City requirements to residential structures.

7.8 DEBRIS ACCUMULATION AND OBSTRUCTION

Pursuant to Chapter 7.48 RCW, Chapter 9.66 RCW, Chapter RCW 90.58, and CMC Chapter 13.12, the following activities shall be prohibited in shoreline jurisdiction:

- A. **Outside Storage.**
The outside storage within the shoreline jurisdiction of abandoned, discarded or unused objects or equipment, excluding operational farm-related equipment or material; including but not limited to tires, household furniture, stoves, refrigerators and freezers which are visible by ordinary view from an adjacent property or roadway.
- B. **Outside Accumulation.**
The outside accumulation within the shoreline jurisdiction of two or more cubic yards of waste, rubbish or trash, including but not limited to bottles, cans, glass, wire, broken crockery, broken plaster and other similar abandoned, discarded or unused material, unless kept in covered bins or receptacles or specifically authorized as a permitted use.
- C. **Vehicle and Boats.**
The presence of any unattached vehicle or boat parts or six or more abandoned or inoperable vehicles and/or boats that have remained in the same location or on the same contiguously owned property for more than sixty consecutive days, within the shoreline jurisdiction.

D. Acts or Omissions.

An act, or omitting to perform a duty, which act or omission either:

1. Annoys, injures or endangers the comfort, repose, health or safety of others;
2. Unlawfully interferes with, befouls, obstructs or tends to obstruct, or render dangerous for passage, any lake or navigable river, bay, stream, canal or basin, or any public park, square, street or highway; or
3. In any way renders other persons insecure in life, or in the use of property.

E. Throwing Debris.

Throwing, depositing, or scattering in, about, or upon the Palouse River and the South Palouse River within the City of Colfax any material of any kind whatsoever, unless it is specifically authorized in writing by the City Council, the City Administrator, the Mayor, or the Director of Public Works.

7.9 AMENDMENT OF SHORELINE MASTER PROGRAM

A. Purpose of amendment

This SMP carries out the policies of the Shoreline Management Act for the City of Colfax. It shall be reviewed and amended as appropriate in accordance with the review periods required in the SMA and in order to:

1. Assure that this SMP complies with applicable law and guidelines in effect at the time of the review; and
2. Assure consistency of this SMP with the City's codes and development regulations adopted under chapter 36.70A RCW, if applicable, and other local requirements.

B. Effective Date

This SMP and all amendments thereto shall become effective 14 days from the date of the Washington Department of Ecology's written notice of final approval.

C. Amendment process

1. Future amendments to this SMP may be initiated by any of the following:
 - a. City of Colfax SMP Administrator;
 - b. The City Planning Commission, upon their initiative, or at the request of the City Council by motion, or at the request of the SMP Administrator; and
 - c. The City Council.
2. Applications for SMP amendments shall specify the changes requested and any and all reasons therefore. Applications shall be made on forms specified by the City. Such applications shall contain information specified in the City's procedures for regulation amendments and information necessary to meet minimum public review procedures.
3. The City shall accomplish the amendments in accordance with the procedures of the Shoreline Management Act and implementing rules including, but not limited to, RCW 90.58.080 and WAC 173-26-100.
4. Proposals for amendment of this SMP shall be heard by the Planning Commission in a public hearing. After conducting a hearing and evaluating testimony regarding the

application, including a recommendation from the SMP Administrator, the Planning Commission shall submit its recommendation to City Council, who shall approve or deny the proposed amendment following their open record hearing.

5. Prior to approval, the City shall make a finding that the amendment would accomplish (a) or (b), and must accomplish (c):
 - a. The proposed amendment would make this Program more consistent with the SMA and/or any applicable Department of Ecology SMP Guidelines; or
 - b. The proposed amendment would make this Program more equitable in its application to persons or property due to changed conditions in an area; and
 - c. This Program and any future amendment hereto shall ensure no net loss of shoreline ecological functions and processes on a programmatic basis in accordance with the baseline functions present as of June 2014 (the Final Shoreline Analysis Report).
6. After approval or disapproval of a SMP amendment by the Department of Ecology as provided in RCW 90.58.090, the City shall publish a notice that the SMP amendment has been approved or disapproved by Ecology.

Appendix A Definitions

APPENDIX A - DEFINITIONS

A

Abandon. Abandon means to terminate the use of a structure by an affirmative act, such as changing to a new use; or to cease, terminate, or vacate a use or structure through non-action.

Accessory dwelling unit. An additional, smaller, subordinate dwelling unit on a lot with, or located in, an existing or new single-family dwelling.

Accessory use or structure. A building, part of a building or structure or use which is subordinate to, and the use of which is common or incidental to that of the main building, structure or use on the same lot of record or part of the same development.

Act. The Washington State Shoreline Management Act, chapter 90.58 RCW.

Activity. A specified pursuit in which a person partakes in the shoreline jurisdiction. Types of activities include development, modification, restoration, recreation, and other human activities.

Adjacent. To be nearby and not necessarily abutting.

Administrator or SMP Administrator. The City Manager or designee charged with the responsibility of administering the City of Colfax SMP.

Advance mitigation. Mitigation of an anticipated critical area impact or hazard completed according to an approved critical area report and prior to site development.

Agricultural activity. Agricultural uses and practices including, but not limited to: Producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation.

Agricultural equipment and agricultural facilities. Includes, but is not limited to:

1. The following used in agricultural operations: Equipment; machinery; constructed shelters, buildings, and ponds; fences; upland finfish rearing facilities; water diversion, withdrawal, conveyance, and use equipment and facilities including, but not limited to, pumps, pipes, tapes, canals, ditches, and drains;
2. Corridors and facilities for transporting personnel, livestock, and equipment to, from, and within agricultural lands;
3. Farm residences and associated equipment, lands, and facilities; and
4. Roadside stands and on-farm markets for marketing fruit or vegetables.

Agricultural land. Those specific land areas on which agricultural activities are conducted as of the date of adoption of this Master Program pursuant to WAC 173-26 as evidenced by aerial photography or other documentation. After the effective date of this Master Program, land converted to agricultural use is subject to compliance with the requirements of this Master Program.

Agricultural products. Horticultural, viticultural, floricultural, vegetable, fruit, berry, grain, hops, hay, straw, turf, sod, seed, and apiary products; feed or forage for livestock; Christmas trees; hybrid cottonwood and similar hardwood trees grown as crops and harvested within twenty years of planting; and livestock including both the animals themselves and animal products including but not limited to meat, upland finfish, poultry and poultry products, and dairy products.

Agricultural related industries. Agricultural related industries include:

1. Packaging plants, which may include, but are not limited to washing, sorting, crating, and other functional operations such as drying, field crushing, or other preparation in which the chemical and physical composition of the agriculture product remains essentially unaltered. Does not include processing activities or slaughter houses, animal reduction yards, and tallow works.
2. Processing plants, which may include, but are not limited to, those activities which involve the fermentation or other substantial chemical and physical alteration of the agricultural product.
3. Storage facilities, which may include those activities which involve the warehousing of processed and/or packaged agricultural products.

Agricultural stands. A structure used for the retail sale of agricultural and related incidental products, excluding livestock that is primarily grown on the same property where the stand is located.

Alkali wetlands. Alkali wetlands are characterized by the occurrence of shallow saline water. In eastern Washington these wetlands contain surface water with specific conductance that exceeds 3000 micromhos/cm. The salt concentrations in these wetlands have resulted from a relatively long-term process of groundwater surfacing and evaporating.

Alteration. Any human activity that results or is likely to result in an impact upon the existing condition of a shoreline, critical area or its buffer is an alteration. Alterations include, but are not limited to grading, filling, dredging, draining, channelizing, applying herbicides or pesticides or any hazardous substance, discharging pollutants except stormwater, grazing domestic animals, paving, constructing, applying gravel, modifying for surface water management purposes, cutting, pruning, topping, trimming, relocating or removing vegetation or any other human activity that results or is likely to result in an impact to existent vegetation, hydrology, fish or wildlife, or fish or wildlife habitat. Alterations do not include walking, fishing, or any other passive recreation or other similar activities.

Amendment. A revision, update, addition, deletion, and/or reenactment to an existing shoreline master program.

Appeal. A request for a review of the interpretation of any provision of this Chapter or a request for a variance.

Applicant. A person who files an application for permit and who is either the owner of the land on which that proposed activity would be located, a lessee of the land, the person who would actually control and direct the proposed activity or the authorized agent of such a person.

Approval. An official action by a local government legislative body agreeing to submit a proposed SMP or amendments to the Department of Ecology for review and official action pursuant to this chapter; or an official action by the Department of Ecology to make a local government SMP effective, thereby incorporating the approved SMP or amendment into the state master program.

Aquaculture. The culture or farming of fish, shellfish, or other aquatic plants and animals. Aquaculture is dependent on the use of the water area and, when consistent with control of pollution and prevention of damage to the environment, is a preferred use of the water area.

Aquifer. A geological formation, group of formations, or part of a formation that is capable of yielding a significant amount of water to a well or spring.

Aquifer, sole source. An area designated by the U.S. Environmental Protection Agency under the Safe Drinking Water Act of 1974, Section 1424(e). The aquifer(s) must supply fifty percent (50%) or more of the drinking water for an area without a sufficient replacement available.

Aquifer susceptibility. The ease with which contaminants can move from the land surface to the aquifer based solely on the types of surface and subsurface materials in the area. Susceptibility usually defines the rate at which a contaminant will reach an aquifer unimpeded by chemical interactions with the vadose zone media.

Associated wetlands. Those wetlands which are in proximity to and either influence or are influenced by tidal waters or a lake or stream subject to the Shoreline Management Act.

B

Base flood or 100-year flood. The designation on the Federal Emergency Management Act (FEMA) Flood Insurance Maps that denote areas subject to floods having a one percent chance of being equaled or exceeded in any given year. Designations of base flood areas on flood insurance map(s) always include the letters A or V. The base flood is determined for existing conditions, unless a basin plan including project flows under future developed conditions has been completed and adopted by the City of Colfax; in these cases, future flow projections shall be used. In areas where the Flood Insurance Study includes detailed base flood calculations, those calculations may be used until projections of future flows are completed and approved by the City of Colfax.

Best management practices or BMP. Conservation practices or systems of practices and management measures that control soil loss and reduce water quality degradation caused by high concentrations of nutrients, animal waste, toxics and sediment; minimize adverse impacts to surface water and ground water flow, circulation patterns, and to the chemical, physical and biological characteristics of wetlands; protect trees and vegetation designated to be retained during and following site construction; and provide standards for proper use of chemical herbicides within critical areas.

Board of Adjustment. The City of Colfax Board of Adjustment.

Boat launch. An area that is developed for boating ingress and egress from the water.

Boating facilities. Developments and uses that support access to shoreline waters for purposes of boating, including marinas, community docks serving more than four single-family residences or multi-family units, public piers, and community or public boat launch facilities.

Bog. A low-nutrient, acidic wetland with organic soils and characteristic bog plants, which is sensitive to disturbance and impossible to re-create through compensatory mitigation.

Breakwater. A fixed or floating off-shore structure that protects the shore from wave action or currents.

Buffer. A designated area used to separate incompatible uses or protect resources or development. Buffers are generally undeveloped areas. There are different types of buffers for different purposes:

1. Buffers which protect sensitive natural resources (critical areas) from the adverse impacts of development are generally undeveloped open space which are ecologically part of the protected resource;

2. Buffers which protect the integrity of development from certain natural hazards such as slope instability, floods or fire prone areas, and which ensure that buildings and development avoid the hazardous condition;
3. Buffers to separate incompatible uses, such as residential from industrial, airports, or certain activities common to commercial agriculture, are generally open or sparsely populated.

Bulkhead. An erosion protection structure placed parallel to the shore consisting of concrete, timber, steel, rock, or other permanent material not readily subject to erosion.

C

Channel migration zone or CMZ. The area along a river within which the channel can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings.

Clearing. The cutting or removal of vegetation or other organic plant materials by physical, mechanical, chemical, or any other means.

Commercial use. Those activities engaged in commerce and trade and involving the exchange of money, including but not limited to, retail, services, wholesale, or business trade activities.

Compensation project. Actions necessary to replace project-induced critical area and buffer losses, including land acquisition, planning, construction plans, monitoring, and contingency actions.

Compensatory mitigation. Replacing project-induced losses or impacts to a critical area, and includes, but is not limited to, the following:

1. Restoration – Actions performed to reestablish wetland functional characteristics and processes that have been lost by alterations, activities, or catastrophic events within an area that no longer meets the definition of a wetland;
2. Creation – Actions performed to intentionally establish a wetland at a site where it did not formerly exist;
3. Enhancement – Actions performed to improve the condition of existing degraded wetlands so that the functions they provide are of a higher quality; and
4. Preservation – Actions taken to ensure the permanent protection of existing, high-quality wetlands.

Comprehensive master program update. A master program that fully achieves the procedural and substantive requirements of the Department of Ecology’s SMP Guidelines effective January 17, 2004, as now or hereafter amended.

Comprehensive Plan. The officially adopted document and any amendments or supplements thereto adopted by the City of Colfax, which sets forth policies and standards for determining the best use of land and other resources of the City.

Conditional use. A use, development, or substantial development which is classified as a conditional use or is not classified within this Master Program.

Conservation easement. A legal agreement that the property owner enters into to restrict uses of the land. Such restrictions can include, but are not limited to, passive recreation uses such as trails or scientific uses and fences or other barriers to protect habitat. The easement is recorded on a property deed, runs with the land, and is legally binding on all present and future owners of the property, therefore, providing permanent or long-term protection.

Creation. The manipulation of the physical, chemical, or biological characteristics to develop a wetland on an upland or deepwater site, where a wetland did not previously exist. Creation results in a gain in wetland acreage and function. A typical action is the excavation of upland soils to elevations that will produce a wetland hydroperiod and hydric soils, and support the growth of hydrophytic plant species.

Critical aquifer recharge area. Areas designated by WAC 365-190-100 that are determined to have a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(3).

Critical areas. 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.

Critical Habitat. Habitat necessary for the survival of endangered, threatened, rare, sensitive or monitor species.

Cumulative impact. The impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individual minor but collectively significant actions taking place over a period of time.

D

Dairy. A farm operation producing milk products for commercial sales.

Developable area. A site or portion of a site that may be utilized as the location of development.

Development. The construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to the Act at any stage of water level. See also "Substantial development." Development does not include the following activities:

1. Interior building improvements that do not change the use or occupancy;
2. Exterior structure maintenance activities, including painting and roofing as long as it does not expand the existing footprint of the structure;
3. Routine landscape maintenance of established, ornamental landscaping, such as lawn mowing, pruning and weeding; and
4. Maintenance of the following existing facilities that does not expand the affected area: septic tanks (routine cleaning); wells; and individual utility service connections.

Development permit. Any permit issued by the City, or other authorized agency, for construction, land use, or the alteration of land.

Development regulation. Any controls placed on development or land use activities by the City of Colfax, including but not limited to, zoning ordinances, official controls, and subdivision ordinances.

Dock. A structure that is built over or floating upon the water and is used as a landing or moorage place for commercial and pleasure craft, marine transport, fishing, swimming, and other recreational uses. A dock typically consists of a combination of one or more of the following elements: pier, ramp, and/or float.

Dredging. Removal of earth from the bed of a stream, lake, or pond for the purpose of flood control; navigation; utility installation (excluding on-site utility features serving a primary use, which are accessory utilities and shall be considered a part of the primary use); the construction or modification of essential public facilities and regional transportation facilities; restoration (of which the primary

restoration element is sediment/soil removal rather than being incidental to the primary restoration purpose); and/or obtaining minerals, construction aggregate, or landfill materials. This definition does not include excavation for mining within a pond created by a mining operation approved under this Master Program or under a local zoning ordinance, or a mining operation in existence before Zoning, Shorelines, or Critical Areas permits were required for such operations. Dredging, as regulated in this SMP under Section 6.3 (Dredging and Dredge Material), is not intended to cover other excavations waterward of the ordinary high water mark that are incidental to construction of an otherwise authorized use or modification (e.g., bulkhead replacements, large woody debris installations, boat launch ramp installation, pile placement).

E

Ecological functions or shoreline functions. Ecological functions or shoreline functions means work performed or the role played by the physical, chemical, and biological processes that contribute to the maintenance of the marine, aquatic and terrestrial environments that constitute the shoreline's natural ecosystem. See WAC 173-26-020(13).

Ecologically intact. Shoreline areas that retain the majority of their natural shoreline functions, as evidenced by the shoreline configuration and the presence of native vegetation. Generally, but not necessarily, ecologically intact shorelines are free of structural shoreline modifications, structures, and intensive human uses. In forested areas, they generally include native vegetation with diverse plant communities, multiple canopy layers, and the presence of large woody debris available for recruitment to adjacent waterbodies. Recognizing that there is a continuum of ecological conditions ranging from near natural conditions to totally degraded and contaminated sites, this term is intended to delineate those shoreline areas that provide valuable functions for the larger aquatic and terrestrial environments which could be lost or significantly reduced by human development. Whether or not a shoreline is ecologically intact is determined on a case-by-case basis.

Ecosystem-wide processes. The suite of naturally occurring physical and geologic processes of erosion, transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.

Enhancement. The manipulation of the physical, chemical, or biological characteristics of a wetland to heighten, intensify or improve specific function(s) or to change the growth stage or composition of the vegetation present. Enhancement is undertaken for specified purposes such as water quality improvement, flood water retention, or wildlife habitat. Enhancement results in a change in wetland function(s) and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres. Examples are planting vegetation, controlling non-native or *invasive species*, and modifying site elevations to alter hydroperiods.

Erosion. The process in which soil particles are mobilized and transported by natural agents such as wind, rain, splash, frost action or stream flow.

Erosion hazard areas. At least those areas containing soils identified by the U.S. Department of Agriculture Natural Resources Conservation Service as having a "severe" rill and inter-rill erosion hazard and may experience significant erosion (WAC 365-190-120(5)). Erosion hazard areas also include channel migration zones.

Excavation. The mechanical removal of earth materials.

Exempt. Exempt developments are those set forth in WAC 173-27-040 and RCW 90.58.030(3)(e), 90.58.140(9), 90.58.147, 90.58.355, and 90.58.515 which are not required to obtain a Shoreline Substantial Development Permit, but which must otherwise comply with applicable provisions of the SMA and this Master Program.

F

Fair market value. The open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials.

Feasible. An action, such as a development project, mitigation, or preservation requirement, that meets all of the following conditions:

1. The action provides a reasonable likelihood of achieving its intended purpose; and
2. The action does not physically preclude achieving the project's primary intended legal action.

In cases where this SMP requires certain actions unless they are infeasible, the burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the City may weigh the actions' relative public costs and public benefits, considered in the short-and long-term time frames.

Federal Emergency Management Agency (FEMA). The agency that oversees the administration of the National Flood Insurance Program.

Feedlot. A feedlot shall be an enclosure or facility used or capable of being used for feeding livestock hay, grain, silage, or other livestock feed, but shall not include land for growing crops or vegetation for livestock feeding and/or grazing, nor shall it include normal livestock wintering operations. Feedlots do not include facilities used for animal husbandry and non-commercial activities.

Fill. The addition of soil, sand, rock, gravel, sediment, earth-retaining structure, or other material to an area waterward of the OHWM, in wetlands, or on shorelands in a manner that raises the ground elevation or creates dry land.

Fish and wildlife. Any member of the animal kingdom, including without limitation, any vertebrate, mollusk, crustacean, arthropod, or other invertebrate, and includes any part, product, egg, or offspring thereof, or the dead body parts thereof.

Fish and Wildlife Habitat Conservation Areas. Areas necessary for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created as designated by WAC 365-190-130 and Subsection 5.A of Appendix B.

Fish habitat. Habitat that is used by fish at any life stage at any time of the year, including potential habitat likely to be used by fish that could be recovered by restoration or management and includes off-channel habitat.

Float. An anchored (not directly to the shore) floating platform that is free to rise and fall with water levels and is used for water-dependent recreational activities such as boat mooring, swimming, or diving. Floats may stand alone with no over-water connection to shore or may be located at the end of a pier or ramp.

Flood, Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation of runoff of surface waters from any source and/or the overflow of inland or tidal waters.

Flood control. Any undertaking for the conveyance, control, and dispersal of floodwaters caused by abnormally high direct precipitation or stream overflow.

Flood Insurance Rate Map (FIRM). The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flood Insurance Study. The official report by the Federal Insurance Administration that includes flood profiles, the Flood Boundary Floodway Map, and the water surface elevation of the base flood.

Floodplain. Synonymous with the one hundred-year floodplain and means that land area susceptible to inundation with a one percent chance of being equaled or exceeded in any given year. The limit of this area shall be based upon flood ordinance regulation maps or a reasonable method which meets the objectives of the SMA.

Floodway. The area, as identified in a master program, that either:

1. Has been established in federal emergency management agency (FEMA) flood insurance rate maps (FIRMs) or floodway maps; or
2. Consists of those portions of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually.

Regardless of the method used to identify the floodway, the floodway shall not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

Flume. The name assigned to the environment designation that encompasses the concrete-lined channel of the Palouse River and the shorelands extending 200 feet upland of the ordinary high water mark. A "flume" is traditionally an artificial conveyance for water. See Subsection 3.3(D).

Forest practices. Any activity conducted on or directly pertaining to forest land and relating to growing, harvesting, or processing timber, including but not limited to: road and trail construction; harvesting, or processing timber, including but not limited to road and trail construction; harvesting, final and intermediate; precommercial thinning; reforestation; fertilization; prevention and suppression of diseases and insects; salvage of trees; and brush control. Forest practice shall not include preparatory work such as tree marking, surveying and road flagging, and removal or harvesting of incidental vegetation from forest lands such as berries, ferns, greenery, mistletoe, herbs, mushrooms, and other products which cannot normally be expected to result in damage to forest soils, timber, or public resources.

Frequently flooded area. Lands in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year and those lands that provide important flood storage, conveyance, and attenuation functions, as determined by the SMP Administrator in accordance with WAC 365-190-110. Frequently flooded areas perform important hydrologic functions and may present a risk to persons and property. Classifications of frequently flooded areas include, at a minimum, the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

Functions and values. The services provided by critical areas to society, including, but not limited to, improving and maintaining water quality, providing fish and wildlife habitat, supporting terrestrial and aquatic food chains, reducing flooding and erosive flows, wave attenuation, historical or archaeological

importance, educational opportunities, and recreation. These beneficial roles are not listed in order of priority.

G

Geologically hazardous areas. Areas that may not be suited to development consistent with public health, safety, or environmental standards, because of their susceptibility to erosion, sliding, earthquake, or other geological events as designated by WAC 365-190-120. Types of geologically hazardous areas include: erosion, landslide, seismic, mine, and volcanic hazards.

Geotechnical report or geotechnical analysis. A scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise about the regional and local shoreline geology and processes.

Grade. The vertical location of the ground surface.

1. Natural grade is the grade as it exists or may have existed in its original undisturbed condition.
2. Existing grade is the current grade in either its undisturbed, natural condition or as disturbed by some previous modifications.
3. Rough grade is a stage where grade conforms approximately to an approved plan.
4. Finish grade is the final grade of the site which conforms to an approved plan.
5. Average grade level is the average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure. In the case of structures to be built over water, average grade level shall be the elevation of the OHWM. Calculation of the average grade level shall be made by averaging the ground elevations at the midpoint of all exterior walls of the proposed building or structure.

Grading. Excavation or fill or any combination thereof, including by not limited to the establishment of a grade following the demolition of a structure or preparation of a site for construction or development.

Groin. A barrier type structure extending from the stream bank into a waterbody for the purpose of the protection of a shoreline and adjacent uplands by influencing the movement of water or deposition of materials. Groins may serve a variety of functions, including bank protection, pool formation, and increased roughness, and may include rock structures, debris jams, or pilings that collect wood debris. See also "Weir."

Groundwater. Water in a saturated zone or stratum beneath the surface of land or a surface waterbody.

Guidelines. Those standards adopted by the Department of Ecology into the Washington Administrative Code (WAC) to implement the policy of Chapter 90.58 RCW for regulation of use of the shorelines of the state prior to adoption of master programs. Such standards also provide criteria for local governments and the Department of Ecology in developing and amending master programs.

H

Habitat. The place or type of site where a plant or animal naturally or normally lives and grows.

Hard stabilization. Shoreline erosion control practices using hardened structures that armor and stabilize the shoreline from further erosion. Hard structural shoreline stabilization typically uses concrete, boulders, dimensional lumber or other materials to construct linear, vertical or near-vertical faces. These include bulkheads, rip-rap, and similar structures.

Hazard areas. Areas designated as frequently flooded areas or geologically hazardous areas due to potential for erosion, landslide, seismic activity, mine collapse, or other geological condition.

Hazardous substances. Any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity, that exhibits any of the physical, chemical, or biological properties described in WAC 173-303-090 or 173-303-100.

Height. Measured from average grade level to the highest point of a structure: Provided, that television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where such appurtenances obstruct the view of the shoreline of a substantial number of residences on areas adjoining such shorelines, or the SMP specifically requires that such appurtenances be included: Provided further, that temporary construction equipment is excluded in this calculation.

High intensity land use. Land uses which are associated with high levels of human disturbance or substantial adverse habitat impacts including, but not limited to, medium and high-density residential, multifamily residential, some agricultural practices, and commercial and industrial land uses.

Houseboat or floating home. A dwelling unit constructed on a float that is moored, anchored, or otherwise secured in the water and is not designed for navigation under its own power.

Hydric soil. A soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. The presence of hydric soil shall be determined following the methods described in accordance with WAC 173-22-035 as amended.

I

Impervious surface. Any alterations to the surface of a soil that prevents or retards the entry of water into it compared to its undisturbed condition, or any reductions in infiltration that cause water to run off the surface in greater quantities or at an increased rate of flow compared to that present prior to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces which similarly impede the natural infiltration of stormwater.

Industrial. Activities and facilities for processing, manufacturing, and storage of finished or semi-finished goods, wholesale trade or storage, together with necessary accessory uses such as parking, loading, and waste storage treatment.

Infiltration. The downward entry of water into the immediate surface of soil.

In-kind compensation. To replace critical areas with substitute areas whose characteristics and functions closely approximate those destroyed or degraded by a regulated activity.

In-stream structures. Structures placed by humans within a stream or river waterward of the OHWM that either causes or has the potential to cause water impoundment or the diversion obstruction, or modification of water flow. In-stream structures may include those for hydroelectric generation,

irrigation, water supply, flood control, transportation, utility service transmission, fish habitat enhancement, recreation, or other purpose.

Inter-Rill. Areas subject to sheet wash.

Isolated wetlands. Those wetlands that are outside of and not contiguous to any 100-year floodplain of a lake, river, or stream and have no contiguous hydric soil or hydrophytic vegetation between the wetland and any surface water, including other wetlands.

J

Jetty. Jetties are structures generally built singly or in pairs perpendicular to the shore at harbor entrances or river mouths to prevent the shoaling or accretion of littoral drift. Jetties also protect channels and inlets from storm waves and cross-currents.

L

Landslide hazard areas. Areas that are potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors. These areas are typically susceptible to landslides because of a combination of factors including: bedrock, soil, slope gradient, slope aspect, geologic structure, groundwater, or other factors. For a complete definition, see WAC 365-190-120(6).

Livestock. Animals that are raised for use and profit.

Lot. A parcel of land which is separately described by a deed instrument or sales contract, which deed or contract has been officially recorded with the Whitman County Auditor, considered as a unit of real property, and legally described in metes and bounds; or a parcel of land shown by number of an officially recorded short plat or subdivision plat.

M

Maintenance, normal. Those usual acts to prevent a decline, lapse, or cessation from a legally established condition.

Manufactured house. A new house constructed in accordance with state and federal requirements for manufactured houses, which:

1. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;
2. Was originally constructed with and now has a composition of wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;
3. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built Uniform Building Code single-family residences; and
4. A structure, transportable in one or more sections, which is built on a permanent chassis and is used as a place of human habitation; but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have wheels or axles permanently attached to its body or frame.

Master Program. The comprehensive shoreline master program for the City of Colfax, including the use regulations together with maps, diagrams, charts or other descriptive material and text.

Mature forested wetland. A wetland where at least one acre of the wetland surface is covered by woody vegetation greater than 20 feet in height with a crown cover of at least 30 percent and where at

least 8 trees/acre are 80 to 200 years old OR have average diameters (dbh) exceeding 21 inches (53 centimeters) measured from the uphill side of the tree trunk at 4.5 feet up from the ground.

May. An action that is acceptable, provided it conforms to the provisions of the WAC 173-26 and this Program.

Mine hazard areas. Those areas directly underlain by, adjacent to, or affected by mine workings such as adits, tunnels, drifts, or air shafts.

Mining. The removal of naturally occurring minerals and materials from the earth for commercial value. Mining includes processing and batching. Mining does not include large excavations for structures, foundations, parking areas, etc.

Mitigation. The use of any or all of the following actions that are listed in descending order of preference:

1. Avoiding the impact altogether by not taking a certain action or parts of an action;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
3. Rectifying the impact by repairing, rehabilitating or restoring the affected sensitive area;
4. Reducing or eliminating the impact over time by preservation or maintenance operations during the life of the development proposal;
5. Compensating for the impact by replacing, enhancing or providing substitute sensitive areas and environments;
6. Monitoring the impact and taking appropriate corrective measures.

Mixed-use project. A use that contains a mix of water-dependent and nonwater-oriented uses use or developments. This definition is only applicable within shoreline jurisdiction as defined by this SMP.

Mobile home. A transportable, factory-built house, designed to be used as a year-round residential dwelling and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976, or a similar-type house built after said date which does not match the definition of "manufactured house."

Monitoring. The ongoing evaluation of the impacts of a development proposal on the biological, hydrologic and geologic conditions of critical areas or shorelines. Monitoring includes the gathering of baseline data and the assessment of the performance of required mitigation measures through the collection and analysis of data for the purposes of understanding and documenting changes in natural ecosystems and features.

Moorage facility. A marina, pier, dock, mooring buoy, or any other similar fixed moorage site.

Must. A mandate; the action is required.

N

Native vegetation. Plant species which are indigenous to the region and which reasonably could have been expected to naturally occur on the site. Native vegetation does not include noxious weeds.

No net loss of ecological function. A public policy goal and requirement to maintain the aggregate total of the City's shoreline ecological functions at its current level. For purposes of reviewing and approving this SMP, "current" is equivalent to the date of the Final Shoreline Analysis Report (August 2014). As a development standard, it means the result of the application of Mitigation Sequencing, in which impacts

of a particular shoreline development and/or use, whether permitted or exempt, are identified and addressed, such that there are no adverse impacts on shoreline ecological functions or processes relative to the legal condition just prior to the proposed development and/or use.

Nonconforming lots. An undeveloped lot, tract, parcel, site, or division of land located landward of the OHWM which was established in accordance with local and state subdivision requirements prior to the effective date of the Act or this Master Program, but which does not conform to the present lot size standards, may be developed if permitted by other land use regulations of the City and so long as development conforms to all other requirements of this Master Program and the Act.

Nonconforming Use. Any property use, building, and/or structure in violation of any rule, law or ordinance of the city, which property use, building and/or structure was in compliance with all rules, laws and ordinances when the building or structure was originally constructed or when the current property use first began.

Nonwater-oriented uses. Those uses that are not water-dependent, water-related, or water-enjoyment.

O

Off-Site Compensation. To replace critical areas or ecological functions away from the site on which a critical area or shoreline has been impacted.

On-Site Compensation. To replace critical areas or ecological functions at or adjacent to the site on which a critical area or shoreline has been impacted.

Ordinary high water mark (OHWM). That mark which is found by examining the bed and banks of waterbodies and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by the City or the Department of Ecology: PROVIDED, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the line of mean high water.

P

Permeability. The capacity of an aquifer or confining bed to transmit water. It is a property of the aquifer or confining bed and is independent of the force causing movement.

Permit. An approval for which there is a minimum standard, as stated in any of the relevant ordinances or state law, which must be met in order for the approval to be given.

Permit, Shoreline. Any Shoreline Substantial Development Permit, Shoreline Variance, Shoreline Conditional Use Permit, or revision authorized under chapter 90.58 RCW.

Pier. A fixed platform above the water and supported by piles, usually perpendicular to the shoreline. See also "Dock."

Porous soil types. Soils, as identified by the National Resources Conservation Service, U.S. Department of Agriculture, that contain voids, pores, interstices or other openings which allow the passing of water.

Potable water. Water that is safe and palatable for human use.

Poultry. Domesticated birds such as chickens, turkeys, ducks, and geese for meat or eggs for consumption.

Practical Alternative. An alternative that is available and capable of being carried out after taking into consideration cost, existing technology, and logistics in light of overall project purposes, with less of an impact to critical areas.

Preservation. The removal of a threat to, or preventing the decline of, wetland conditions by an action in or near a wetland. This term includes the purchase of land or easements, repairing water control structures or fences, or structural protection. Preservation does not result in a gain of wetland acres but may result in a gain in functions over the long term.

Preferred uses. Those uses which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the shoreline. "Preferred" uses include single-family residences, ports, shoreline recreational uses, water-dependent industrial and commercial developments, and other developments that provide public access opportunities.

Priority habitat and species (PHS). As classified by the Department of Fish and Wildlife Priority Habitats and Species Program, Priority species require protective measures for their perpetuation due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance including State Endangered, Threatened, Sensitive, and Candidate species; animal aggregations considered vulnerable; and those species of recreational, commercial, or tribal importance that are vulnerable. Priority habitats are those of habitat types or elements with unique or significant value to a diverse assemblage of species. A priority habitat may consist of a unique vegetation type or dominant plant species, a described successional stage, or a specific structural element. The PHS List is a catalog of habitats and species considered to be priorities for conservation and management. (WAC 173-26-020(28-29)).

Prohibited. Developments, modifications and uses that are viewed as inconsistent with the definitions, policies or intent of the shoreline environment designation or City zoning are not considered appropriate and are not allowed.

Project area. All areas within fifty (50) feet of the area proposed to be disturbed, altered, or used by the proposed activity or the construction of any proposed structures.

Provisions. Policies, regulations, standards, guideline criteria or environment designations.

Public access. The ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations.

Public interest. The interest shared by the citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected including, but not limited to, an effect on public property or on health, safety, or general welfare resulting from a use or development.

Public Trust Doctrine. A common law principle generally holding that the waters of the state are a public resource owned by and available to all citizens equally for the purposes of navigation, conducting commerce, fishing, recreation and similar uses. While the doctrine protects public use of navigable water bodies below the OHWM, the doctrine does not allow the public to trespass over privately owned uplands to access the tidelands.

Q

Qualified professional. A person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant subject in accordance with WAC 365-195-905. A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology, or related field, and have at least two years of related work experience.

1. A qualified professional for wetlands must be a professional wetland scientist with at least two years of full-time work experience as a wetlands professional, including delineating wetlands using the state or federal manuals, preparing wetlands reports, conducting function assessments, and developing and implementing mitigation plans;
2. A qualified professional for habitat must have a degree in biology or a related degree and professional experience related to the subject species;
3. A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the state of Washington;
4. A qualified professional for critical aquifer recharge areas means a hydrogeologist, geologist, engineer, or other scientist with experience in preparing hydrogeologic assessments.

R

Recharge. The process involved in the absorption and addition of water to groundwater.

Recharge area. An area in which water is absorbed and added to the groundwater reservoir.

Recreation. An experience or activity in which an individual engages for personal enjoyment and satisfaction. Shore-based outdoor recreation includes but is not limited to fishing; various forms of boating, swimming, hiking bicycling, horseback riding, picnicking, watching or recording activities such as photography, painting, bird watching or viewing of water or shorelines, nature study and related activities.

Recreational Development. Commercial and public facilities that are designed and used to provide recreational opportunities to the public.

Recreational vehicle. A vehicle which is:

1. Built on a single chassis;
2. Four hundred square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Re-establishment. The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former wetland. Re-establishment results in rebuilding a former wetland and results in a gain in wetland acres and functions. Activities could include removing fill, plugging ditches, or breaking drain tiles.

Rehabilitation. The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions and processes of a degraded wetland. Rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. Activities could involve breaching a dike to reconnect wetlands to a floodplain or returning tidal influence to a wetland.

Repair, normal. Restoring a development or structure to a state comparable to its original, legally established condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment. Replacement of a structure or development may be authorized as a repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration,

location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment.

Residential. Buildings, structures or portions thereof that are designed and used as a place for human habitation. Included are single, duplex, or multi-family dwellings, mobile homes, manufactured homes, and other structures that serve to house people, as well as the creation of new residential lots through land division. This definition includes accessory uses common to normal residential use, including but not limited to, residential appurtenances, accessory dwelling units, and home occupations. Residential development also includes the creation of new residential lots through land division.

Restore, restoration, or ecological restoration. The reestablishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures including, but not limited to, revegetation, removal of intrusive shoreline structures, and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre-European settlement conditions.

Rill. Steep-sided channel resulting from accelerated erosion. A rill is generally a few inches deep and not wide enough to be an obstacle to farm machinery. Rill erosion tends to occur on slopes, particularly steep slopes with poor vegetative cover.

Rip-rap. A layer, facing, or protective mound of stone placed on shoulders, slopes, or other such places to protect them from erosion, scour, or sloughing of a structure or embankment.

S

Salmonid. A member of the fish family salmonidae.

Sediment. The fine grained material deposited by water or wind.

Seeps. A spot where water oozes from the earth, often forming the source of a small stream.

Seismic hazard areas. Areas that are subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, surface faulting, or tsunamis.

SEPA. Washington State Environmental Policy Act, Chapter 43.21C RCW.

Setback, Building. The minimum distance the foundation of a building must be located upland of the ordinary high water mark or the upland edge of a shoreline or critical area buffer.

Shall. A mandate; the action must be done.

Shorelands or shoreland areas. Those lands extending landward for two hundred feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward two hundred feet from such floodways; and all wetlands and river deltas associated with the streams and lakes which are subject to the provisions of this chapter; the same to be designated as to location by the Department of Ecology.

Shorelines. All of the water areas of the state, including reservoirs, and their associated shorelands, together with the lands underlying them, except:

1. Shorelines of statewide significance;
2. Shorelines on segments of streams upstream of a point where the mean annual flow is twenty cubic feet per second or less and the wetlands associated with such upstream segments; and
3. Shorelines on lakes less than twenty acres in size and wetlands associated with such small lakes.

Shoreline areas and shoreline jurisdiction. All “shorelines of the state” and “shorelands” as defined in RCW 90.58.030.

Shoreline Hearings Board. A six member quasi-judicial body, created by the SMA, which hears appeals by any aggrieved party on the issuance of a shoreline permit or enforcement penalty, and appeals by the City on Department of Ecology approval of master programs, rules, regulations, guidelines or designations under the SMA.

Shorelines of statewide significance. The following shorelines of the state:

1. Those lakes, whether natural, artificial, or a combination thereof, with a surface acreage of one thousand acres or more measured at the ordinary high water mark; [not found in Colfax]
2. Those natural rivers or segments east of the crest of the Cascade range downstream of a point where the annual flow is measured at two hundred cubic feet per second or more, or those portions of rivers east of the crest of the Cascade range downstream from the first three hundred square miles of drainage area, whichever is longer; and
3. Those shorelands associated with 1 and 2, above.

Shorelines of the state. Total of all “shorelines” and “shorelines of statewide significance” within the state.

Shoreline environment designations. Classification of shorelines established by this SMP in order to provide a uniform basis for applying policies and use regulations within distinctively different shoreline areas.

Shoreline modifications. Those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element such as a dike, breakwater, pier, weir, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, or application of chemicals.

Shoreline stabilization. Structural or non-structural modifications to the existing shoreline intended to address erosion impacts to property and dwellings, businesses, or structures caused by natural processes, such as current, flood, wind, or wave action. They are generally located parallel to the shoreline at or near the OHWM.

Should. The particular action is required unless there is a demonstrated compelling reason, based on policy of the Shoreline Management Act and this SMP, against taking the action.

Significant adverse effect/impact. Any noticeable or measureable degradation of an environmental condition, including ecological characteristics, such as vegetation, water quality, or habitat, as well as social values, such as public health, safety, or availability of public access.

Significant vegetation removal. Removal or alteration of trees, shrubs, and/or ground cover by clearing, grading, cutting, burning, chemical means, or other activity that causes significant ecological impacts to functions provided by such vegetation. The removal of invasive or noxious weeds does not constitute significant vegetation removal. Tree pruning, not including tree topping, where it does not affect ecological functions, does not constitute significant vegetation removal.

Slide. The downward mass movement of soil, rock, or snow resulting from failure of that material under stress.

Slope. The inclination of the surface of the land from the horizontal.

SMA. The Washington State Shoreline Management Act, chapter 90.58 RCW.

SMP Administrator. See “Administrator.”

Soft stabilization. Shoreline erosion control and restoration practices that contribute to restoration, protection or enhancement of shoreline ecological functions. Soft structural shoreline stabilization typically includes a mix of gravels, cobbles, boulders, logs and native vegetation placed to provide shore stability in a non-linear, generally sloping arrangement. Linear, vertical faces are an indicator of hard stabilization (see above definition).

Soil survey. The most recent soil survey for the local area or county by the Natural Resources Conservation Service, U.S. Department of Agriculture.

Special flood hazard areas. The land in the floodplain within an area subject to a one percent (1%) or greater chance of flooding in any given year. Designations of special flood hazard areas on flood insurance map(s) always include the letters A or V.

Special protection areas. Aquifer recharge areas defined by WAC 173-200-090 that require special consideration or increased protection because of unique characteristics, including, but not limited to:

1. Ground waters that support an ecological system requiring more stringent criteria than drinking water standards;
2. Ground water recharge areas and wellhead protection areas that are vulnerable to pollution because of hydrogeologic characteristics; and
3. Sole source aquifer status.

Species. Any group of animals or plants classified as a species or subspecies as commonly accepted by the scientific community.

Species, endangered. Any wildlife species native to the state of Washington that is seriously threatened with extinction throughout all or a significant portion of its range within the state (WAC 232-12-297, Section 2.4).

Species of local importance. Those species of local concern due to their population status or their sensitivity to habitat manipulation, or that are game species.

Species, priority. Any fish or wildlife species requiring protective measures and/or management guidelines to ensure its persistence at genetically viable population levels as classified by the Washington Department of Fish and Wildlife, including endangered, threatened, sensitive, candidate and monitor species, and those of recreational, commercial, or tribal importance.

Species, threatened. Any wildlife species native to the state of Washington that is likely to become an endangered species within the foreseeable future throughout a significant portion of its range within the state without cooperative management or removal of threats (WAC 232-12-297, Section 2.5).

Species, sensitive. Any wildlife species native to the state of Washington that is vulnerable or declining and is likely to become endangered or threatened throughout a significant portion of its range within the state without cooperative management or removal of threats (WAC 232-12-297, Section 2.6).

State master program. The cumulative total of all shoreline master programs and amendments thereto approved or adopted by rule by Ecology.

Stockyards. Large yards containing pens, typically adjacent to a slaughterhouse, where livestock is kept and sorted.

Stream. An area where open surface water produces a defined channel or bed, not including irrigation ditches, canals, storm or surface water runoff devices, or other entirely artificial watercourses, unless they are used by salmonids or are used to convey a watercourse naturally occurring prior to

construction. A channel or bed need not contain water year-round, provided there is evidence of at least intermittent flow during years of normal rainfall.

Structure. A permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels (WAC 173-27-030(15)).

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

Substantial development. Any development of which the total cost or fair market value exceeds \$6,416, or any development which materially interferes with the normal public use of the water or shorelines of the state. The dollar threshold established in RCW 90.58.030(3)(e) must be adjusted for inflation by the Office of Financial Management every five years, beginning September 15, 2012, based upon changes in the consumer price index during that time period. (The consumer price index means, for any calendar year, that year's annual average consumer price index, Seattle, Washington area, for urban wage earners and clerical workers, all items compiled by the Bureau of Labor and Statistics, United States Department of Labor.) The Office of Financial Management must calculate the new dollar threshold and transmit it to the Office of the Code Reviser for publication in the Washington State Register at least one month before the new dollar threshold is to take effect. For the purpose of determining whether or not a permit is required, the total cost or fair market value shall be based on the value of development that is occurring on shorelines of the state as defined in RCW 90.58.030(2)(c). The total cost or fair market value of the development shall include the fair market value of any donated or found labor, equipment or materials. See WAC 173-27-040 for a list of developments that are not considered substantial.

Substantial improvement. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure, either: (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either: (1) any project for the improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which have been identified by the City's SMP Administrator and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a structure listed in the National Register of Historic Places or a State Inventory of Historic Places.

Substantially degrade. To cause significant ecological impact.

T

Transportation. Roads and railways, related bridges and culverts, fills, embankments, causeways, parking areas, and trails.

U

Unavoidable Impacts. Adverse impacts that remain after all appropriate and practicable avoidance and minimization has been achieved.

Upland. The area above and landward of the OHWM.

Use. The activity or purpose for which land or structures or combination of land and structures are designed, arranged, occupied, or maintained together with any associated site improvement. This definition includes the construction, erection, placement, movement or demolition of any structure or

site improvement and any physical alteration to land itself including any grading, leveling, paving or excavation. Use also means any existing or proposed configuration of land, structures, and site improvements, and the use thereof.

Utility. A primary or accessory service or facility that produces, transmits, stores, processes, or disposes of electrical power, gas, water, sewage, communications, oil, and the like.

V

Vadose zone analysis. The characterization of the soil profile above the water table.

Variance. A variance is the means by which an adjustment may be made in the application of the specific regulations of this Code to a particular piece of property, which property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the vicinity and similar zone classification and which adjustment remedies the difference in privileges; provided, however, that a variance granted shall not authorize a use otherwise prohibited in the shoreline environment designation in which the property is located.

Vegetation. Any and all organic plant life growing at, below, or above soil surface.

Vernal pools. Vernal pool ecosystems are formed when small depressions in the scabrock or in shallow soils fill with snowmelt or spring rains.

Vessel. Includes ships, boats, barges, or any other floating craft which are designed and used for navigation and do not interfere with the normal public use of the water.

Visitor-serving uses. Those uses or businesses that would not be located in the City of Colfax if it were not for the presence of tourists or visitors to the region.

W

Water-dependent use. A use or portion of a use which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operations.

Water-enjoyment use. A recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.

Water-oriented use. Any water-dependent, water-related, or water-enjoyment use.

Water quality. The physical characteristics of water within shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. Where used in this chapter, the term "water quantity" refers only to development and uses regulated under this chapter and affecting water quantity, such as impermeable surfaces and storm water handling practices. Water quantity, for purposes of this chapter, does not mean the withdrawal of ground water or diversion of surface water pursuant to RCW 90.03.250 through 90.03.340.

Water-related use. A use or portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because:

1. The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or

2. The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient.

Water table. That surface in an unconfined aquifer at which the pressure is atmospheric. It is defined by the levels at which water stands in wells that penetrate the aquifer just far enough to hold standing water.

Watershed restoration plan. A plan, developed or sponsored by the Washington Departments of Fish and Wildlife, Ecology, Natural Resources, or Transportation; a federally recognized Indian tribe acting within and pursuant to the authority; a city; a county; or a conservation district that provides a general program and implementation measures or actions for the preservation, restoration, re-creation, or enhancement of the natural resources, character, and ecology of a stream, stream segment, drainage area, or watershed for which agency and public review has been conducted pursuant to chapter 43.21C RCW, the State Environmental Policy Act.

Watershed restoration project. A public or private project authorized by the sponsor of a watershed restoration plan that implements the plan or a part of the plan and consists of one or more of the following activities.

1. A project that involves less than ten miles of stream reach, in which less than twenty-five cubic yards of sand, gravel, or soil is removed, imported, disturbed or discharged, and in which no existing vegetation is removed except as minimally necessary to facilitate additional plantings;
2. A project for the restoration of an eroded or unstable stream bank that employs the principles of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and with primary emphasis on using native vegetation to control the erosive forces of flowing water; or
3. A project primarily designed to improve fish and wildlife habitat, remove or reduce impediments to migration of fish, or enhance the fishery resource available for use by all of the citizens of the state, provided that any structure, or other than a bridge or culvert or instream habitat enhancement structure associated with the project, is less than two hundred square feet in floor area and is located above the OHWM of the stream.

Waterward. Any point located on the water side from the OHWM.

Weir. A structure generally built perpendicular to the shoreline for the purpose of diverting water or trapping sediment or other moving objects transported by water.

Well. A bored, drilled or driven shaft, or a dug hole whose depth is greater than the largest surface dimension for the purpose of withdrawing or injecting water or other liquids.

Wetland. That area inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances does 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. However, wetlands may include those artificial wetlands specifically intentionally created from non-wetland areas to mitigate conversion of wetlands.

Wetland buffer. An area contiguous to and which protects a critical area that is required for the continual maintenance, functioning, and/or structural stability of a critical area.

Wetland category. "Wetland category" is one of four categories assigned to wetlands when using Ecology's *Washington State Wetland Rating System for Eastern Washington* publication #14-06-030 (or as amended). The categories lump wetlands together which have similar sensitivity to disturbance, rarity, and functions. The three functions rated include water quality improvement, hydrologic support, and habitat.

Wetland edge. The line delineating the outer edge of a wetland established by using the procedures in the currently approved Federal Wetland Delineation Manual.

Wetland functions. The natural processes performed by wetlands and include functions which are important in facilitating food chain production, providing habitat for nesting, rearing and resting site for aquatic, terrestrial or avian species, maintaining the availability and quality of water such as purifying water, acting as recharge and discharge areas for groundwater aquifers and moderating surface water and storm water flows as well as performing other function including but not limited to those set out in U.S. Army Corps of Engineers regulations at 33 C.R.R. Section 320.4(b)(2)(1988).

Wetland mitigation bank. A site where wetlands are restored, created, enhanced, or in exceptional circumstances, preserved expressly for the purpose of providing advance mitigation to compensate for future, permitted impacts to similar resources.

Appendix B Shoreline Critical Areas Policies and Regulations

APPENDIX B - SHORELINE CRITICAL AREAS POLICIES AND REGULATIONS

1. Policies

- A. Identify and protect critical fish and wildlife habitat from destruction or encroachment of incompatible uses.
- B. Preserve natural wetlands that are important wildlife and game habitat or recreational areas.
- C. Protect life and property by avoiding inappropriate developments in areas susceptible to natural disasters and hazards, such as floodplains and steep slopes.

2. General Regulations

- A. Purpose, intent and applicability.
 - 1. The purpose of this chapter is to designate, classify and protect the functions and values of critical areas within shoreline jurisdiction in a manner consistent with state law while allowing for reasonable use of private property. By adopting this chapter, the City of Colfax acknowledges that critical areas provide a variety of important biological and physical functions that benefit the community and its residents or may pose a threat to human safety or property.

The critical areas within the City of Colfax's shoreline jurisdiction regulated by this section include:

- a. Wetlands as designated in Section 3 of this Appendix B,
 - b. Critical aquifer recharge areas as designated in Section 4 of this Appendix B,
 - c. Fish and wildlife habitat conservation areas as identified in Section 5 of this Appendix B,
 - d. Frequently flooded areas as designated in Section 6 of this Appendix B; and
 - e. Geologically hazardous areas as designated in Section 7 of this Appendix B.
- 2. All areas within the City's shoreline jurisdiction meeting the definition of one or more critical areas, regardless of any formal identification, are hereby designated critical areas and are subject to the provisions of this Section.
 - 3. Any development proposed on a parcel of land within the critical areas in shoreline jurisdiction shall be subject to project review as required in this section unless specifically exempted.
 - 4. If a critical area is located on a property that is located partly in the City's shoreline jurisdiction and partly in unincorporated Whitman County's shoreline jurisdiction, the City's SMP Administrator shall coordinate with Whitman County in the review of the project. In the event of differences in the regulations, the more restrictive shall take precedence.

- B. Permitted, conditional and prohibited uses.

Uses allowed by Shoreline Exemption, a Shoreline Substantial Development Permit, or by Shoreline Conditional Use Permit, or uses altogether prohibited within critical areas, shall be the

same as those allowed in the underlying zoning district and environment designation as established in this SMP.

C. General Regulations.

1. Shoreline permits or shoreline exemptions, and any other City-required permits, for activities within critical areas in shoreline jurisdiction, shall be subject to review under provisions of this Section unless specifically exempted from a critical areas report in Subsection (C)(3) of this Section. As part of this review, the City shall:
 - a. Verify the information submitted by the applicant;
 - b. Evaluate the project area and vicinity for critical areas;
 - c. Determine whether the proposed project is likely to impact the functions or values of critical areas; and
 - d. Determine if the proposed project adequately addresses the impacts and avoids impacts to the critical area associated with the project.

2. Critical Area Report.
 - a. For those projects determined by the SMP Administrator or designee likely to have an impact to the critical areas, the applicant shall submit a critical areas report identifying the precise limits of the critical area and its function and resource value as part of the application. The report shall be prepared by experts with demonstrated qualifications in the area of concern and shall apply the most current, accurate, and complete scientific and technical information available as part of its analysis. Critical areas reports must contain the following:
 - i. The name and contact information of the applicant, a description of the proposal, and identification of the permit requested;
 - ii. A copy of the site plan for the development proposal including:
 - a) A map to scale depicting critical areas, buffers, the development proposal, and any areas to be cleared; and
 - b) In the case of commercial or industrial development, a description of the proposed stormwater management plan for the development and consideration of impacts to drainage alterations. No stormwater plan is required for single-family residential construction;
 - iii. The dates, names, and qualifications of the persons preparing the report and documentation of any fieldwork performed on the site;
 - iv. Identification and characterization of all critical areas, wetlands, waterbodies, and buffers adjacent to the proposed project area;
 - v. A statement specifying the accuracy of the report, and all assumptions made and relied upon;
 - vi. An assessment of the probable cumulative impacts to critical areas resulting from development of the site and the proposed development;
 - vii. An analysis of site development alternatives including a no development alternative;
 - viii. A description of reasonable efforts made to apply mitigation sequencing pursuant to Subsection 4.3(B)(4) of this SMP to avoid, minimize, and mitigate impacts to critical areas;
 - ix. Plans for adequate mitigation, as needed, to offset any impacts, in accordance with the mitigation plan requirements in 4.3(B)(6) of this SMP, including, but not limited to:

- a) The impacts of any proposed development within or adjacent to a critical area or buffer on the critical area; and
 - b) The impacts of any proposed alteration of a critical area or buffer on the development proposal, other properties and the environment.
 - x. A discussion of the performance standards applicable to the critical area and proposed activity;
 - xi. Any additional information required for the critical area as specified in the corresponding section.
 - b. Unless otherwise provided, a critical area report may be supplemented by or composed, in whole or in part, of any reports or studies required by other laws and regulations or previously prepared for and applicable to the development proposal site, as approved by the SMP Administrator.
3. The following activities shall be allowed in critical areas and their buffers without a critical areas report provided they are conducted using best management practices and at a time and in a manner designed to minimize adverse impacts to the critical area:
- a. Conservation or preservation of soil, water, vegetation, fish, shellfish and other wildlife;
 - b. Outdoor recreational activities which do not involve disturbance of the resource or site area, including fishing, hunting, bird watching, hiking, horseback riding and bicycling;
 - c. Harvesting wild crops in a manner that is not injurious to the natural reproduction of such crops and provided the harvesting does not require tilling of soil, planting of crops or alteration of the resource by changing existing topography, vegetation, water conditions or water sources;
 - d. Education, scientific research and use of nature trails;
 - e. Existing and ongoing agriculture activities, including farming, horticulture, aquaculture, irrigation, ranching or grazing of animals;
 - f. Normal and routine maintenance of legally constructed irrigation and drainage ditches;
 - g. Normal and routine maintenance, repair or operation of existing serviceable structures, facilities or improved areas, not including expansion, change in character or scope or construction of a maintenance road;
 - h. Minor modification (such as construction of a patio, balcony or second story) of existing serviceable structures where the modification does not adversely impact the functions of the critical area.
 - i. Select Vegetation Removal Activities. Select vegetation removal activities are allowed. Accepted vegetation removal activities include: a) removing and controlling invasive or noxious weeds; b) removing trees that are hazardous, posing a threat to public safety, or posing an imminent risk of damage to private property; or c) removing vegetation to control a fire or halt the spread of disease or damaging insects consistent with the State Forest Practices Act (Chapter 76.09 RCW). Unless otherwise provided, or as a necessary part of an approved alteration, removal of any vegetation or woody debris from a habitat conservation area or wetland shall be prohibited.
 - j. Chemical Applications. The application of herbicides, pesticides, organic or mineral-derived fertilizers, or other hazardous substances, if necessary, as approved by the City, provided that their use shall be restricted in accordance with state Department of Fish and Wildlife Management Recommendations and the regulations of the state Department of Agriculture and the U.S. Environmental Protection Agency;
 - k. Minor Site Investigative Work. Work necessary for land use submittals, such as surveys, soil logs, percolation tests, and other related activities, where such activities do not require construction of new roads or significant amounts of excavation. In every case,

impacts to the critical area shall be minimized and disturbed areas shall be immediately restored.

D. Protection of Critical Areas.

1. Any action taken pursuant to this Section shall result in equivalent or greater functions and values of the critical areas associated with the proposed action, as determined by the most current, accurate, and complete scientific and technical information available.
2. All actions and developments shall be designed and constructed in accordance with mitigation sequencing requirements in Subsection 4.3(B)(4) of this SMP to avoid, minimize, and restore all adverse impacts. Applicants must first demonstrate an inability to avoid or reduce impacts, before restoration and compensation of impacts will be allowed. No activity or use shall be allowed that results in a net loss of the functions or values of critical areas.

E. Mitigation Requirements.

1. The applicant shall avoid all impacts that degrade the functions and values of a critical area or areas. Unless otherwise provided in this Section, if alteration to the critical area is unavoidable, all adverse impacts to or from critical areas and buffers resulting from a development proposal or alteration shall be mitigated using the most current, accurate, and complete scientific and technical information available in accordance with an approved critical area report, so as to result in no net loss of critical area functions and values.
2. Mitigation shall be in-kind and on-site, when possible, and sufficient to maintain the functions and values of the critical area, and to prevent risk from a hazard posed by a critical area.
3. Mitigation shall not be implemented until after City approval of a critical area report that includes a mitigation plan, and mitigation shall be in accordance with the provisions of the approved critical area report.
4. Mitigation Plan Requirements. When mitigation is required, the applicant shall submit for approval by the County a mitigation plan as part of the critical area report. The mitigation plan shall include:
 - a. Environmental Goals and Objectives. The mitigation plan shall include a written report identifying environmental goals and objectives of the compensation proposed and including:
 - i. A description of the anticipated impacts to the critical areas and the mitigating actions proposed and the purposes of the compensation measures, including the site selection criteria; identification of compensation goals; identification of resource functions; and dates for beginning and completion of site compensation construction activities. The goals and objectives shall be related to the functions and values of the impacted critical area;
 - ii. A review of the most current, accurate, and complete scientific and technical information available supporting the proposed mitigation and a description of the report author's experience to date in restoring or creating the type of critical area proposed; and
 - iii. An analysis of the likelihood of success of the compensation project.

- b. Performance Standards. The mitigation plan shall include measurable specific criteria for evaluating whether or not the goals and objectives of the mitigation project have been successfully attained and whether or not the requirements of this Section have been met.
- c. Detailed Construction Plans. The mitigation plan shall include written specifications and descriptions of the mitigation proposed, such as:
 - i. The proposed construction sequence, timing, and duration;
 - ii. Grading and excavation details;
 - iii. Erosion and sediment control features;
 - iv. A planting plan specifying plant species, quantities, locations, size, spacing, and density; and
 - v. Measures to protect and maintain plants until established.

These written specifications shall be accompanied by detailed site diagrams, scaled cross-sectional drawings, topographic maps showing slope percentage and final grade elevations, and any other drawings appropriate to show construction techniques or anticipated final outcome.

- d. Monitoring Program. The mitigation plan shall include a program for monitoring construction of the compensation project and for assessing a completed project. A protocol shall be included outlining the schedule for site monitoring (for example, monitoring shall occur in years 1, 3, and 5 after site construction), and how the monitoring data will be evaluated to determine if the performance standards are being met. A monitoring report shall be submitted as needed to document milestones, successes, problems, and contingency actions of the compensation project. The compensation project shall be monitored for a period necessary to establish that performance standards have been met, but not for a period less than five (5) years.
- e. Contingency Plan. The mitigation plan shall include identification of potential courses of action, and any corrective measures to be taken if monitoring or evaluation indicates project performance standards are not being met.

5. Innovative Mitigation.

- a. The City may approve innovative mitigation projects that are based on the most current, accurate, and complete scientific and technical information available. Advance mitigation or mitigation banking are examples of alternative mitigation projects allowed under the provisions of this Section wherein one or more applicants, or an organization with demonstrated capability, may undertake a mitigation project together if it is demonstrated that all of the following circumstances exist:
 - i. Creation or enhancement of a larger system of critical areas and open space is preferable to the preservation of many individual habitat areas;
 - ii. The group demonstrates the organizational and fiscal capability to act cooperatively;
 - iii. The group demonstrates that long-term management of the habitat area will be provided; and
 - iv. There is a clear potential for success of the proposed mitigation at the identified mitigation site.
- b. Conducting mitigation as part of a cooperative process does not reduce or eliminate the required replacement ratios.

F. Review Criteria.

- 1. Any alteration to a critical area, unless otherwise provided for in this Section, shall be reviewed and approved, approved with conditions, or denied based on the proposal's ability to comply with all of the following criteria:

- a. The proposal minimizes the impact on critical areas in accordance with the mitigation sequencing requirements in Subsection 4.3(B)(4) of this SMP;
 - b. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site;
 - c. The proposal is consistent with the general purposes of this Section and the public interest;
 - d. Any alterations permitted to the critical area are mitigated in accordance with the mitigation requirements in Subsection 2.E of this Appendix B;
 - e. The proposal protects the critical area functions and values consistent with the most current, accurate, and complete scientific and technical information available and results in no net loss of critical area functions and values; and
 - f. The proposal is consistent with other applicable regulations and standards.
2. The City may condition the proposed activity as necessary to mitigate impacts to critical areas and to conform to the standards required by this Section.
 3. Except as provided for by this Section, any project that cannot adequately mitigate its impacts to critical areas in the sequencing order of preferences in Subsection 4.3(B)(4) of this SMP shall be denied.

G. Unauthorized Critical Area Alterations and Enforcement

1. Unauthorized critical area alterations will be addressed by the SMP Administrator consistent with Section 7.4 (Enforcement, Violations, and Penalties) of this SMP and the following.
2. When a critical area or its buffer has been altered in violation of this Section, all ongoing development work shall stop and the critical area shall be restored. The City shall have the authority to issue a stop work order to cease all ongoing development work, and order restoration, rehabilitation, or replacement measures at the owner's or other responsible party's expense to compensate for violation of provisions of this Section.
3. Requirement for Restoration Plan. All development work shall remain stopped until a restoration plan is prepared and approved by the City. Such a plan shall be prepared by a qualified professional using the most current, accurate, and complete scientific and technical information available and shall describe how the actions proposed meet the minimum requirements described in Subsection 4 below. The SMP Administrator shall, at the violator's expense, seek expert advice in determining the adequacy of the plan. Inadequate plans shall be returned to the applicant or violator for revision and resubmittal.
4. Minimum Performance Standards for Restoration
 - a. For alterations to critical aquifer recharge areas, frequently flooded areas, wetlands, and habitat conservation areas, the following minimum performance standards shall be met for the restoration of a critical area, provided that if the violator can demonstrate that greater functional and habitat values can be obtained, these standards may be modified:
 - i. The historic structural and functional values shall be restored, including water quality and habitat functions;
 - ii. The historic soil types and configuration shall be replicated;
 - iii. The critical area and buffers shall be replanted with native vegetation that replicates the vegetation historically found on the site in species types, sizes, and densities. The

- historic functions and values should be replicated at the location of the alteration;
and
- iv. Information demonstrating compliance with the mitigation plan requirements in Subsection (E) of this Section shall be submitted to the SMP Administrator.
- b. For alterations to flood and geological hazards, the following minimum performance standards shall be met for the restoration of a critical area, provided that, if the violator can demonstrate that greater safety can be obtained, these standards may be modified:
 - i. The hazard shall be reduced to a level equal to, or less than, the pre-development hazard;
 - ii. Any risk of personal injury resulting from the alteration shall be eliminated or minimized; and
 - iii. The hazard area and buffers shall be replanted with native vegetation sufficient to minimize the hazard.
5. Site Investigations. The SMP Administrator is authorized to make site inspections and take such actions as are necessary to enforce this Section. The SMP Administrator shall present proper credentials and make a reasonable effort to contact any property owner before entering onto private property.
 6. Penalties. Any person, party, firm, corporation, or other legal entity convicted of violating any of the provisions of this Section shall be guilty of a misdemeanor. Each day or portion of a day during which a violation of this Section is committed or continued shall constitute a separate offense. Any development carried out contrary to the provisions of this Section shall constitute a public nuisance and may be enjoined as provided by the statutes of the state of Washington. The City may levy civil penalties against any person, party, firm, corporation, or other legal entity for violation of any of the provisions of this Section consistent with Section 7.4 (Enforcement, Violations, and Penalties) of this SMP. The civil penalty shall be assessed by the amount set forth in the Colfax fee schedule.
- H. Signing.
- The outer perimeter of identified critical areas shall be clearly marked throughout construction to ensure that no unauthorized intrusion will occur prior to the commencement of permitted activities. The SMP Administrator may require permanent signs with specific and appropriate wording be installed along the boundary of a critical area as a condition of any permit or approval.
- I. Performance bonds.
- When a performance bond or other surety instrument is attached as a condition of approval to a development permit or review, or any mitigation associated with the project, the applicant shall be required to post a monetary amount determined to be acceptable by the City in addition to the following requirements:
1. The amount shall be one hundred twenty-five percent of the estimated cost of uncompleted actions or the estimated cost of restoring the functions and values of the critical area that is at risk, whichever is greater.
 2. Depletion or collection of bond funds shall not discharge the applicant's or violator's obligation to complete any required mitigation, maintenance, monitoring, or restoration.
 3. Public development proposals shall be exempt from this section if public funds have previously been committed for mitigation, maintenance, monitoring, or restoration.

4. Failure to satisfy any provisions attached to a development permit under the terms of this chapter shall constitute a default and authorize the city to demand payment of any financial guarantees.

Any funds recovered pursuant to this Section shall be used to complete the required mitigation or other required actions.

3. Wetlands.

A. Designation.

Identification of wetlands and delineation of their boundaries pursuant to this chapter shall be determined by a qualified professional in accordance with the most current approved federal wetland delineation manual and applicable regional supplements. All areas within the City meeting the wetland designation criteria in that procedure are hereby designated critical areas and are subject to the provisions of this section.

B. Wetland Rating.

Wetlands shall be rated according to the Washington Department of Ecology Wetland Rating System, as set forth in the *Washington State Wetland Rating System for Eastern Washington* (Ecology Publication No. 14-06-030, or as amended and approved by Ecology), which contains the definitions and methods for determining whether the criteria below are met.

Table B.3-1. Wetland Rating Descriptions.

Wetland Category	Description
<p>Category I Wetland</p>	<p>1) alkali wetlands; 2) wetlands that are identified by scientists of the Washington Natural Heritage Program/DNR as wetlands of high conservation value; 3) bogs; 4) mature and old-growth forested wetlands over 1/4 acre with slow-growing trees; 5) forests with stands of aspen; and 6) wetlands that perform many functions very well (scores between 22-27 points). These wetlands are those that 1) represent a unique or rare wetland type; or 2) are more sensitive to disturbance than most wetlands; or 3) are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime; or 4) provide a high level of function.</p>
<p>Category II Wetland</p>	<p>1) forested wetlands in the flood plains of rivers; 2) mature and old-growth forested wetlands over 1/4 acre with fast-growing trees; 3) vernal pools; and 4) wetlands that perform functions well (scores between —19-21 points). These wetlands are difficult, though not impossible, to replace, and provide high levels of some functions.</p>
<p>Category III Wetland</p>	<p>Category III wetlands are wetlands with a moderate level of functions (scores between —16-18 points). Wetlands scoring between 16-18 points generally have been disturbed in some ways and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.</p>
<p>Category IV Wetland</p>	<p>Category IV wetlands have the lowest level of functions (scores less than 16 points) and are often heavily disturbed. These are wetlands that we should be able to replace, and in some cases be able to improve. However, experience has shown that replacement cannot be guaranteed in any specific case. These wetlands may provide some important functions and also need to be protected.</p>

C. Standard Wetland Buffer Widths.

1. Development near wetlands shall observe the following setbacks from the edge of the wetland. No development or activity shall occur within the required setbacks unless the applicant can demonstrate that the proposed use or activity will not degrade the functions and values of the wetland and other critical areas according to the evaluation criteria from subsection E of this section. In no case shall any buffer be less than seventy-five percent of the required width. The standard buffer widths in Table B.3-2 have been established in accordance with the most current, accurate, and complete scientific and technical information available. They are based on the category of wetland and the habitat score as determined by a qualified wetland professional using the *Washington State Wetland Rating System for Eastern Washington*.
2. Vegetative buffers shall be measured from the edge of the wetland. The width of the buffer shall be determined according to the wetland type. The standard buffer widths are provided in Table B.3-2 below.
3. The use of the standard buffer widths requires the implementation of the measures in Table B.3-3, where applicable, to minimize the impacts of the adjacent land uses.
4. If an applicant chooses not to apply the mitigation measures in Table B.3-3, then a 33% increase in the width of all buffers is required. For example, a 75-foot buffer with the mitigation measures would be a 100-foot buffer without them.
5. The adequacy of these standard buffer widths presumes the existence of a relatively intact native vegetative community within the buffer zone that is deemed adequate to protect the identified critical area.
 - a. If the vegetation is degraded, then revegetation may be considered with any adjustment to the buffer width.
 - b. Where the use is being intensified, a degraded buffer may be revegetated to maintain the standard width.

Table B.3-2 Wetland Buffer Width Requirements

Wetland Category	Buffer width if wetland scores 3-4 habitat points	Additional buffer width if wetland scores 5 habitat points	Additional buffer width if wetland scores 6-7 habitat points	Additional buffer width if wetland scores 8-9 habitat points
Category I: Based on total score	75 ft	Add 15 ft	Add 45 ft	Add 75 ft
Category I: Forested	75 ft	Add 15 ft	Add 45 ft	Add 75 ft
Category I: Bogs and Wetlands of High Conservation Value	190 ft			
Category I: Alkali	150 ft			
Category II: Based on total score	75 ft	Add 15 ft	Add 45 ft	Add 75 ft
Category II: Vernal pool	150 ft			
Category II: Forested	75 ft	Add 15 ft	Add 45 ft	Add 75 ft
Category III (all)	60 ft	Add 30 ft	Add 60 ft	Add 140 ft
Category IV (all)	40 ft			

Table B.3-3 Required measures, where applicable, to minimize impacts to wetlands

Disturbance	Required Measures to Minimize Impacts
Lights	Direct lights away from wetland
Noise	<ul style="list-style-type: none"> • Locate activity that generates noise away from wetland • If warranted, enhance existing buffer with native vegetation plantings adjacent to noise source • For activities that generate relatively continuous, potentially disruptive noise, such as certain heavy industry or mining, establish an additional 10' heavily vegetated buffer strip immediately adjacent to the outer wetland buffer
Toxic runoff	<ul style="list-style-type: none"> • Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered • Establish covenants limiting use of pesticides within 150 ft of wetland • Apply integrated pest management
Stormwater runoff	<ul style="list-style-type: none"> • Retrofit stormwater detention and treatment for roads and existing adjacent development • Prevent channelized flow from lawns that directly enters the buffer
Change in water regime	Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns
Pets and human disturbance	<ul style="list-style-type: none"> • Use privacy fencing OR plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion. • Place wetland and its buffer in a separate tract or protect with a conservation easement
Dust	Use best management practices to control dust

D. Increased Buffer Widths.

Buffer widths may be increased if the SMP Administrator finds, on a case-by-case basis and based upon the most current, accurate, and complete scientific and technical information available, at least one of the following applies:

1. A larger buffer is necessary to maintain viable populations of existing species; or
2. The wetlands are used by species proposed or listed by the federal government or the state as endangered, threatened, rare, sensitive or being monitored as habitat for those species or have unusual nesting or resting sites; or
3. The adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse wetland impacts; or
4. The adjacent land has minimal vegetative cover or slopes greater than twenty-five percent.

E. Buffer averaging.

Buffer averaging to improve wetland protection may be permitted when all of the following are met:

1. The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded emergent component or a "dual-rated" wetland with a Category I area adjacent to a lower-rated area.

2. The buffer is increased adjacent to the higher-functioning area of habitat or more-sensitive portion of the wetland and decreased adjacent to the lower-functioning or less-sensitive portion as demonstrated by a critical areas report from a qualified wetland professional.
3. The total buffer area after averaging is equal to the area required without averaging.
4. The buffer at its narrowest point is never less than either $\frac{3}{4}$ of the required width or 75 feet for Category I and II, 50 feet for Category III and 25 feet for Category IV, whichever is greater.

F. Measurement of Wetland Buffers.

All buffers shall be measured perpendicular from the wetland boundary as surveyed in the field. The buffer for a wetland created, restored, or enhanced as compensation for approved wetland alterations shall be the same as the buffer required for the category of the created, restored, or enhanced wetland. Only fully vegetated buffers will be considered. Lawns, walkways, driveways, and other mowed or paved areas will not be considered buffers or included in buffer area calculations.

G. Buffers on Mitigation Sites.

All mitigation sites shall have buffers consistent with the buffer requirements of this section. Buffers shall be based on the expected or target category of the proposed wetland mitigation site.

H. Buffer Maintenance.

Except as otherwise specified or allowed in accordance with this section, wetland buffers shall be retained in an undisturbed or enhanced condition. In the case of compensatory mitigation sites, removal of invasive non-native weeds is required for the duration of the mitigation bond (Subsection 2.I of this Appendix B).

I. Allowed Buffer Uses.

In addition to the uses listed in Subsection 1.2(D)(3), the following additional uses may be allowed within a wetland buffer in accordance with the review procedures of this section, provided they are not prohibited by any other applicable law and they are conducted in a manner so as to minimize impacts to the buffer and adjacent wetland:

1. Passive recreation facilities designed and in accordance with an approved critical area report, including:
 - a. Walkways and trails, provided that those pathways are limited to minor crossings having no adverse impact on water quality. They should be generally parallel to the perimeter of the wetland, located only in the outer twenty-five percent (25%) of the wetland buffer area except for spurs to viewing platforms, and located to avoid removal of significant trees. They should be limited to pervious surfaces no more than five (5) feet in width for pedestrian use only. Raised boardwalks utilizing non-treated pilings may be acceptable.
 - b. Wildlife-viewing structures.
2. Drilling for utilities/utility corridors under a buffer, with entrance/exit portals located completely outside of the wetland buffer boundary, provided that the drilling does not interrupt the ground water connection to the wetland or percolation of surface water down through the soil column. Specific studies by a hydrologist are necessary to

determine whether the ground water connection to the wetland or percolation of surface water down through the soil column is disturbed.

3. Enhancement of a wetland buffer through the removal of non-native invasive plant species. Removal of invasive plant species shall be restricted to hand removal. All removed plant material shall be taken away from the site and appropriately disposed of. Plants that appear on the Washington State Noxious Weed Control Board list of noxious weeds must be handled and disposed of according to a noxious weed control plan appropriate to that species. Revegetation with appropriate native species at natural densities is allowed in conjunction with removal of invasive plant species.
4. Stormwater management facilities are limited to stormwater dispersion outfalls and bioswales. They may be allowed within the outer twenty-five percent of the buffer of Category III or IV wetlands only; provided, that:
 - a. No other location is feasible; and
 - b. The location of such facilities will not degrade the functions or values of the wetland; and
 - c. Stormwater management facilities are not allowed in buffers of Category I or II wetlands.
5. Non-Conforming Uses. Repair and maintenance of non-conforming uses or structures, where legally established within the buffer, provided they do not increase the degree of nonconformity.
6. Shoreline residential access. A private access pathway constructed of pervious materials may be installed, a maximum of four (4) feet wide, through a wetland buffer to the OHWM of a shoreline waterbody. Impervious materials may be used as needed to construct a safe, tiered pathway down a slope. Raised boardwalks may also be constructed through wetland areas to reach the shoreline waterbody consistent with regulations in this article. A railing may be installed on one edge of the pathway, a maximum of 36 inches tall and of open construction. Pathways to the shoreline should take the most direct route feasible consistent with appropriate safety standards.

J. Compensatory Mitigation.

1. Compliance with State and Federal Standards. Projects that propose compensation for wetland acreage and/or functions losses are subject to State and/or Federal regulations. Compensatory mitigation for alterations to wetlands shall provide for no net loss of wetland functions and values. Compensatory mitigation for alterations to wetlands shall be used only for impacts that cannot be avoided or minimized and shall achieve equivalent or greater biologic functions. Compensatory mitigation plans shall be consistent with the mitigation plan requirements of Subsection 2.E of this Appendix B and Subsection 4.3(B)(6) of this SMP, as well as *Wetland Mitigation in Washington State--Part 2: Developing Mitigation Plans--Version 1* (Ecology Publication No. 06-06-011b, Olympia, WA, March 2006, or as amended), and *Selecting Wetland Mitigation Sites Using a Watershed Approach* (Eastern Washington) (Publication No. 10-06-07, November 2010).
2. Wetland Mitigation Ratios. Mitigation ratios shall be consistent with Table B.3-4 of this Section. Preferences for mitigation types and location should be consistent with *Wetland Mitigation in Washington State--Part 2: Developing Mitigation Plans--Version 1* (Ecology Publication No. 06-06-011b, Olympia, WA, March 2006, or as amended).

Table B.3-4 Wetland Mitigation Ratios

Category and Type of Wetland	Creation or Re-establishment	Rehabilitation	Enhancement
Category I: Bog, Wetlands of High Conservation Value	Not considered possible	Case-by-case	Case-by-case
Category I: Forested	6:1	12:1	24:1
Category I: Based on functions	4:1	8:1	16:1
Category II	3:1	6:1	12:1
Category III	2:1	4:1	8:1
Category IV	1.5:1	3:1	6:1

3. Credit/Debit Method. To more fully protect functions and values, and as an alternative to the mitigation ratios in Table B.3-4, the SMP Administrator may allow mitigation based on the “credit/debit” method developed by the Department of Ecology in *“Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Eastern Washington: Final Report”* (Ecology Publication #11-06-015, August 2012, or as amended).
4. Impacts to wetland buffers shall be mitigated at a 1:1 ratio. Compensatory buffer mitigation shall replace those buffer functions lost from development.
5. Wetland Mitigation Banks.
 - a. Credits from a wetland mitigation bank may be approved for use as compensation for unavoidable impacts to wetlands when:
 - i. The bank is certified under RCW Ch. 90.84 or WAC Ch. 173-700,
 - ii. The SMP Administrator determines that the wetland mitigation bank can provide appropriate compensation for the authorized impacts, and
 - iii. The proposed use of credits is consistent with the terms and conditions of the bank’s certification.
 - b. Replacement ratios for projects using bank credits shall be consistent with replacement ratios specified in the bank’s certification.
 - c. Credits from a certified wetland mitigation bank may be used to compensate for impacts located within the service area specified in the bank’s certification. In some cases, bank service areas may include portions of more than one adjacent drainage basin for specific wetland functions.
6. Advance Mitigation. Mitigation for projects with pre-identified impacts to wetlands may be constructed in advance of the impacts if the mitigation is implemented according to federal rules, State policy on advance mitigation, and State water quality regulations.
7. Monitoring. Mitigation monitoring shall be required for a period necessary to establish that performance standards have been met, but not for a period less than five years. If a scrub-shrub or forested vegetation community is proposed, monitoring may be required for ten years or more. The project mitigation plan shall include monitoring elements that ensure certainty of success for the project’s natural resource values and functions. If the mitigation goals are not obtained within the initial five-year period, the applicant remains responsible for restoration of the natural resource values and functions until the mitigation goals agreed to in the mitigation plan are achieved.

4. Critical aquifer recharge areas.

A. Designation.

Critical aquifer recharge areas are those areas with a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2). Critical aquifer recharge areas have prevailing geologic conditions associated with infiltration rates that create a high potential for contamination of ground water resources or contribute significantly to the replenishment of ground water. These areas include the following:

1. Wellhead Protection Areas. Wellhead protection areas may be defined by the boundaries of the ten-year time of ground water travel or boundaries established using alternate criteria approved by the Department of Health in those settings where ground water time of travel is not a reasonable delineation criterion, in accordance with WAC 246-290-135.
2. Sole Source Aquifers. Sole source aquifers are areas designated by the U.S. Environmental Protection Agency pursuant to the federal Safe Drinking Water Act.
3. Susceptible Ground Water Management Areas. Susceptible ground water management areas are areas that have been designated as moderately or highly vulnerable or susceptible in an adopted ground water management program developed pursuant to Chapter 173-100 WAC.
4. Special Protection Areas. Defined pursuant to WAC 173-200-090.
5. Moderately or Highly Vulnerable or Highly Susceptible Aquifer Recharge Areas. Aquifer recharge areas that are moderately or highly vulnerable or highly susceptible to a degradation or depletion due to hydrogeologic characteristics are those areas delineated by a hydrogeologic study prepared in accordance with the state Department of Ecology guidelines or meeting the criteria established by the Department of Ecology.

B. General Regulations.

1. In areas within shoreline jurisdiction designated as high susceptibility for aquifer contamination, all uses shall be connected to the City's sewer system. No new uses on a septic system are permitted in high susceptibility areas of critical aquifer recharge.
2. For shoreline uses or modifications locating within the critical aquifer recharge area and requiring site plan review, a disclosure form indicating activities and hazardous materials that will be used shall be provided for review and approval.
3. Impervious surfaces shall be minimized within the critical aquifer recharge areas.
4. Best management practices as defined by state and federal regulations shall be followed by commercial and industrial uses located in the critical aquifer recharge areas of shoreline jurisdiction to ensure that potential contaminants do not reach the aquifer.
5. A spill prevention and emergency response plan shall be prepared and submitted for review and approval by the city.

C. Prohibited Uses.

The following shall be prohibited uses within a critical aquifer recharge area:

1. Landfills, including hazardous waste, municipal solid waste, special waste, wood waste, inert waste, and demolition waste.

2. Underground injection wells of Classes I, III, and IV and subclasses 5F01, 5D03, 5F04, 5W09, 5W10, 5W11, 5W31, 5X13, 5X14, 5X15, 5W20, 5X28, and 5N24 of Class V wells.
3. Mining of metals and hard rock. Sand and gravel mining shall also be prohibited from critical aquifer recharge areas rated as highly susceptible or vulnerable.
4. Wood treatment facilities that allow any portion of the treatment process to occur over natural or manmade permeable surfaces.
5. Facilities that store, process, or dispose of radioactive substances.
6. Activities that would significantly reduce the recharge to aquifers currently or potentially used as a potable water source.
7. Activities that would significantly reduce the recharge to aquifers that are a source of significant baseflow to a regulated stream.
8. Activities that are not connected to an available sanitary sewer system in areas associated with sole source aquifers.

5. Fish and wildlife habitat conservation areas.

A. Designation.

All areas within Colfax's shoreline jurisdiction meeting one or more of the following criteria, regardless of any formal identification, are hereby designated critical areas and are subject to the provisions of this section and shall be managed consistent with the most current, accurate, and complete scientific and technical information available, such as the Washington Department of Fish and Wildlife's Management Recommendations for Priority Habitat and Species. Fish and wildlife habitat conservation areas shall include:

1. Areas with which state or federally designated endangered, threatened, and sensitive species have a primary association.
2. State priority habitats and areas associated with state priority species.
3. Habitats and species of local importance.
4. Naturally occurring ponds under twenty acres.
5. Waters of the state. Including lakes, rivers, ponds, streams, inland waters, and all other surface waters and watercourses within the state of Washington as classified in WAC 222-16-030.
6. Lakes, ponds, rivers, and streams planted with game fish by a government or tribal entity.
7. State natural area preserves and natural resource conservation areas.
8. Land essential for preserving connections between habitat blocks and open spaces.

B. Mapping.

The following maps are hereby adopted to provide geographic information about known or suspected habitat conservation areas:

1. Washington Department of Fish and Wildlife Priority Habitat and Species Maps;
2. Washington Department of Natural Resources, Official Water Type Reference Maps, as amended;

3. Washington Department of Natural Resources State Natural Area Preserves and Natural Resource Conservation Area Maps; and
4. City of Colfax habitat maps.

These maps are to be used as a guide for the city, project applicants, and property owners, and will be periodically updated as new information becomes available. They are a reference and do not provide a final critical area designation.

C. Critical Area Report - Additional Requirements.

In addition to the general critical area report requirements, the following elements must be met:

1. Preparation by a Qualified Professional. A critical areas report for a habitat conservation area shall be prepared by a qualified professional who is a biologist with experience preparing reports for the relevant type of habitat;
2. Areas Addressed in Report. The following areas shall be addressed in a critical area report for habitat conservation areas:
 - a. The project area of the proposed activity;
 - b. All habitat conservation areas and recommended buffers within 300 feet of the project area; and
 - c. All shoreline areas, floodplains, and other critical areas, and related buffers within 300 feet of the project area.
3. Habitat Management Plan. An investigation of the project area to evaluate the potential presence or absence of designated critical fish or wildlife species or habitat. The habitat management plan shall be based on the most current, accurate, and complete scientific and technical information available and best management practices. It shall be designed to achieve specific habitat objectives and shall include, at a minimum:
 - a. A detailed description of vegetation on and adjacent to the project area;
 - b. Identification of any species of local importance, priority species, or endangered, threatened, sensitive or candidate species that have a primary association with habitat on or adjacent to the project area, and assessment of potential project impacts to the use of the site by the species;
 - c. A discussion of any federal, state or local special management recommendations, including Washington Department of Fish and Wildlife habitat management recommendations, that have been developed for species or habitats located on or adjacent to the project area;
 - d. A detailed discussion of the potential impact on habitat by the project, including potential impact to water quality;
 - e. A discussion of measures, including avoidance, minimization and mitigation, proposed to preserve existing habitats and restore any habitat that was degraded prior to the current proposed land use activity; and
 - f. A discussion of continuing management practices that will protect habitat after the project site has been developed, including proposed monitoring and maintenance programs.

D. General Requirements.

1. Alterations shall not degrade the functions and values of habitat. A habitat conservation area may be altered only if the proposed alteration of the habitat or the mitigation

proposed does not degrade the functions and values of the habitat. Any approval of alterations or impacts to a habitat conservation area shall be supported by the most current, accurate, and complete scientific and technical information available.

2. Non-indigenous species shall not be introduced. No plant, wildlife or fish species not indigenous to the region shall be introduced into a habitat conservation area unless authorized by a state or federal permit or approval.
3. Mitigation Shall Result in Contiguous Corridors. Mitigation sites shall be located to achieve contiguous wildlife habitat corridors in accordance with a mitigation plan that is part of the critical area report to minimize the isolating effects of development on habitat areas, so long as mitigation of aquatic habitat is located within the same aquatic ecosystem as the area disturbed.
4. Approvals of Activities May be Conditioned. The SMP Administrator shall condition approvals of activities allowed within or adjacent to a habitat conservation area or its buffers, as necessary to minimize or mitigate any potential adverse impacts. Conditions may include, but are not limited to, the following:
 - a. Establishment of buffer zones;
 - b. Preservation of critically important vegetation;
 - c. Limitation of access to the habitat area, including fencing to deter unauthorized access;
 - d. Seasonal restriction of construction activities;
 - e. Establishment of a duration and timetable for periodic review of mitigation activities; and
 - f. Requirement of a financial guarantee, when necessary, to ensure completion and success of proposed mitigation.
5. Mitigation Shall Achieve Equivalent or Greater Biological Functions. Mitigation of alterations to habitat conservation areas shall achieve equivalent or greater biologic functions and shall include mitigation for adverse impacts upstream or downstream of the development proposal site. Mitigation shall address each function affected by the alteration to achieve functional equivalency or improvement on a per function basis.
6. Buffers.
 - a. Establishment of Buffers. The SMP Administrator shall require the establishment of buffer areas for activities in, or adjacent to, habitat conservation areas in shoreline jurisdiction, when needed to protect habitat conservation areas. Buffers shall consist of an undisturbed area of native vegetation, or areas identified for restoration, established to protect the integrity, functions, and values of the affected habitat. Required buffer widths shall reflect the sensitivity of the habitat and the type and intensity of human activity proposed to be conducted nearby, and shall be consistent with the management recommendations issued by the state Department of Fish and Wildlife. Specific buffers for streams are established in Subsection 5.E(2) below.
 - b. Increased habitat buffers. The SMP Administrator may require increased buffer widths in accordance with recommendations of a qualified professional biologist and the most current, accurate, and complete scientific and technical information available when it is determined that a larger buffer is necessary to protect habitat area functions and values due to site specific characteristics.
 - c. Habitat buffer averaging. The SMP Administrator may allow the recommended habitat area buffer width to be reduced in accordance with a critical area report, the most current, accurate, and complete scientific and technical information available, and the

management recommendations issued by the Washington Department of Fish and Wildlife, only if:

- i. It will not reduce habitat functions;
 - ii. It will provide additional natural resource protection, such as buffer enhancement;
 - iii. The total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer; and
 - iv. The buffer area width is not reduced by more than twenty-five percent (25%) in any location.
- d. Seasonal Restrictions. When a species is more susceptible to adverse impacts during specific periods of the year, seasonal restrictions may apply. Larger buffers may be required and activities may be further restricted during the specified season.
7. Signs and Fencing of Habitat Conservation Areas.
- a. Temporary Markers. The outer perimeter of the habitat conservation area or buffer and the limits of those areas to be disturbed pursuant to a development permit shall be marked in the field in such a way as to ensure that no unauthorized intrusion will occur, and verified by the SMP Administrator prior to the commencement of permitted activities. This temporary marking shall be maintained throughout construction, and shall not be removed until permanent signs, if required, are in place.
 - b. Permanent Signs. As a condition of any development permit issued pursuant to this Chapter, the SMP Administrator may require the applicant to install permanent signs along the boundary of a habitat conservation area or buffer. If required, permanent signs shall be made of a metal face and attached to a metal post, or another material of equal durability. Signs must be posted at an interval of one per lot or every 50 linear feet, whichever yields the greater amount of signs, and must be maintained by the property owner in perpetuity. The sign shall be worded as follows or with alternative language approved by the SMP Administrator:

*“Habitat Conservation Area Do Not Disturb
Contact City of Colfax Regarding Uses and Restrictions”*
 - c. Fencing.
 - i. As a condition of any development permit, the SMP Administrator may require the applicant to install a permanent fence at the edge of the habitat conservation area or buffer when fencing will prevent future impacts to the habitat conservation area.
 - ii. The applicant shall be required to install a permanent fence around the habitat conservation area or buffer when domestic grazing animals are present or may be introduced on site.
 - iii. Fencing installed as part of a proposed activity or as required in this Paragraph shall be designed so as to not interfere with species migration, including fish runs, and shall be constructed in a manner that minimizes habitat impacts.
8. Subdivisions. The subdivision and short subdivision of land in habitat conservation areas and associated buffers in shoreline jurisdiction is subject to the following:
- a. Land that is located wholly within a habitat conservation area or its buffer may not be subdivided.
 - b. Land that is located partially within a habitat conservation area or its buffer may be divided provided that an accessible and contiguous portion of each new lot:
 - i. Is located outside of the habitat conservation area and its buffer; and
 - ii. Meets the minimum lot size requirements of Colfax’s zoning code (Title 17).

- c. Access roads and utilities serving a proposed subdivision or other property may be permitted within the habitat conservation area and associated buffers only if the SMP Administrator determines that no other feasible alternative exists and these facilities are otherwise established consistent with the provisions of this Chapter.

E. Development Standards for Specific Species or Habitats.

In addition to the general requirements of Subsection D, the following standards shall be required for specific habitat conservation areas:

1. Endangered, threatened, and sensitive species.
 - a. No development shall be allowed within a habitat conservation area or buffer with which state or federally endangered, threatened, or sensitive species have a primary association.
 - b. Approval for alteration of land adjacent to a habitat conservation area or its buffer where endangered, threatened, and sensitive species have a primary association shall not occur prior to consultation with the state Department of Fish and Wildlife and the appropriate federal agency.
 - c. Bald eagle habitat shall be protected pursuant to the Washington State Bald Eagle Protection Rules, WAC 232-12-292, and any activity proposed within eight hundred feet, or within two thousand six hundred forty feet and in a shoreline foraging area, of a verified nest territory or communal roost shall include a habitat management plan developed by a qualified professional. The habitat management plan shall be approved by the U.S. Fish and Wildlife Service prior to any final permit approvals.
2. Streams.
 - a. Establishment of buffers and setbacks. Buffers shall be established for habitats that include aquatic and terrestrial ecosystems that mutually benefit each other and that are located adjacent to rivers, perennial or intermittent streams, seeps and springs. A building setback shall be established adjacent to those rivers or perennial streams that are functionally separated from their associated uplands by an impervious concrete lining.
 - b. Activities Shall Not Degrade the Functions and Values of Buffers and Setbacks.
 - i. Unless otherwise allowed in this Chapter, all structures and activities shall be located outside of the buffer. A proposed activity may only be permitted in a buffer if the applicant can show that the activity, including associated mitigation measures, will not degrade the functions and values of the buffer and other critical areas.
 - ii. Unless otherwise allowed in this Chapter, all buildings shall be located outside of the building setback. Other improvements may be allowed in the building setback so long as mitigation is provided for any adverse impacts.
 - c. Classification. Streams are classified using the Permanent Water Typing System described in WAC 222-16-030, and as follows:
 - i. Type S- Type S waters are shorelines of the state
 - ii. Type F- Type F waters are perennial or seasonal, fish-bearing waters
 - iii. Type Np- Type Np waters are nonfish-bearing perennial waters
 - iv. Type Ns- Type Ns waters are nonfish-bearing seasonal waters
 - d. Standard Buffers or Building Setbacks.
 - i. Recommended buffer or building setback widths are shown in Table B.5-1. A stream shall have the required buffer or setback width, unless a greater width is required pursuant to Subsection 5.E(3)(e), or a lesser width is allowed pursuant to Subsection 5.E(3)(f) of this SMP.

- ii. Spring Flat Creek, a tributary of the South Fork Palouse River in a concrete-lined channel, shall have a 15-foot building setback from the ordinary high water mark or the top of the concrete-lined channel wall within shoreline jurisdiction, unless a greater width is required pursuant to Subsection 16.55.705(D)(3)(e), or a lesser width is allowed pursuant to Subsection 16.55.705(D)(3)(f).
- iii. Widths shall be measured outward, on the horizontal plane, from the ordinary high water mark or from the top of bank if the ordinary high water mark cannot be identified. The SMP Administrator may waive the requirement to provide a formal delineation of a stream’s ordinary high water mark if compliance with these regulations can be demonstrated without that information, or if the applicant can clearly demonstrate that the proposed activity is outside of the stream buffer.
- iv. Where an action is proposed in an environment designation that is separated from the shoreline by a different environment designation, the only buffer or building setback that applies in the landward designation is that buffer which is specified for that designation and which is measured from the ordinary high water mark.

Table B.5-1 Standard Shoreline Buffers or Building Setbacks

Environment Designation	Shoreline Waters¹ (Type S)
All Designations	For water-dependent developments, no buffer or setback. Apply mitigation sequencing to avoid and minimize adverse impacts during development siting.
Urban Conservancy	South Fork Palouse River – a buffer the smaller of: <ul style="list-style-type: none"> • 75 feet • The waterward edge of an improved public road North Fork and Mainstem Palouse River – a buffer the smaller of: <ul style="list-style-type: none"> • 100 feet • The waterward edge of an improved public road
Shoreline Residential	A buffer the smaller of: <ul style="list-style-type: none"> • The landward edge of the toe of a levee • 75 feet
Shoreline Parks	A buffer the smaller of: <ul style="list-style-type: none"> • The landward edge of the toe of a levee • 75 feet
High Intensity	South Fork Palouse River: a buffer of 50 feet North Fork and Mainstem Palouse River – a buffer the smaller of: <ul style="list-style-type: none"> • The landward edge of the toe of a levee • 60 feet
Flume	No buffer required; building setback of 15 feet from the top of the concrete-lined channel wall. Fences, parking, yards and other improvements are allowed in the setback if authorized by other agencies and regulations.

¹ Shoreline (Type S) stream buffers or setbacks are based on existing conditions in each environment designation

- e. **Increased Buffer or Building Setback Width.** The buffer or setback width shall be increased, as follows:
 - i. When the SMP Administrator determines that the standard width is insufficient to prevent habitat degradation and to protect the structure and functions of the stream; or
 - ii. When the SMP Administrator determines that the width is insufficient to protect human life and development from frequently flooded areas, geologically hazardous areas, or channel migration zones.

- f. **Buffer Width Averaging.** The SMP Administrator may allow the buffer width of a stream to be reduced in accordance with a critical area report only if:
- i. The width reduction will not reduce stream habitat functions, including those of non-fish habitat;
 - ii. The width reduction will not degrade the habitat;
 - iii. The proposal will provide additional habitat protection;
 - iv. The total buffer area of each stream on the development proposal site is not decreased;
 - v. The buffer width is not reduced by more than 25% in any one location;
 - vi. The buffer width reduction will not be located within another critical area or associated buffer; and
 - vii. The reduced buffer width is supported by the most current, accurate, and complete scientific and technical information available.

The width of the building setback may not be averaged, but may be reduced through a Shoreline Variance.

- g. **Buffer Mitigation.** Mitigation of adverse impacts to buffers shall result in equivalent functions and values on a per function basis, be located as near the alteration as feasible, and be located in the same sub-drainage basin as the habitat impacted.
- h. **Alternative Mitigation for Stream Buffers.** The requirements set forth in this Section may be modified at the SMP Administrator's discretion if the applicant demonstrates that greater habitat functions, on a per function basis, can be obtained in the affected sub-drainage basin as a result of alternative mitigation measures.
- i. **Uses and modifications allowed in stream buffers.** The following uses are allowed in stream buffers provided that mitigation sequencing is demonstrated, and any adverse impacts to ecological functions are mitigated.
- i. **Accessories to water-dependent uses.** Uses, developments and activities accessory to water-dependent uses should be located outside any applicable standard or reduced buffer unless at least one of the following is met:
 - a) Proximity to the water-dependent project elements is critical to the successful implementation of the facility's purpose and the elements are supportive of the water-dependent use and have no other utility (e.g., a road to a boat launch facility, facilities that support aquaculture);
 - b) The proposed accessory would be located in a park or on other public lands where high-intensity, water-oriented recreational development is already legally established, and the accessory would not conflict with or limit opportunities for other water-oriented uses;
 - c) The accessory use, development or activity can be located upland of the water-dependent use; or
 - d) The applicant's lot/site has topographical constraints where no other location of the development is feasible (e.g., the water-dependent use or activity is located on a parcel entirely or substantially encumbered by the required buffer).

In these circumstances, uses and modifications accessory to water-dependent uses must be designed and located to minimize intrusion into the buffer. All other accessory uses, developments and activities proposed to be located in a shoreline buffer must obtain a Shoreline Variance unless otherwise allowed by other regulations in this Section or in this SMP.

- ii. **Water-oriented public access and recreation facilities.** New development and redevelopment of water-oriented public access and recreation structures are allowed in stream buffers provided the applicant can demonstrate that the design applies

mitigation sequencing and appropriate mitigation is provided to ensure no net loss of ecological functions. Applicants shall submit a management plan that specifically addresses compliance with Sections 4.3 (Environmental Protection), 4.4 (Shoreline Vegetation Conservation), 4.5 (Water Quality, Stormwater and Nonpoint Pollution), and Appendix B (Shoreline Critical Areas Policies and Regulations) of this SMP. The City may review and condition the project to fully implement the policies of the Shoreline Management Act and this Master Program.

- iii. Temporary agricultural equipment and facilities. New agricultural equipment and facilities, excluding buildings, may be placed in a buffer if the following conditions are satisfied:
 - a) Placement of the equipment and facilities must support an existing agricultural use.
 - b) The equipment and facilities may only be in the buffer on a temporary or seasonal basis, a maximum of eight (8) months in a running 12-month period.
 - c) Placement outside of a buffer is not feasible because it would be located on a property owned by another landowner or it would interfere with another agricultural or authorized use.
 - d) The location of the proposed equipment and facilities is on an already altered site, and would not result in harm to or removal of native vegetation.
 - e) Best management practices are utilized to prevent adverse impacts to water quality or other ecological functions.
- iv. Shoreline residential access. A private access pathway constructed of pervious materials may be installed, a maximum of four (4) feet wide, through the stream buffer to the OHWM. Impervious materials may be used as needed to construct a safe, tiered pathway down a slope. Raised boardwalks may also be constructed through wetland areas to reach the shoreline waterbody consistent with regulations in this Chapter. A railing may be installed on one edge of the pathway, a maximum of 36 inches tall and of open construction. Pathways to the shoreline should take the most direct route feasible consistent with appropriate safety standards.

6. Frequently flooded areas.

A. Designation.

This Section shall apply to all frequently flooded areas in shoreline jurisdiction. Frequently flooded areas shall include the following:

- 1. Areas of Special Flood Hazard. Areas identified by the Federal Insurance Administration Flood Insurance Study for the City of Colfax and accompanying maps, including Federal Emergency Management Agency flood insurance rate maps.
- 2. Areas Identified by the SMP Administrator. Areas of special flood hazard identified by the SMP Administrator based on review of base flood elevation and floodway data available from federal, state, local agency, or other valid sources when base flood elevation data has not been provided by the Federal Insurance Administration.

B. Standards.

Applicants for development within frequently flooded areas shall comply with provisions of the City's flood damage prevention ordinance (Chapter 15.44 CMC).

7. Geologically hazardous areas.

According to the best information available, the City of Colfax is not aware of any seismic or mine hazard areas within the City boundaries; however, this does not preclude landowners from investigation and due diligence in these regards. If geologically hazardous areas are determined to be present in shoreline jurisdiction, the following regulations shall apply.

A. Buffers.

1. Standard buffer. A minimum twenty-five-foot buffer shall be established from the top, toe or sides of an identified geological hazard, including landslide hazard areas, seismic hazard areas, mine hazard areas, landfills or steep slope areas (forty percent or greater), except as specified below. The buffer may be increased if necessary to protect public health, safety and welfare, based on information contained in a geotechnical report prepared by a qualified geotechnical engineer.
2. Reduced Buffer. Buffer zones may be decreased in size provided the geotechnical report substantiates the following findings:
 - a. The proposed development will not create a hazard to the subject property, surrounding properties or rights-of-way, erosion or sedimentation to off-site properties or bodies of water.
 - b. The proposal uses construction techniques that minimize destruction of existing topography and natural vegetation.
 - c. The proposal mitigates all impacts identified in the geotechnical report.

B. Activities Allowed in Seismic and Mine Hazard Areas.

1. Construction of new buildings with less than two thousand five hundred square feet of floor area or roof area, whichever is greater, and which are not residential structures or used as places of employment or public assembly;
2. Additions to existing single-story residences that are two hundred fifty square feet or less; and
3. Installation of fences.

C. In any geologically hazardous area, new development and creation of new lots that would cause foreseeable risk from geological conditions after application of Subsections (A)(1) and (2) during the life of the development is prohibited.

Appendix C Shoreline Environment Designation Map

Official Shoreline Maps¹

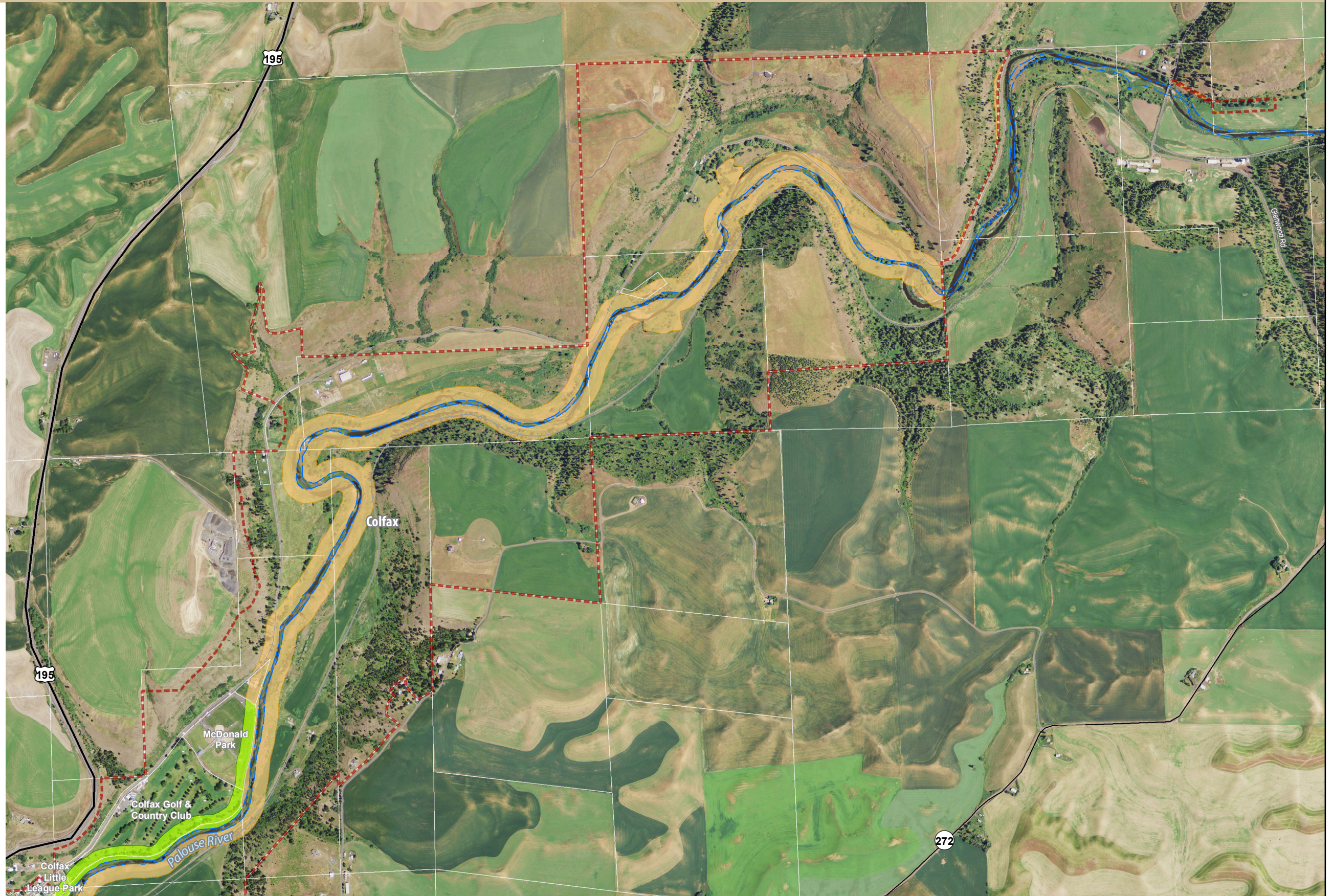


- SMP Stream^{TWC}
- SMP Waterbody^{TWC}
- City or Town Limit^{TWC}

Environment Designations^{2TWC}

City of Colfax

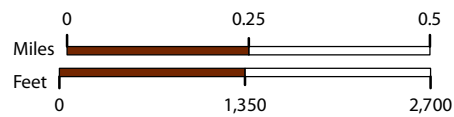
- Shoreline Parks
- Shoreline Residential
- Urban Conservancy
- Urban Conservancy - Future Annexation Area



Notes:

¹ "We hereby certify that this map constitutes the Official Shoreline Map as approved by Ordinance 15-12 of the City Council and signed by its chair dated this 5th day of October, 2015."

² Shoreline areas waterward of the ordinary high water mark (OHWM) are assigned an Aquatic environment designation.



Original scale = 1:16,750 @ 11" x 17" layout. Please scale

Official Shoreline Maps¹

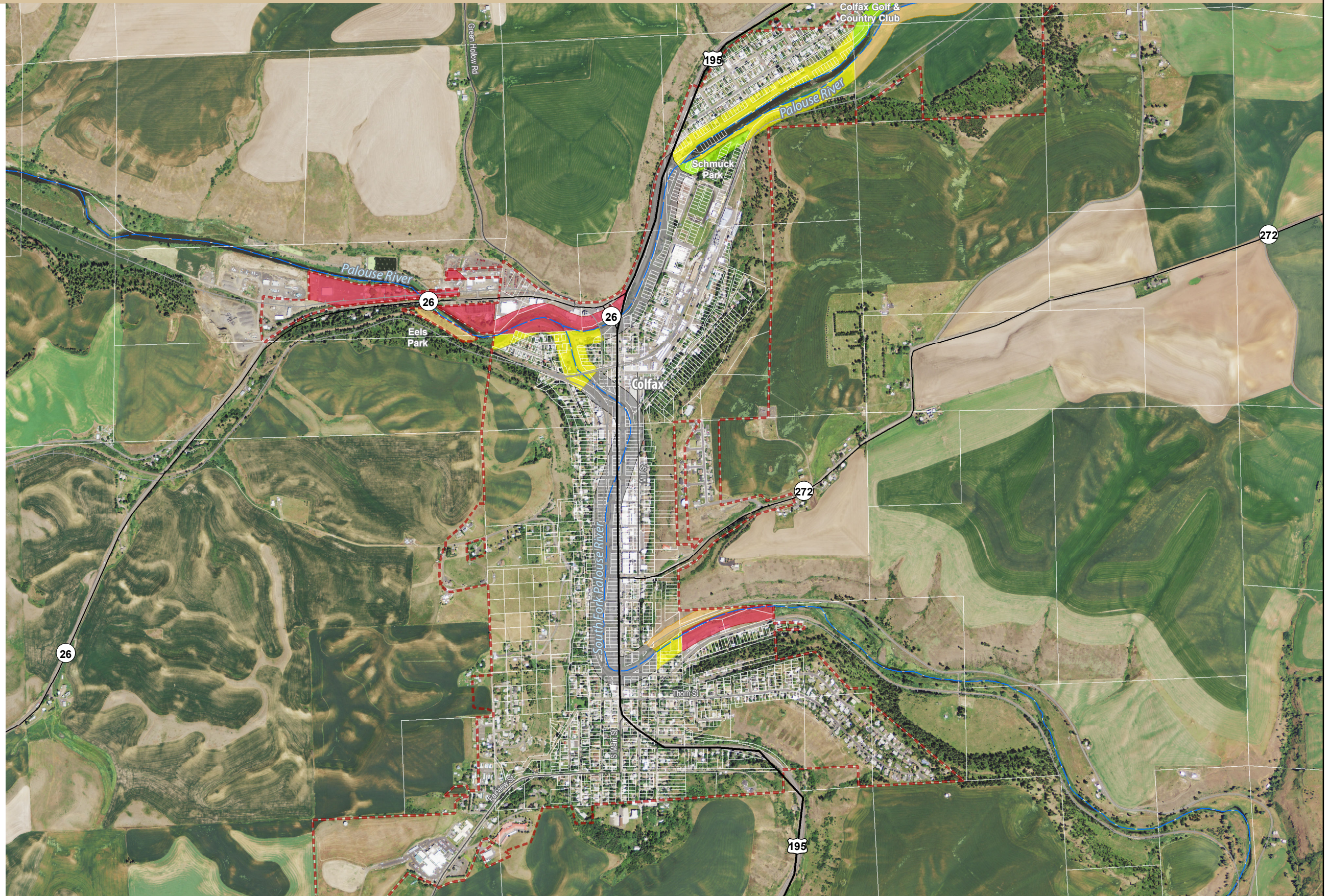


- SMP Stream^{TWC}
- SMP Waterbody^{TWC}
- City or Town Limit^{TWC}

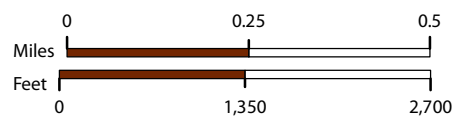
Environment Designations^{2TWC}

City of Colfax

- Colfax Flume
- High Intensity
- Shoreline Parks
- Shoreline Residential
- Urban Conservancy



Notes:
¹ We hereby certify that this map constitutes the Official Shoreline Map as approved by Ordinance 15-12 of the City Council and signed by its chair dated this 5th day of October, 2015."
² Shoreline areas waterward of the ordinary high water mark (OHWM) are assigned an Aquatic environment designation.



Original scale = 1:16,750 @ 11" x 17" layout. Please scale

DRAFT

**WHITMAN COUNTY
GRANT No. G1400494**

**PRELIMINARY DRAFT
CUMULATIVE IMPACTS ANALYSIS**

FOR THE CITY OF COLFAX SHORELINE MASTER PROGRAM



Prepared for:

City of Colfax
PO Box 229
Colfax WA, 99111

Prepared by:



750 Sixth Street South
Kirkland . WA 98033

p 425.822.5242
f 425.827.8136
watershedco.com



STRATEGY | ANALYSIS | COMMUNICATIONS

2025 First Avenue, Suite 800
Seattle WA 98121

June 2015



This report was funded in part
through a grant from the
Washington Department of
Ecology.

**The Watershed Company
Reference Number:
130736**

Cite this document as:

The Watershed Company and BERK. June 2015. Preliminary Draft Cumulative Impacts Analysis for the City of Colfax's Shoreline Master Program. Prepared for the City of Colfax, WA.

TABLE OF CONTENTS

	Page #
Grant No. G1400494.....	1
Preliminary Draft Cumulative Impacts Analysis	1
Table of Contents	i
List of Figures	ii
Cumulative Impacts Analysis	1
1 Introduction.....	1
1.1 Background and Purpose	1
1.2 Approach.....	4
2 Summary of Existing Conditions.....	4
2.1 Ecological.....	4
2.2 Land Use	6
3 Reasonably Foreseeable Future Development.....	10
4 Effects of Established Programs.....	12
4.1 Current County Regulations and Programs.....	12
4.2 State Agencies/Regulations	13
4.3 Federal Agencies/Regulations	14
5 Application of the SMP	16
5.1 Environment Designations.....	16
5.2 Effects of Critical Areas Regulations	18
5.3 Mitigation Sequencing.....	20
5.4 Unregulated, Illegal and Exempt Development.....	21
5.5 Effects of SMP Standards on Foreseeable Uses and Modifications	21
5.6 Shoreline Restoration Plan	31
6 Net Effect on Ecological Function	32
7 References	33

LIST OF FIGURES

	Page #
Figure 1-1. Colfax shoreline jurisdiction (orange shading within the yellow city limits)	3
Figure 4-1. Distribution of Upland Environment Designations in Colfax by Area.....	18

LIST OF TABLES

	Page #
Table 5-1. Environment designation criteria	17

CUMULATIVE IMPACTS ANALYSIS

CITY OF COLFAX SHORELINE MASTER PROGRAM

1 INTRODUCTION

1.1 Background and Purpose

This Cumulative Impacts Analysis (CIA) is a required element of the City of Colfax’s (City or Colfax) Shoreline Master Program (SMP) update process. The State Master Program Approval/Amendment Procedures and Master Program Guidelines (SMP Guidelines; WAC 173-26-186(8)(d)) state that, “To ensure no net loss of ecological functions and protection of other shoreline functions and/or uses, master programs shall contain policies, programs, and regulations that address adverse cumulative impacts and fairly allocate the burden of addressing cumulative impacts.” The CIA is intended to demonstrate that an SMP will not result in degradation of shoreline ecological functions over a 20-year planning horizon. This CIA can help the City make adjustments where appropriate in its proposed SMP if there are potential gaps between maintaining and degrading ecological functions.

In accordance with the SMP Guidelines, this CIA addresses the following:

- i. “Current circumstances affecting the shoreline and relevant natural processes [Chapter 2 below and *Final Shoreline Analysis Report for Shorelines in Whitman County; the Cities of Colfax, Palouse, Pullman, Tekoa, and the Towns of Albion, Malden, and Rosalia* (The Watershed Company and Berk 2014)];
- ii. Reasonably foreseeable future development and use of the shoreline [Chapter 3 below and *Shoreline Analysis Report*]; and
- iii. Beneficial effects of any established regulatory programs under other local, state, and federal laws.” [Chapter 4 below]

The CIA assesses the policies and regulations in the draft SMP to determine whether no net loss of ecological function will be achieved as new development occurs. The baseline against which changes in ecological function are measured is the current shoreline conditions documented in the *Shoreline Analysis Report*. For those projects or activities that result in degradation of ecological functions, the required mitigation must return the resultant ecological function back to the baseline. This is illustrated in Figure 1-1.

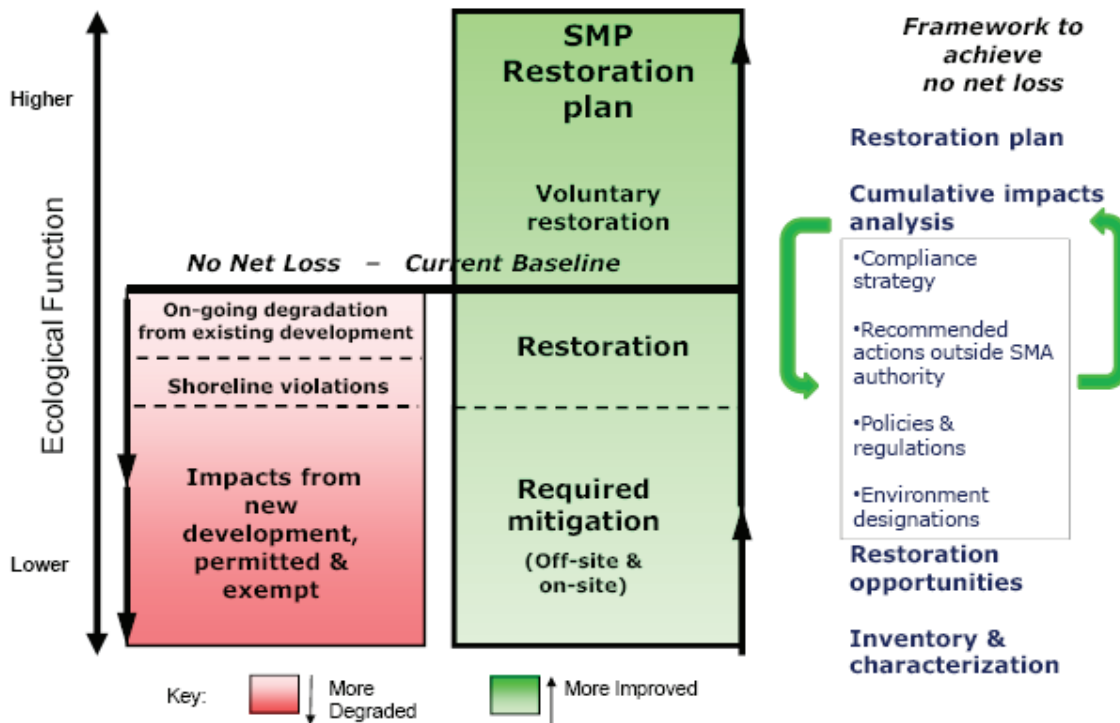


Figure 1-1. Framework for achieving no net loss of shoreline ecological functions (Source: Department of Ecology)

Despite SMP regulations that require avoidance, minimization, and mitigation for any unavoidable losses of function, some uses and developments cannot be fully mitigated. This could occur when mitigation is out-of-kind, meaning that it offsets a loss of function through an approach that is not directly comparable to the proposed impact. A loss of functions may also occur when impacts are sufficiently minor on an individual level, such that mitigation is not required, but are cumulatively significant. Unregulated activities (such as operation and maintenance of existing legal developments) may also degrade baseline conditions. Additionally, the City of Colfax SMP applies only to activities in shoreline jurisdiction (Figure 1-2), yet activities upland of shoreline jurisdiction or upstream in the watershed may have offsite impacts on shoreline functions.

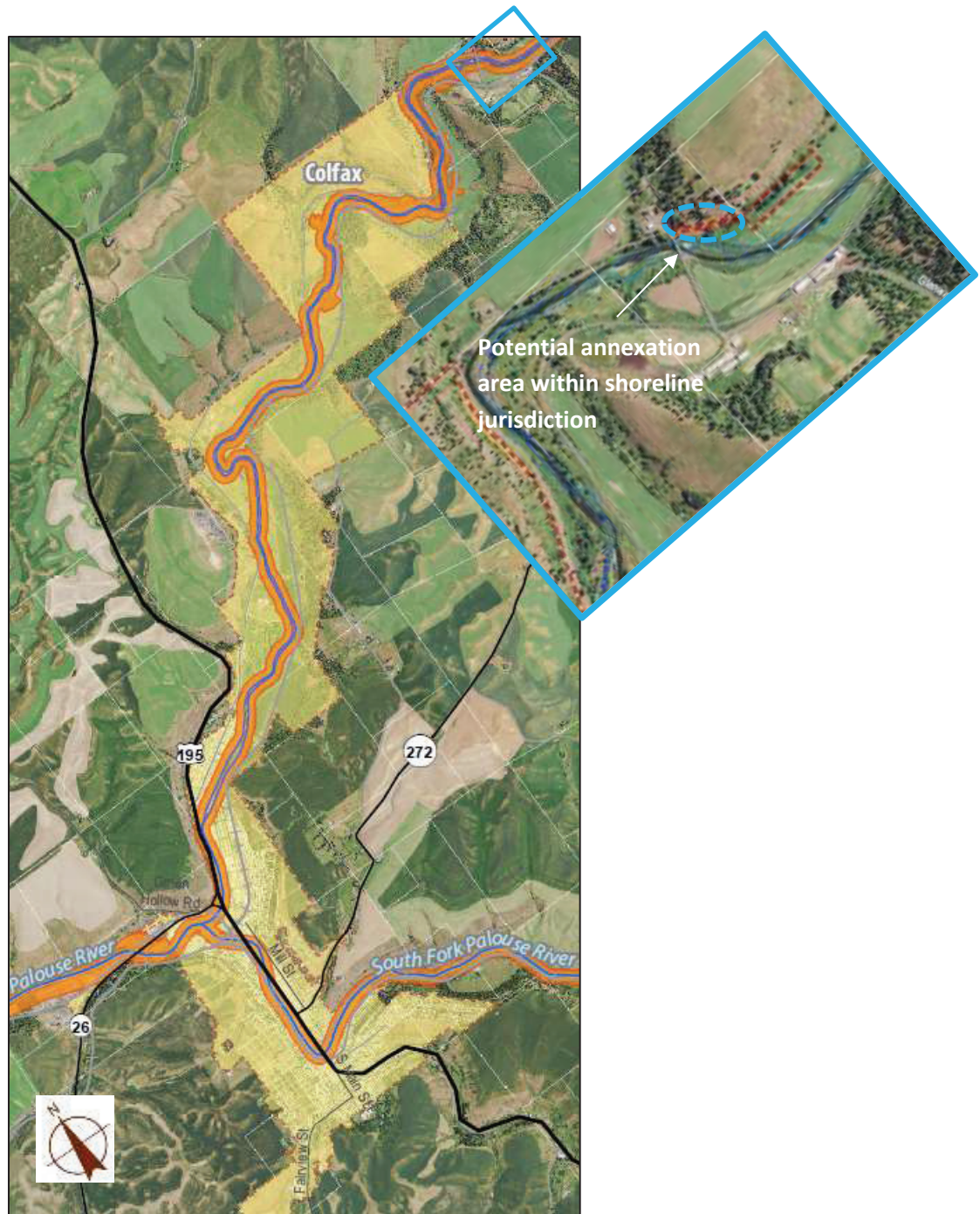


Figure 1-2. Colfax shoreline jurisdiction (orange shading within the yellow city limits, plus potential annexation area)

Together, these different project impacts may result in cumulative, incremental, and unavoidable degradation of the overall baseline condition unless additional restoration of ecological function is undertaken. Accordingly, the *Shoreline Restoration Plan* (The Watershed Company 2015) is intended to be a source of ecological improvements implemented voluntarily

that may help to bridge a gap between minor cumulative, incremental, and unavoidable damages and ensure no net loss of shoreline ecological functions.

1.2 Approach

This CIA was prepared consistent with direction provided in the SMP Guidelines as described above. Existing conditions were first evaluated using the information, both textual and graphic, developed and presented in the *Shoreline Analysis Report*. Likely development identified in the *Shoreline Analysis Report* was addressed further to understand the extent, nature, and general location of potential impacts.

The effects of likely development were then evaluated in the context of SMP provisions, as well as other related plans, programs, and regulations. For the purpose of evaluating impacts, areas with a likelihood of high densities of new development or redevelopment were evaluated in greatest detail. Cumulative impacts were analyzed quantitatively where possible. A qualitative approach was used where specific details regarding redevelopment likelihood or potential were not available at a level that could be assessed quantitatively or the analysis would be unnecessarily complex to reach a conclusion that could be derived more simply.

2 SUMMARY OF EXISTING CONDITIONS

The following summary of existing conditions is based on the *Shoreline Analysis Report*. More detailed information on specific shoreline areas is provided in the *Shoreline Analysis Report*.

2.1 Ecological

The City of Colfax and its annexation area are located in the Palouse watershed (WRIA 34), at the confluence of the north and south forks of the Palouse River. WRIA 34 covers the majority of Whitman County. The Palouse River originates in the Bitterroot Mountains in northern Idaho, and flows westerly into Whitman County before joining the Snake River at the Whitman/Franklin County line. The topography of the Palouse watershed transitions from mountainous terrain in Idaho to rolling hills composed of basalt covered with loess in the central portion of the watershed. The far western portion of the watershed is in an area called the Channeled Scablands. This area was shaped by massive floods over the past million years, which left behind exposed channels of the underlying basalt amongst islands of loess (HDR and EES 2007).

Precipitation primarily occurs in the winter months, and ranges from 10 inches in the west to 50 inches in the eastern portion of the watershed (HDR and EES 2007). Many of the smaller stream

channels are dry in the summer. Major tributaries in the watershed include the North and South Forks, Rebel Flat Creek, Rock Creek, Pine Creek, Union Flat Creek and Cow Creek.

Historically, the dominant vegetation in the Palouse watershed was a bunchgrass association. Much of that vegetation has been converted to dryland agriculture or altered by rangeland uses. Soil erosion resulting from storm water runoff has been a continuing problem throughout WRIA 34 as a result of land conversions to agriculture. An estimated 40% of the topsoil in the Palouse has been lost to erosion during this time (HDR and EES 2007). Most livestock grazing occurs in the westernmost portion of the basin, within the Channeled Scablands. Urban development makes up a small portion of the watershed; however, several cities and towns are located directly adjacent to the Palouse River and its tributaries. Riparian areas have been significantly altered by land use in the South Fork Palouse subbasin, and many small intermittent streams have been converted to drainage ditches throughout the North and South Fork subbasins.

Water quality concerns are primarily from non-point sources throughout most of the watershed, including erosion, livestock, fertilizers, and septic systems, which contribute sediment, fecal coliforms, and nutrients. Temperature is also a concern in many of the waterbodies in the watershed.

Although there are no man-made dams on the Palouse River, the 185-foot Palouse Falls, approximately 6 miles upstream from the River's confluence with the Snake River, prevents anadromous salmon passage (Golder Associates, Inc 2009). There are no ESA-listed salmonids or other listed aquatic species above the Palouse Falls. Resident fish species above the falls include rainbow trout, brown trout, smallmouth bass, sculpin, largescale sucker, northern squawfish, shiner perch and speckled dace (HDR and EES 2007). Trout are less common in the lower portions of the watershed, presumably as a result of temperature and water quality constraints in the lower watershed.

Throughout much of the Palouse watershed in Whitman County, riparian forest and shrub vegetation is limited. This occurs as a combination of naturally limited water sources, the basalt landscape, and topography. Additionally, riparian vegetation is often limited as a result of ongoing agricultural activity adjacent to the watercourse.

Through Colfax, the Palouse River is almost completely contained within a system of concrete levees and flumes and shoreline functions tend to be low overall. The north fork of the Palouse meanders through recreational, residential, and agricultural uses before entering a concrete flume. Most of the south fork meanders through more dense residential and commercial areas and is contained with a concrete flume for most of its length. Downstream of the confluence,



the Palouse River continues along some minor residential uses and primarily industrial uses.

For the purposes of the *Shoreline Analysis Report*, nine reaches were delineated. A qualitative reach ranking of hydrologic, vegetative, habitat, and hyporheic functions provided a broad scale description of function (Table 5-16 in the *Shoreline Analysis Report*).

Most of the reaches are heavily impacted due to proximity to intense development, bank

alteration and the presence of roads or railroads. Much of the channel is enclosed by the concrete flume or bounded by levees, thus hydrologic and habitat functions are particularly limited. The highest functioning shorelines areas are Reach 2, a small area in the west of the City, and Reach 4, the agricultural area in the northeast arm of the City, which lack armoring, have substantial floodplain and a wetland fringe present, as well as riparian vegetation.

Colfax's potential annexation area consists of 3.82 acres northeast of the current City limits that contains a pump house and unpaved access road. Only 0.44 acre are in shoreline jurisdiction, which predominantly consists of the access road area. This area was analyzed with the County reaches in the *Shoreline Analysis Report*. The potential annexation area within shoreline jurisdiction includes 371.8 SF of potentially associated wetland and is partially within the floodplain. Scattered trees are present on the slope north of the road and a few trees and agricultural areas are present south of the road. Glenwood Road crosses the river at the western end of the annexation area. No other development is present other than the access road.

2.2 Land Use

City

Current Land Use

Colfax's population is 2,846. A significant portion of the City lies within shoreline jurisdiction. Shoreline land use within the City's 368 acres of shoreline jurisdiction includes open space and agriculture at the south end of town; commercial and residential uses through the Main Street

corridor; and residential and industrial uses at the north end of town. Colfax has railroad and road infrastructure throughout. Current land uses within the City's shorelines are as follows:

Resource production and extraction	54%
Transportation, communication, and utilities	15%
Residential	9%
Undeveloped land and water areas	8%
Trade	6%
Cultural, entertainment, and recreational	4%
Manufacturing	4%
Services	1%

Colfax's shorelines are unique in the County. In the 1960s, a concrete channel system for the North Fork, South Fork and Mainstem of the Palouse River was constructed through town. The primary purpose of the system is to protect the low-lying residential, commercial and business areas of the City. The system, which is operated and maintained by the City, includes two components. The Colfax No. 1 levee system is located along the North Fork and Mainstem. The project consists of approximately 3,700 feet of concrete-lined channel, 4,900 feet of revetted channel, 2,300 feet of unrevetted channel, and drainage structures (USACE 2014). The Colfax No. 2 Flood Reduction Project is located along the South Fork and Spring Flat Creek (a tributary). The project consists of approximately 7,190 feet of concrete-lined channel, 2,610 feet of left and right bank revetted levees, and drainage structures (USACE 2014). Both were completed in 1965. As a result of the levee system, a large portion of the City's shorelines are fenced and do not provide the typical visual experience of a free-flowing stream.



Agriculture (seen primarily in the Colfax–Agriculture reach) is the most common use in the City's shorelines. The use is largely located northeast of the town center along the North Fork. This area was recently annexed into the City in 2006 and, at 1,140 acres, doubled the land area of the City and greatly increased its shoreline jurisdiction as well. The City has applied a new

zoning district to this area – Rural Residential. Current land use in the area is predominantly agriculture with cattle grazing. Residential development is extremely low density. The City views this area as appropriate for continued low-density residential development provided water and sewer services are extended (City of Colfax 2007).

Southeast of town, a large area of open space occurs. Several parks are located within the City's shoreline as well. Open space, parks and recreational activities comprise approximately 10 percent of the City's shorelines. Through the Main Street corridor, shoreline jurisdiction includes the west side of Main Street, which is characterized by retail, commercial, service and hotel/motel uses. Residential uses surround the commercial district and residential uses along the west bank of the South Fork are within shoreline jurisdiction as well.

Shoreline land use north of the town center and past the confluence includes more residential uses, but also includes industrial uses. The City's 6.5-acre wastewater treatment plant and settling pond are located in the northwest portion of the City between SR 26 and the Palouse River. After treatment, effluent is discharged to the Palouse River. The facility was last refurbished in 2004 (City of Colfax 2007).

Zoning

Zoning through the City generally follows the current land use pattern with the exception of the northeast annexed area described above. Commercial zoning is applied along the South Fork through the City's business district and in the northwest section of the City. It is surrounded by residential zoning. Areas of manufacturing zoning are generally located to the north of the town center.

Water-Oriented Uses

Water-oriented uses within Colfax are limited. None of the rivers through the City are commercially navigable. Activities such as boating, fishing and swimming are not possible in the fenced concrete channel areas. Agricultural uses in the northeast part of town may be considered water-oriented. There are approximately 197 shoreline acres in agricultural use.

Transportation

There is significant transportation infrastructure within the City's shorelines including rail, roads, and three bridges. About 50 percent of the roads are classified as rural local access. The remaining roads are classified as major roads, including approximately 0.5 mile of US Highway 195 (crosses the Palouse River in the Colfax-Residential and Colfax –Industrial/Commercial reaches) and a stretch of US Highway 26 (crosses the Palouse River in the Colfax – Industrial/Commercial reach) where it meets US Highway 195.

Public Access

The City's shoreline public access sites are also considered water-oriented. There are approximately 35 acres of identified parks, open space and recreational activities within the City's shorelines. Public access sites and trails include:

- **Colfax Golf and Country Club** is a nine-hole public course on the North Fork with fairways, water hazards, sand traps, and chipping and putting areas (image to the right). The Club has a pro shop and a full service bar.
- **Eels Park** features a fountain, restrooms, a half-basketball court, and a playground.
- **McDonald Park** is an athletic compound along the North Fork Palouse River. It has a regulation baseball field, a softball field, two multipurpose fields, and a soccer field. There is a press building with restrooms, an office, meeting rooms, and concession stands. The park is surrounded by a lighted path for walking/jogging (image to the right).
- **Schmuck Park** offers a large covered picnic area, day use facilities, a playground, a sand volleyball court, a horse shoe pit, and a tennis court.
- **Good Park** is located on SR 195 at the south end of town.



Water-enjoyment amenities include trails, ball parks, and viewpoints. Some of the commercial uses adjacent to the shoreline may be considered water-enjoyment uses. The City's wastewater treatment plant is considered water-related and its outflow is considered water-dependent. Other utility outfalls would also be considered water-oriented.

Potential Annexation Area

Current Land Use

The total annexation area is 3.82 acres, 0.44 acres of which are in shoreline jurisdiction. The area in jurisdiction intersects two parcels. The existing land use is classified as Resource Production and Extraction. Ownership of the potential annexation area is unknown.

Zoning

The entire potential annexation area is currently zoned for Agriculture (Agriculture classified under current use chapter 84.34 RCW).

Transportation

There are no roads or rail.

3 REASONABLY FORESEEABLE FUTURE DEVELOPMENT

3.1 City

This section considers potential future development within and along the shorelines of the City of Colfax. Consistent with the State Guidelines, the analysis will “address the cumulative impacts on shoreline ecological functions that would result from future shoreline development and uses that are reasonably foreseeable” (WAC 173-26-201(3)(d)(iii)). Reasonably foreseeable development is defined as development that is likely to occur during the next 20 years based on the proposed shoreline environment designations, proposed land use density and bulk standards, and current shoreline development patterns.

The zoning and proposed shoreline environment designations control the availability of land for development in the shoreline jurisdiction. The majority of shoreline parcels have no zoning (71%). The remaining parcels are mainly zoned either residential (18%) or commercial and business (8%), with some manufacturing. Relevant zoning in Colfax’s shoreline is summarized as follows:

- The R-1 and R2 zones allow residential with accessory uses, specified home occupations, child care, parks and playgrounds. R-1 is limited to single- and two-family residential. R-2, mainly located downtown, additionally allows apartments and condominiums. Generally, R-1 is more appropriate for denser development than the R-2 zone, which is located on the outskirts of the city.

- The Commercial and Business zones, both located along Main Street and WA Route 26, provide areas for business to occur. The Commercial zone allows heavy retail sales and light manufacturing while the Business zone allows for a mix of uses, including mixed use and apartment residential dwellings.

Only 8% of Colfax's 2,846 shoreline acres are undeveloped (this category does not include agricultural land), and there are no known plans for future development at this time. The City of Colfax has decreased in population year to year, since 2006. Colfax saw a steady increase in population from 1991 to 1999, and then from 2003 to 2006, but has not experienced any population growth since. In 2010, there were 2,805 people living in Colfax. Housing units in the City of Colfax have steadily increased year to year since 1991, but appear to be leveling off and remaining steady beginning in 2008. In 2010, there were 1,405 housing units in Colfax.

There are some potential new uses, developments and activities that are likely to occur in the shoreline. According to City staff (Pers. Comm. Andy Burgard, 2014; Pers. Comm. Michael Rizzitiello, 2015), the following new uses and developments may occur:

- The owners of the storage facility on West River Drive along the Palouse River have expressed a desire to expand.
- SEPA documentation and a shoreline permit have been submitted for construction of new homes between Ballinger Street and West Railroad Avenue (North Pointe Development) (image to right).
- The Walla Walla Highway bridge sidewalk has been closed by WSDOT. The City anticipates improvements to that bridge in the future, although no plan has been developed.
- Several park improvements are being contemplated and are described under Public Access.
- There is potential for new parking facilities to be developed downtown in the Flume environment. The City is exploring opportunities to provide parking over the water as a



means to increase parking in the downtown center without requiring removal of historic buildings.

- The Light Industrial area on Lower A Street has potential for conversion to R-1 residential.
- Some of the Urban Conservancy environment up the North Fork, which is currently in agricultural use, could experience future conversion to low-density residential. The minimum lot size in this zone varies from 2 to 5 acres depending on water source, and the minimum lot width is 125 feet.

No new water-oriented uses are expected. There are limited water-oriented opportunities in Colfax. None of the rivers through the City are commercially navigable. Because of the concrete channel, activities such as boating, fishing and swimming are not possible in the flume. Agricultural uses in the northeast part of town may be considered water-oriented, but no additional agricultural development is expected beyond the existing 197 shoreline acres in agricultural use.

3.2 Potential Annexation Area

The potential annexation area will be used for public utility purposes. No other development is anticipated.

4 EFFECTS OF ESTABLISHED PROGRAMS

4.1 Current County Regulations and Programs

All development activity within the City is required to comply with the Colfax Municipal Code (CMC). Provisions in the CMC that potentially affect how future development is implemented and the extent of potential ecological impacts include critical areas and zoning regulations. The following are descriptions of these relevant regulations and how they help to maintain shoreline functions.

Critical Areas Regulations

City regulations applicable to critical areas are contained in Colfax Municipal Code Title 17, adopted via Ordinance 13-02 in May 2013. These regulations require wetland buffers of between 50 and 250 feet based solely on wetland category (CMC 17.14.040.C). No stream buffer widths are specified, although the regulations require preparation of a habitat management plan based on best available science and a demonstration that a project would not degrade

functions and values of the habitat (CMC 17.14.060). The City's Critical Areas regulations also apply to geologically hazardous areas, critical aquifer recharge areas, and frequently flooded areas.

Zoning Code

City zoning standards direct the location of uses, building bulk, and scale. These standards are important in planning for future growth and focusing development in a sustainable manner. A variety of different zoning designations are present in shoreline jurisdiction including Residential (R1 and R2), Commercial and Business. Each zone has different permitted uses which help to concentrate development in areas appropriate and suitable for similar uses. (CMC Title 17).

Zoning regulations applied to the potential annexation area will guide development of that area.

4.2 State Agencies/Regulations

Aside from the Shoreline Management Act (SMA), state regulations most pertinent to moderation of ecological impacts of development in the City's shoreline include the State Hydraulic Code, the Growth Management Act, State Environmental Policy Act (SEPA), tribal agreements and case law, and Water Resources Act. A variety of agencies (e.g., Washington Department of Ecology, Washington Department of Fish and Wildlife, Washington Department of Natural Resources) are involved in implementing these regulations or managing state-owned lands. The Department of Ecology reviews all shoreline projects that require a shoreline permit, but has specific regulatory authority over Shoreline Conditional Use Permits and Shoreline Variances. Other agency reviews of shoreline developments are typically triggered by in- or over-water work, discharges of fill or pollutants into the water, or substantial land clearing. During the comprehensive SMP update, the City has considered other state regulations to ensure consistency as appropriate and feasible with the goal of streamlining the shoreline permitting process. A summary of some of the key state regulations by agency responsibilities follows.

Washington Department of Natural Resources

Projects on state-owned aquatic lands may be required to obtain an Aquatic Use Authorization from Washington Department of Natural Resources (WDNR) and enter into a lease agreement. WDNR will review lease applications to determine if the proposed use is appropriate, and to ensure that proposed mitigation for impacts to aquatic resources are sufficient.

WDNR is also responsible for administering the Surface Mining Act. The Act requires a permit for each mine that: 1) results in more than 3 acres of mine-related disturbance, or 2) has a high-

wall that is both higher than 30 feet and steeper than 45 degrees. A reclamation plan is required that describes how the site will be restored following mining activity to maintain stable slopes, diverse landscape features, and dense, native vegetation. In coordination with SMP standards, the Act helps ensure that mining activities do not result in long-term adverse effects on shoreline functions.

Washington Department of Ecology

The Washington Department of Ecology may review and condition a variety of project types, including any project that needs a permit from the U.S. Army Corps of Engineers (see below), any project that requires a Shoreline Conditional Use Permit or Shoreline Variance, and any project that disturbs more than 1 acre of land. Project types that may trigger Ecology involvement include pier and shoreline modification proposals and wetland or stream modification proposals, among others. Ecology's three primary goals are to: 1) prevent pollution, 2) clean up pollution, and 3) support sustainable communities and natural resources (<http://www.ecy.wa.gov/about.html>). Ecology may comment on local SEPA review if it is an agency of jurisdiction.

Washington Department of Fish and Wildlife

Via the Hydraulic Code (chapter 77.55 RCW), the Washington Department of Fish and Wildlife (WDFW) has the authority to review, condition, and approve or deny "any construction activity that will use, divert, obstruct, or change the bed or flow of state waters." Practically speaking, these activities include, but are not limited to, installation or modification of piers, shoreline stabilization measures, culverts, and bridges. WDFW typically conditions such projects to avoid, minimize, and/or mitigate for damage to fish and other aquatic life, and their habitats.

4.3 Federal Agencies/Regulations

Federal review of shoreline development is in most cases triggered by in- or over-water work, or discharges of fill or pollutants into the water. Depending on the nature of the proposed development, federal regulations can play an important role in the design and implementation of a shoreline project, ensuring that impacts to shoreline functions and values are avoided, minimized, and/or mitigated. A summary of some of the key federal regulations follows.

Clean Water Act

Major components of the Clean Water Act include Section 404, Section 401, and the National Pollutant Discharge Elimination System (NPDES).

Section 404 provides the Corps, under the oversight of the U.S. Environmental Protection Agency, with authority to regulate "discharge of dredged or fill material into waters of the

United States, including wetlands”

(http://www.epa.gov/owow/wetlands/pdf/reg_authority_pr.pdf). The extent of the Corps’ authority and the definition of fill have been the subject of considerable legal activity. As applicable to the City’s shoreline jurisdiction, however, it generally means that the Corps must review and approve many activities in streams, lakes and wetlands. These activities may include wetland fills, stream and wetland restoration, and culvert installation or replacement, among others. The Corps requires projects to avoid, minimize, and compensate for impacts.

A Section 401 Water Quality Certification is required for any applicant for a federal permit for any activity that may result in any discharge to waters of the United States. States and tribes may deny, certify, or condition permits or licenses based on the proposed project’s compliance with water quality standards. In Washington State, the Department of Ecology has been delegated the responsibility by the U.S. Environmental Protection Agency for managing implementation of this program.

The NPDES is similar to Section 401, and it applies to ongoing point-source discharge. Permits include limits on what can be discharged, monitoring and reporting requirements, and other provisions designed to protect water quality. Examples of discharges requiring NPDES permits include municipal stormwater discharge, wastewater treatment effluent, or discharge related to industrial activities or aquaculture facilities.

Endangered Species Act (ESA)

Section 9 of the ESA prohibits “take” of listed species. Take has been defined in Section 3 as: “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.” The take prohibitions of the ESA apply to everyone, so any action that results in a take of listed fish or wildlife would be a violation of the ESA and is strictly prohibited. Per Section 7 of the ESA, activities with potential to affect federally listed or proposed species and that either require federal approval, receive federal funding, or occur on federal land must be reviewed by the National Marine Fisheries Service (NOAA Fisheries) and/or U.S. Fish and Wildlife Service (USFWS) via a process called “consultation.” Activities requiring a Section 10 or Section 404 permit also require such consultation if these activities occur in waterbodies with listed species.

Northwest Power Act

The Northwest Power Act was passed in 1980 as a component of the Federal Power Act. The Act seeks to ensure that the hydropower production is balanced with the maintenance of healthy fish and wildlife populations in the Columbia Basin, including salmon and steelhead. The Act establishes the Northwest Power and Conservation Council and directs the Council to

adopt a regional energy conservation and electric power plan and a program to protect, mitigate and enhance fish and wildlife in the Columbia and Snake Rivers and their tributaries.

5 APPLICATION OF THE SMP

This section describes how the proposed SMP protects shoreline functions. The following components of the SMP are integral to ensuring no net loss of shoreline functions. Each of these components is discussed in further detail below.

- Shoreline environment designations are based on existing shoreline conditions. Allowed uses focus high-intensity development in areas with a high level of existing alterations, while limiting future uses in areas where ecological functions and processes are more intact.
- SMP standards require applicants to avoid, minimize, and then compensate for unavoidable impacts to shoreline functions. Where SMP standards do not provide specific, objective measures that clarify avoidance, minimization, and mitigation measures, a mitigation sequencing analysis is required.
- Shoreline critical areas regulations are consistent with recommended state guidance to maintain ecological functions.
- Specific policies and regulations government shoreline uses and modifications ensure that potential impacts are regulated to avoid a net loss of ecological function, while also meeting the requirements of the Shoreline Management Act pertaining to public access, prioritization of shoreline uses, and private property rights.

5.1 Environment Designations

The assignment of environment designations can help minimize cumulative impacts by concentrating development activity in lower functioning areas or areas with more intensive existing development that are not likely to experience significant function degradation with incremental increases in new development or redevelopment. According to the SMP Guidelines (WAC 173-26-211), the assignment of environment designations must be based on the existing use pattern, the biological and physical character of the shoreline, and the goals and aspirations of the community as expressed through a comprehensive plan.

Consistent with SMP Guidelines, the City's environment designation system is based on the existing use pattern, the biological and physical character of the shoreline, and community interests. The *Shoreline Analysis Report* provided information on shoreline conditions and functions that informed the development of environment designations. The proposed upland

environment designations include: Flume, High Intensity, Shoreline Parks, Shoreline Residential, and Urban Conservancy generally listed in order by decreasing intensity of allowed use. All areas waterward of the OHWM are designated Aquatic. Criteria for each environment designation are provided in Table 5-1.

Table 5-1. Environment designation criteria

Environment Designation	Classification Criteria
Flume	The concrete-lined channel of the Palouse River and shoreline areas extending 200 feet upland of the ordinary high water mark
High Intensity	Areas that currently support high-intensity uses related to commerce, transportation or navigation; or are suitable and planned for high-intensity water-oriented uses.
Shoreline Parks	Areas where any of the following apply: <ul style="list-style-type: none"> • They are within existing or planned public parks or public lands intended to accommodate public access and recreational developments; • They are suitable for water-related or water-enjoyment uses; • They are open space, floodplain or other sensitive areas that should not be more intensively developed; • They have potential for ecological restoration; • They retain important ecological functions, even though partially developed; or • They have the potential for development that is compatible with ecological restoration.
Shoreline Residential	Areas that are predominantly single-family or multi-family residential development or are planned and platted for residential development.
Urban Conservancy	Those areas: <ul style="list-style-type: none"> • Planned for development that is compatible with the principals of maintaining or restoring the ecological functions of the area, • Suitable for water-enjoyment uses, • That are open space or floodplains, or • That retain important ecological functions which should not be more intensively developed.
Aquatic	Lands waterward of the ordinary high-water mark.

The proposed environment designations reflect the generally rural-agricultural nature of much of the City's shorelands which are outside of the flume areas, particularly the largely undeveloped and agricultural area in the northeast along the North Fork. This area was recently annexed. The Shoreline Parks designation protects open space and sensitive areas that are not suitable for more intense development, but which can provide public access and recreational enjoyment of the shorelines. The Flume, High Intensity and Shoreline Residential designations appropriately focus potential commercial and residential development activity in

existing disturbed areas with higher levels of alterations and lower ecological functions compared to other reaches. Those existing disturbed shorelines are not likely to experience significant function degradation with incremental increases in new development.

The relative distribution of shoreline area in Colfax by environment designation is shown in Figure 4-1.

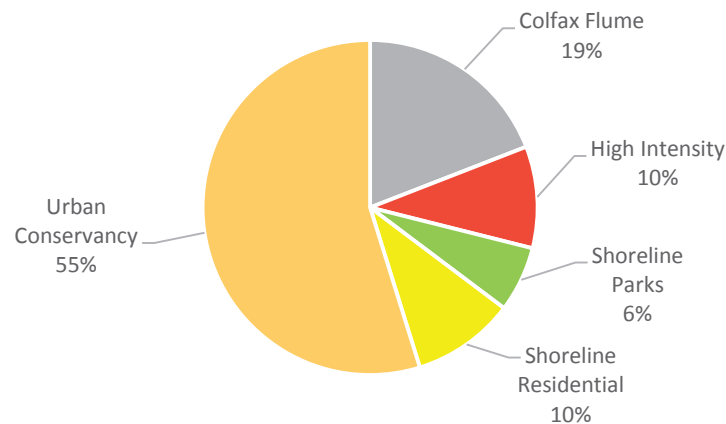


Figure 4-1. Distribution of Upland Environment Designations in Colfax by Area

Not included in the breakdown of environment designations presented in Figure 4-1 and discussed above is a 0.44-acre potential annexation area located just northeast of the City limits. The area contains an access road to a pump house located outside of shoreline jurisdiction. This area has been pre-assigned an Urban Conservancy environment designation based on the existing conditions and projected use of the areas after annexation (no change in use is anticipated).

5.2 Effects of Critical Areas Regulations

The SMP includes policies and regulations to avoid cumulative effects to critical areas (SMP Appendix B). Mitigation sequencing is required for all proposed impacts to shoreline critical areas, including wetlands, fish and wildlife habitat conservation areas (which includes streams), critical aquifer recharge areas, frequently flooded areas and geologically hazardous areas (Appendix B, Section 2.E.1). SMP regulations proposed for wetlands and streams include buffer areas, which are discussed in greater detail below.

Wetlands

The SMP requires vegetated buffers for all shoreline wetlands. Mitigation sequencing is required for impacts to wetland buffers, as well as to wetlands. The proposed standard wetland buffer widths are based on the wetland category and habitat scores and are consistent with

Ecology's "Wetlands in Washington State-Volume 2: Guidance for Protecting and Managing Wetlands," modified to use with the 2014 Washington State Rating System for Eastern Washington (Granger et al. 2005). Use of the standard buffer widths also requires implementation of measures to minimize impacts of adjacent land use. If the prescribed minimization measures are not applied the buffer width must be increased (Appendix B, 3.C). Buffer averaging is permitted provided that the buffer is increased adjacent to the higher-functioning area of habitat or more-sensitive portion of the wetland and decreased adjacent to the lower-functioning or less-sensitive portion and that minimum buffer widths in Appendix B, 3.E(3-4) are met. The proposed SMP standards should ensure that wetland functions are maintained over time.

Streams

The proposed SMP establishes buffer and setback regulations (Appendix B, 5(E)(2)(d)) on shorelines of the state that were developed to be consistent with existing conditions, as generally described as part of the *Shoreline Analysis Report*. The following buffers are proposed:

- In the Urban Conservancy environment designation on the South Fork Palouse River, a buffer the smaller of 75 feet or the waterward edge of an improved public road. On the North Fork and Mainstem Palouse River, a buffer the smaller of 100 feet or the waterward edge of an improved public road.
- In the Shoreline Residential environment designation, a buffer the smaller of the landward edge of the toe of a levee or 75 feet.
- In the Shoreline Parks environment designation, a buffer the smaller of the landward edge of the toe of a levee or 75 feet.
- In the High Intensity environment on the South Fork Palouse River, a buffer of 50 feet. On the North Fork and Mainstem Palouse River, a buffer the smaller of the landward edge of the toe of a levee or 60 feet. On the South Fork, the functioning vegetated area is 50 feet wide on the western edge of the parcel. As the parcel continues east, the vegetated area widens in places, and the 100-year floodplain widens even farther, which provides additional limitations on development potential.
- In the Flume designation, a building setback of 15 feet from the top of the concrete-lined channel wall. This setback is based on existing conditions, as mentioned above, but is also based on requirements of the Corps' that structures be set back 15 feet, and the area maintained "free of shrubs, brush and trees larger than two inches in diameter."

Spring Flat Creek, a tributary of the South Fork Palouse River in a concrete-lined channel, is required to have a 15-foot building setback from the ordinary high water mark or the top of the concrete-lined channel wall within shoreline jurisdiction. Buffers on non-shoreline streams within shoreline jurisdiction help ensure that riparian functions are maintained at ecologically significant confluence areas.

Water-dependent developments have no buffer due to the nature of the activity which necessitates that the development be adjacent to the shoreline. However, mitigation sequencing must still be followed which will ensure no net loss of function through compensation of unavoidable impacts.

These standards help ensure that new uses are located, designed, and operated to minimize effects to water quality and existing riparian features, while still allowing for improvements to shoreline public access. Buffer width averaging is permitted under certain circumstances provided that the overall stream and habitat functions are not decreased (Appendix B, 5.E(2)(f)).

5.3 Mitigation Sequencing

The proposed SMP includes general regulations requiring projects to be designed, located, sized, constructed and maintained to achieve no net loss of shoreline ecological functions. The mitigation sequence is a series of measures that can be applied to a project to ensure that it achieves no net loss of ecological function (Subsection 4.3(B)(3 and 4)). Mitigation sequencing applies to all projects in shoreline jurisdiction.

For some development activities, provisions in the SMP stipulate specific, objective standards for avoiding impacts (e.g. placement), minimizing impacts (e.g. size), and compensating for unavoidable impacts (e.g. planting requirements). If a proposed shoreline use or development is entirely addressed by such standards, then further mitigation sequencing analysis is not required.

However, in the following situations, applicants must provide an analysis of how the project will follow the mitigation sequence:

- If a proposed shoreline use or modification is addressed in any part by discretionary standards (such as standards requiring a particular action “if feasible” or requiring the minimization of development size) contained in the City’s shoreline regulations, then the mitigation sequence analysis is required for the discretionary standard(s).
- When an action requires a shoreline conditional use permit or shoreline variance permit.
- When specifically required by a provision in the City’s SMP.

The application of mitigation sequencing standards will help ensure that shoreline uses and modifications achieve no net loss of shoreline ecological functions.

5.4 Unregulated, Illegal and Exempt Development

Unregulated Uses

Unregulated shoreline activities include activities that are not “development” and do not require any sort of shoreline permit, including a shoreline exemption. Typically, these unregulated activities involve everyday maintenance and use of shoreline lands in conjunction with an approved land use (e.g., applying fertilizer in a residential yard, driving a car on a road along the shoreline, using a boat that is moored at a dock or launched at a boat ramp). Because these activities are associated with legally permitted land uses, the potential effects of these unregulated uses are addressed in concert with the analysis of land uses below.

Illegal Uses

Illegal activities are expected to occur infrequently in shoreline jurisdiction. Where illegal actions are identified, they are required to be rectified. Where illegal actions are not recognized, they may result in an incremental loss of shoreline functions. These incremental losses are expected to be offset by mitigation requirements for permitted actions that result in minor improvements over time, as well as by voluntary restoration actions identified in the Shoreline Restoration Plan.

Exempt Development

Development and activities that are exempt from requirements for a shoreline substantial development permit are specified in WAC 173-27-040. The SMP explicitly states that development qualifying for a shoreline exemption must still comply with all SMP policies and regulations. Because the SMP provides specific design standards for many exempt developments (such as shoreline stabilization to protect a residence, or a dock) and require that all exempt development types avoid, minimize, and compensate for shoreline impacts, exempt development is not expected to result in a net loss of shoreline functions.

5.5 Effects of SMP Standards on Foreseeable Uses and Modifications

As discussed previously, WAC 173-26-186(8)(d) directs local SMPs to evaluate and consider cumulative impacts of “reasonably foreseeable future development on shoreline ecological functions.” Although future development may include other less common types of development, the location, timing, and impacts of less common uses and development projects are less predictable. WAC 173-26-201(3)(d)(iii) states:

For those projects and uses with unanticipatable or uncommon impacts that cannot be reasonably identified at the time of master program development, the master program policies and regulations should use the permitting or conditional use permitting processes to ensure that all impacts are addressed and that there is not net loss of ecological function of the shoreline after mitigation.

Results of the analysis of foreseeable future development in Section 3 indicate that the most commonly anticipated changes in shoreline development involve some infill development, potential conversion of industrial or agricultural land to residential uses, and future maintenance and expansions of transportation and utility facilities. These activities include upland development, and may also include the development of shoreline stabilization, utilities, and/or access roads. In addition to these changes, replacements, repair, and maintenance of existing structures are likely to occur. Additionally, even without a change in use, some level of change to vegetation and shoreline modifications may be anticipated.

The following sections summarize how these potential activities may impact ecological functions, and how SMP provisions address those potential effects to avoid cumulative impacts. Uses and modifications which are less likely to commonly occur, but which are also covered in the SMP, are also briefly discussed.

All of the potential new uses and modifications would be required to comply with the shoreline buffer provisions in Appendix B, 5(E)(2)(d), discussed in Section 5.2 above.

Agriculture

Likelihood of development: Existing agriculture practices are likely to continue. New agriculture activities are less likely, but could possibly to be proposed.

Application of the SMP: The SMP provisions do not limit or require modification to ongoing agricultural activities. Ongoing uses are not expected to degrade ecological functions relative to existing conditions. However, new agricultural activities could have a number of potential impacts including increased erosion from removal of trees or tilling of soil; alteration of ground water and base flows from irrigation; potential for livestock waste, pesticides, herbicides, and fertilizers to enter waterbodies through runoff; and reduction in native and riparian cover associated with conversion of lands to agricultural uses.

SMP provisions apply to new agricultural activities or expansion of such activities on land not meeting the definition of agricultural land and conversion of agricultural lands to non-agricultural uses. In such cases, shoreline buffers consistent with SMP Appendix B Subsection 5.E(2)(d), as well as other standards applicable to the proposed use and any proposed

modifications would apply. Development in support of agricultural uses shall be consistent with the environment designation intent and management policies, located and designed to assure no net loss of ecological functions, and shall not have a significant adverse impact on other shoreline resources and values (Subsection 5.1(B)(8)).

Aquaculture

Likelihood of development: There are no existing aquaculture facilities in the City, and no new aquaculture facilities are anticipated; however, it is possible that a new hatchery or associated rearing or transfer facility could be developed.

Application of the SMP: Aquaculture can result in a reduction in water quality from substrate modification, supplemental feeding practices, pesticides, herbicides, and antibiotic applications. Aquaculture structures can cause alteration in hydrologic and sediment processes. Accidental introduction of non-native species or potential interactions between wild and artificially produced species is also possible. Only non-commercial aquaculture may be permitted (subsection 4.10, Shoreline Use and Modification Table). Any new aquaculture facility would need to be designed and located to avoid a net loss of ecological functions (subsection 5.2(B)(1)(d)). Mitigation sequencing, as described above, would apply.

Boating Facilities

Likelihood of development: Due to the levee system, boating is not possible through most of Colfax.

Application of the SMP: The SMP prohibits all new boating facilities (subsection 4.10, Shoreline Use and Modification Table).

Commercial Development

Likelihood of development: Colfax's shoreline environment currently has a significant number of commercial uses, mostly concentrated downtown in the commercial core and located in the Flume environment. The most likely type of commercial development to occur in the future would be infill development on undeveloped lands or replacement of an existing structure or use.

Application of the SMP: Common effects of commercial development include increased impervious surfaces, increased traffic, and vegetation clearing. Under the proposed SMP, water-oriented commercial uses are given more flexibility than non-water oriented commercial uses.

Recreation concessions would be allowed in all shoreline environments while visitor-serving uses would be conditional in all environments except High Intensity and Flume environments, where it would be permitted with a Shoreline Substantial Development Permit (Section 4.10). General commercial activities would be conditional in all environments except Urban Conservancy, where it would be prohibited (Section 4.10). For sites separated from the shoreline and mixed-use projects that include a water-dependent use, commercial development is either allowed with a Substantial Development Permit or conditional review, depending on the shoreline environment (Section 4.10).

All types of commercial development shall be located, designed, and constructed in a way that ensures no net loss of shoreline ecological functions and without significant adverse impacts to other preferred land uses and public access opportunities.

In-Stream Structural Uses

Likelihood of development: In-stream structures are typically intended to modify flows, which can result in alterations to circulation patterns, water quality, and habitat access and conditions. The fenced concrete flume through the city center already prevents these functions, as well as most other natural processes. New in-stream structures in this area would not be expected to significantly alter the already degraded baseline condition. Outside of the flume, hydrologic function is more intact and may be affected by new in-stream structures. Some new in-stream structures in support of agriculture uses may be expected.

Application of the SMP: The SMP permits in-stream structures that protect public facilities; protect, restore, or monitor ecological functions or processes; or support agriculture. All other structures are a conditional use, except in the High Intensity environment designation. Per Subsection 5.5(B)(1), in-stream structures must provide for the protection and preservation of ecosystem-wide processes, ecological functions, and cultural resources, including, but not limited to, fish and fish passage, priority habitats and species, other wildlife and water resources, shoreline critical areas, hydrogeological processes, and natural scenic vistas. In addition, natural in-stream features, such as snags, uprooted trees, or stumps, shall be left in place unless it can be demonstrated that they are actually causing bank erosion or higher flood stages or pose a hazard to navigation or human safety (Subsection 5.5(B)(5)).

Industrial Development

Likelihood of development: A small portion of Colfax's shoreline jurisdiction is zoned Heavy Industrial. There are no known plans for new industrial development in this area.

Application of the SMP: Common effects of industrial development include increased impervious surfaces, increased risk of contaminant spills and water quality contamination, and

shoreline modifications, which may affect instream habitat. The SMP includes provision to minimize the effects of new or redeveloped industrial uses. Industrial development is prohibited in Urban Conservancy, Shoreline Residential and Shoreline Parks environments. Depending on whether the industrial use is water-oriented or not, the level of review for industrial development in the High Intensity, Flume and Aquatic environments varies.

Subsection 5.4(B)(2)(a) would require that industrial development be located, designed, constructed, and operated in a manner that minimizes impacts to the shoreline, and provides for no net loss of shoreline ecological function. Additionally, industrial development and redevelopment shall be encouraged to locate where environmental cleanup and restoration of the shoreline area can be incorporated (5.4(B)(2)(f)).

Recreational Development

Likelihood of development: There is currently a significant amount of recreational access to Colfax's shoreline at McDonald Park, Eels Park, Schmuck Park, Good Park and the Colfax Golf Club. Additional park improvements are being considered at public access sites, including a pedestrian bridge and restroom across the South Fork Palouse at Good Park, a restroom at Codger Pole and pool improvements at Schmuck Park (Google Earth image to right).



Application of the SMP: Recreational development can result in increased impervious surfaces, increased use of pesticides and fertilizers, and increased potential for riparian degradation.

Water-oriented recreational development may be permitted by a Shoreline Substantial Development permit in all environment designations (Section 4.10). General non-water oriented recreational development would be required to obtain a conditional use permit and is prohibited in Urban Conservancy and the Aquatic designation (Section 4.10). On sites separated from the shoreline, a non-water oriented recreational development would be permitted by a Shoreline Substantial Development Permit for all shoreline environments (other than Aquatic, where this type of development does not apply) (Section 4.10).

New development and redevelopment of water-oriented recreation structures are allowed in buffers provided the applicant can demonstrate that the design applies mitigation sequencing

and appropriate mitigation is provided to ensure no net loss of ecological functions. Applicants must submit a management plan that specifically addresses compliance with Sections 4.3 (Environmental Protection), 4.4 (Shoreline Vegetation Conservation), 4.5 (Water Quality, Stormwater and Nonpoint Pollution), and Appendix B (Shoreline Critical Areas Policies and Regulations). Improvements to existing park structures would likely be categorized as routine maintenance and repair activities, which does not require a Shoreline Substantial Development Permit (see Redevelopment, Repair, and Maintenance section below) and has little potential impact on shoreline functions.

Residential Development

Likelihood of development: Existing residential development in shoreline jurisdiction is limited (9%). The River Pointe Development, a new community of eight waterfront single-family homes located near the confluence of the North and South Forks, has been approved and the utilities, access road, and asphalt riverfront trail have been installed (see photo to right). It is possible that new residential development could occur in the future outside of downtown (in the



Rural Residential-zoned areas on the North Fork) or in some of the areas currently used for light industrial, but not likely that there would be significant residential development within shoreline jurisdiction in Colfax. The North Fork areas designated as Urban Conservancy could be subdivided into 2- to 5-acre lots, with a minimum lot width of 125 feet.

Application of the SMP: New residential development is associated with an increase in stormwater runoff and water quality impacts resulting from an increase in impervious surfaces, greater potential for increased erosion, bank instability, and turbidity associated with vegetation clearing, loss or disturbance of riparian habitat during upland development and reduced shoreline habitat complexity and increased water temperatures.

New single-family developments are permitted with a Shoreline Substantial Development Permit within the Urban Conservancy and Shoreline Residential environment designations and are conditional within the Flume environment (Section 4.10). Multi-family structures would require a Shoreline Conditional Use Permit to be developed in the Urban Conservancy and

Shoreline Residential environment (Section 4.10). Multi-family structures be allowed with a Shoreline Substantial Development Permit in the High Intensity and Flume designations (Section 4.10). No residential development is allowed in the Shoreline Parks environment (Section 4.10).

Subsection 5.7(B)(3) requires that new residential lots created through land division shall comply with all applicable subdivision and zoning regulations, assure that no net loss of ecological functions result from the plat or subdivision at full build-out of lots, prevent the need for new shoreline stabilization or flood hazard measures. Similarly, new residential development shall meet all applicable critical area, vegetation, and water quality standards of the SMP; be sufficiently set back from steep slopes and shorelines vulnerable to erosion; and be located, designed, and constructed in a manner that assures no net loss of shoreline ecological functions. (Subsection 5.7(B)(4)).

The greatest potential for subdivision and new residential development is on the North Fork in the agricultural areas. The combination of the City zoning standards with SMP standards, requiring a shoreline buffer of 100 feet in the Urban Conservancy environment and compliance with floodplain regulations, is not anticipated to result in a degradation of ecological functions. As indicated in earlier discussions, residential growth in the City has been slow to none, so the development pressure in the thriving agricultural areas is low.

Transportation and Parking

Likelihood of development: Existing transportation infrastructure in shoreline jurisdiction includes local roads, parking areas, rail and bridges. New transportation facilities are not generally anticipated, but are possible. Replacement, repair, and maintenance of existing facilities are likely to occur. There is potential for the future maintenance and expansion of bridges in the Flume environment, including over-water parking.

Application of the SMP: New transportation and parking facilities are associated with increased stormwater discharge, increased shoreline crossing structures, and riparian disturbance. The SMP limits development of new transportation facilities or parking areas in shoreline jurisdiction if other options outside of shoreline jurisdiction are available and feasible (Subsection 5.8(B)(4 and 5)). When new roads, road expansions, or railroads are unavoidable, proposed transportation facilities shall be planned, located, and designed to minimize possible adverse effects on unique or fragile shoreline, to maintain no net loss of shoreline ecological functions and to be set back from the OHWM to the maximum distance feasible (Subsection 5.8(B)(3)).

In the event that a transportation proposal that includes over-water parking in the Flume environment designation is made, the regulations in Subsection 5.8(B)(6) would only allow that use if it is first approved by the Corps, WDFW and any other relevant agency; and if the project, with mitigation, can show a net improvement in shoreline ecological functions. Aside from the potential for short-term construction-related impacts, an over-water parking feature in the Flume environment designation is not expected to have long-term adverse impacts on ecological functions provided that stormwater runoff is captured and treated appropriately.

Repair and maintenance of transportation facilities are addressed below under “Redevelopment, Repair, and Maintenance.”

Utilities

Likelihood of development: Colfax’s wastewater treatment plant and infiltration basins are located in shoreline jurisdiction in the northwest area of the City. The wastewater treatment plant has a flow capacity of 0.60 millions of gallons per day. Colfax’s wastewater treatment system is at capacity and there is likelihood of development in the form of expansion and maintenance.

Application of the SMP: Utilities have the potential to disrupt shoreline functions through an associated need for shoreline armoring; the potential for spills or leakage; and disturbance to riparian areas. In order to limit the special extent of any impacts from new utilities, under Subsection 5.9(B)(1) of the proposed SMP, preference shall be given to utility systems contained within the footprint of an existing right-of-way or utility easement over new locations for utility systems. Utility projects allowed within shoreline jurisdiction shall be designed to achieve no-net-loss of shoreline ecological function, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses while meeting the needs of future population in areas planned to accommodate growth (5.9(B)(2)).

Redevelopment, Repair, and Maintenance

Likelihood of development: As significant development already exists within shoreline jurisdiction, many future activities within will likely fall under the category of repair and maintenance. For example, roads, utilities, and structures all require regular maintenance and repair.

Application of the SMP: Potential impacts from repair and maintenance activities are generally temporary in nature, including such effects as turbidity and other temporary water quality impacts. Repair and maintenance activities are exempt from a Shoreline Substantial Development Permit, but SMP standards still apply. Therefore, ongoing maintenance and repair activities shall be conducted consistent with the SMP provisions. Where expansion or

redevelopment is proposed, the required provisions shall be related to and in proportion to the proposal, as determined by the SMP Administrator (Subsection 5.10(B)(3)).

Breakwaters, Jetties, Weirs, and Groins

Likelihood of development: Breakwaters, jetties and groins are usually intended to alter currents or to deflect or dissipate wave energy. These structures have the potential to cause unintended impacts on natural bank erosion, sediment transport processes, and habitat. These structures were not observed in Colfax outside of the flume system. Few, if any, new structures are anticipated.

Application of the SMP: Structures for all purposes other than to protect or restore ecological functions are prohibited in the Urban Conservancy environment designation and permitted only as a conditional use in all others (Section 4.10). Where new structures are permitted, they must be the minimum size necessary, must be designed to protect critical areas, and implement mitigation sequencing to achieve no net loss of ecological functions (Subsection 6.2(B)(2-3)).

Dredging and Dredge Material Disposal

Likelihood of development: There are no known plans for new significant dredging or dredge material disposal. However, continued maintenance removal of accumulated sediments in the concrete channel is necessary on a regular basis; this work is typically done when the water levels are low enough to allow equipment access into the channel and the work can occur “in the dry.”

Application of the SMP: Dredging activities have potential short-term and long-term effects on the aquatic environment. Temporary effects include elevated turbidity and direct habitat disturbance. Long-term effects stem from the alteration of currents and sediment transport processes, both to on-site and downstream areas.

Subsection 6.3(B)(3) requires that dredging and dredge material disposal be done in a manner that avoids or minimizes significant ecological impacts. Impacts that cannot be avoided must be mitigated in a manner that assures no net loss of shoreline ecological functions. Additionally, dredge disposal is only permitted if shoreline ecological functions and processes will be preserved, restored, or enhanced, and erosion, sedimentation, floodwaters, or runoff will not increase adverse impacts to shoreline ecological functions and processes or property (Subsection 6.3(B)(6)).

Fill and Excavation

Likelihood of development: Fill and excavation would most likely be proposed over relatively small areas of shoreline jurisdiction as part of other shoreline uses or developments.

Application of the SMP: Fill and excavation can result in a change in habitat conditions and temporary effects to water quality. In some cases, these actions can be used to restore habitats that have been degraded as a result of altered watershed processes or past practices. Fill and excavation would likely occur over relatively small areas, such as areas associated with repair of existing shoreline stabilization measures.

All fills and excavations shall be located, designed and constructed to protect shoreline ecological functions and ecosystem-wide processes, including channel migration. Any adverse impacts to shoreline ecological functions must be mitigated (Subsection 6.4(B)(1)). Fills and excavations may only be permitted when associated with an approved use, and fills in wetlands, floodways, channel migration zones or waterward of the OHWM are further limited in application under the proposed SMP (Subsection 6.4(B)(2-3)).

Shoreline Restoration and Enhancement

Likelihood of development: Several restoration opportunities were identified in the *Shoreline Restoration Plan*. Many of these opportunities originated in planning documents on a watershed scale and would require voluntary actions on the part of the shoreline land owners.

Application of the SMP: SMP Policy 6.5(A)(1) identifies the intent to promote restoration and enhancement actions that improve shoreline ecological functions and processes and target the needs of sensitive plant, fish and wildlife species. Shoreline restoration and enhancement projects must be designed using the best available scientific and technical information, and implemented using best management practices (Subsection 6.5(B)(2)). Long-term maintenance and monitoring must also be included in restoration or enhancement proposals (Subsection 6.5(B)(5)). In order to eliminate disincentives to restoration resulting from any landward shifts in the OHWM, relief may be granted under RCW 90.58.580 (Subsection 6.5(B)(6)).

Shoreline Stabilization

Likelihood of development: New shoreline stabilization is not anticipated to commonly occur, but it is possible it may be proposed. Existing shoreline stabilization structures are limited (outside of the flume system), and generally only noted at stream crossings; repair and maintenance is expected on an infrequent basis.

Application of the SMP: Shoreline stabilization measures tend to result in the simplification of shoreline habitat complexity and increased flow velocities along the shoreline. The occurrence of new stabilization measures will be limited because new development must be located and designed to avoid the need for future shoreline stabilization, if feasible (Subsection 6.6(B)(1)), and new stabilization shall only be permitted to protect an existing primary structure or new structure that cannot be placed so as to avoid the need for stabilization (Subsection 6.6(B)(4)).

All proposals for shoreline stabilization structures, both individually and cumulatively, must not result in a net loss of ecological functions, and must be the minimum size necessary. Soft approaches shall be used unless demonstrated not to be sufficient to protect primary structures, dwellings, and businesses (Subsection 6.6(B)(3)).

An existing shoreline stabilization structure, hard or soft, may be replaced with a similar structure if there is a demonstrated need to protect principal uses or structures from erosion caused by currents or waves. While replacement of shoreline stabilization structures may meet the criteria for exemption from a Shoreline Substantial Development Permit, such activity is not exempt from the policies and regulations of the SMP (Subsection 6.6(B)(6)).

Repair and maintenance of existing shoreline stabilization measures may be allowed. Repair and maintenance includes modifications to an existing shoreline stabilization measure that are designed to ensure the continued function of the measure. Any additions to, increases in the size of, or waterward encroachment of existing shoreline stabilization measures shall be considered new structures. Areas of temporary disturbance within the shoreline buffer shall be expeditiously restored to their pre-project condition or better. While repair and maintenance of shoreline stabilization structures may meet the criteria for exemption from a Shoreline Substantial Development Permit, such activity is not exempt from the policies and regulations of the SMP (Subsection 6.6(B)(7)).

5.6 Shoreline Restoration Plan

One of the key objectives that the SMP must address is “no net loss of ecological functions necessary to sustain shoreline natural resources” (Ecology 2011). Although the implementation of restoration actions to restore historic functions is not required by SMP provisions, the SMP Guidelines state that “master programs shall include goals, policies and actions for restoration of impaired shoreline ecological functions. These master program provisions should be designed to achieve overall improvements in shoreline ecological functions over time, when compared to the status upon adoption of the master program” (WAC 173-26-201(2)(f)).

The *Shoreline Restoration Plan* represents a vision for restoration that will be implemented over time, resulting in a gradual improvement over the existing conditions. Although the SMP is intended to achieve no net loss of ecological functions through regulatory standards alone, practically, an incremental loss of shoreline functions at a cumulative level may occur through minor, exempt development; illegal development; failed mitigation efforts; or a temporal lag between the loss of existing functions and the realization of mitigated functions. The *Shoreline Restoration Plan*, and the voluntary actions described therein, can be an important component in making up that difference in ecological function.

Major *Shoreline Restoration Plan* components that are expected to contribute to improvement in ecological functions in the foreseeable future include projects to:

- Restore instream habitat complexity
- Setback dikes
- Address impacts to existing riparian conditions by implementing livestock fencing and other actions that remove activities from the riparian corridor
- Implement best management practices to improve water quality conditions

In Colfax, restoration opportunities exist to reduce shoreline armoring, increase native vegetation cover, and include educational materials such as interpretive nature and/or historical signs, as well as enhancing and maintaining the areas mapped as associated wetland. The city parks provide good opportunities for such improvements.

6 NET EFFECT ON ECOLOGICAL FUNCTION

This CIA indicates that future growth is likely to be targeted in specific areas of the City. This analysis can help inform the county of potential future shoreline impacts and the importance of specific proposed SMP provisions.

The primary types of anticipated development include the following: infill development in the Flume environment, some potential residential development outside of downtown, parks upgrades and enhancements, and regular maintenance and repair of existing facilities.

The proposed SMP is expected to maintain existing shoreline functions within the City of Palouse while accommodating the reasonably foreseeable future shoreline development. Other local, state and federal regulations, acting in concert with this SMP, will provide further assurances of maintaining shoreline ecological functions over time. The *Shoreline Restoration Plan*, and actions described therein, will ensure that incremental losses that could occur despite SMP provisions do not result in a net loss of functions, and these restoration actions may result in a gradual improvement in shoreline functions.

As discussed above, major elements of the SMP that ensure no net loss of ecological functions fall into four general categories: 1) environment designations that focus development on specific areas with existing development and shoreline alterations; 2) shoreline critical areas regulations that protect sensitive areas through appropriate science-based buffers and limitations on new uses; 3) mitigation sequencing, which directs potential development to first avoid, then

minimize, and finally mitigate for unavoidable impacts; and 4) shoreline use and modification provisions, which ensure that likely development is guided by regulations that will protect existing functions while allowing priority shoreline activities to occur. The *Shoreline Restoration Plan* identifies ongoing and planned voluntary restoration that will provide an opportunity to improve shoreline conditions over time.

Given the above provisions of the SMP, including the key features listed above, implementation of the proposed SMP is anticipated to achieve **no net loss of ecological functions in the shorelines of the City of Colfax**. Voluntary actions identified and prioritized in the *Shoreline Restoration Plan* will provide the opportunity to enhance and restore shoreline functions over time.

7 REFERENCES

Burgard, Andy. 2014. Personal Communication. City of Colfax.

Golder Associates, Inc, and Dalley Environmental. 2009. WRIA 34 – Palouse Watershed Detailed Implementation Plan. Prepared for WRIA 34 Planning Unit.

Granger, T., T. Hruby, A. McMillan, D. Peters, J. Rubey, D. Sheldon, S. Stanley, and E. Stockdale. 2005. Wetlands in Washington State. Volume 2: Guidance for Protecting and Managing Wetlands. Appendix 8-C. 2(April):1–24.

HDR and EES. 2007. Palouse Watershed Plan.

Rizzitiello, Mike. 2015. Personal Communication. City of Colfax.

The Watershed Company. 2015. Shoreline Restoration Plan for Shorelines in Whitman County, the Cities of Colfax, Palouse, Pullman, and Tekoa, and the Towns of Albion, Malden, and Rosalia.

The Watershed Company and Berk. 2014. Final Shoreline Analysis Report for Shorelines in Whitman County; the Cities of Colfax, Palouse, Pullman and Tekoa; and the Towns of Albion, Malden and Rosalia.

How to evaluate temporary activities?

Scenario 1: The nonprofit Friends of the San Juans proposes to toss 2 sets of 200 4x6 cards into Puget Sound to evaluate and help demonstrate estimated distribution of an oil spill.

Scenario 2: Northwest Jet Sports Association group organizes Hydroplane & Jet-Ski Races on lakes and the Columbia. Soap Lake residents contacted Ecology with concerns about lack of public notice and opportunity for administrative appeal, and concerns about location, timing (hours of operation), and potential for pollution.

Example criteria for evaluating temporary events:

- 1) What is the nature of the activity?
 - a) Is the activity “development?”
 - i) Is the activity “dumping?”
 - ii) Does it interfere with the normal public use of the surface of the waters?
 - b) If it is development, how to determine whether it meets the SMA cost threshold (\$6,416)?
- 2) Does the SMP regulate the activity as a specified use?
 - a) If the event is hosted by a commercial operator, would it be regulated as a Commercial use?
 - b) Is the activity a Recreational use?
- 3) If the activity is considered “development,” should the activity require a Letter of Exemption?
 - a) What kinds of substantive conditions could be added to a Letter of Exemption?
- 4) If the activity is an unlisted use, should the activity require a Conditional Use Permit?
 - a) What kind of substantive conditions might be attached to the permit by local government or Ecology to prevent undesirable effects, or to assure consistency of the project with the SMA and SMP?
 - b) Are there practical or economic realities to consider in requiring a CUP (e.g., is the time, process and cost out of proportion to possible benefit)?
- 5) Are there other state regulations or local ordinances that are better suited to addressing potential problems with the activity? (Water pollution RCW 90.48? Local litter, noise ordinance?) Are other local
- 6) Is the activity too obviously harmless and temporary to worry about, especially compared to other similar events and activities that are more clearly outside the scope of control of the SMA?

Consider: Are these useful criteria? Would you ask different questions, in a different order? Or phrase these questions differently?

Future guidance

When asked similar questions in the future, how should Ecology respond?

- a) Apply our own criteria internally and provide a definitive response? (*Ex: Ecology told Redmond they did not need a Letter of Exemption for a rubber duck race in the Sammamish River. Ecology told City of Soap Lake they needed a CUP for hydroplane races.*)
- b) Share criteria with local government, let them review the proposal and decide? (*e.g., they could require a Letter of Exemption if the project was significant enough that it triggered the definition of “development” and there were applicable criteria in the SMP to condition the project.*)

Citations to laws and rules

Definitions

RCW 90.58.030(3)(a) "Development" means a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any **project of a permanent or temporary nature which *interferes* with the normal public use of the surface of the waters** overlying lands subject to this chapter at any state of water level;

WAC 173-27-020(7) "Exempt" developments are those set forth in WAC [173-27-040](#) and RCW [90.58.030](#) (3)(e), 90.58.140(9), 90.58.147, 90.58.355, and 90.58.515 which are not required to obtain a substantial development permit but which must otherwise comply with applicable provisions of the act and the local master program;

WAC 173-27-020(15) "Structure" means a permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, *except for vessels*;

RCW 90.58.030(3)(e) "Substantial development" shall mean any development of which the total cost or fair market value exceeds [\$6,416], or any development which ***materially interferes*** with the normal public use of the water or shorelines of the state. The following shall not be considered substantial developments...

- **Normal maintenance or repair of existing structures**
- **Owner-occupied single family residences** and appurtenant structures
- **Certain farming, irrigation, drainage and ranching construction and activities**
- **Emergency construction to protect property from the elements**
- **Building bulkheads to protect single family residences**
- **Improving habitat, cleaning toxic waste, controlling weeds, or restoring watersheds**
- **Constructing docks designed for pleasure craft**
- **Site exploration and investigation activities**
- **Building navigation aids, marking property lines**

[RCW 90.58.140](#) Development permits

1) A **development** shall not be undertaken on the shorelines of the state unless it is consistent with the policy of this chapter and... the applicable guidelines, rules, or master program.

2) A **substantial development** shall not be undertaken on shorelines of the state without first obtaining a permit..."

WAC 173-27-040 Developments exempt from SDP requirement.

(1) Application and interpretation of exemptions.

(a) Exemptions shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exemption from the substantial development permit process.

(b) An exemption from the substantial development permit process is not an exemption from compliance with the act or the local master program, nor from any other regulatory requirements. To be authorized, all uses and developments must be consistent with the policies and provisions of the applicable master program and the Shoreline Management Act. **A development or use that [is listed as a conditional use pursuant to the local master program or] is an unlisted use, must obtain a conditional use permit even though the development or use does not require a substantial development permit.** When a development or use is proposed that does not comply with the bulk, dimensional and performance standards of the master program, such development or use can only be authorized by approval of a variance.

(c) The burden of proof that a development or use is exempt from the permit process is on the applicant.

(d) If any part of a proposed development is not eligible for exemption, then a substantial development permit is required for the entire proposed development project.

(e) **Local government may attach conditions to the approval of exempted developments and/or uses** as necessary to assure consistency of the project with the act and the local master program.

173-27-050 Letter of exemption.

Some projects conducted on shorelines of the state also require review and approval by federal agencies. Ecology is designated as the coordinating agency for the state with regard to permits issued by the U.S. Army Corps of Engineers. The following is intended to facilitate ecology's coordination of local actions, with regard to exempt development, with federal permit review.

(1) The local government shall prepare a letter of exemption, addressed to the applicant and the department, whenever a development is determined by a local government to be exempt from the substantial development permit requirements and the development is subject to...:

(a) A section 10 permit... (*projects on or over navigable waters*), or

(b) A section 404 permit... (*discharge of dredge or fill material to water or wetlands*).

(2) The letter shall indicate the specific exemption provision from WAC [173-27-040](#) that is being applied to the development and provide a summary of the local government's analysis of the consistency of the project with the master program and the act.

(3) Local government may specify other developments not described within subsection (1) of this section as requiring a letter of exemption prior to commencement of the development.

WAC 173-27-140 Review criteria for all development

(1) No authorization to undertake **use or development** on shorelines of the state shall be granted by the local government unless upon review the use or development is determined to be consistent with the policy and provisions of the Shoreline Management Act and the master program.

Ecology current guidance

Ecology web page on [Letters of Exemption](#):

"All proposals for activities on shorelands that are exempt from the SDP process should be documented with an exemption letter that spells out what is being approved. Local governments are encouraged to send all exemptions to Ecology."

San Juan County SMP (1998)

18.80.110 F. Exemptions from Need for Shoreline Substantial Development Permit.

1. Developments which are exempt from the need to obtain a [SDP] are set forth in WAC [173-27-040](#) and SJCC [18.50.020](#)(F) and (G). **In making this determination, the administrator shall consider the ultimate scope of a development and the extent to which the development is consistent with the policies and regulations of the SMA and master program.** The administrator may request additional information from the applicant and may make site inspections, if necessary. **A use classified as a conditional use or a use not named or contemplated in this chapter is allowed only as a conditional use and is ineligible for shoreline permit exemption.**

2. **If a proposal is exempt** from the need to obtain a shoreline substantial development permit the administrator shall so note in the *development or project permit*, if any, approved in conjunction with the proposal. If a development or project permit is not required for the proposal, the administrator may issue an administrative determination so stating.

[18.50.320](#) Recreational use regulations

Definition: [18.20.180](#) "Recreational development" means parks and facilities for camping, indoor and outdoor sports, and similar developments.

A. General regulations: *[Regulations address location, design and use limits of recreation areas ,e.g. "Drainage and surface runoff from recreational areas shall be controlled so that pollutants will not be carried into water bodies."]*

B. Regulations by Environment.: "6. Aquatic. Recreational uses shall be permitted in the aquatic environment, subject to the policies and regulations of this master program and to the regulations by environment applicable to the abutting shoreline area. Where the proposed recreational use would abut more than one shoreline environment, the policies and regulations of the most restrictive abutting environment shall govern."



2016

Capital Improvement Plan (CIP)

G. Todd Vanek
Mayor
1/1/2016



I. Acknowledgements



Capital Improvement Plan Technical Advisory Team (CIP TAC)

This is a staff team representing all city departments: Administration, Fire, Police, and Public Works. Staff include: Mayor G. Todd Vanek, Mike Rizzitiello, Chris Mathis, Carl Thompson, Clark Capwell, Rick McNannay, and Matt Hammer.

City Council Members

City Council directs policy that impacts the annual Capital Improvement Plan. City Council members in 2015 include:

Whitney Aguilar, City Council Position #1

Steve Bretveld, City Council Position #2

Jeannette Solimine, City Council Position #3

Steve Holberg, City Council Position #4

Al Vorderbrueggen, City Council Position #5

Jim Kackman, City Council Position #6

Tom Huntwork, City Council Position #7

II. Table of Contents



Image 2: City of Colfax Municipal Swimming Pool

<u>Subject</u>	<u>Page</u>
I. Acknowledgements	1
II. Table of Contents	2
III. Introduction.....	3
IV. Funding Strategies for Colfax's CIP.....	5
V. Capital Improvement Plan Project List	7
VI. Capital Improvement Plan Overview Maps	8
VII. FY 2016 thru 2021 Project Descriptions (Project Data Sheets)	9
• Administration	10
• Fire	13
• Parks	17
• Police	37
• Public Works	46
○ Sanitary	46
○ Storm	50
○ Street	52
○ Water	65

III. Introduction to the FY 2016 CIP



Image 4: Codger Pole in December

A. Projects Selected for Inclusion – Many projects included in the FY 2016 CIP are carryovers from previous fiscal years. The primary reason is insufficient funding to take on new projects. Priority projects in FY 2016 are as follows:

Administration	CIP 1001 – Copier
Fire	CIP 2002 – Fire Vehicle: Engine 3 Replacement
Parks	CIP 3002 – Codger Pole Repair
Parks	CIP 3006 – McDonald Park Pathway Repair
Parks	CIP 3019 – Schmuck Park Restroom/Concession
Police	CIP 4002 – Active Shooter Response Gear
Sanitary	CIP 5001-5003 – Siphon Replacement Engineering
Storm	CIP 6002 – Concrete River Channel Maintenance
Street	CIP 7001 – Oak Street Reconstruction
Water	CIP 8002 – Vehicle – Replace 99 GMC 6500

Water CIP 8008-8009 – Hospital Hill & Big Blue Water Tank Repaint

Water CIP 8010 – Glenwood Water Line Replacement

Water CIP 8011 – Fire Hydrant Replacement

B. CIP Coordination – Over the past year staff has made a concerted effort to include all pertinent staff in the formation of the annual CIP

IV. Funding Strategies for Colfax's CIP

This section provides an overview of the limitations and opportunities to fund current and future capital improvement projects for the City of Colfax. It may be somewhat complex and interwoven set of funding sources applied to a particular project or a straightforward, single source of financing that results in a particular pipe or facility. For definition purposes, capital projects are infrastructure with a cost of at least \$5,000 having a useful life of more than one year. Some items less than this value are included in this CIP due to item significance to the respective department.

A. Restricted Funds

There are many current and potential sources of funding for financing capital improvements. The fund accounting structure of local government places restrictions on the mixing of funding sources and requires explicit transfers among funds for some projects as authorized by the City Council. Many of them are "Special Revenues" due to constitutional, ordinance, statutory restrictions or grant conditions.

B. Finite Resources

The resources of the City are limited. The lack of new development and decline in federal and state grant opportunities has hurt city coffers. Currently, development activity within the City has shown a very modest improvement. The CIP process will be used to describe the revenue trends of current sources with projections for the future. The notes below represent observations of staff.

- The City plans to apply for Washington Department of Health (DOH) Drinking Water and the United States Department of Agriculture Rural Development (USDA-RD) Grant and Loan to rebuild the Glenwood water transmission line. It is estimated that the cost to rebuild the water line is \$3,000,000. The 2016 budget proposal includes \$20,000 for engineering of the water transmission line. This is needed to apply for the grants from the DOH and USDA-RD.
- The City is budgeting in 2016 to repaint the Hospital Hill and Big Blue Water Tanks. In 2015 the City was supposed to repaint the Hospital Hill tank. However, the bids for this work came in well over the amount budgeted. This work is mandated by the State of Washington as a condition of the water system certification. The City is exploring alternative methods to fund this work including allowing a small logo on the water tank or charging for the privilege of the private sector to install communication antennas on the water tanks.
- The United States Route 195 and State Route 26 intersection rebuild project (#7010) is dependent upon external grant funds from the federal and state government. The intersection is owned by the state and limits the potential of the city obtaining external grant funds. In 2015 the City of Colfax submitted a \$6 million dollar United States Department of Transportation TIGER grant to fund the redevelopment of the intersection.
- The Water (401) and Sewer (402) Funds do not have enough money off of current revenues to adequately deal with the backlog of infrastructure projects.

Even matching dollars to obtain grants out of either fund at this time is problematic.

- The Stormwater Fund has sufficient resources for capital projects currently required by the state. However, Department of Ecology (DOE) has informed the City of more stringent requirements the city will have to deal with down the road. This could be problematic.

C. Intergovernmental Partners and Their Role in Financing Capital Projects

Colfax interacts and cooperates with a wide variety of partners in developing infrastructure. The relationships for specific projects are usually defined in inter-governmental agreements that allow for cost allocation and accountability. Some of the partners are:

- City of Pullman
- Colfax Cemetery District
- Colfax School District #300
- Palouse Regional Transportation Planning Organization (PRTPO)
- Port of Whitman
- State of Washington: Department of Commerce
- State of Washington: Department of Ecology
- State of Washington: Department of Health
- State of Washington: Department of Transportation
- State of Washington: Transportation Improvement Board (TIB)
- United States Department of Agriculture – Rural Development
- Whitman Conservation District
- Whitman County
- Whitman County Hospital District #3
- Whitman County Library District

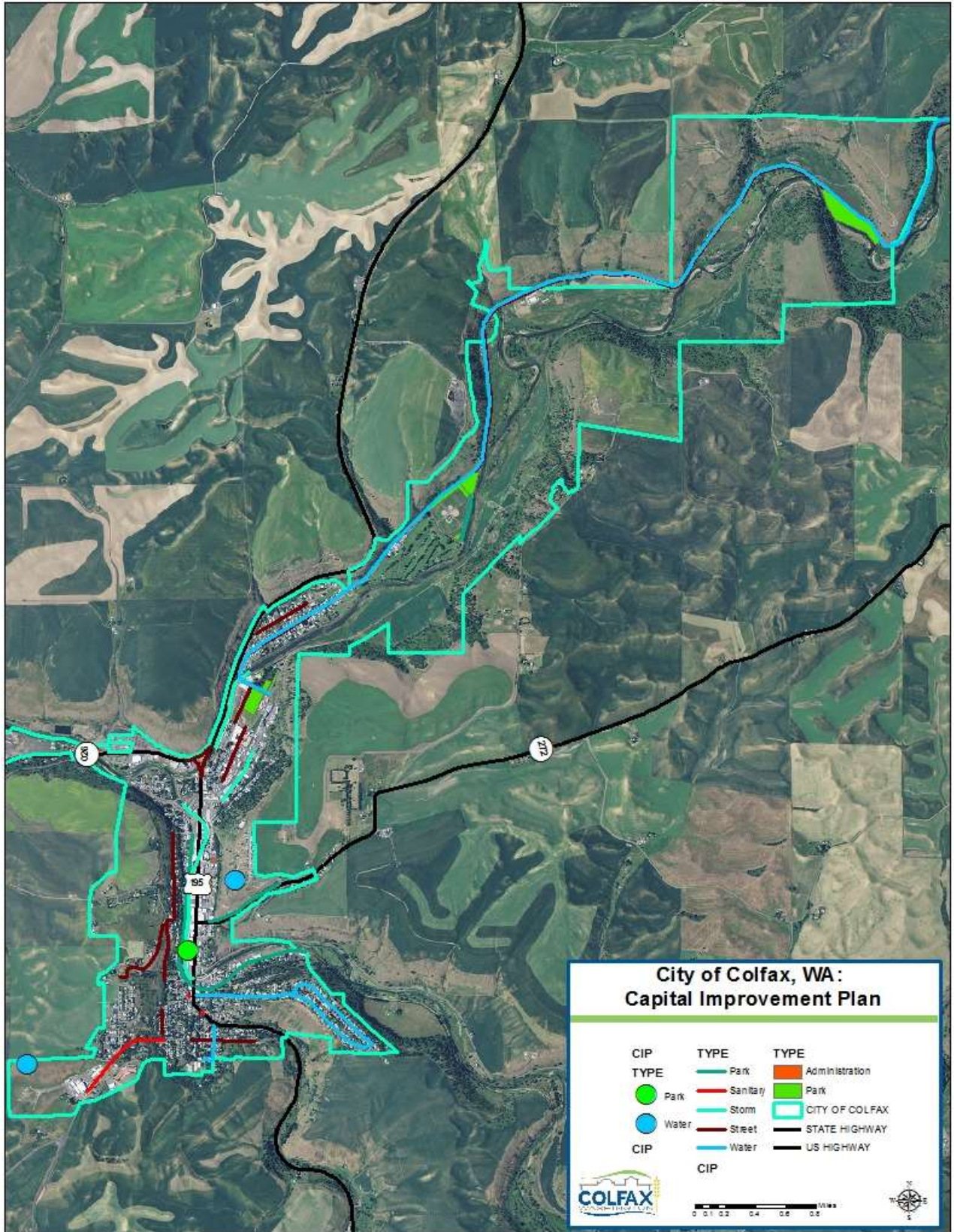
D. Master Plans

There are any number of Master Plans that are developed or updated in order to determine capital project needs, priorities, and cost estimates for specific purposes such as Water, Parks, Sanitary Sewer, and Transportation. These Master Plans assist in identifying projects for each year's CIP and subsequent out years.

V. Capital Improvement Plan List

City of Colfax, Washington: Capital Improvement Plan (2016 - 2021)										
Project Number	Project Name	Fund Number	Fund	Priority	2016	2017	2018	2019	2020	2021
Administration										
1001	Copier	001-000-000-518-30-33-10	City Hall: IT Hardware	High	\$ 6,000.00					
1002	Vehicle - City Administrator/Mayor Vehicle	001-000-000-594-13-60-00	Capital: Administrative Equipment Outlay	High	\$ 5,000.00					
1003	City Hall Renovation	001-000-000-594-18-60-00	Capital: City Hall Outlay	Low	\$ 10,000.00			\$ 20,000.00	\$ 80,000.00	
Total:					\$ 21,000.00	\$ -	\$ -	\$ 20,000.00	\$ 80,000.00	\$ -
Fire										
2001	Facilities - Remodel	001-000-000-594-18-60-00	Capital: City Hall Outlay	Low	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
2002	Vehicle - Engine 3 Replacement	001-000-000-594-22-60-10	Capital: Fire Equipment Outlay/Whitman Co.	High	\$ 137,500.00					
2003	Vehicle - Ladder Truck	001-000-000-594-22-60-10	Capital: Fire Equipment Outlay	Low				\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
2004	Vehicle - Engine 1 Replacement	001-000-000-594-22-60-10	Capital: Fire Equipment Outlay	Low						
2005	Vehicle - Brush 1	001-000-000-594-22-60-00	Capital: Fire Vehicle Outlay	Low		\$ 10,000.00	\$ 15,000.00	\$ 15,000.00		
Total:					\$ 139,500.00	\$ 12,000.00	\$ 17,000.00	\$ 67,000.00	\$ 52,000.00	\$ 52,000.00
Parks										
3001	Cameras	102-000-000-594-76-60-60	Capital: Park Equipment Outlay	Medium	\$ 2,000.00					
3002	Codger Pole - Repair	103-000-000-557-30-40-05	Hotel/Motel: Codger Pole	High	\$ 10,000.00					
3003	Community Center/Pool Replacement	102-000-000-594-76-60-20	Capital: Community Center	Medium	\$ 2,000.00	\$ 58,000.00	\$ 2,500,000.00	\$ 2,500,000.00		
3004	McDonald Park - Pathway Repair	102-000-000-594-76-60-40	Capital: McDonald Park Outlay	High	\$ 2,500.00	\$ 30,000.00				
3005	McDonald Park - Dog Park	102-000-000-594-76-60-40	Capital: McDonald Park Outlay	Medium	\$ 20,000.00					
3006	Ellis Park - Playground Equipment	102-000-000-594-76-60-60	Capital: Park Equipment Outlay	Medium	\$ 20,000.00					
3007	Hauser - Trail to Hauser Edition	102-000-000-594-76-60-50	Capital: Park Project Outlay	Medium			\$ 100,000.00			
3008	Goode Park Picnic Shelter	102-000-000-594-76-60-50	Capital: Park Project Outlay	Low		\$ 10,000.00				
3009	Lake Street Greenway	103-000-000-557-30-40-04	Hotel/Motel: Lake Street Greenway	High	\$ 30,000.00	\$ 38,920.00	\$ 38,920.00	\$ 38,920.00	\$ 38,920.00	\$ 38,920.00
3010	Lookout Park - Pave & Chip Seal	102-000-000-594-76-60-50	Capital: Park Project Outlay	Low				\$ 8,000.00		
3011	McDonald Park - Pave & Chip Seal	102-000-000-594-76-60-40	Capital: McDonald Park Outlay	Low		\$ 60,000.00				
3012	McDonald Park - Campground	102-000-000-594-76-60-40	Capital: McDonald Park Outlay	Low		\$ 180,000.00	\$ 180,000.00			
3013	Picnic Tables	102-000-000-594-76-60-60	Capital: Park Equipment Outlay	Medium	\$ 3,000.00	\$ 3,000.00			\$ 3,000.00	
3014	Red Tail Ridge - Nature Park Establishment	102-000-000-594-76-60-50	Capital: Park Project Outlay	Low					\$ 25,000.00	
3015	Trail Development - S Palouse or Colfax	102-000-000-594-76-60-50	Capital: Park Project Outlay	Low		\$ 20,000.00	\$ 20,000.00	\$ 30,000.00	\$ 50,000.00	\$ 50,000.00
3016	Schmuck Park - Chip Seal	102-000-000-594-76-60-50	Capital: Park Project Outlay	High	\$ 30,000.00	\$ 30,000.00				
3017	Schmuck Park - Restroom/Concession	102-000-000-594-76-60-50	Capital: Park Project Outlay	High	\$ 120,000.00					
3018	Schmuck Park - Track	102-000-000-594-76-60-50	Capital: Park Project Outlay	High	\$ 60,000.00					
3019	Schmuck Park - Skate Park Resurface	102-000-000-594-76-60-50	Capital: Park Project Outlay	Low				\$ 20,000.00		
3020	Schmuck Park - Tennis Court Construction	102-000-000-594-76-60-50	Capital: Park Project Outlay	Low					\$ 300,000.00	
Total:					\$ 299,500.00	\$ 429,920.00	\$ 2,838,920.00	\$ 2,596,920.00	\$ 378,000.00	\$ 88,920.00
Police										
4001	Vehicle Replacement - Patrol Vehicles	001-000-000-594-21-60-00	Capital: Police Vehicle Outlay	High	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
4002	Active Shooter - Response Gear	001-000-000-594-22-60-10	Capital: Police Equipment Outlay	Medium	\$ 5,100.00					
4003	Entry Shield	001-000-000-594-22-60-10	Capital: Police Equipment Outlay	Medium	\$ 2,600.00					
4004	Body Camera System - Upgrade	001-000-000-594-22-60-10	Capital: Police Equipment Outlay	Medium		\$ 6,300.00				
4005	Pole Mounted Radar Display Units	001-000-000-594-22-60-10	Capital: Police Equipment Outlay	Low				\$ 15,000.00		
4006	Radar Trailer/Reader Board	001-000-000-594-22-60-10	Capital: Police Equipment Outlay	Medium		\$ 14,000.00				
4007	Automated External Defibrillator	001-000-000-594-22-60-10	Capital: Police Equipment Outlay	High	\$ 3,600.00					
4008	Vehicle Mounted License Plate Readers	001-000-000-594-22-60-10	Capital: Police Equipment Outlay	Medium				\$ 18,000.00		
4009	Facilities - Remodel - Property Room	001-000-000-594-18-60-00	Capital: City Hall Outlay	Low				\$ 25,000.00		
Total:					\$ 17,700.00	\$ 33,900.00	\$ 53,000.00	\$ 25,000.00	\$ 10,000.00	\$ 10,000.00
Public Works										
Sanitary										
5001	Siphon Replacement - Main/Island	402-000-000-594-35-60-00	Capital: Sewer Operation & Maintenance Outlay	High	\$ 6,666.00	\$ 250,000.00				
5002	Siphon Replacement - Main/Thorn	402-000-000-594-35-60-00	Capital: Sewer Operation & Maintenance Outlay	Medium	\$ 6,666.00		\$ 250,000.00			
5003	Siphon Replacement - SR 195/Wawawai	402-000-000-594-35-60-00	Capital: Sewer Operation & Maintenance Outlay	Medium	\$ 6,666.00			\$ 250,000.00		
5004	Fairview Sewer Upgrades	402-000-000-594-35-60-00	Capital: Sewer Operation & Maintenance Outlay	Medium				\$ 695,000.00		
Total:					\$ 19,998.00	\$ 250,000.00	\$ 250,000.00	\$ 695,000.00	\$ 250,000.00	\$ -
Storm										
6001	Clay Street Storm Sewer	406-000-000-594-31-00-00	Capital: Flood Control & Drainage	Medium		\$ 450,000.00				
6002	Concrete River Channel Maintenance	406-000-000-594-31-00-00	Capital: Flood Control & Drainage	High	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Total:					\$ 15,000.00	\$ 465,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Street										
7001	Oak Street - Reconstruct	104-000-000-594-44-60-03	Capital: Street Project	High	\$ 564,000.00					
7002	Moller - Asphalt & BTSM	104-000-000-594-44-60-03	Capital: Street Project	Medium		\$ 48,160.00				
7003	Sumner & Morton - chipseal	104-000-000-594-44-60-03	Capital: Street Project	Low			\$ 33,000.00			
7004	Deanway & Cromwell - Chipseal	104-000-000-594-44-60-03	Capital: Street Project	Low				\$ 28,500.00		
7005	Cedar Street (8th to 11th) - Reconstruct	104-000-000-594-44-60-03	Capital: Street Project	Low					\$ 684,000.00	
7006	Middle - Chipseal	104-000-000-594-44-60-03	Capital: Street Project	Low				\$ 3,760.00		
7007	Fairview - chipseal	104-000-000-594-44-60-03	Capital: Street Project	Low						\$ 40,137.00
7008	North Palouse River Rd Reconstruction	104-000-000-594-44-60-03	Capital: Street Project	Low			\$ 1,000,000.00	\$ 500,000.00		
7009	US 195 & SR 26 - Intersection Rebuild	104-000-000-594-44-60-03	Capital: Street Project (Fed/State Assistance)	Medium				\$ 500,000.00	\$ 3,500,000.00	\$ 3,000,000.00
7010	Sixth Street Bridge Replacement	104-000-000-594-44-60-03	Capital: Street Project (Fed/State Assistance)	Medium					\$ 125,000.00	\$ 375,000.00
7011	Vehicle - Replace 92 Ford F250 and 97 Ford F 150 with 3/4 Standard Cab 4x4	104-000-000-594-42-60-01	Capital: Street Vehicle Outlay	High	\$ 24,000.00					
7012	Vehicle - Replace 96 Dodge 2500 and 88 Chevrolet Bucket Truck to Partially Fund Slightly Used 1 or 1.5 Ton Truck	104-000-000-594-42-60-01	Capital: Street Vehicle Outlay	Medium		\$ 80,000.00				
Total:					\$ 588,000.00	\$ 128,160.00	\$ 1,033,000.00	\$ 1,032,260.00	\$ 4,309,000.00	\$ 3,415,137.00
Water										
8001	Thorn Street Booster Replacement	401-000-000-594-34-60-05	Capital: Water Line	High	\$ 132,500.00	\$ 132,500.00				
8002	Vehicle - Replace 2003 Dodge Caravan	401-000-000-594-34-60-03	Capital: Water Vehicle	High	\$ 19,000.00					
8003	Valleyview Main Replacement	401-000-000-594-34-60-03	Capital: Water Line	Medium		\$ 107,000.00				
8004	Riverside Lane Main Replacement	401-000-000-594-34-60-05	Capital: Water Line	Medium		\$ 194,000.00				
8005	Jennings Water System Loop	401-000-000-594-34-60-05	Capital: Water Line	Low			\$ 423,000.00			
8006	Southview Pressure Zone	401-000-000-594-34-60-05	Capital: Water Line	Low				\$ 600,000.00		
8007	Hospital Hill Water Tank Repaint	401-000-000-594-34-60-02	Capital: Water Operation & Maintenance	High	\$ 32,000.00					
8008	Big Blue Repaint	401-000-000-594-34-60-02	Capital: Water Operation & Maintenance	High	\$ 58,000.00					
8009	Glendwood Water Line Replacement	401-000-000-594-34-60-05	Capital: Water Line	High	\$ 20,000.00	\$ 2,000,000.00	\$ 1,480,000.00			
8010	Fire Hydrant Replacement	401-000-000-594-34-60-01	Capital: Water Fire Hydrant	High	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
8011	St. Ignatius - Old Town Loop	401-000-000-594-34-60-05	Capital: Water Line	Low						\$ 225,000.00
8012	PRR - water line	401-000-000-594-34-60-05	Capital: Water Line	Low				\$ 288,110.00		
8013	Industrial Park - Water Supply	401-000-000-594-34-60-06	Capital: Water Line	Low						\$ 788,000.00
Total:					\$ 271,500.00	\$ 2,443,500.00	\$ 2,201,110.00	\$ 610,000.00	\$ 10,000.00	\$ 1,023,000.00
Overall Total					\$ 1,372,198.00	\$ 3,762,480.00	\$ 6,408,030.00	\$ 5,061,180.00	\$ 5,104,000.00	\$ 4,604,057.00

VI. Capital Improvement Plan Map



VII. FY 2016 thru 2021 Project Descriptions



Image 1: Glenwood Water Line & North Palouse River Rd Area

Project Data

Administration

Project Number: 1001

Project Name: Administrative Copier

Project Description: Obtain new copier that has copy, fax, and scan functions. The new copier shall also have hole punch and stapler functions.

Image 2: Copier



Project Justification: The maintenance contract with current provider Ricoh expired October 1st, 2015. Ricoh refused to extend the contract due to the fact the copier is eight years old. The copier is the primary hardware used for all functions of City government.

Project Status: FY 2015: Solicited proposals from copier vendors. FY 2016: Obtain new copier.

Estimated Date of Completion: 03/30/2016 First Year Budgeted: FY 16

Estimated Project Cost: \$6,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
1001	001	General	\$6,000	16

Project Data

Administration

Project Number: 1002

Project Name: Vehicle – City Administrator/Mayor

Project Description: Obtain a replacement vehicle for the City Administrator/Mayor. The vehicle currently assigned for use is a 2003 Ford Crown Victoria which previously served as a police car. It is proposed one of the police dodge vehicles will be surplusd to Administration for use as the Administrative vehicle.

Image 3: Administrative Vehicle



Project Justification: The current Administrative vehicle is from 2003. The vehicle faces deferred maintenance.

Project Status: FY 2016: The vehicle will be surplusd from the Police to Administration Departments. The cost of the vehicle will be credited to the Police: Vehicle Capital Outlay account.

Estimated Date of Completion: 02/28/2016 First Year Budgeted: FY 16

Estimated Project Cost: \$5,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
1002	001	General	\$5,000	16

Project Data

Administration

Project Number: 1003

Project Name: City Hall Renovation

Project Description: City Hall was built in 1968. The building was last renovated in 2001 after the Fire Department fire. The project will entail renovating city hall chambers and offices so it is more efficient. This includes space design, hvac, and other energy efficient projects.

Image 4: City Hall



Map 1: City Hall



Project Justification: The facility was last renovated in 2001. Facilities are not set up in an efficient manner.

Project Status: FY 2015: Washington State University students developed a municipal space plan. FY 2016: Reorganize office space. FY 2019: Replace Windows. FY 2010: Replace HVAC, renovate City Council chambers, and begin working on second story addition.

Estimated Date of Completion: 12/31/2020 First Year Budgeted: FY 16

Estimated Project Cost: \$110,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
1003	001	General	\$10,000	16

Project Data

Fire

Project Number: 2001

Project Name: Fire Facility Remodel

Project Description: City Hall was built in 1968. The building was last renovated in 2001 after the Fire Department fire. The project will renovation of kitchen, floors, and showers.

Image 4: City Hall



Map 1: City Hall



Project Justification: The facility was last renovated in 2001. Facilities are in bad condition.

Project Status: FY 2015: Washington State University students developed a municipal space plan. FY 2016: Equipment. FY 2017: Floor and sink. FY 2018: Showers. FY 2019: Sink. FY 2010: Kitchen and break room. FY 2021: Equipment.

Estimated Date of Completion: 12/31/2021 First Year Budgeted: FY 16

Estimated Project Cost: \$30,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
2001	001	General	\$2,000	16

Project Data

Fire

Project Number: 2002

Project Name: Fire Engine 3 Replacement

Project Description: The GMC Engine is from 1980. The engine failed its pump test in 2015. It needs to be replaced.

Image 6: Engine 3



Project Justification: The current GMC Engine is from 1980 and failed its last pump test.

Project Status: FY 2015: Capital outlay for Engine 3 is \$65,000. FY 2016: City will obtain replacement Engine. Capital expense should be split with Whitman County District #11.

Estimated Date of Completion: 12/31/2016 First Year Budgeted: FY 11

Estimated Project Cost: \$137,500

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
2002	001	General	\$137,500	16

Project Data

Fire

Project Number: 2003

Project Name: Fire Vehicle – Ladder Truck Replacement

Project Description: The replacement of the 1979 Ward/LaFrance 100 ft aerial ladder truck needs to be planned for. A replacement for this truck is estimated to cost between \$500,000 and \$750,000.

Image 7: Ladder Truck



Project Justification: The current ladder truck is from 1979.

Project Status: FY 2019: \$50,000 from Capital: Fire Equipment Outlay proposed. FY 2020: \$50,000 from Capital: Fire Equipment Outlay proposed. FY 2021: \$50,000 from Capital: Fire Equipment Outlay proposed.

Estimated Date of Completion: 12/31/2023 First Year Budgeted: FY 19

Estimated Project Cost: \$625,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
2003	001	General	\$0.00	16

Project Data

Fire

Project Number: 2004

Project Name: Fire Vehicle – Brush 1

Project Description: Brush One is used for medical runs, building inspections, and hydrant testing. Replacing this vehicle and using it for the aforementioned functions will help extend the life of Engine #1.

Image 8: Brush One



Project Justification: Replacing Brush 1 will help extend the life of Engine #1 as it is used for medical runs, building inspections, and hydrant testing.

Project Status: FY 2017: \$10,000 put into Capital: Fire Vehicle Outlay. FY 2018: \$15,000 put into Capital: Fire Vehicle Outlay. FY 2019: \$15,000 put into Capital: Fire Vehicle Outlay.

Estimated Date of Completion: 12/31/2019 **First Year Budgeted:** FY 17

Estimated Project Cost: \$40,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
2004	001	General	\$0.00	16

Project Data

Park

Project Number: 3001
Project Name: Parks - Cameras
Project Description: Cameras are needed to deter vandalism in city parks.

Image 9: Camera



Project Justification: Security cameras are needed to deter vandalism in city parks. The proposed allocation of money would outfit McDonald and Schmuck Park with cameras.

Project Status: FY 2016: \$2,000 to purchase two cameras.

Estimated Date of Completion: 04/01/2016 First Year Budgeted: FY 16

Estimated Project Cost: \$2,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3001	102	Parks	\$2,000	16

Project Data

Park

Project Number: 3002

Project Name: Codger Pole Repair

Project Description: The Codger Pole was built in 1991 to memorialize the fiftieth anniversary of the Colfax vs. St. John football game. In 2015 \$10,000 of Hotel-Motel Funds was allocated to maintain the Codger Pole. This was the first time since 1991 any work was completed on the Codger Pole.

Image 10: Codger Pole



Map 2: Codger Pole



Project Justification: The south and east faces of the Codger Pole was rehabbed for \$10,000 in 2015. In 2016 it is proposed the north and west faces will be rehabbed. This maintenance is the first since the Codger Pole was built in 1991.

Project Status: FY 2015: South and east faces rehabbed for \$10,000. FY 2016: Finish project by rehabbing north and west faces for \$15,000.

Estimated Date of Completion: 09/30/2016 First Year Budgeted: FY 15

Estimated Project Cost: \$25,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3002	103	Hotel-Motel	\$10,000	16
3002	102	Park	\$5,000	16

Project Data

Park

Project Number: 3003

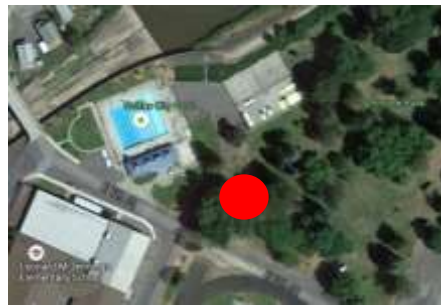
Project Name: Community Center Build/Pool Replacement

Project Description: The current Swimming Pool was built in 1968. In the late 1990's a flood floated the pool, damaging pool infrastructure. The Department of Ecology (DOE) notified the City of Colfax is must stop the leakage of pool water into the nearby River. The baby pool is no longer active because its drains do not meet federal standards. Recent park surveys have shown the majority of Colfax residents want a replacement pool/community center facility.

Image 11: Pool



Map 2: Community Center/Swimming Pool



Project Justification: The current swimming pool leaks water into the neighboring river. The general facility does not meet Federal standards. Hardware keeps falling apart including the heaters. The DOE will continue to hold the city to more stringent requirements.

Project Status: FY 2015: \$5,000 to patch vertical seams. FY 2016: \$2,000 to Facility engineering. FY 2017: Facility engineering. FY 2018-19: \$2,500,000 a year facility buildout.

Estimated Date of Completion: 12/31/2019 **First Year Budgeted:** FY 15

Estimated Project Cost: \$5,060,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3003	102	Park	\$2,000	16

Project Data

Park

Project Number: 3004

Project Name: McDonald Park-Pathway Repair

Project Description: McDonald Park was developed in the late 1990's through a IAC Grant and volunteer labor. The park has a walking path that goes along along its boundary. The north and east side sections of the walking path are deteriorating due to wiring installed by path for field lights. The project would involve resurfacing the pathway around the north and east boundaries of the park.

Image 12: McDonald Park



Map 3: McDonald Park Path



Project Justification: The pathway has deep ruts in the center due to the settling of field lighting.

Project Status: FY 2016: \$2,500 to excavate and recap subsurface of walking path. Begin resurfacing path. FY 2017: \$72,500 to finish resurfacing path.

Estimated Date of Completion: 12/31/2017 First Year Budgeted: FY 16

Estimated Project Cost: \$75,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3004	102	Park	\$2,500	16

Project Data

Park

Project Number: 3005
Project Name: McDonald Park-Dog Park
Project Description: One of the top needs identified in the Park Surveys of 2012 and 2015 is the creation of a dog park.

Image 13: McDonald Park



Map 4: McDonald Park Dog Park



Project Justification: The Park Surveys made available to citizens in 2012 and 2015 showed that a dog park is a significant need.

Project Status: FY 2016: \$20,000 to create a dog park.

Estimated Date of Completion: 12/31/2016 First Year Budgeted: FY 16

Estimated Project Cost: \$20,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3005	102	Park	\$20,000	16

Project Data

Park

Project Number: 3006

Project Name: Eels Park Playground Equipment

Project Description: The playground equipment in Eels Park dates from the 1970's. The park is used frequently by residents and visitors due to its proximity Downtown. New playground equipment is desperately needed for this park.

Image 14: Eels Park



Map 5: Eels Park



Project Justification: Playground equipment in Eels Park is outdated from the 1970's and gets a lot of use due to its proximity to Downtown Colfax.

Project Status: FY 2016: \$20,000 to purchase playground equipment.

Estimated Date of Completion: 12/31/2016 First Year Budgeted: FY 16

Estimated Project Cost: \$20,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3006	102	Park	\$20,000	16

Project Data

Park

Project Number: 3007
Project Name: Hauser Trail
Project Description: A number of residents live in the Hauser Subdivision. However, no dedicated pedestrian route exists for residents to walk from the subdivision to the city center in the valley.

Image 15: Hauser Subdivision

Map 6: Hauser Trail



Project Justification: No safe pedestrian route exists between the Hauser subdivision and Downtown Colfax. A trail needs to be constructed between the subdivision and the commercial corridor.

Project Status: FY 2018: \$100,000 to develop a trail.

Estimated Date of Completion: 12/31/2018 First Year Budgeted: FY 18

Estimated Project Cost: \$100,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3007	102	Park	\$0.00	16

Project Data

Park

Project Number: 3008

Project Name: Goode Park Picnic Shelter

Project Description: Goode Park serves the southern section of the City. However, no shelter exists within this park. A shelter needs to be constructed to allow for picnics and other activities.

Image 16: Goode Park



Map 7: Goode Park



Project Justification: Goode Park has no picnic facility.

Project Status: FY 2017: \$10,000 to develop a picnic shelter.

Estimated Date of Completion: 12/31/2017 First Year Budgeted: FY 17

Estimated Project Cost: \$10,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3008	102	Park	\$0.00	16

Project Data

Park

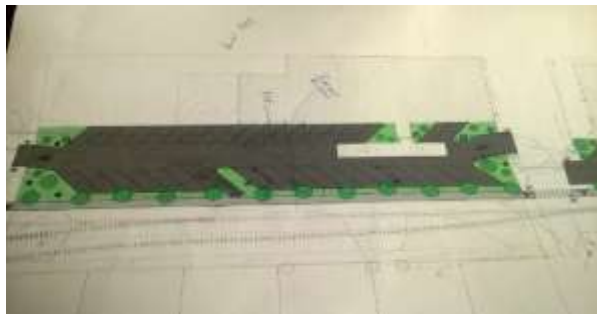
Project Number: 3009

Project Name: Lake Street Greenway

Project Description: The State of Washington Department of Transportation is railbanking former railroad property. The purpose of the Greenway is to encourage visitors to walk from the lodging facilities on either side of the city to Downtown. The Greenway also will incorporate green infrastructure to deal with stormwater drainage. Parking facilities will also be incorporated.

Image 17: Lake Street Greenway

Map 8: Lake Street Greenway



Project Justification: The Lake Street Greenway will encourage visitors to the city to walk from lodging facilities to the Downtown Commercial core in a safe and attractive environment. The Greenway will also possess parking facilities and green infrastructure to deal with stormwater issues.

Project Status: FY 2015: \$35,000 to conduct engineering and begin constructing pathway and parking between Last and Island Streets. FY 2016: \$30,000 to build the pathway and parking between Last and Island. FY 2017 to 2021: \$38,920 a year to Finish construction on pathway and parking lot between Last and Island Streets.

Estimated Date of Completion: 12/31/2021 First Year Budgeted: FY 15

Estimated Project Cost: \$259,600

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3009	103	Hotel-Motel	\$30,000	16

Project Data

Park

Project Number: 3010

Project Name: Lookout Park – Pave & Chip Seal

Project Description: The pave and chip seal project of the Lookout Park parking lot has been in the city’s park capital improvement plan since 2014.

Image 18: Lookout Park



Map 9: Lookout Park



Project Justification: The existing parking lot is gravel. The pave and chip seal project has been in the city’s parks master plan since 2014.

Project Status: FY 2019: \$8,000 to pave and chip seal the parking lot.

Estimated Date of Completion: 12/31/2019 First Year Budgeted: FY 19

Estimated Project Cost: \$8,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3010	102	Park	\$0.00	16

Project Data

Park

Project Number: 3011

Project Name: McDonald Park – Pave & Chip Seal

Project Description: The pave and chip seal project of the McDonald Park parking lot has been in the city’s park capital improvement plan since 2014.

Image 19: McDonald Park Lot

Map 10: McDonald Park Parking Facility



Project Justification: The existing parking lot is gravel. The pave and chip seal project has been in the city’s parks master plan since 2014.

Project Status: FY 2017: \$60,000 to pave and chip seal the parking lot.

Estimated Date of Completion: 12/31/2017 First Year Budgeted: FY 17

Estimated Project Cost: \$60,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3011	102	Park	\$0.00	16

Project Data

Park

Project Number: 3012

Project Name: McDonald Park – Campground

Project Description: A campground facility adjacent to McDonald Park has been in the city’s Parks Master’s Plan for years. In 2011, the City submitted a RCO grant to develop the facility but was denied the opportunity. The City continues to have a need for a campground facility. The site of the Colfax Meat Packing Company has been proposed as the site for a campground.

Image 20: Colfax Meat Packing Site



Map 11: Colfax Meat Packing Site



Project Justification: The McDonald Park campground project has appeared in the city Parks Master Plan since 2011. The need for camping facilities has been highlighted as a continuing concern for visitors to the city.

Project Status: FY 2017: \$180,000 to acquire site and conduct due diligence. FY 2018: \$180,000 to develop campground facility.

Estimated Date of Completion: 12/31/2018

First Year Budgeted: FY 17

Estimated Project Cost: \$360,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3012	102	Park	\$0.00	16

Project Data

Park

Project Number: 3013
Project Name: Picnic Tables
Project Description: Replacement picnic tables are needed at Parks across the City. This expense has appeared in the Parks Master Plan for years.

Image 21: Picnic Table



Project Justification: Picnic tables have been identified in the city's Park Master Plan for a number of years.
Project Status: FY 2016: \$3,000 for picnic tables. FY 2017: \$3,000 for picnic tables. FY 2020: \$3,000 for picnic tables.
Estimated Date of Completion: 12/31/2020 First Year Budgeted: FY 16
Estimated Project Cost: \$9,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3013	102	Park	\$3,000	16

Project Data

Park

Project Number: 3014

Project Name: Red Tail Ridge-Nature Park

Project Description: The Red Tail Ridge subdivision is located in the northeast periphery of the city. However, no public parks are located near the neighborhood. The proposed nature park would include a canoe launch and native plantings.

Image 23: Red Tail Ridge Nature Park Map 11: Red Tail Ridge Nature Park Site



Project Justification: No park land exists near the Red Tail Ridge subdivision.

Project Status: FY 2020: \$25,000 to develop the nature park.

Estimated Date of Completion: 12/31/2020 First Year Budgeted: FY 20

Estimated Project Cost: \$25,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3014	102	Park	\$0.00	16

Project Data

Park

Project Number: 3015

Project Name: Trail Development

Project Description: One of the top projects residents identified in the last two park surveys is the development of trails. Based on external conditions, the city may cooperate on development of a trailhead for the Colfax Trail or Colfax-Pullman Trail.

Image 24: South Fork of the Palouse River

Map 12: Colfax Trail Development



Project Justification: The development of trail facilities is listed as a top priority in the Park survey filled out by residents.

Project Status: FY 2017: \$20,000 for engineering. FY 2018: \$20,000 for trail development. FY 2019: \$20,000 for trail development. FY 2020: \$50,000 for trail development. FY 2021: \$50,000 for trail development.

Estimated Date of Completion: 12/31/2021 First Year Budgeted: FY 17

Estimated Project Cost: \$160,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3015	102	Park	\$0.00	16

Project Data

Park

Project Number: 3016

Project Name: Schmuck Park – Chip & Seal

Project Description: The roadways and parking lots of Schmuck Park need chip & seal. This has been identified in the Parks Master Plan since 2014.

Image 25: Schmuck Park



Map 13: Schmuck Park



Project Justification: The chip & seal of Schmuck Park roadway and parking facilities has appeared in the city Park’s Master Plan since 2014.

Project Status: FY 2016: \$30,000 to begin chip & seal. FY 2017: \$30,000 to begin chip & seal.

Estimated Date of Completion: 12/31/2017 First Year Budgeted: FY 16

Estimated Project Cost: \$60,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3016	102	Park	\$30,000	16

Project Data

Park

Project Number: 3017

Project Name: Schmuck Park – Restroom & Concession

Project Description: Schmuck Park has been deficient in proper restroom and concession facilities for some time. The only restroom servicing the area is a dilapidated structure located to the south of the track. The restroom is key to the Schmuck Park Athletic Complex.

Image 25: Schmuck Park



Map 13: Schmuck Park



Project Justification: The park, football field, and track facility does not have proper restroom facilities.

Project Status: FY 2016: \$120,000 to develop a restroom and concession area facility in partnership with the Colfax School District.

Estimated Date of Completion: 12/31/2016 First Year Budgeted: FY 16

Estimated Project Cost: \$120,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3017	102	Park	\$120,000	16

Project Data

Park

Project Number: 3018

Project Name: Schmuck Park – Track

Project Description: The Schmuck Park Track facility was built in 1979 and resurfaced in 1999. It is at the end of its useful life. The current condition has cost the school district the ability to hold track meets at the facility. This project is the cornerstone of the C-Town Project and will involve the construction of a new track facility.

Image 25: Schmuck Park

Map 13: Schmuck Park



Project Justification: The existing track facility is in a deteriorated state. The Colfax High School Track team can no longer use the track for meets.

Project Status: FY 2016: \$60,000 in infrastructure extensions.

Estimated Date of Completion: 12/31/2016 First Year Budgeted: FY 16

Estimated Project Cost: \$250,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3018	102	Park	\$60,000	16

Project Data

Park

Project Number: 3019

Project Name: Schmuck Park – Skate Park Resurface

Project Description: The skate park was constructed in 2002. Little maintenance has been conducted since that point. The project entails resurfacing the skate park. This project has appeared in the city Parks Master Plan since 2014.

Image 25: Schmuck Park

Map 13: Schmuck Park



Project Justification: The skate park has not been maintained since 2002.

Project Status: FY 2019: \$20,000 to resurface the skate park.

Estimated Date of Completion: 12/31/2019 First Year Budgeted: FY 19

Estimated Project Cost: \$20,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3019	102	Park	\$0.00	16

Project Data

Park

Project Number: 3020

Project Name: Schmuck Park – Tennis Courts

Project Description: The need for a tennis court at Schmuck Park has been identified by the Park Surveys filled out by residents of the community. This has appeared in the City Parks Master Plan since 2014.

Image 25: Schmuck Park



Map 13: Schmuck Park



Project Justification: A tennis court has been identified by residents as a need in the Parks Survey. It has appeared in the city Parks Master Plan since 2014.

Project Status: FY 2020: \$300,000 to develop tennis courts.

Estimated Date of Completion: 12/31/2020 First Year Budgeted: FY 20

Estimated Project Cost: \$300,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3020	102	Park	\$0.00	16

Project Data

Police

Project Number: 4001

Project Name: Vehicle Replacement

Project Description: In 2015 Chief McNannay authored a vehicle replacement plan given to City Council. An old motor cycle and a Ford Crown Victoria were surplused to obtain two fairly new Ford Interceptors. Every year \$10,000 will be set aside to save for replacement Police vehicles.

Image 31: Police Vehicles



Project Justification: The Vehicle Replacement Plan submitted by Chief McNannay to the City Council calls for putting away \$10,000 a year for a replacement vehicle fund.

Project Status: FY 2015: \$40,000 in surplus and cash for two fairly new interceptors. FY 2016, 2017, 2018, 2019, 2020, and 2021: \$10,000 a year to put away for Ford Interceptors.

Estimated Date of Completion: N/A First Year Budgeted: FY 15

Estimated Project Cost: \$20,000/vehicle

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4001	001	Police	\$10,000	16

Project Data

Police

Project Number: 4002

Project Name: Active Shooter Response Gear

Project Description: The City of Colfax Police Department does not have active shooter police gear. It is proposed the city would purchase three sets of gear.

Image 32: Active Shooter Response Gear



Project Justification: The City does not have any active shooter response gear.

Project Status: FY 2016: \$5,100 for active shooter response gear.

Estimated Date of Completion: 12/31/2016 First Year Budgeted: FY 16

Estimated Project Cost: \$5,100

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4002	001	Police	\$5,100	16

Project Data

Police

Project Number: 4003
Project Name: Entry Shield
Project Description: The City of Colfax Police Department does not have an entry shield.

Image 33: Entry Shield



Project Justification: The City Police Department does not have an entry shield.

Project Status: FY 2016: \$2,600 for entry shield.

Estimated Date of Completion: 12/31/2016 First Year Budgeted: FY 16

Estimated Project Cost: \$2,600

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4003	001	Police	\$2,600	16

Project Data

Police

Project Number: 4004
Project Name: Body Camera System Upgrade
Project Description: The body camera system utilized by the City of Colfax Police Department needs a upgrade.

Image 34: Body Camera System



Project Justification: The body camera system utilized by the Police Department will require an upgrade.

Project Status: FY 2017: \$6,300 for body camera system upgrade.

Estimated Date of Completion: 12/31/2017 First Year Budgeted: FY 17

Estimated Project Cost: \$6,300

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4004	001	Police	\$0.00	16

Project Data

Police

Project Number: 4005

Project Name: Pole Mounted Radar Display Units

Project Description: The City of Colfax Police Department does not have pole mounted radar display units. We are occasionally able to borrow mobile display units from Washington State University and Whitman County. However, these units are not always available to the city.

Image 34: Pole Mounted Radar Display Units



Project Justification: The City does not have pole mounted radar display units. The City has to borrow mobile units from other agencies. This leads to lost staff time and unpredictability as to even if the city will be able to obtain the units.

Project Status: FY 2019: \$15,000 for pole mounted radar display units.

Estimated Date of Completion: 12/31/2019 First Year Budgeted: FY 19

Estimated Project Cost: \$15,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4005	001	Police	\$0.00	16

Project Data

Police

Project Number: 4006

Project Name: Radar Trailer

Project Description: The City of Colfax Police Department does not have a radar trailer. It is proposed the City would purchase a radar trailer. Right now the City has to borrow a radar trailer from Whitman County when available.

Image 35: Radar Trailer



Project Justification: The City Police Department does not currently has a radar trailer. It must currently borrow trailers from Whitman County when available.

Project Status: FY 2017: \$14,000 for a radar trailer.

Estimated Date of Completion: 12/31/2017 First Year Budgeted: FY 17

Estimated Project Cost: \$14,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4006	001	Police	\$0.00	16

Project Data

Police

Project Number: 4007

Project Name: Automated External Defibrillator

Project Description: The City of Colfax Police Department does not have an Automated External Defibrillator. This is needed since the Police Department is now 24/7 and provides security services to the Whitman Hospital.

Image 36: Automated External Defibrillator



Project Justification: The City Police Department provides 24/7 coverage including security for Whitman Hospital. The Automated External Defibrillator is essential for the Police Department to have since they will likely be the first at a scene for an incident.

Project Status: FY 2017: \$3,600 for an Automated External Defibrillator.

Estimated Date of Completion: 12/31/2017 First Year Budgeted: FY 17

Estimated Project Cost: \$3,600

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4007	001	Police	\$0.00	16

Project Data

Police

Project Number: 4008

Project Name: Vehicle Mounted License Plate Readers

Project Description: The City of Colfax Police Department does not have vehicle mounted license plate readers. Purchasing them will allow officers to quickly identify vehicles as opposed to waiting for identification from Whitcom.

Image 37: Vehicle Mounted License Plate Readers



Project Justification: The purchase of these readers will allow Officers to quickly obtain information about vehicles.

Project Status: FY 2018: \$18,000 for vehicle mounted license plate readers

Estimated Date of Completion: 12/31/2018 First Year Budgeted: FY 18

Estimated Project Cost: \$18,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4008	001	Police	\$0.00	16

Project Data

Police

Project Number: 4009

Project Name: Facilities Remodel – Evidence Room

Project Description: This project entails the development of a secure evidence room for the Colfax Police Department.

Image 38: Colfax City Hall



Map 12: Colfax City Hall



Project Justification: The evidence facility for the City of Colfax is currently located in a trailer behind City Hall. The facility does not have the security one would want for an evidence room. This work would coincide with the remodeling of other areas of City Hall to save on cost.

Project Status: FY 2018: \$25,000 for evidence facility remodel.

Estimated Date of Completion: 12/31/2018 First Year Budgeted: FY 18

Estimated Project Cost: \$25,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4009	001	Police	\$0.00	16

Project Data

Sanitary

Project Number: 5001

Project Name: Siphon Replacement-Main & Island Streets

Project Description: The wastewater siphon near the intersection of Main & Island Streets needs to be reconstructed as it is in a deteriorated state.

Image 39: Main & Island Streets

Map 21: Main & Island Streets



Project Justification: The wastewater siphon at the intersection of Main & Island Streets is in deteriorated condition.

Project Status: FY 2016: \$6,666 for engineering. FY 2017: \$250,000 for reconstruction of siphon.

Estimated Date of Completion: 12/31/2017 First Year Budgeted: FY 16

Estimated Project Cost: \$256,666

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
5001	402	Sewer	\$6,666	16

Project Data

Sanitary

Project Number: 5002
Project Name: Siphon Replacement-Main & Thorn Streets
Project Description: The wastewater siphon near the intersection of Main & Thorn Streets needs to be reconstructed as it is in a deteriorated state.

Image 40: Main & Thorn Streets



Map 22: Main & Thorn Streets



Project Justification: The wastewater siphon at the intersection of Main & Thorn Streets is in deteriorated condition.

Project Status: FY 2016: \$6,666 for engineering. FY 2018: \$250,000 for reconstruction of siphon.

Estimated Date of Completion: 12/31/2018 First Year Budgeted: FY 16

Estimated Project Cost: \$256,666

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
5001	402	Sewer	\$6,666	16

Project Data

Sanitary

Project Number: 5003

Project Name: Siphon Replacement-State Route 195 & Wawawai Street

Project Description: The wastewater siphon near the intersection of State Route 195 & Wawawai Street needs to be reconstructed as it is in a deteriorated state.

Image 42: State Route 195 & Wawawai

Map 24: State Route 195 & Wawawai



Project Justification: The wastewater siphon at the intersection of US 195 & Wawawai Streets is in deteriorated condition.

Project Status: FY 2016: \$6,666 for engineering. FY 2020: \$250,000 for reconstruction of siphon.

Estimated Date of Completion: 12/31/2020 First Year Budgeted: FY 16

Estimated Project Cost: \$256,666

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
5003	402	Sewer	\$6,666	16

Project Data

Sanitary

Project Number: 5004
Project Name: Fairview Sewer Upgrades
Project Description: The wastewater siphon near the intersection of State Route 195 & Wawawai Street needs to be reconstructed as it is in a deteriorated state.

Image 42: State Route 195 & Wawawai Map 24: State Route 195 & Wawawai



Project Justification: The wastewater siphon at the intersection of US 195 & Wawawai Streets is in deteriorated condition.

Project Status: FY 2019: \$695,000 to upgrade sanitary sewer on Fairview Street.

Estimated Date of Completion: 12/31/2019 First Year Budgeted: FY 19

Estimated Project Cost: \$695,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
5004	402	Sewer	\$0.00	16

Project Data

Storm

Project Number: 6001

Project Name: Clay Street Storm Sewer

Project Description: The storm sewer on Clay Street is undersized and in deteriorated condition. It needs to be replaced. This street is subject to mudslides during torrential rain.

Image 44: Clay Street Storm Sewer

Map 26: Clay Street Storm Sewer



Project Justification: The storm sewers on Clay Street are undersized and in deteriorated condition.

Project Status: FY 2017: \$450,000 to rebuild Clay Street storm sewers.

Estimated Date of Completion: 12/31/2017

First Year Budgeted: FY 17

Estimated Project Cost: \$450,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
6001	406	Flood Control	\$0.00	16

Project Data

Storm

Project Number: 6002

Project Name: Concrete River Channel Maintenance

Project Description: The City of Colfax is mandated by the US Army Corps of Engineers to maintain the concrete channelized portion of the Palouse River every year.

Image 45: Concrete River

Map 27: Concrete River Map



Project Justification: The City of Colfax is mandated to maintain the concrete channelized portion of the Palouse River to US Army Corps of Engineers standards.

Project Status: Yearly: \$15,000 is set aside to maintain the concrete channelized portion of the Palouse River.

Estimated Date of Completion: N/A First Year Budgeted: FY 68

Estimated Project Cost: \$90,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
6002	406	Flood Control	\$15,000	16

Project Data

Street

Project Number: 7001

Project Name: Oak Street Reconstruction (8th to 11th Street)

Project Description: Reconstructing Oak Street entails excavation of existing surface, recrowning of street, installation of storm sewers, rebuilding of sidewalks, and installation of swales where appropriate.

Image 46: Oak Street

Map 28: Oak Street Map



Project Justification: Oak Street is currently rated the worst street in the City based on condition by the Transportation Improvement Board (TIB). The edges of the roadway are crumbling and cuts in the road are furthering the deterioration.

Project Status: FY 2015: Entered on six-year road plan. City staff submitted TIB Grant and Palouse Regional Transportation Planning Organization (PRTPO) TAP funds to repair. FY 2016: \$564,000 in Capital: Street Project.

Estimated Date of Completion: 12/31/2016 First Year Budgeted: FY 16

Estimated Project Cost: \$564,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
7001	104	Street	\$564,000	16

Project Data

Street

Project Number: 7002
Project Name: Moller Rd Asphalt & BTSM
Project Description: Moller Rd would be resurfaced with asphalt and BTSM.

Image 50: Moller Rd

Map 31: Moller Rd



Project Justification: The current surface of Moller Rd is deteriorated.
Project Status: FY 2015: Project appeared in six-year street plan. FY 2017: \$48,160 needed from Street Fund.
Estimated Date of Completion: 12/31/2017 First Year Budgeted: FY 17
Estimated Project Cost: \$48,160

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
7002	104	Street	\$0.00	16

Project Data

Street

Project Number: 7003
Project Name: Sumner & Morton Streets-Chipseal
Project Description: Sumner & Morton Streets would have chip seal applied to it.

Image 52: Morton Street

Map 33: Morton



Project Justification: The current surface of Morton Street is deteriorated.

Project Status: FY 2015: Project appeared in six-year street plan. FY 2018: \$33,000 needed from Street Fund.

Estimated Date of Completion: 12/31/2018 First Year Budgeted: FY 18

Estimated Project Cost: \$33,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
7003	104	Street	\$0.00	16

Project Data

Street

Project Number: 7004
Project Name: Deanway & Cromwell Chipseal
Project Description: Deanway & Cromwell needs a chipseal applied due to its deteriorated state.

Image 49: Dean Way

Map 30: Dean Way and Cromwell



Project Justification: The current chipseal of Deanway & Cromwell is in a deteriorated state.

Project Status: FY 2015: Project appeared in six-year street plan. FY 2019: \$28,500 needed from Street Fund.

Estimated Date of Completion: 12/31/2020 First Year Budgeted: FY 19

Estimated Project Cost: \$28,500

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
7004	104	Street	\$0.00	16

Project Data

Street

Project Number: 7005

Project Name: Cedar Street Reconstruction (8th to 11th Street)

Project Description: The existing pavement of Cedar Street between 8th and 11th would be excavated. Sidewalks and curbs would be repaired. The road would be recrowned, with new storm drainage infrastructure, and pavement installed.

Image 47: Cedar Street

Map 29: Cedar Street



Project Justification: Cedar Street is currently settling. The curbs in sections are six inches above roadway surface. The crown of the road is failing in sections. Sections of sidewalk are in disrepair. This road is the primary route to the Colfax Golf Club and McDonald Park.

Project Status: FY 2015: Project appeared in six-year street plan. FY 2020: \$684,000 to reconstruct Cedar Street.

Estimated Date of Completion: 12/31/2020 First Year Budgeted: FY 20

Estimated Project Cost: \$684,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
7005	104	Street	\$0.00	16

Project Data

Street

Project Number: 7007

Project Name: Fairview Street-Chipseal

Project Description: Fairview Street just east of East Street needs a chipseal applied due to its deteriorated state. This project also entails chipsealing the Concrete section between Hillcrest and Meadow.

Image 48: Fairview Street

Map 30: Fairview Street



Project Justification: The current chipseal of Fairview Street is in a deteriorated state.

Project Status: FY 2015: Project appeared in six-year street plan. FY 2021: \$17,500 needed from Street Fund.

Estimated Date of Completion: 12/31/2021 First Year Budgeted: FY 21

Estimated Project Cost: \$17,500

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
7007	104	Street	\$0.00	16

Project Data

Street

Project Number: 7008

Project Name: North Palouse River Rd Reconstruction

Project Description: Reconstructing North Palouse River Rd will involve the installation of a base and asphalt pavement from the Colfax Meat Packing Plant property to the entrance of the Red Tail Ridge subdivision.

Image 54: North Palouse River Rd

Map 35: North Palouse River Rd



Project Justification: The current roadway consists of gravel. It is in a deteriorated condition as the road used to be maintained by the county. Since 2007 the city has maintained the road and does not have the equipment to properly do so. North Palouse River Rd serves as a minor arterial roadway to Glenwood, Palouse, and the Steptoe Butte areas of the county.

Project Status: FY 2015: Project appeared in six-year street plan. FY 2018: \$1,000,000 to engineer and begin construction of roadway. FY 2019: \$500,000 to finish construction of roadway.

Estimated Date of Completion: 12/31/2019 First Year Budgeted: FY 18

Estimated Project Cost: \$1,500,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
7008	104	Street	\$0.00	16

Project Data

Street

Project Number: 7009

Project Name: US Route 195 & State Route 26 Intersection Rebuild

Project Description: This project will entail the demolition of both existing bridges with a single replacement bridge and reconfiguration of the general intersection. The intersection is wholly owned by the State of Washington Department of Transportation (WSDOT).

Image 55: US 195 & SR 26 Intersection Map 36: US 195 & SR 26 Intersection



Project Justification: The bridges which comprise the intersection were constructed in 1931 and 1937 respectively. The bridges are structurally deficient. The bizarre configuration of the intersection has led to many accidents and near collisions over the years. In 2014 the sidewalk on the spur bridge was closed due to the danger of it falling off of the superstructure. The State and Avista have since funded the maintenance of this sidewalk.

Project Status: FY 2015: Avista and WSDOT pay \$145,000 to shore up and repair sidewalk on spur bridge. City staff submits DOT TIGER grant for \$6 million to rebuild intersection. The majority funding for this project is expected to come from state and federal sources as the city does not own this bridge.

Estimated Date of Completion: 12/31/2021 First Year Budgeted: FY 19

Estimated Project Cost: \$7,000,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
7009	104	Street	\$0.00	16

Project Data

Street

Project Number: 7010

Project Name: Sixth Street Bridge Replacement

Project Description: The purpose of this project is to replace the Sixth Street Bridge which dates from 1927 and replace it with a modern structure that has adequate width for vehicles and pedestrians.

Image 56: Sixth Street Bridge

Map 37: Sixth Street Bridge



Project Justification: The bridge originally conveyed US 195 across the North Fork of the Palouse River. It was constructed in 1927. It is structurally deficient. It does not provide sufficient width for vehicles and pedestrians.

Project Status: The bridge is owned by the State of Washington Department of Transportation. The City will try to obtain replacement cost from the federal and state governments.

Estimated Date of Completion: 12/31/2021 First Year Budgeted: FY 20

Estimated Project Cost: \$500,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
7010	104	Street	\$0.00	16

Project Data

Street

Project Number: 7011

Project Name: Vehicle Replacement – 92 Ford F250 and 97 Ford F 150 with ¾ Standard Cab 4x4

Project Description: Replace two old deficient vehicles with one multipurpose vehicle.

Project Justification: Surplus '92 Ford F250 and '97 Ford F150. Purchase new or slightly used 3/4 standard cab 4x4 pickup. This new PU will be used by the street department. It will be used as a daily driver year around. In the spring it will also be used as a herbicide spray rig. In the winter it will be used for applying DE-ice and it will have a small snow plow for doing City owned parking lots, and narrow one way streets.

Project Status: FY 2016: \$24,000 to obtain replacement vehicle.

Estimated Date of Completion: 04/01/2016 First Year Budgeted: FY 16

Estimated Project Cost: \$24,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
7011	104	Street	\$24,000	16

Project Data

Street

Project Number: 7012

Project Name: Vehicle Replacement – Replace 96 Dodge 2500 and 88 Chevrolet Bucket Truck to Partially Fund Slightly Used 1 or 1.5 Ton Truck

Project Description: Replace two old deficient vehicles with one multipurpose vehicle.

Project Justification: Surplus the '96 Dodge 2500 and '88 Chevrolet Bucket truck, to partially fund the purchase new or slightly used 1 or 1 ½ ton truck and mount a low profile 37' bucket, and low profile utility box. Being a low profile unit will make the Bucket truck practical for daily driving use, eliminating the need for another vehicle. The Bucket truck will be manned by the employee responsible for street sign duty, and vehicle maintenance.

Project Status: FY 2017: \$80,000 to obtain replacement vehicle.

Estimated Date of Completion: 04/01/2017 First Year Budgeted: FY 17

Estimated Project Cost: \$80,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
7012	104	Street	\$0.00	16

Project Data

Water

Project Number: 8001
Project Name: Thorn Street Booster Replacement
Project Description: The purpose of this project is to replace the booster pump to Thorn Hill.

Map 38: Thorn Hill



Project Justification: The booster serving the Thorn Hill neighborhood needs replacement. This project was in the city water system plans for 2002 and 2008.

Project Status: FY 2016: \$132,500 to conduct engineering and initial construction on booster station. FY 2017: \$132,500 to conduct final construction on booster station.

Estimated Date of Completion: 12/31/2017 First Year Budgeted: FY 16

Estimated Project Cost: \$265,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8001	401	Water	\$132,500	16

Project Data

Water

Project Number: 8002

Project Name: Replace 2003 Dodge Caravan

Project Description: Replace 2003 Dodge Caravan with reliable travel vehicle.

Project Justification: The Caravan is in need of significant repair that out weights its value.

Project Status: FY 2016: \$19,000 to acquire replacement vehicle.

Estimated Date of Completion: 06/01/2016 First Year Budgeted: FY 16

Estimated Project Cost: \$19,000

Funding Data:

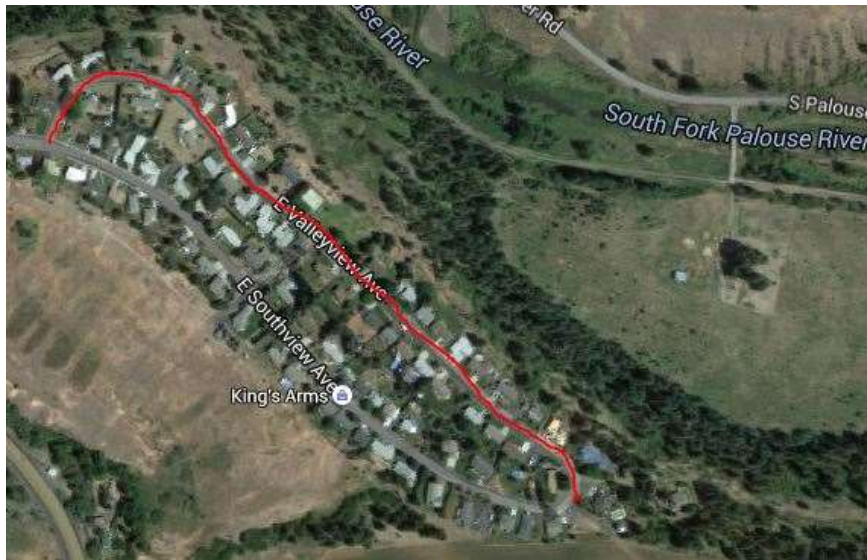
<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8002	401	Water	\$19,000	16

Project Data

Water

Project Number: 8003
Project Name: Valleyview Water Main Replacement
Project Description: The purpose of this project is to replace the water main underneath Valleyview Avenue.

Map 39: Valleyview Avenue



Project Justification: The water main serving the residences of Valleyview Avenue needs replacement. This project was in the city water system plans for 2002 and 2008.

Project Status: FY 2017: \$107,000 to conduct engineering and construct Valleyview Avenue water main replacement.

Estimated Date of Completion: 12/31/2017 First Year Budgeted: FY 17

Estimated Project Cost: \$107,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8003	401	Water	\$0.00	16

Project Data

Water

Project Number: 8004
Project Name: Riverside Lane Water Main Replacement
Project Description: The purpose of this project is to replace the water main underneath Riverside Lane.

Map 40: Riverside Lane Main Replacement



Project Justification: The water main serving the residences of Riverside Lane needs replacement. This project was in the city water system plans for 2002 and 2008.

Project Status: FY 2017: \$194,000 to conduct engineering and construct Riverside Lane water main replacement.

Estimated Date of Completion: 12/31/2017 First Year Budgeted: FY 17

Estimated Project Cost: \$194,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8004	401	Water	\$0.00	16

Project Data

Water

Project Number: 8005

Project Name: Jennings Water System Loop

Project Description: The purpose of this project is to install a water line on the east side of Jennings Elementary School to provide a looped system to increase water service capacity in the area.

Map 41: Jennings Water System Loop Replacement



Project Justification: The Jennings Elementary School is not incorporated into a looped water system. For fire flow this is recommended. This has appeared in the Water System Plans for 2002 and 2008.

Project Status: FY 2018: \$423,000 for engineering and to construct the Jennings Water System Loop.

Estimated Date of Completion: 12/31/2018 First Year Budgeted: FY 18

Estimated Project Cost: \$423,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8005	401	Water	\$0.00	16

Project Data

Water

Project Number: 8006

Project Name: Southview Pressure Zone

Project Description: The project entails the installation of boosters and other equipment to improve the water pressure of residences along Southview Avenue. .

Map 42: Southview Avenue



Project Justification: The residences along Southview Avenue have experienced water pressure issues for years. This project has appeared in City Water System Plans issued in 2002 and 2008.

Project Status: FY 2019: \$600,000 in engineering and construction costs to complete the project.

Estimated Date of Completion: 12/31/2019 First Year Budgeted: FY 19

Estimated Project Cost: \$600,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8006	401	Water	\$0.00	16

Project Data

Water

Project Number: 8007
Project Name: Hospital Hill Water Tank Repaint
Project Description: The project entails repainting the exterior of the water tank located on Hospital Hill.

Image 57: Hospital Hill Water Tank

Map 43: Hospital Hill Water Tank



Project Justification: The State of Washington Department of Health mandates water tank facilities be repainted as part of the process of maintaining a state recognized water system.

Project Status: FY 2015: \$28,000 budgeted for work and bids came in too high. FY 2016: \$32,000 to repaint the Hospital Hill Water Tank.

Estimated Date of Completion: 12/31/2016 First Year Budgeted: FY 15

Estimated Project Cost: \$28,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8007	401	Water	\$32,000	16

Project Data

Water

Project Number: 8008
Project Name: Big Blue Water Tank Repaint
Project Description: The project entails repainting the exterior of the water tank located next to the Hauser Subdivision.

Image 57: Hospital Hill Water Tank

Map 43: Hospital Hill Water Tank



Project Justification: The State of Washington Department of Health mandates water tank facilities be repainted as part of the process of maintaining a state recognized water system.

Project Status: FY 2015: \$28,000 budgeted for work and bids came in too high. FY 2016: \$32,000 to repaint the Hospital Hill Water Tank.

Estimated Date of Completion: 12/31/2016 First Year Budgeted: FY 15

Estimated Project Cost: \$28,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8008	401	Water	\$32,000	16

Project Data

Water

Project Number: 8009

Project Name: Glenwood Water Line Replacement

Project Description: The existing 12" water line that runs into town would be replaced with a 24" main. It would be trenched on the west side of North Palouse River Rd. Fire hydrants would be installed as part of the installation.

Image 57: Glenwood Water Line Area Map 44: Glenwood Water Line



Project Justification: The Glenwood Water Line was constructed in 1915. The replacement of the water line has been on the city's to-do list for the last twenty years. It has not been tackled due to lack of funds. Sections of the water line are compromised due to proximity to the surface, roadway, and the North Palouse River.

Project Status: FY 2015: Washington State University Civil Engineering group conducting pro-bono preliminary engineering. FY 2016: \$20,000 engineering cost. FY 2017: \$2,000,000 initial right-of-way and construction cost. FY 2018: \$1,480,000 construction cost.

Estimated Date of Completion: 12/31/2018 First Year Budgeted: FY 15

Estimated Project Cost: \$3,493,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8009	401	Water	\$20,000	16

Project Data

Water

Project Number: 8010
Project Name: Fire Hydrant Replacement
Project Description: Replace at least four fire hydrants a year. The city has over 360 hydrants.

Image 58: Fire Hydrant



Project Justification: The City has over 360 fire hydrants. Many of them are over 40 years old. The City historically has only been able to replace one a year. This has led to a significant backlog of fire hydrants that need to be replaced.

Project Status: FY 2016-2021: \$10,000 a year.

Estimated Date of Completion: N/A First Year Budgeted: N/A

Estimated Project Cost: \$10,000 a year

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8010	401	Water	\$10,000	16

Project Data

Water

Project Number: 8011
Project Name: St. Ignatius-Old Town Water Loop Improvement
Project Description: Install a 6" water line to create a looped system in the St. Ignatius Manor/Old Town neighborhood.

Image 59: Mill Street

Map 45: Old Town Neighborhood



Project Justification: The water infrastructure in the Old Town neighborhood is not looped. This leads to water pressure issues.

Project Status: FY 2021: \$225,000 to engineer and construct water line to loop system in Old Town neighborhood.

Estimated Date of Completion: 12/31/2021 First Year Budgeted: 21

Estimated Project Cost: \$225,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8011	401	Water	\$0.00	16

Project Data

Water

Project Number: 8012
Project Name: Palouse River Rock Water Line
Project Description: Install a 6" water line to serve Palouse River Rock, River Rd, Wilbur Ellis, and adjacent sites.

Image 60: State Route 26



Map 46: Palouse River Rock Area



Project Justification: This area is not served by city water infrastructure.
Project Status: FY 2018: \$288,110 to engineer and construct water line to Palouse River Rock and adjacent properties

Estimated Date of Completion: 12/31/2018 First Year Budgeted: 18

Estimated Project Cost: \$288,110

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8012	401	Water	\$0.00	16

Project Data

Water

Project Number: 8013

Project Name: Port of Whitman Business Airport Water Main Extension

Project Description: Extend 6" water line from Whitman Hospital & Medical Center to the Port of Whitman Business Airport. This is roughly a 1.5 miles in length. This involves the construction of a water tank.

Image 61: Airport Rd

Map 46: Port of Whitman Airport



Project Justification: This area is not served by city water infrastructure. The airport currently runs on a residential well which allows for no growth.

Project Status: FY 2015: Washington State University graduate students conduct engineering assessment. FY 2021: \$788,000 to engineer and construct water line to Port of Whitman Business Airport and adjacent properties.

Estimated Date of Completion: 12/31/2021 First Year Budgeted: 15

Estimated Project Cost: \$788,000

Funding Data:

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8013	401	Water	\$0.00	16