

City of Spokane
Initial Urban Growth Boundary Proposal
and Residential Land Capacity Summary
September 2006

This report contains the current 20-year population forecast assumptions and the urban residential land capacity information used in reviewing the City of Spokane Urban Growth Boundary (UGB) proposal.

Introduction

The Growth Management Act (GMA) requires that Urban Growth Area (UGA) boundaries be established to accommodate a twenty year window of urban growth projected to occur in the succeeding 20-year period. Residential and nonresidential land requirements must be accommodated within the UGAs. Recognizing the importance of regular monitoring of population growth, development trends, and remaining land capacity, the Countywide Planning Policies require an evaluation of the UGAs at least once every five years in order to ensure the continued adequacy of the urban land capacity. In addition, the Countywide Planning Policies encourage land to be identified outside of UGAs that are free of land use barriers that would limit the expansion of urban uses in the future. These have been designated as Urban Reserve areas by Spokane County.

Summary of Process for determining the City of Spokane Urban Growth Area Proposal

A process was conducted to identify the areas that would be studied for inclusion in the comprehensive plan urban growth area proposal. A total of 29 sub-areas surrounding the city limits were identified. The following factors were considered:

- Lands needed to accommodate the city's assumed population allocation
- Lands characterized by urban development or in the process of urbanizing and, therefore, creating demand for urban services
- Lands that are already receiving some or all urban services
- Lands to which full urban services can be extended within the existing or projected service capacities of the city
- Lands that are important to the city's industrial growth and economic health including the West Plains and Mead industrial areas
- Lands adjacent to industrial growth areas or Downtown that can accommodate new housing in proximity to places of high employment

The following steps were used to determine which of the 29 areas would be included in the proposed final urban growth area:

1. Sort the sub-areas into priority areas for the location of growth according to the GMA which are:
 - Urban areas - areas with urban intensity land use and a dense street network

- Urbanizing areas - areas with a mix of urban intensity and lower intensity land use
- Next to urbanizing areas - areas with lower intensity use that are next to areas with urban intensity
- Rural - territory with predominantly rural land use and large parcel size

2. Identify territory that is developed with industrial uses with vacant land for industrial expansion

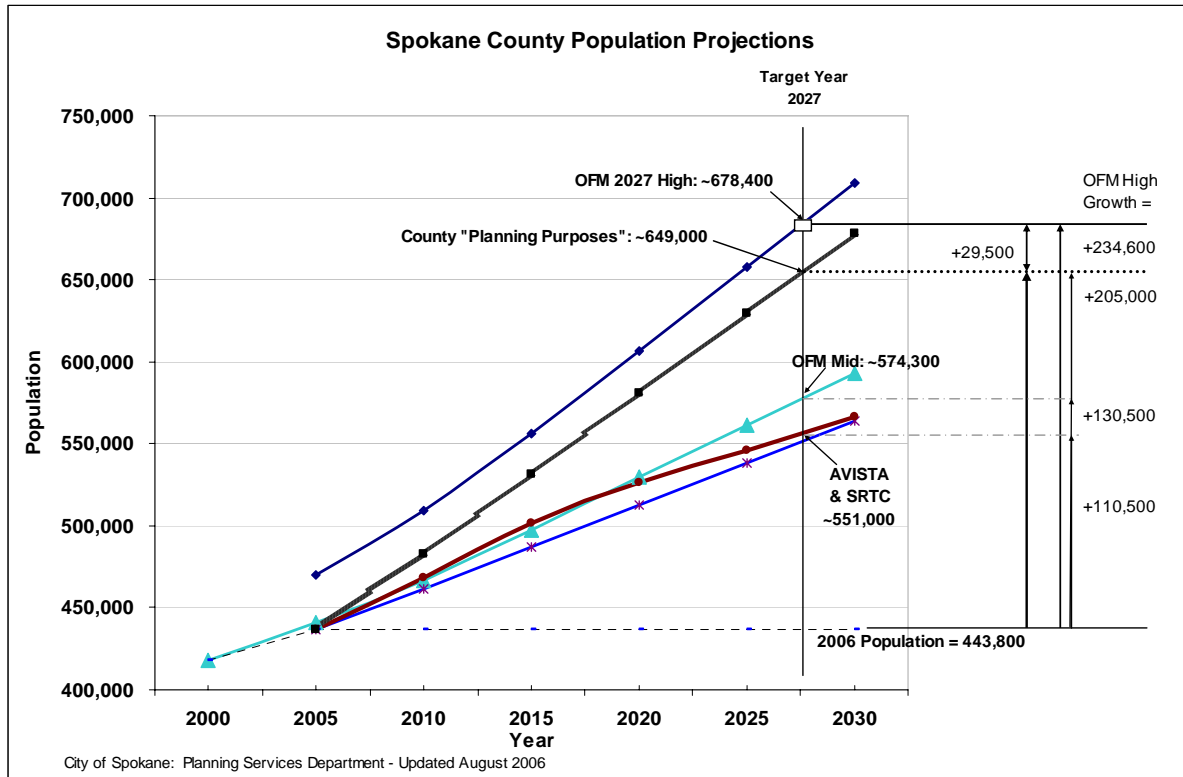
3. Evaluate the ability to provide urban services to the territory and rank the candidate areas. This involved review by providers of primary services needed for urbanization (water, sewer, transportation, fire, police, and storm water) and a ranking of the relative ability to provide services to these areas.

4. Apply population allocation to vacant land until enough land is included in the proposed UGA to accommodate the population allocation.

Population Forecast and Allocation

On May 23, 2006, the Board of County Commissioners made an oral decision to adopt a county-wide population forecast and initial individual allocations to other jurisdictions for the 20-year planning horizon from 2006-2026 as an "initial number for planning purposes." As of the beginning of September 2006 the Commissioner's decision has not been officially accepted by the County as the population allocation assignments to be used by jurisdictions for their urban growth area proposals. The individual allocations consist of the medium OFM forecast plus a 12.5% variance to allow for "unexpected deviations" as described in the County Commissioner's verbal decision (The verbal decision has yet to be officially written by County staff). A total County population forecast for the year 2026 of 639,160 was the result. This represents an increase of almost 200,000 people by 2026.

The following chart shows how the County's selected population forecast compares with other population forecasts that have been developed to the year 2027.



Population Allocations

The following chart lists the “initial number for planning purposes” that individual jurisdictions are to use to begin their urban service delivery analysis to the year 2026 from the May 23, 2006 County Commissioner’s verbal decision.

2006-2026 OFM MEDIUM FORECAST + 12.5% VARIANCE

County Municipality	STEERING COMMITTEE Recommended Allocation	% OF TOTAL ALLOCATION	OFM MEDIUM FORECAST	Plus 12.5% Variance	TOTAL - MED. FORECAST 12.5% VARIANCE	2006 est POPULATION	Annual Rate Of Growth	2006-2026 ADD'L ALLOCATION
Spokane	668,671		568,142.00	71,018	639,160	441,521	1.87%	197,639
Unincorporated	197,713	30%	167,989	20,999	188,987	122,914	2.17%	66,073
Airway Heights	10,730	2%	9,117	1,140	10,256	5,190	3.46%	5,066
Cheney	14,028	2%	11,919	1,490	13,409	10,120	1.42%	3,289
Deer Park	6,150	1%	5,225	653	5,879	3,400	2.78%	2,479
Fairfield	850	0%	722	90	812	600	1.53%	212
Latah	309	0%	263	33	295	214	1.63%	82
Liberty Lake	22,511	3%	19,127	2,391	21,517	5,931	6.66%	15,586
Medical Lake	5,426	1%	4,610	576	5,187	4,388	0.84%	798
Millwood	1,831	0%	1,556	194	1,750	1,659	0.27%	91
Rockford	761	0%	647	81	727	488	2.01%	239
Spangle	645	0%	548	69	617	295	3.75%	322
Spokane	283,171	42%	240,599	30,075	270,673	200,439	1.51%	70,235
Spokane Valley	124,368	19%	105,670	13,209	118,879	85,754	1.65%	33,125
Waverly	178	0%	151	19	170	129	1.39%	41

Accommodated Population

The City of Spokane was allocated an “initial number for planning purposes” of 70,235 people for the next 20 years. The City of Spokane is able to accommodate 70,235 people by the year 2026 within the City of Spokane’s currently proposed UGA and within the UGA that the City proposed to the County in

2001. The attached tables show the estimated land capacity for the City of Spokane and the land within the City's proposed urban growth area using the Land Quantity Analysis Methodology for Spokane County adopted by the Steering Committee of Elected Officials on November 3, 1995. The attached map shows vacant land and preliminary plat information within the City along with individual sub-areas that make up the City's proposed urban growth area. Other areas are shown on the maps that Spokane County is proposing to include within the UGA that are adjacent to the City. The City is reviewing these areas as the City is often a service provider in these areas and often is impacted by development in these surrounding areas and may choose to include these areas in future urban growth area proposals. The maps also show several other areas that are being studied by the City for possible inclusion in future City urban growth area proposals.

Although the County has not released a full Land Capacity Report yet, they have provided the City of Spokane population capacity numbers for the individual Urban Growth Areas surrounding the City. To aid in coordination and to help facilitate the development of the City's proposed UGA the City of Spokane is relying on the County UGA assumptions and capacity figures for the UGAs outside of the City.

Residential Land Capacity														
August 9,2006 Data Update L = Platted Vacant Lot P = Partially Used Parcel V = Vacant Parcel														
Area Name	Land Use Category	Vacant Status	Parcel Count	Total GIS Acres	Buildable Acres	Acres After Market Factor 30%	Acres After Infrastructure -25%	Planned Average Density	"Single Family" DU - Note 1	"Multifamily" DU - Note 1	"Single Family" Population - 2.5 Persons/Unit	"Multifamily" Population - 1.6 Persons/Unit	Total Population	
City of Spokane	R 10-20	L	46	10.35	10.03	7.0	5.3	2 units per lot	86	0	215	0		
City of Spokane	R 10-20	V	1	2.14	2.14	1.5	1.1	12 du / acre	13	0	33	0		
City of Spokane	R 15+	L	84	15.73	9.1	6.4	4.8	44 du / acre	0	131	0	210		
City of Spokane	R 15-30	L	190	38.04	34.07	23.8	17.9	22 du / acre	0	245	0	392		
City of Spokane	R 15-30	P	7	29.31	24.42	17.1	12.8	22 du / acre	0	262	0	419		
City of Spokane	R 15-30	V	24	142.62	132.13	92.5	69.4	22 du / acre	0	1,527	0	2,443		
City of Spokane	R 4-10	L	2021	493.72	424.3	297.0	222.8	1 unit per lot	2,021	0	5,053	0		
City of Spokane	R 4-10	P	173	777.88	632.86	443.0	332.3	6 du / acre	1,855	0	4,638	0		
City of Spokane	R 4-10	V	153	923.03	753.06	527.1	395.4	6 du / acre	2,372	0	5,930	0		
City of Spokane Plats									3,048	4,453	7,620	7,125		
Centers & Corridors									0	5,140	0	8,224		
Downtown and U-District Areas									80	2,825	200	4,520		
City of Spokane Total									9,475	14,583	23,689	23,333	47,022	
									39.4%	60.6%	50.4%	49.6%		
Area Grand Total									24,058			47,022		
UGA Areas within City Proposed UGA														
Alcott UGA/JPA	Spokane County Figure*													1,015
Hillyard UGA/JPA	Spokane County Figure*													530
North Metro UGA/JPA	Spokane County Figure*													9,842
Seven Mile UGA/JPA	Spokane County Figure*													1,495
West Plains UGA/JPA	Spokane County Figure*													17,565
Indian Canyon UGA/JPA	Spokane County Figure*													98
Moran Glenrose UGA/JPA	Spokane County Figure*													1,410
Upriver UGA/JPA	Spokane County Figure*													1,184
Shawnee UGA/JPA	Spokane County Figure*													75
Population Capacity within City proposed UGA areas													33,214	
City Proposed UGA Total Capacity = City + City Proposed UGAs													80,236	
Current Population Allocation "for planning purposes" of													70,235	
Surplus of													10,001	
Note 1 - The dwelling unit figures shown are aggregated by individual parcels from the GIS and not from the total acres figure shown in this table.														
*Spokane County Density per Acre assumptions per zoning category: LDR = 4, LDR-P = 1, MDR = 11, HDR = 21, MU = 21, LI = 11, NC = 11, CC = 11, RC = 11														

