



**Spokane City Plan Commission
Findings of Fact, Conclusions, and Recommendations
Urban Growth Area Update**

Findings of Fact:

- A. Section 36.70A.110 (1) of the Revised Code of Washington (RCW) requires that, "Each county that is required or chooses to plan under RCW 36.70A.040 shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature."
- B. RCW 36.70A.020 establishes goals to guide planning for future growth and indicates that (i) development should be encouraged in urban areas where adequate public facilities and services exist or can be provided in an efficient manner and (ii) the inappropriate conversion of undeveloped land into sprawling, low-density development should be reduced.
- C. The Urban Growth Area (UGA) boundaries must be reviewed periodically to re-evaluate population allocation, land quantity analysis and urban service delivery as required by RCW 36.70A and the County Wide Planning Policies (CWPP) for Spokane County, Policy Topic 1, Policy 16.
- D. The City of Spokane Comprehensive Plan policy LU8.3-Growth Boundary Establishment states, "Establish an urban growth area boundary, consistent with the CWPPs, that provides enough land to accommodate the urban growth area's projected growth for the next 20 years."
- E. RCW 36.70A.110 (2) requires that, based upon the growth management population projection made for the county by the Office of Financial Management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period.
- F. The Spokane County Board of Commissioners adopted a Growth Management Population Projection for planning purposes on June 9, 2009 (BCC resolution #2009-0531). The forecast utilized the Washington State, Office of Financial Management's medium forecast for Spokane County plus an additional 12.5% buffer to estimate that by 2031 the population of the urban areas in Spokane County will increase by 113,541 people.
- G. The Planning Technical Advisory Committee produced a Regional Land Quantity Analysis for Spokane County, published October 2010 and revised in May of 2011 (the "LQA"). The LQA concludes that the existing UGA has the capacity to accommodate an additional 117,800 people, 4,259 more than the forecasted increase of 113,541.

- H. The LQA also concludes that the current UGA includes more than enough commercially zoned property to accommodate the 2031 demand, with a surplus commercial land supply of 4,828 acres.
- I. Additionally, the LQA concludes that the current UGA has adequate available land to meet the needs for future industrial development and has a surplus of 3,087 acres of industrial land.
- J. RCW 36.70A.110(1) further provides that an urban growth area may include territory that is located outside of a city only if such territory already is characterized by urban growth, or is adjacent to territory already characterized by growth, or is a designated new fully contained community as defined by RCW 36.70A.350.
- K. The Spokane Board of County Commissioners' Resolution #2006-0714 adopts Screening and Evaluation Criteria for the GMA Comprehensive Plan Update.
- L. Public workshops on the UGA update were held in various locations in the metropolitan area on October 7th, 13th and 15th of 2009 and October 13th of 2010. The Spokane County Plan Commission held a public workshop in March of 2011. Additional public workshops were held in various locations in the metropolitan area on October 24th, 25th, and 26th.
- M. The City of Spokane Plan Commission held a hearing on this item to receive testimony on October 12th, 2011. The record was left open to written comments until November 8th, 2011. Notice of the hearing was mailed to approximately 1,400 owners, taxpayers and residents of identified study areas and of areas of individual amendment requests and was posted in the Spokesman Review on September 28th, 2011 and October 5th, 2011.
- N. The Plan Commission deliberated on the UGA update on November 9th, 2011.
- O. RCW 36.70A.110(2) provides:

The county shall attempt to reach agreement with each city on the location of an urban growth area within which the city is located. If such an agreement is not reached with each city located within the urban growth area, the county shall justify in writing why it so designated the area an urban growth area. A city may object formally with the department over the designation of the urban growth area within which it is located. Where appropriate, the department shall attempt to resolve the conflicts, including the use of mediation services.

Conclusions:

- A. The Plan Commission has reviewed the identified study areas and individual amendment requests located adjacent to the Spokane County-City of Spokane Joint Planning Areas and the Spokane City limits for consistency with the City of Spokane Comprehensive Plan, the Countywide Planning Policies for Spokane County, and the screening criteria identified in BCC resolution #2006-0714 and the Growth Management Act.
- B. The Plan Commission has determined that adding additional area to the UGA is not necessary to accommodate population growth and is inconsistent with the

Growth Management Act and the City's Comprehensive Plan strategy to promote focused growth around designated centers and corridors.

Study Area Findings of Fact, Conclusions and Recommendations:

A. Pillar Rock

Findings and Conclusions: According to analysis provided by Spokane County, this study area consists of 68 acres that can provide capacity for an additional 703 people. The area is already characterized by urban growth. The entire study area is preliminarily platted for urban residential lots or built out in single-family homes and is served by City of Spokane sewer and water service. According to the LQA, this study area is not needed to accommodate the County's 2031 Population Forecast.

Recommendation: The Plan Commission, by a vote of 10 to 0, recommends against amending the UGA boundary to include the area identified as the Pillar Rock Study Area.

B. West Plains-Thorpe

Findings and Conclusions: This study area is currently located in the UGA, and, according to analysis provided by Spokane County, consists of 371 acres and can accommodate 1,718 additional people. Despite being in the UGA, the area has not developed into urban patterns or densities. The west portion of the study area contains wetlands and is located in the Airport Compatibility Zone where urban density residential development is discouraged. According to the LQA, the current UGA has excess capacity equaling 4,259 people.

Recommendation: The Plan Commission, by a vote of 10 to 0, recommends removing from the existing UGA those portions of this study area lying west of Assembly Road (see attachment A).

C. Moran Prairie

Findings and Conclusions: According to analysis provided by Spokane County, this study area consists of 246 acres that would provide capacity for an additional 298 people. About half of this study area is already developed as single-family houses on one-acre lots and a large portion of the area has been preliminarily platted to urban densities. There are also some neighborhood services: a church, an elementary school, and the County's Southside Family Aquatic Facility. According to the LQA, this study area is not needed to accommodate the County's 2031 Population Forecast.

Recommendations: The Plan Commission, by a vote of 10 to 0, recommends that the UGA boundary be amended to include those portions of this study area that include the Spokane County Southside Family Aquatic Facility and an adjoining single-family home (see attachment B).

The Plan Commission, by a vote of 10 to 0, recommends against amending the UGA boundary to include the remaining portions of this study area.

D. Five Mile

Findings and Conclusions: According to analysis provided by Spokane County, this study area consists of 1,961 acres that would accommodate an additional 7,103 people. The area is mix of rural land and residential single-family plats. Transportation infrastructure in the area is substandard and would remain as such without significant expenditures that cannot be supported by the ultimate build out. The subsurface geology of the area causes challenges with the treatment and conveyance of stormwater. According to the LQA, this study area is not needed to accommodate the County's 2031 Population Forecast.

Recommendation: The Plan Commission, by a vote of 10 to 0, recommends against amending the UGA boundary to include this study area.

E. Palisades Study Area

Findings and Conclusions: The 461 acre study area consists mostly of City of Spokane park land and also includes a private school. The park is rural in character and there is a desire to maintain the existing character. The transportation infrastructure is rural in nature and there is a lack of other urban infrastructure in the area. It would be difficult to provide the infrastructure because of the elevation, geology and the locations of the river and railroad. The LQA has found that there is sufficient land in the UGA to accommodate the projected population growth.

Recommendation: The Plan Commission, by a vote of 10 to 0, recommends against amending the UGA boundary to include this study area.

F. Geiger Spur

Findings and Conclusions: According to analysis provided by Spokane County, this study area consists of 1,600 acres, and would be zoned industrial. The area is not characterized by urban growth and is not adjacent to territory characterized by urban growth. The area is rural in character and contains a few homes, some agriculture uses and mining operations. According to the County, if included in the UGA, the area would be designated as industrial. Transportation and other urban infrastructure would be costly to provide because of the location, geology and lack and of urban infrastructure within the vicinity. Including the area in the UGA would be inconsistent with the 2009 Fairchild Joint Land Use Study's identified strategy to prevent the extension of urban infrastructure capacity to the area. According to the LQA, the current UGA already includes a surplus of 3,087 acres of industrial land.

Recommendation: The Plan Commission, by a vote of 10 to 0, recommends against amending the UGA boundary to include this study area.

G. Jail Site

Findings and Conclusions: According to analysis provided by Spokane County, this study area consists of 449 acres or 144 acres, depending on the option, and would be zoned industrial. The area is not characterized by urban growth and is not adjacent to territory characterized by urban growth. Providing sanitary sewer and other urban services to the site would be costly because of the location and geology. Portions of the site would be limited by Airport Compatibility Zoning. According to the LQA, the current UGA already includes a surplus of 3,087 acres of industrial land.

Recommendation: The Plan Commission, by a vote of 10 to 0, recommends against amending the UGA boundary to include this study area.

H. Havana-Lyons

Findings and Conclusions: According to analysis provided by Spokane County, this study area consists of 45 acres and would accommodate an additional 86 people. The County indicates that part of the study area would be designated for multifamily use with the remainder designated for light industrial use. The area is largely vacant with a few single-family homes located along the west portion of the site. Providing sanitary sewer service to the site would be costly and traffic infrastructure would have to be established. The LQA has found that there is sufficient land in the UGA to accommodate the projected population growth.

Recommendation: The Plan Commission, by a vote of 10 to 0, recommends against amending the UGA boundary to include this study area.

I. South Glenrose

Findings and Conclusions: According to analysis provided by Spokane County, this study area consists of 70 acres and would accommodate an additional 298 people. The area is a mix of vacant land and single-family homes on 5, 10 of 15 acres. According to the LQA, this study area is not needed to accommodate the County's 2031 Population Forecast.

Recommendation: The Plan Commission, by a vote of 10 to 0, recommends against amending the UGA boundary to include this study area.

J. Individual Request at 4306 South Cheney-Spokane Road

Findings and Conclusions: The owners of the approximately 1.5 acre property have requested that it be included in the UGA. The property is legally part of a parcel that is located to the north in the City and the UGA. The property is separated from other parcels that are not in the UGA by the railroad to the west. The proposal is a UGA boundary clean-up measure that will not significantly impact the population capacity of the UGA.

Recommendation: The Plan Commission, by a vote of 10 to 0, recommends amending the UGA boundary to include a property located at 4306 South Cheney-Spokane Road as a boundary line clean-up measure (see attachment C).

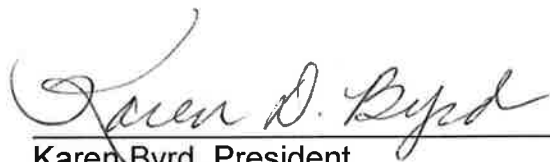
K. Other Individual Requests

Findings and Conclusions: The Plan Commission has reviewed the identified individual amendment requests located adjacent to the Spokane County-City of Spokane Joint Planning Areas and the Spokane City limits for consistency with the City of Spokane Comprehensive Plan, the Countywide Planning Policies for Spokane County, and the screening criteria identified in BCC resolution 2006-0714 and the Growth Management Act.

Recommendation: The Plan Commission, by a vote of 10 to 0, recommends against amending the UGA boundary to include any of the other individual property owner requests for inclusion located adjacent to the Joint Spokane County-City of Spokane Planning Areas or the Spokane City limits.

L. Summary Map

A map documenting the recommended amendments and areas to not be included to the Urban Growth Area boundaries is attached as attachment D.



Karen Byrd, President
City Plan Commission

12/14/11
Date