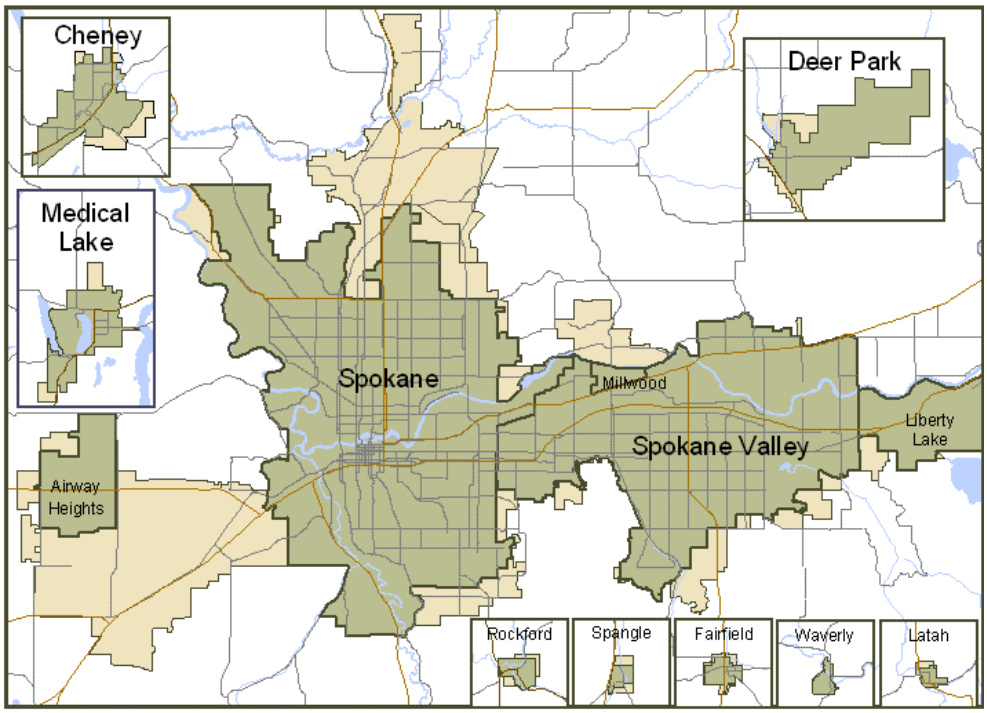
Regional Land Quantity Analysis
for Spokane County



Planning Technical Advisory Committee
Summary Report
October, 2010

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Introduction - Executive Summary

Introduction

The purpose of this report is to evaluate residential, commercial and industrial land quantity to determine future land use needs within Spokane County's Urban Growth Area (UGA). The Urban Growth Area defines a boundary in which development inside the boundary is intended to be urban in nature and development outside the boundary is intended to be rural.

A review of the UGA is required by State Law and the Countywide Planning Policies to occur every 10 years after adoption of the county's comprehensive plan. The review is intended to ensure that there is adequate land capacity to meet the needs of new growth and development in the subsequent 20 year planning period. Spokane County's Comprehensive Plan and UGA were adopted in 2001 and the deadline for the County to complete the UGA review is November, 2011.

Land quantity studies for each jurisdiction have been completed. These studies are compiled in this report to determine the overall capacity of the current UGA to meet the projected needs. The results indicate that there is adequate capacity within the current UGA to meet future needs.

Residential Capacity

The County's population projection expects the addition of 113,541 people in the County's UGA between the years 2010 and 2031. The current UGA has the capacity to include 118,405 additional people. This result shows that the increase in population can be accommodated within the current UGA and that there is an additional excess of capacity equaling 4,864 people.

Commercial Capacity

Metro UGA Capacity
An analysis of commercial capacity was completed for the metropolitan UGA including the City of Spokane, City of Spokane Valley, Millwood, Airway Heights, Liberty Lake and unincorporated Spokane County. The 2031 demand for commercially zoned property is 8,016 acres. The current supply of commercially zoned land is 12,844 acres. The result indicates that the current metropolitan UGA can accommodate future needs and includes a surplus commercial land supply of 4,828 acres.

Small City Commercial Capacity
The small (non-metro) cities were inventoried to determine the extent and availability of commercial lands. Combined, the small cities have a total of 1,327 acres zoned for commercial use and of that 528 acres are vacant.

Industrial Capacity

The methodology used to evaluate industrial land needs provides an estimate that maintains the current per capita industrial employment ratio. This method assumes that industrial employment will increase at rate similar to the County's population growth. The projected need for available industrial land based on the methodology is 1,047 acres.

Existing vacant industrial land is currently available to meet the projected need and in fact Spokane County has a significant surplus of land available for industrial uses. Within the Metro UGA there are 3,819 net acres of vacant industrial land and the small (non-metro) cities have a combined total of 315 net acres of vacant industrial land.

Background

Growth Management Act

In 1990, the Growth Management Act (GMA) was passed by the Washington State Legislature. It required the State's largest and fastest-growing counties, and each of their cities, to develop Comprehensive Plans to prepare for the future. Spokane County was mandated to fully plan under the GMA in 1993 based on population growth in the preceding 10 years.

Countywide Planning Policies

The GMA planning process began with the development of the Countywide Planning Policies (CWPPs). This effort was coordinated by the Steering Committee and formed the planning framework that would guide the Comprehensive Plan process for the County and its cities and towns. The CWPPs were adopted by the Board of County Commissioners on December 22, 1994.

After the CWPPs were adopted, the Steering Committee began development of the Interim Urban Growth Area (IUGA) boundary which was completed in 1997. The IUGA established a temporary growth boundary to act as a place holder while the County and the Cities completed work on their comprehensive plans.

Adoption of the Urban Growth Area

Spokane County adopted its GMA comprehensive plan in 2001 with most other jurisdictions in the County adopting their plans in the same time period. Spokane County utilized an extensive public participation program and a SEPA/GMA integration process as the mechanism for environmental review in the adoption of its plan. This process consisted of an Environmental Impact Statement (EIS) for the Interim UGA followed with a Supplemental EIS for the formal adoption of the plan.

Changes to the Urban Growth Area

Since the initial adoption of the UGA significant changes to governance have occurred in Spokane County. The City of Liberty Lake and the City of Spokane Valley incorporated in 2001 and 2003, respectively. The combined incorporations encompassed 43.5 square miles with a population of 83,965. Cities have also annexed over 3 square miles of land since the initial adoption of the UGA.

Other changes to the Urban Growth Area include expansion of the UGA boundary through annual amendments. Thirteen site specific expansions have added approximately 1.9 square miles to the size of the UGA.

Mandated Review of the Urban Growth Area

A review of the UGA is required by State Law and the Countywide Planning Policies to occur every 10 years after adoption of the plan. The review is intended to ensure that there is adequate land capacity to meet the needs of new growth and development in the subsequent 20 year planning period. The County's Comprehensive Plan and UGA were adopted in 2001 and the deadline for the County to complete the UGA review is November, 2011.

Planning Requirements

Revised Code of Washington

(RCW.36.70A.130(3)(a)) requires Spokane County to review its UGA every 10 years and make modifications if necessary. The County's Comprehensive Plan was initially adopted on November 5, 2001 (BoCC res. # 01-1059) necessitating a review of the UGA before November 5, 2011.

RCW 36. 70A.130(3).

(3)(a) Each county that designates urban growth areas under RCW 36.70A.110 shall review, at least every ten years, its designated urban growth area or areas, and the densities permitted within both the incorporated and unincorporated portions of each urban growth area. In conjunction with this review by the county, each city located within an urban growth area shall review the densities permitted within its boundaries, and the extent to which the urban growth occurring within the county has located within each city and the unincorporated portions of the urban growth areas.

(b) The county comprehensive plan designating urban growth areas, and the densities permitted in the urban growth areas by the comprehensive plans of the county and each city located within the urban growth areas, shall be revised to accommodate the urban growth projected to occur in the county for the succeeding twenty-year period.

Countywide Planning Policies

The *Countywide Planning Policies* provide guidance in developing land quantity and population capacity studies in *Policy Topic 1, Urban Growth Areas, Urban Policy # 3* as follows:

3. Each jurisdiction will initially determine land capacity by that particular jurisdiction's ability to accommodate growth within current city limits or within unincorporated areas of the county using the Department of Community, Trade and Economic Development's (CTED) guidelines for designating Urban Growth Areas ("Issues in Designating Urban Growth Areas Part I -- Providing Adequate Urban Area Land Supply," March 1992, or as revised, and "The Art and Science of Designating Urban Growth Areas Part II -- Some Suggestions for Criteria and Densities," March 1992, or as revised). Jurisdictions shall use as primary criteria the availability and capacity of urban governmental services and public facilities.

The CTED guidelines were reviewed in 1995 by the Land Use Technical Committee which was a subcommittee of the Steering Committee of Elected Officials (SCEO). The Technical Committee consisted of elected officials, staff, and professional experts in land use. The Technical Committee modified the CTED Guidelines to reflect local conditions and forwarded their recommended methodology to the SCEO. On November 3, 1995 the SCEO adopted the Technical Committee's recommendation in a document titled, *Land Quantity Analysis Methodology for Spokane County.* Each jurisdiction has used the adopted methodology to analyze its land quantity.

Population Forecast

The Board of Commissioners for Spokane County adopted a population forecast 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 buffer of 17,025 people.

Rural population growth is estimated at 20% of the total growth for Spokane County. This estimate was obtained utilizing building permit data and population estimates from 2004 to 2009. The expected growth in rural areas between 2010 and 2031 is 28,385 people based on a 20% allocation of the total forecasted population increase of 141,926.

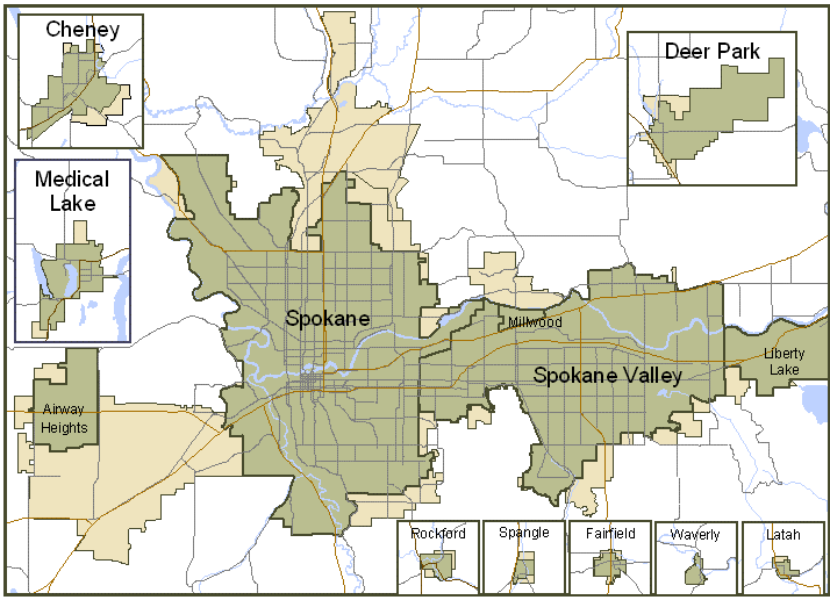
Following are estimates and projections for the time frame 2010 to 2031.:

Table 1 - Population Forecast for 2031

OFM Middle Range Population Projection 2031	595,201
plus County Assigned Buffer (12.5% of Proj. Growth)	17,025
Spokane County 2031 population forecast	612,226

Table 2 - Population Growth within Urban Growth Areas

Spokane County 2031 population forecast	612,226
minus 2010 County Population Estimate	470,300
minus Projected growth in rural area	28,385
Population growth (2010 to 2031) in UGAs	113,541



Population Allocation

The Board of County Commissioners population forecast (BCC resolution 2009-0531) included allocation of the projected population to cities and unincorporated urban growth areas. The allocations were based on a land quantity analysis that was performed in 2008. Following are the adopted allocations for each jurisdiction.

Table 3
Allocation for Unincorporated Urban Growth Areas

Small City UGAs	Allocation
City of Cheney	748
City of Deer Park	441
City of Medical Lake	567
Town of Spangle	0
Town of Latah	0
Town of Fairfield	2
Town of Waverly	5
Town of Rockford	72
Subtotal	1,835

Metro UGAs	Allocation
Airway Heights JPA	752
Alcott JPA	681
Hillyard JPA	352
Indian Canyon JPA	90
Moran/Glenrose JPA	821
North Metro UGA	11,455
North Metro UGA - JPA	1,984
Seven Mile UGA - JPA	1,053
Shawnee UGA - JPA	35
Upriver UGA - JPA	655
Valley UGA	8,138
West Plains UGA - JPA	178
West Plains /Thorpe UGA-JPA	5,915
Unassigned UGA allocation	1,122
Subtotal	33,231

Total Unincorporated UGA = 35,066

Table 4
Allocation for Cities and Towns

Airway Heights	1,674
Cheney	2,527
Deer Park	2,540
Fairfield	276
Latah	108
Liberty Lake	7,433
Medical Lake	738
Millwood	152
Rockford	262
Spangle	350
Spokane	45,000
Spokane Valley	18,746
Waverly	47
Total for Cities/Towns	79,853

Table 5
Allocation Summary

Cities and Towns	79,853
Small City UGAs	1,835
Metro UGAs	33,231
Rural	38,307
Total Allocation	**153,226**

Residential Land Quantity Analysis Methodology

Each jurisdiction is responsible for developing its own LQA report to provide quantitative information for existing and future urban areas to support residential and non-residential growth. This information is then used by the Steering Committee of Elected Officials, each jurisdiction's elected officials, the Board of County Commissioners, and the public to designate and/or update Urban Growth Areas (UGAs).

County-wide Planning Policies direct the County and its jurisdictions to utilize the Land Quantity Analysis methodology (LQA) developed by the Washington State Department of Community Trade and Economic Development and from the guidebook, "Issues in Designating Urban Growth Areas." This methodology, as modified by the Land Use Technical Committee, was adopted by the Steering Committee of Elected Officials on November 3, 1995. Each jurisdiction used this methodology to calculate their land quantity. The methodology is summarized as follows:

Step 1

Identify lands which are potential candidates to accommodate future growth.

For residential land quantity these lands fall under 3 categories:

Preliminary and final plats
Lots that are within preliminary and final plats that have not been built on are considered as available for development.

Vacant land
Vacant lands are identified utilizing assessor data.

Partially used land
Partially used land is land that has some existing residential development but has enough vacant land on the site to be redeveloped. Partially used residential land must include enough acreage to be subdivided into 5 or more lots based on existing zoning.

Step 2

Subtract all parcels that your community defines as not developable because of physical limitation.

In most cases throughout unincorporated Spokane County the development of land to some degree or another is possible with mitigating measures. While recognizing that most land has development potential, it is also recognized that certain properties have physical and/or regulatory constraints. These constrained properties may never develop or may be developed at densities less than allowed by zoning. Therefore, certain lands identified as containing a physical limitation are subtracted from the initial residential land supply pool. These lands include wetlands, fish and wildlife habitat, and geologically hazardous areas.

Step 3

Subtract lands that will be needed for other public purposes.

Land needed for public purposes is addressed in two different manners. In the first case, land that would be necessary for new infrastructure, primarily for road right-of-way, was subtracted from the acreage figures generated in Step #1. A standard 20% reduction was taken from residential land initially identified as vacant or partially-used. In the case of preliminary and final plat lots, no reduction were made since their status as a platted lot implies the existing provision for roads and other infrastructure.

In the second instance, the Spokane County Assessor's property class codes and exemptions were used to identify lands that may appear to be vacant but, in reality, are not available for residential development. These situations involve both public and private properties owned by entities such as utility companies, school districts, or parks departments.

Step 4
Subtract all parcels which your community determines are not suitable for development for social and economic reasons.

Deduction for parcels with low improvement value
Parcels appraised at less than $500 land value per Assessor's code are removed from the available land supply.

Deduction for parcels with high improvement value
Single family residential parcels that have an improvement value greater than 3 times the lot area are considered unlikely to redevelop and are excluded from available land supply.

Step 5
Subtract …that percentage of land… which you assume will not be available for development within your plan's 20 year time frame.

In the adopted *Land Quantity Analysis Methodology for Spokane County*, a technical committee of elected officials and technical experts determined that a build-out factor of 70% was an acceptable average countywide. Therefore, it is assumed that approximately 30% of the total land identified would not be available for development during the 20-year planning horizon. This deduction is not applied to preliminary or final plat lots since the economic investment of gaining approval suggests that all such lots will be available for development.

Step 6
Build a safety factor

Building a safety factor is considered a local methodology option to be used if a jurisdiction is not able to monitor land supply and consumption on a regular basis. With the exception of Medical Lake, jurisdictions in Spokane County have not employed a safety factor in past studies and have GIS capabilities enabling effective monitoring.

Additionally, an amendment to the Countywide Planning Policies in 2008 established a strategy for monitoring population growth and mandating land quantity and population capacity studies when certain growth triggers are met. This strategy is intended to ensure that adequate land supply will be monitored and maintained throughout the planning horizon.

Step 7
Determine total capacity.

This step calculates population for the available land supply based on density policies and assumptions for single family, multi-family and mixed use developments.

Residential Capacity

Table 6 illustrates the 2010 population capacity as determined through the regional land quantity analysis. In some cases the capacity exceeds the jurisdiction's population allocation while in other cases the allocation exceeds the capacity.

Overall, the County's population projection expects the addition of 113,541 people in the UGA between the years 2010 and 2031. The current UGA has the capacity to include 118,405 additional people. This result shows that the forecasted increase in population can be accommodated within the current UGA and that there is an additional excess of capacity equaling 4,864 people.

Table 6
2010 Population Capacity
Incorporated Cities and Unincorporated UGAs

	2010 Capacity (population)
Unincorporated UGAs	43,023
Spokane	38,027
Spokane Valley	17,098
Liberty Lake	8,460
Airway Heights	3,944
Cheney	3,366
Deer Park*	2,405
Medical Lake*	763
Spangle*	350
Rockford*	272
Fairfield*	264
Millwood	258
Latah*	108
Waverly*	67
	118,405

* 2010 estimate based on adjusted 2008 LQA

Commercial Land Quantity Analysis

A methodology for determining commercial land quantity was adopted by the Steering Committee of Elected Officials on March 15, 1996 and is included in a report titled, "Land Demand Allocation and Ratio Development Methodology." The report was developed by the Commercial and Industrial Land Demand Allocation Technical Committee which included technical and professional experts in the field.

Following is the methodology and descriptive text that was adopted by the Steering Committee:

Commercial Land Demand Determination Formula Definitions

1. PA / CP = GF
2. GF X CA = CAD
3. CAD X LUF = ACAD
4. ACAD X MF = TCAD
5. TCAD – CAZ = Additional Commercial Acreage Needed

*Population Allocation **(PA)**:* The official population allocation to each jurisdiction by the Spokane County GMA Steering Committee.

*Current Population **(CP)**:* the Office of Financial Management final estimate of population in each jurisdiction.

*Growth Factor **(GF)**:* the factor by which a jurisdiction will grow in population over a twenty year time period (population allocation divided by the current population).

*Commercial Acres in Use **(CA)**:* The amount of land actually *being used* for commercial purposes within a jurisdiction. This information is often found in a jurisdiction's land use inventory.

*Commercial Acres of Demand **(CAD)**:* The amount of commercial land needed within a jurisdiction over a twenty year period.

*Land Utilization Factor **(LUF)**:* the purpose of the land utilization factor is to balance jurisdictional flexibility with a minimum standard in determining commercial growth. One element of the LUF may be a percentage determined by the Steering Committee that mandates jurisdictions to use their land more efficiently for commercial uses (for example, reduce site area by 10% due to lower requirements for surface parking). Jurisdictions may add other variables in the LUF that can raise or lower the factor to reflect local options/desires in commercial growth. (For example, the community's desire to increase commercial activity within a jurisdiction would raise this factor).

*Adjusted Commercial Acres of Demand **(ACAD)**:* The result of multiplying the amount of land needed over the next twenty years by a land utilization factor that will result in a growth pattern anticipated by each jurisdiction.

*Market Factor **(MF)**:* A land market supply factor used by each jurisdiction as a cushion in determining how much land will be needed over the next twenty years. The concept tries to balance the competing issues of contributing neither to sprawl nor to increased housing prices. It recognizes that not all land designed for UGA uses can be expected to come on the market over the twenty year planning period. A market factor of up to 25% was recently determined by the Central Puget Sound GMA Hearings Board (Kitsap County case) to be presumed reasonable. Any larger factor would be closely scrutinized by the Central Board. While this case did not address market factors specific to cities it suggests that jurisdictions using market factors in excess of 25% will need to document why the higher rate is appropriate. The commercial

land formula uses 25% or a 1.25 factor. Jurisdictions planning with a higher market factor will need to demonstrate why a higher rate is more appropriate.

Total Commercial Acres of Demand **(TCAD)**: The amount of land, adjusted for utilization and market factors, that a jurisdiction anticipates will be needed after twenty years of commercial growth.

Commercial Acres Zoned **(CAZ)**: The number of acres zoned for commercial use by a jurisdiction.

Commercial Capacity

Metropolitan UGA

An analysis of commercial capacity using the adopted methodology was completed for the metropolitan UGA. The metropolitan UGA includes the City of Spokane, City of Spokane Valley, Millwood, Airway Heights, Liberty Lake and adjacent unincorporated Spokane County. Based on the methodology, the 2031 demand for commercially zoned property is 8,016 acres.

The current supply of commercially zoned land is 12,844 acres.

The result indicates that the current metropolitan UGA can accommodate future needs and includes a surplus commercial land supply of 4,828 acres. The following table summarizes the commercial capacity studies generated for each of the metropolitan jurisdictions.

Table 7
Commercial Land Capacity
Spokane County Metro Urban Growth Area

	2031 Demand for Commercial land (acres)	Existing Commercial Zoned Land (acres)	Surplus or deficit (acres)
Spokane County	3,724	6,546	2,822 surplus
City of Spokane	1,792	2,135	343 surplus
City of Spokane Valley	1,428	2,638	1210 surplus
Airway Heights	361	571	210 surplus
Liberty Lake	670	915	245 surplus
Millwood	41	39	2 deficit
Total	**8,016**	**12,844**	**4,828 surplus**

Commercial Capacity for Small Cities

An inventory of commercial land within the non-metro cities of the County was completed for this report. The results of the inventory are shown in Table 8. Data for Latah and Waverly was not available.

Table 8
Commercial Land Capacity
Small Cities (non-metro)

	Zoned for Commercial (acres)	Vacant Commercial (acres)
Cheney	577.0	155.0
Medical Lake	40.7	13.9
Deer Park	542.8	314.5
Fairfield	97.3	14.2
Rockford	17.2	3.9
Spangle	52.2	26.7
Total	**1,327.2**	**528.2**

Other Commercial Economic Studies and Analysis

Spokane Valley, Economic Analysis

In 2007 the City of Spokane Valley employed Gibbs Planning Group to conduct an economic study to assist in their planning efforts. The study included a regional analysis that addressed the land quantity needs for commercial development.

Due to the relative remoteness of Spokane, the report found that it is likely that the total Spokane trade area extends 100 miles or beyond. The 100 Mile Trade Area would account for the largest potential demand for retail and restaurants in the greater Spokane region. Within the 100 Mile Trade Area, most categories are over-supplied especially jewelry, sporting goods and books. A small demand was indicated for home furnishing, appliances, electronics and limited service restaurants. The report concluded that there was a retail over-supply of $1.31 billion which equates to a surplus of retail space in the Spokane Region of 4.7 million square feet.

The Real Estate Report

The Real Estate Report is a regional research report on Spokane, Kootenai and Bonner Counties. The report includes a collection of public and private data assembled by volunteers within the finance, real estate and governmental sectors in the Spokane Area and provides a wide variety of local and regional real estate data.

Vacancy rates for office and retail uses are tracked within the report and provide some insight into regional supply as it relates to existing commercial buildings. The report identifies 2010 vacancy rates for suburban office space in Spokane County that range from 10 to 20 percent. Suburban retail space vacancy rates range from 6 to 12 percent. Within the Spokane Central Business District the vacancy rate for office is currently 14% and the vacancy rate for retail is 12%

Industrial Land Quantity Analysis

Methodology

The Countywide Planning Policies do not prescribe a specific methodology for determining the adequacy of industrial land quantity. The analysis here utilizes a ratio method which is similar in concept to the methodology used for determining commercial land quantity. The methodology employs an industrial employment forecast using a ratio method that compares industrial employment to total population. This methodology is optimistic considering recent trends of declining industrial growth but does provide an estimate that maintains the current per capita industrial employment ratio. The forecast and needs analysis involves several steps as follows:

1. *Establish a ratio of industrial employment to total Population*

The ratio is established using the 2000 census which includes detailed employment data for industrial employees. The categories considered as industrial include construction, manufacturing, wholesale trade; transportation and warehousing, and utilities. In the year 2000 there were 49,344 people employed in these industrial categories. Since the land quantity analysis focuses on urban growth area needs, rural industries such as agriculture, forestry and mining are not included. This number is compared to the total population for 2000 (417,939) to determine a percentage ratio as follows:

49,344 divided by 417,939 = 0.118 or 11.8%

2. *Estimate industrial employment for 2010*

Estimating industrial employment for 2010 can be achieved by applying the ratio established in step 1 to the 2010 population for Spokane County. The equation is illustrated as follows:

2010 population x 0.118 = Industrial employees for 2010

470,300 x 0.118 = 55,495 employees

3. *Estimate industrial employment for 2031*

The UGA update contemplates land use needs for the year 2031. Estimating industrial employment for 2031 is necessary to determine future industrial employment needs and can be estimated similarly to step 2. The equation is illustrated as follows:

2031 population x 0.118 = Industrial employees for 2031

612,226 x 0.118 = 72,243 employees

4. *Estimate the increase in industrial employment between 2010 and 2031*

To estimate the increase in industrial employment simply subtracts the current estimate of industrial employees (2010) from the 2031 estimate for industrial employees:

2031 employees - 2010 employees = increase in employment for planning period

72,243 - 55,495 = 16,748 employees

5. *Estimate the need for available industrial lands*

An industrial lands study was done by Spokane County in 2000. The study provided a detailed analysis of industrial lands in the unincorporated areas of the County and established a ratio of 16 employees per net acre of industrial land. This ratio is used to determine the net acres of industrial land needed to meet the employment needs for 2031:

16,748 employees / (16 employees per acre) = **1,047 acres**

The conclusion is that 1,047 acres of available industrial land is needed for expansion of industrial uses. This amount of vacant industrial land will be adequate to maintain the current level of industrial use per capita for the 2031 planning horizon. This conclusion is county-wide and includes the industrial land needs for incorporated and unincorporated UGAs.

6. *Determine adequacy of industrial land supply to meet future needs*

The projected need for available industrial land for the 2031 planning horizon is 1,047 acres. Tables 9 and 10 provide an inventory of available industrial lands. Within the Metro UGA there are 5,456 acres of vacant industrial land and the small (non-metro) cities have 450.0 acres of vacant industrial land.

Deducting a market factor (30%) from the above numbers provides net acres of available industrial lands of 3,819 acres for the Metro Area and 315 acres for the small (non-metro) cities. These results illustrate that Spokane County has adequate available land to meet the needs for future industrial development and additionally has a surplus of 4,134 acres.

Table 9
Industrial Land Capacity
Spokane County Metro Urban Growth Area

	Industrial Zoned Land (acres)	Vacant Industrial Land (acres)
Spokane County	11,593	3,387
City of Spokane	2,328	356
City of Spokane Valley	3,519	1,049
Airway Heights	1,205	573
Liberty Lake	357	80
Millwood	60	11
Total	**19,062**	**5,456**

Table 10
Industrial Land Capacity
Small Cities (non-metro)

	Industrial Zoned Land (acres)	Vacant Industrial Land (acres)
Cheney	454.7	157.7
Medical Lake	34.9	1.0
Deer Park	304.4	247.3
Fairfield	97.3	14.2
Rockford	14.0	3.1
Spangle	52.2	26.7
Total	**957.5**	**450.0**

Other Industrial Land Studies and Analysis

2000 Industrial Land Study

To evaluate the potential of designated industrial lands, an Industrial Lands Committee was formed in May 1999. The committee was composed of representatives from various economic development, business and real estate organizations. Committee members were familiar with the Spokane market for industrial lands and experienced with business recruitment in the Spokane area. This Committee worked cooperatively with the Spokane County Division of Long Range Planning to develop a detailed inventory and analysis of industrial land in unincorporated Spokane County.

The study developed a rating system to evaluate the marketability of lands designated for industrial use. The designations ranged from Tier 1 to Tier 5 lands. Lands designated as Tier 1 were the most marketable lands and had the best attributes for immediate development. The report included all industrial lands in unincorporated Spokane County which at that time included the industrial lands in Yardley and the Spokane Valley.

Table 11 illustrates the employment potential of these areas in the year 2000. While this data is now dated by ten years and there has been land consumption during that time, it still provides insight into the extent of industrial land availability in Spokane County.

Table 11 - Employment Potential of Industrial Lands in Spokane County
2000 Industrial Land Study

	T-1 to T-3 employees	Tier 1 employees	Tier 2 employees	Tier 3 employees
Total	107,760	43,536	34,224	30,000

Conclusions - Next Steps

Completing the land quantity analysis is a significant step in Urban Growth Area update process. Remaining tasks include public participation efforts, environmental review and capital facilities planning. A public workshop is scheduled to present the land quantity analysis and receive public comment on October 13, 2010. Following is the current work program to complete the UGA update process by the deadline of November 2011.

Environmental Review

Spokane County is employing an integrated SEPA/GMA process. An integrated SEPA/GMA document combines required comprehensive plan contents with required environmental analysis contents. An integrated review process dovetails public review requirements, avoids duplication of effort with similar GMA and SEPA requirements and ensures that environmental analysis under SEPA occurs as an integral part of the planning and decision-making process. Spokane County began the SEPA process on March 8, 2010 by circulating a Preliminary Planning, Environmental Analysis and Expanded Scoping document under WAC 197-11-232.