

Spokane County Growth Management Act Overview

May 12, 2014

Al French, Chair

Spokane County Board of County Commissioners



Growth Management Act

Timeline of Events:

- Growth Management Act (RCW 36.70A) adopted by Washington State Legislature in 1990 and required the State's fast-growing counties and cities to develop Comprehensive Plans and development regulations consistent with the provisions of the Act.
- Spokane County was mandated to fully plan under the Growth Management Act in 1993 based upon population growth within the preceding ten years.
- Primary purpose of the Growth Management Act is to establish a Urban Growth Boundary that accommodates the anticipated growth within a 20 year planning horizon.



Growth Management Act

Timeline of Events:

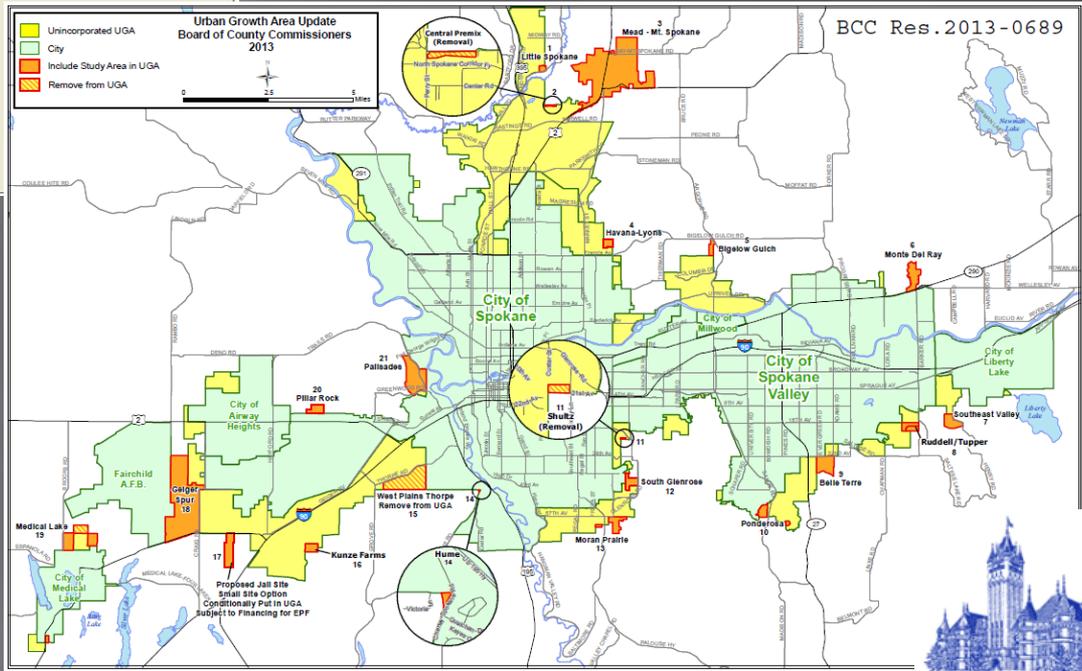
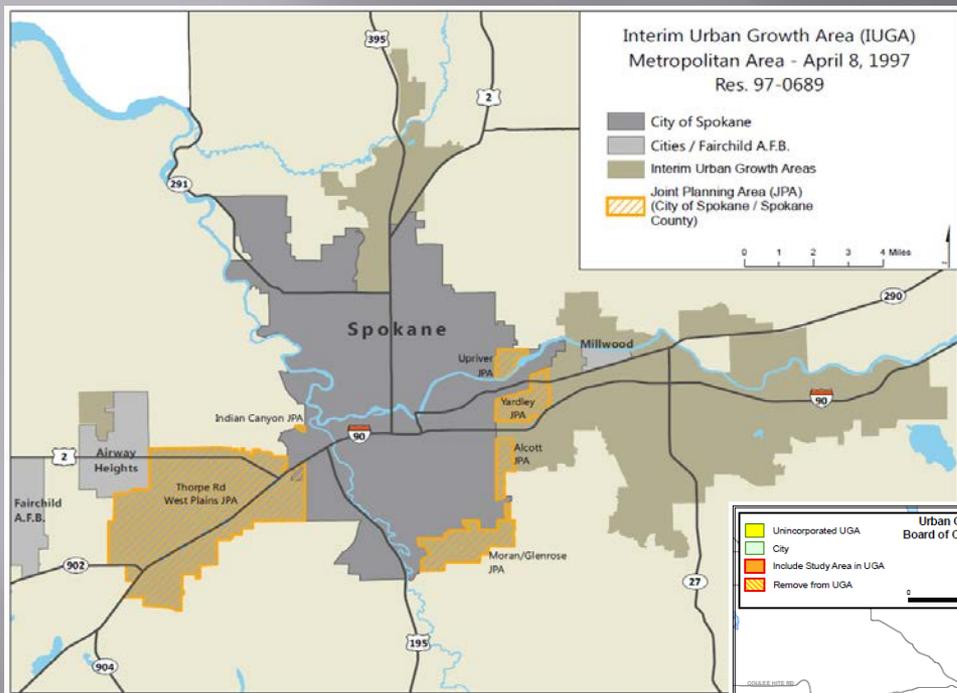
- Growth Management Act Planning process for Spokane County began with development and adoption of Countywide Planning Policies (per RCW 36.70A) in 1994.
- Countywide Planning Policies provide framework to guide Comprehensive Plan development process.
- Spokane County adopted an Interim Urban Growth Area (IUGA) Boundary in 1997 to establish a temporary growth boundary to act as a placeholder while the County and Cities completed work on their Comprehensive Plans.



1997 Spokane County IUGA Map

VS.

2013 Spokane County UGA Boundary Final Decision Map



SPOKANE COUNTY

Growth Management Act

Goals:

- Growth Management Act includes thirteen goals for purpose of guiding development of Comprehensive Plans and development regulations and these goals are identified as follows:
 - Concentrated urban growth
 - Reduce sprawl
 - Affordable housing
 - Economic development
 - Open space and recreation
 - Regional transportation
 - Environmental protection
 - Property rights
 - Natural resources
 - Historic lands and buildings
 - Permit processing
 - Public facilities and services
 - Early and continuous public participation



Growth Management Act

Comprehensive Plan Elements:

- Comprehensive Plans adopted consistent and compliant with Growth Management Act must include:
 - Land Use Element
 - Housing Element
 - Capital Facilities Plan
 - Utilities Element
 - Rural Element
 - Transportation Element
 - Economic Development
 - Parks and Recreation
 - Optional Elements

Growth Management Act

Related Regulations:

- Counties and Cities planning under Growth Management Act must also adopt development regulations to implement the Comprehensive Plan, Zoning Code, Critical Areas Ordinance, Shoreline Master Plan and Capital Facilities Plan.



Growth Management Act

Urban Growth Areas:

- Counties required to plan under the Growth Management Act shall designate an Urban Growth Area within which urban growth shall be encouraged and outside of which urban growth can occur if it is not urban.
- Each city shall be included in an Urban Growth Area Boundary and Urban Growth Area may include areas outside city if such area is already characterized by urban growth.



Growth Management Act

Population Projections:

- Based on Growth Management population projections provided by Office of Financial Management, the County and each city within the County shall include area and densities sufficient to permit urban growth and what is projected to occur in the County and cities for succeeding twenty year period and accommodate needs and uses as appropriate; medical, governmental, institutional, commercial, service, retail, and other non-residential uses.



Growth Management Act

Washington State, Office of Financial Management
(OFM) Population Projections for 2031:

- OFM Population Projections 2031:

<u>Low</u>	<u>Medium</u>	<u>High</u>
489,298	562,419	692,123



Growth Management Act

RCW 36.70A.110 Urban Growth Areas:

- Each County required to plan under the Growth Management Act shall designate an Urban Growth Area for areas within which urban growth shall be encouraged (RCW 36.70A.110(1)).
- Urban growth areas should be located first in areas already characterized by urban growth that have adequate existing public facilities and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities (RCW 36.70A.110(3)).



Growth Management Act

RCW 36.70A.150 Identifications of Lands for Public Purposes:

- Each county and city that is required to prepare a comprehensive plan under the Growth Management Act shall identify lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses.



Growth Management Act

RCW 36.70A.530 Land use development incompatible with military installation not allowed :

- Military installations are of particular importance to the economic health of the state of Washington and it is a priority of the state to protect the land surrounding our military installations from incompatible development.
- A comprehensive plan, amendment to a plan, a development regulation or amendment to a development regulation, should not allow development in the vicinity of a military installation that is incompatible with the installation's ability to carry out its mission requirements. A city or county may find that an existing comprehensive plan or development regulations are compatible with the installation's ability to carry out its mission requirements.



Growth Management Act

Comprehensive Plan and UGA:

- Spokane County adopted its first Growth Management Act compliant Comprehensive Plan and Urban Growth Area Boundary in 2001 and in 2004 the Comprehensive Plan was fully implemented with adoption of a new Spokane County Zoning Code.



Growth Management Act

GMA Review Timeline:

- Comprehensive Plans and development regulations adopted under the Growth Management Act are subject to periodic update and review per GMA and per adopted Countywide Planning Policies.
- Spokane County began update of its 2001 Comprehensive Plan and Urban Growth Area Boundary in 2006 per the then effective Countywide Planning Policies that required review and update of the Urban Growth Area every five years.
- Subsequent to 2006 the Countywide Planning Policies and the Growth Management Act were amended to consider review and update of the Comprehensive Plan and Urban Growth Area every ten years.



Growth Management Act

Population Allocation and UGA Boundary:

- In 2009 the Board of County Commissioners adopted a population allocation of 612,226 for initial planning purposes to update the Urban Growth Area and this allocation was within the range of population projections provided by the Office of Financial Management.
- After extensive public participation process, detailed environmental analyses, public workshops and public hearings, the Board of County Commissioners adopted revisions to the Urban Growth Area Boundary including concurrent Comprehensive Plan map and Zoning Map amendments on July 18, 2013 (Resolution #13-0689)
- Final decision by the Board of County Commissioners included final population allocation of 616,559 which is 4,333 above the initial population allocation adopted in 2009 for initial planning purposes.



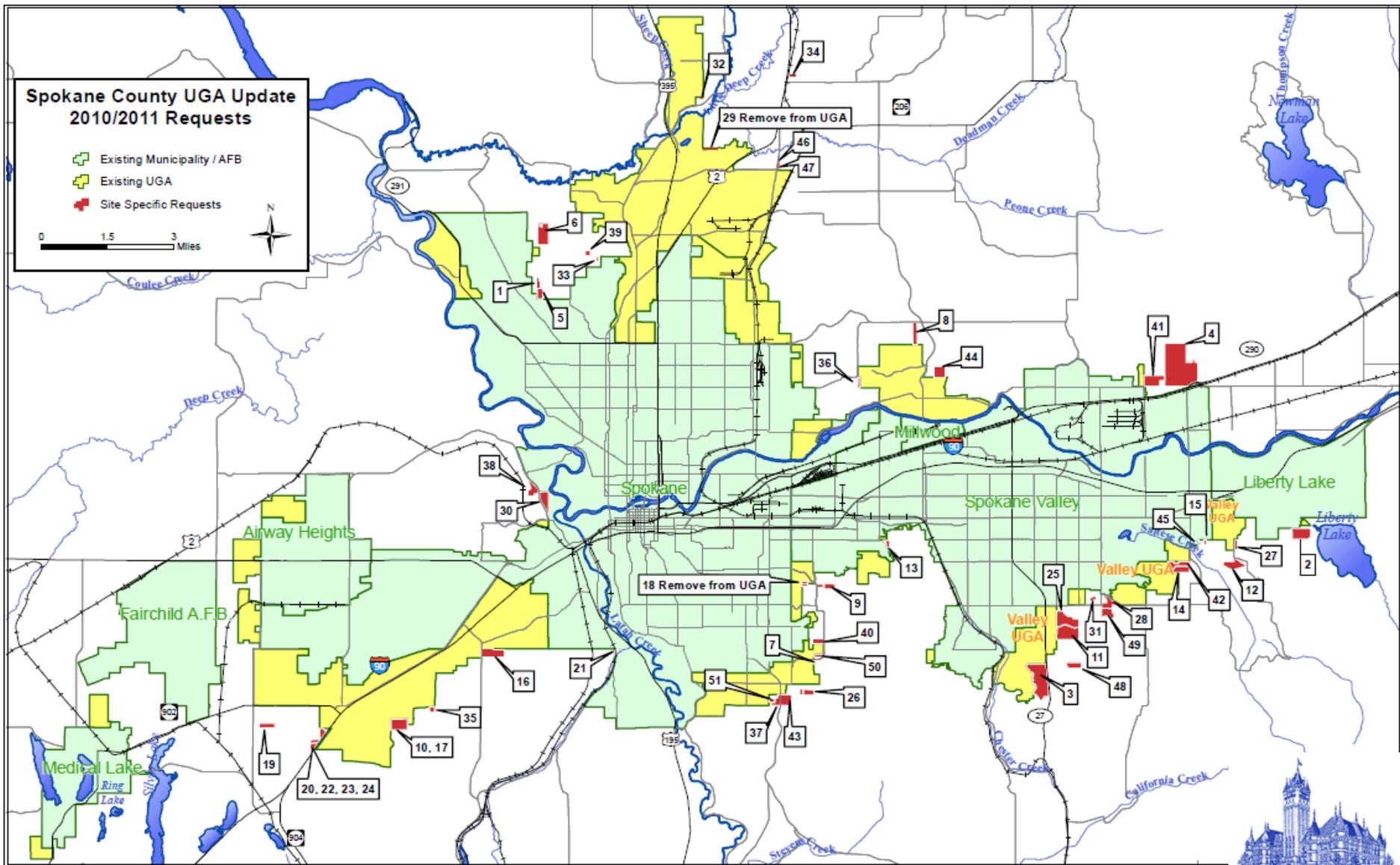
Growth Management Act

UGA Boundary Maps:

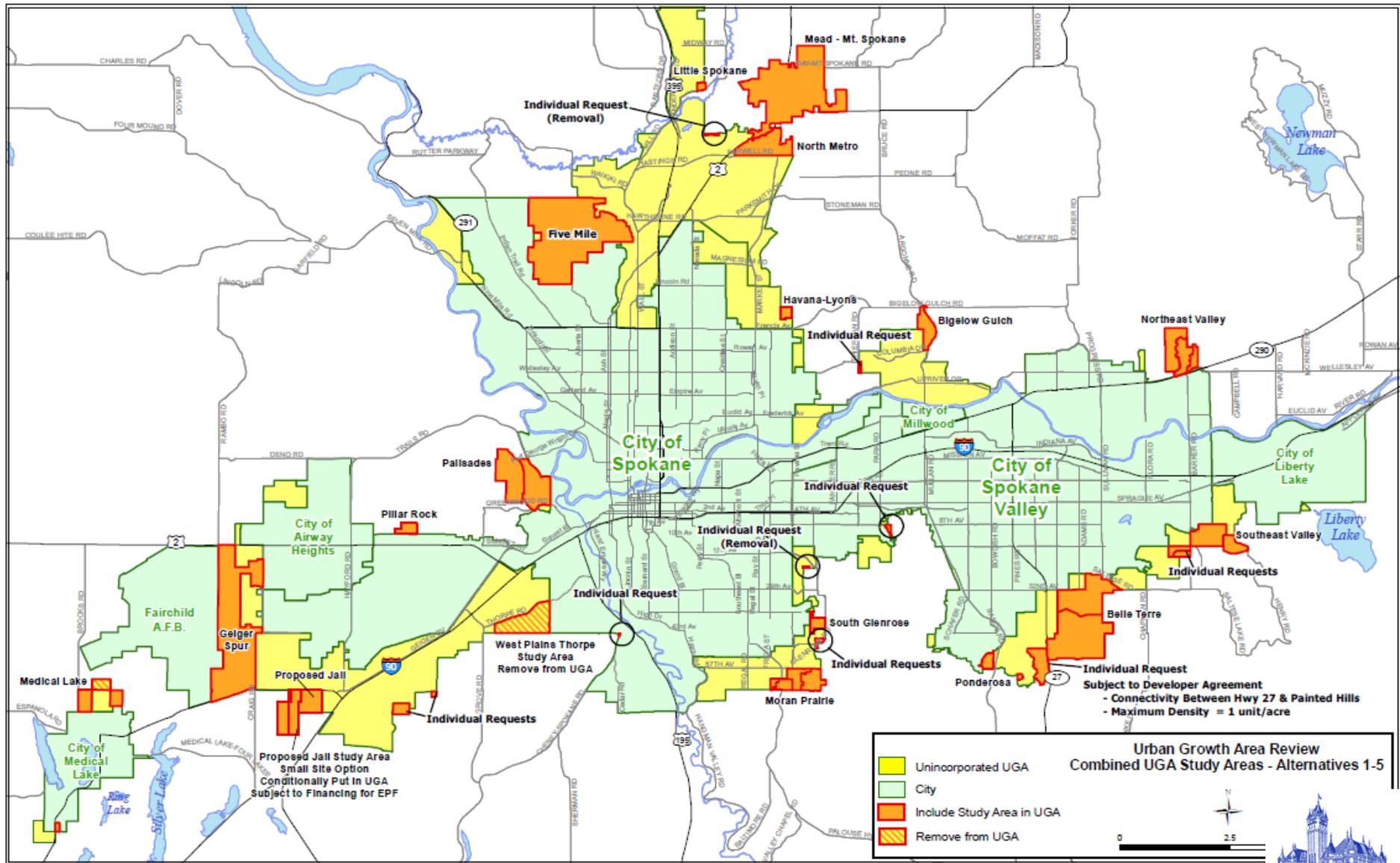
- Areas added to Urban Growth Area Boundary in final decision by Board of County Commissioners are shown as follows on countywide map and site specific maps.



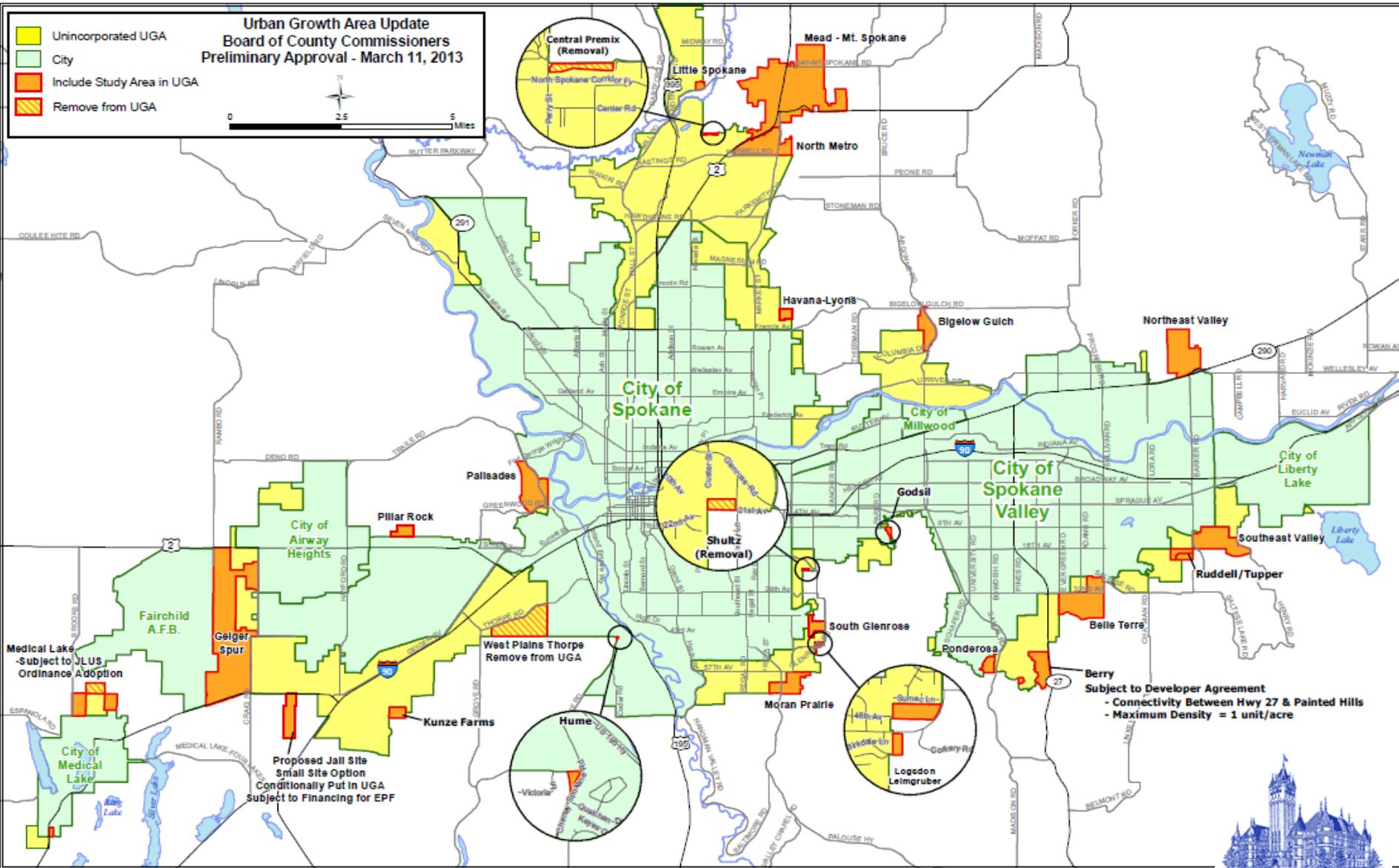
Spokane County UGA Boundary Site Specific Requests



Spokane County UGA Boundary Combined UGA Study Areas

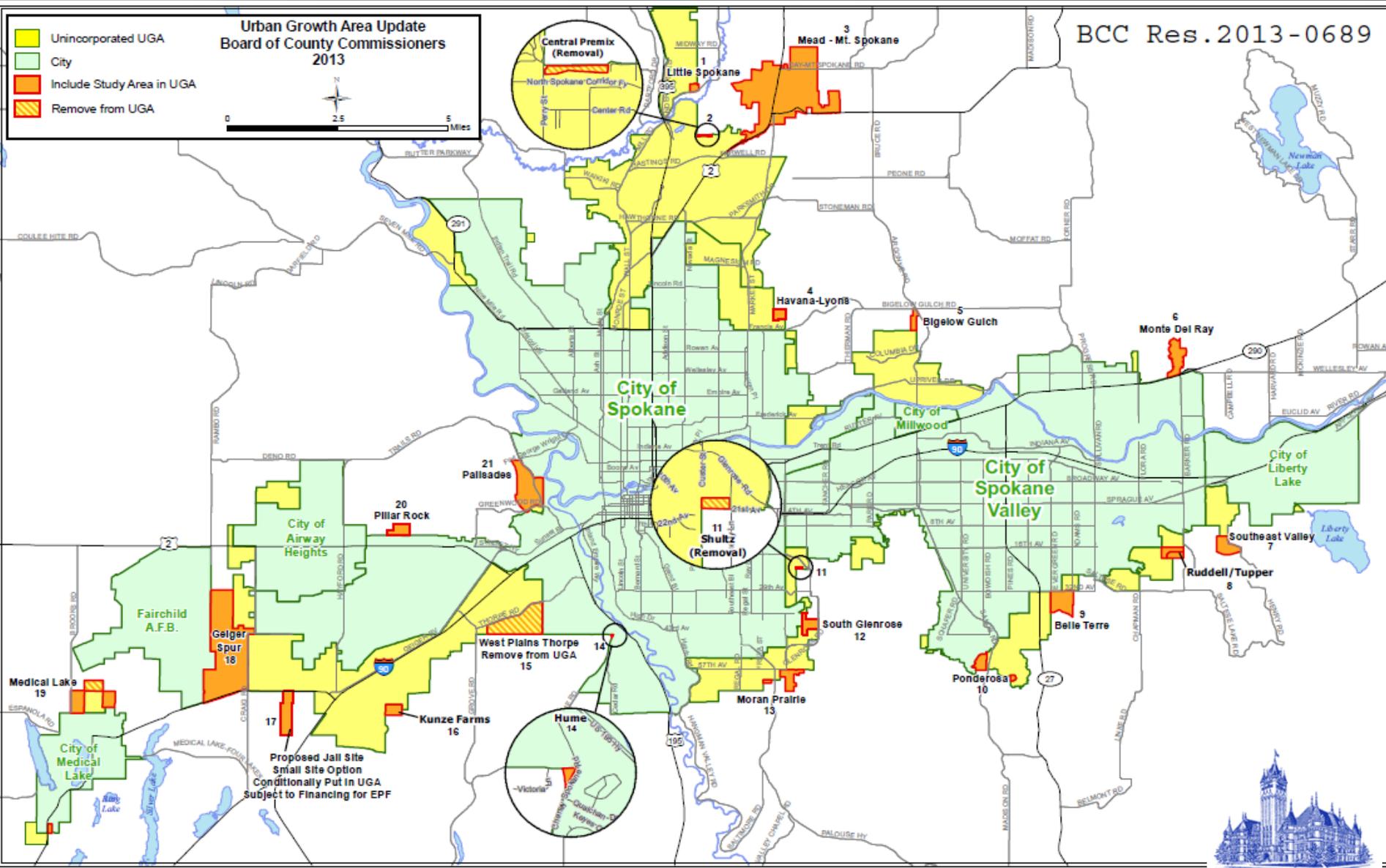


Spokane County UGA Boundary Oral Decision March 11, 2013



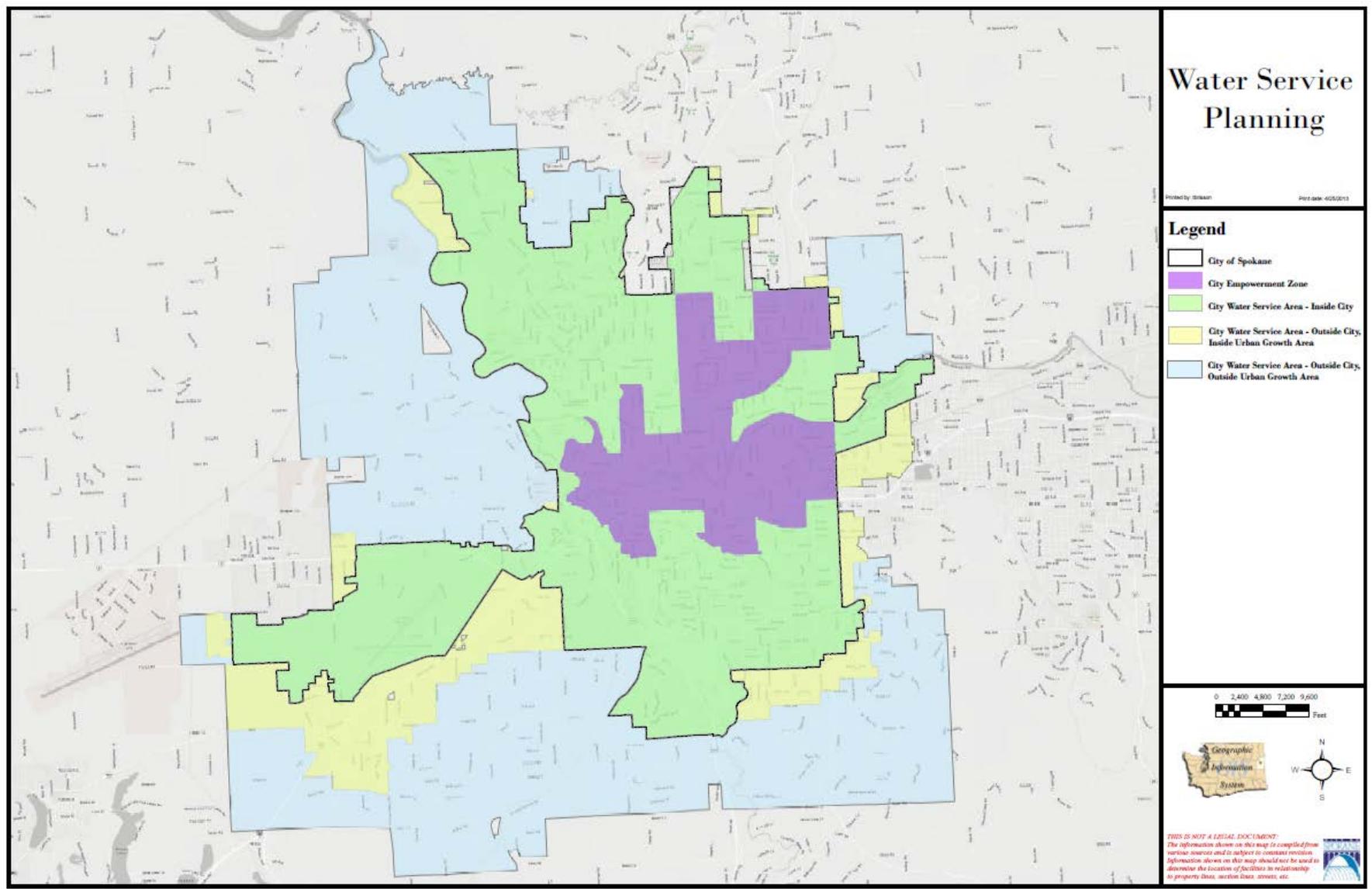
Spokane County UGA Boundary Final Decision July 18, 2013

BCC Res. 2013-0689

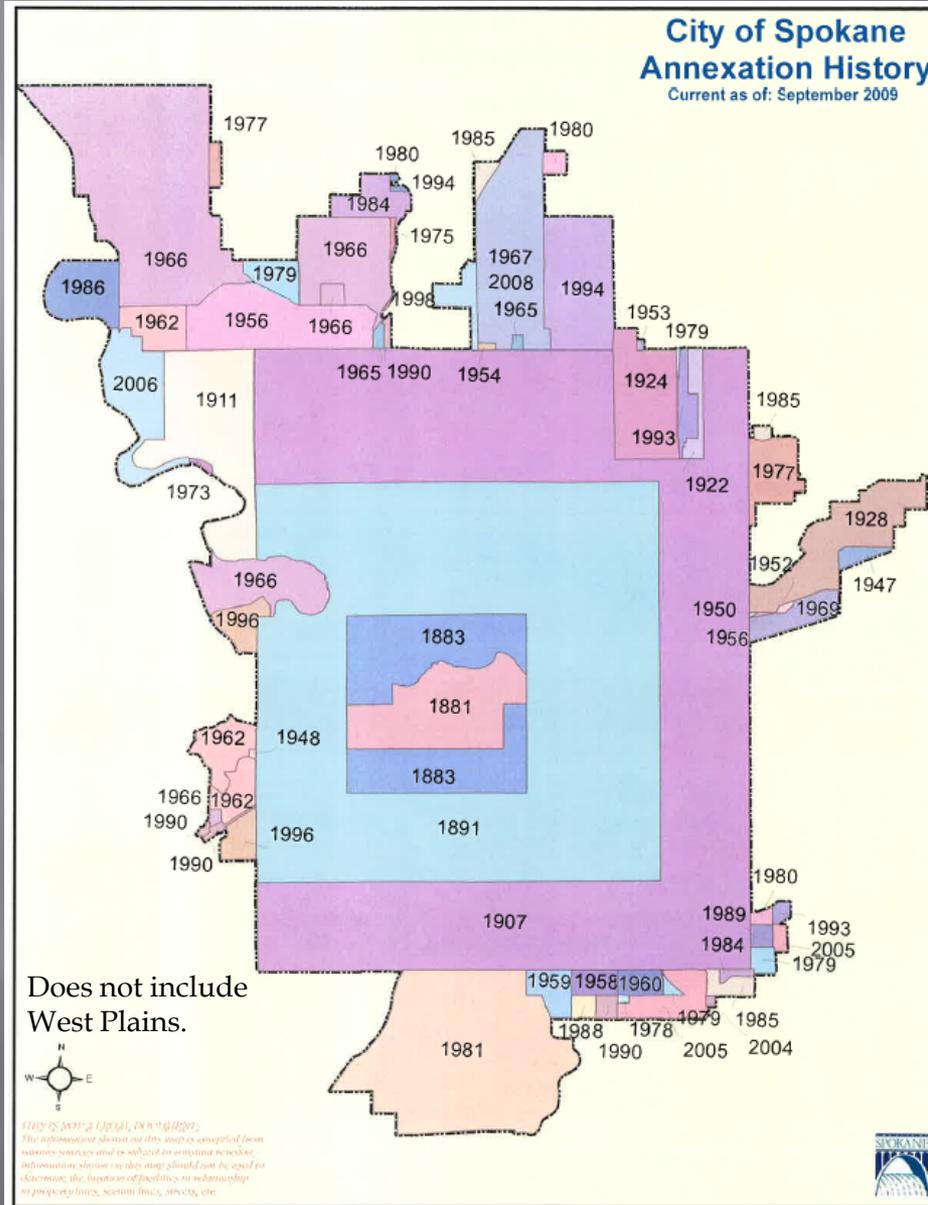


Spokane County

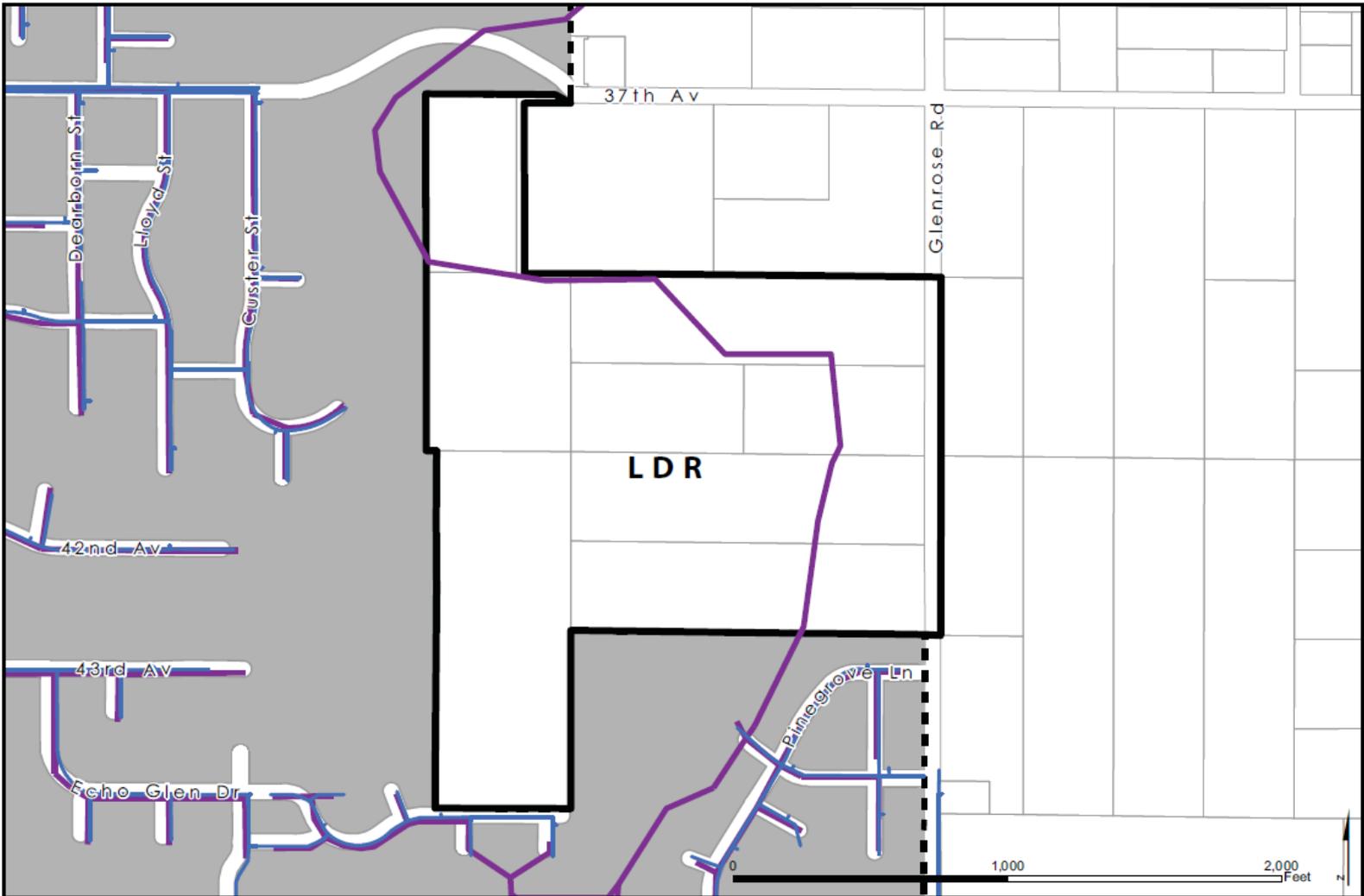
City of Spokane Water Service Areas



City of Spokane Annexation History



Spokane County UGA Boundary South Glenrose



Urban Growth Area Update

South Glenrose

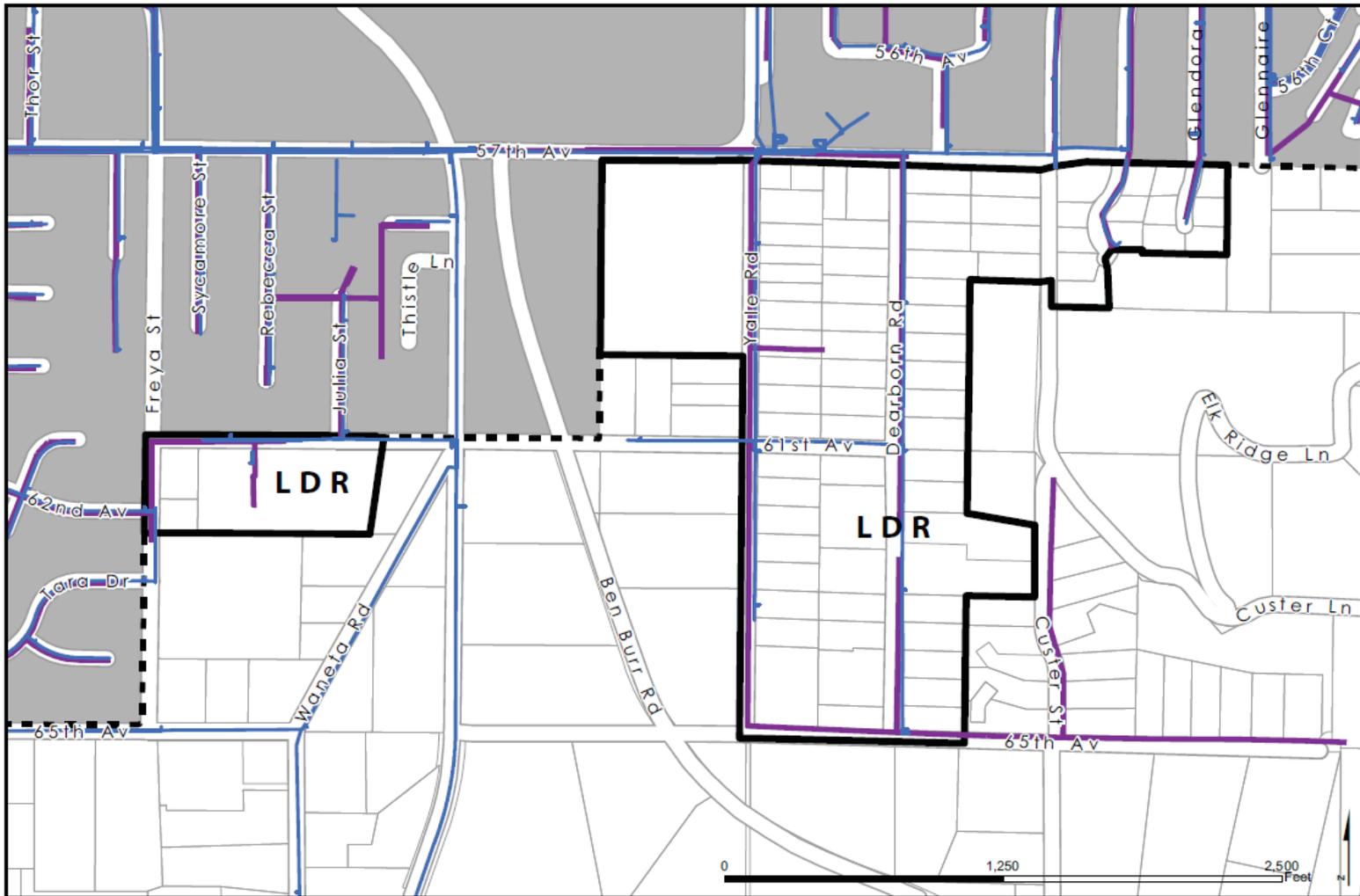
Water Main — Sewer —

Implementing Comprehensive
Plan & Zoning Categories:
Low Density Residential (LDR)

Existing Urban Growth Area
 Area Added to UGA



Spokane County UGA Boundary Moran Prairie



Urban Growth Area Update

Moran Prairie

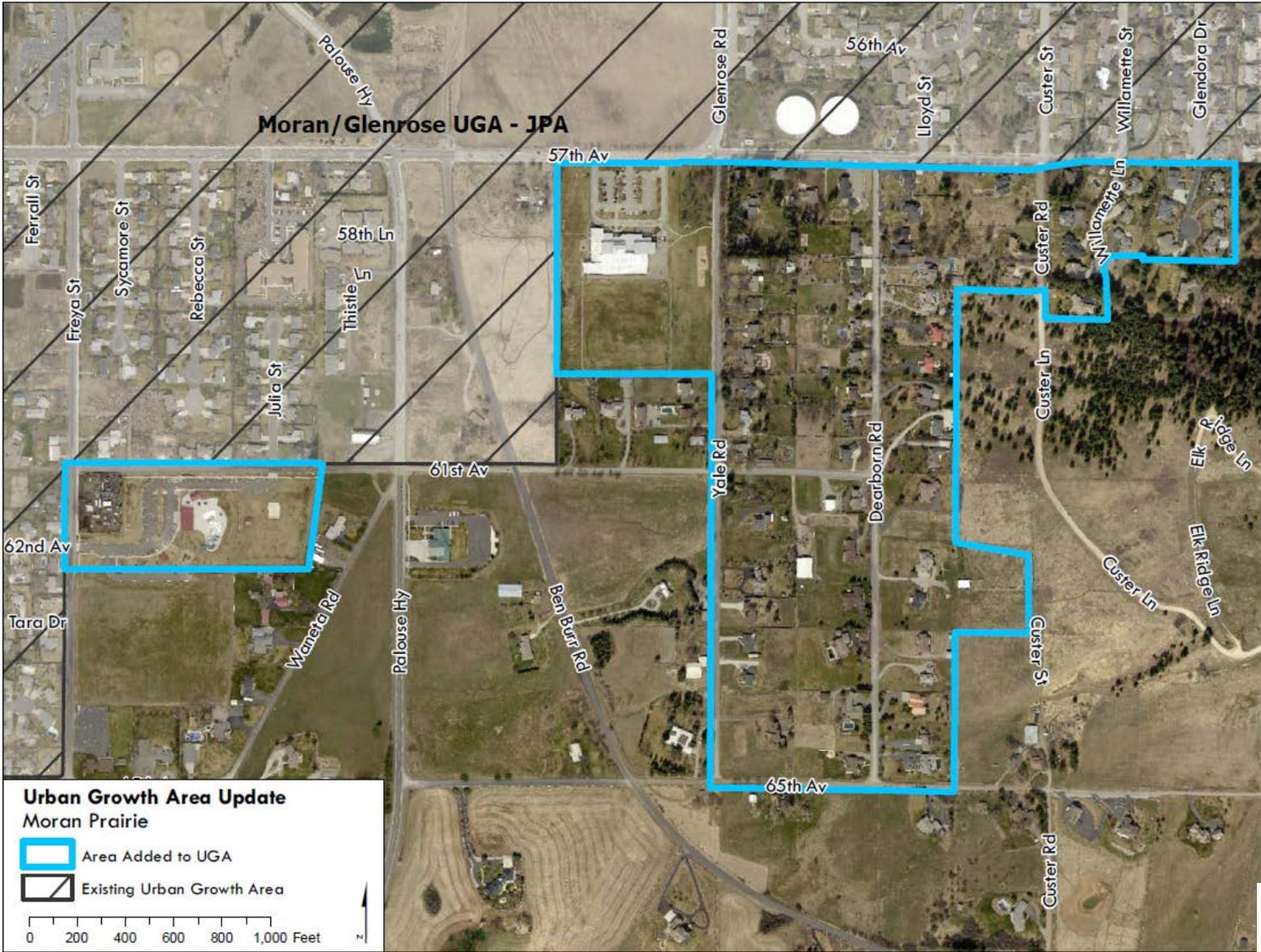
Water Main — Sewer —

Implementing Comprehensive
Plan & Zoning Categories:
Low Density Residential (LDR)

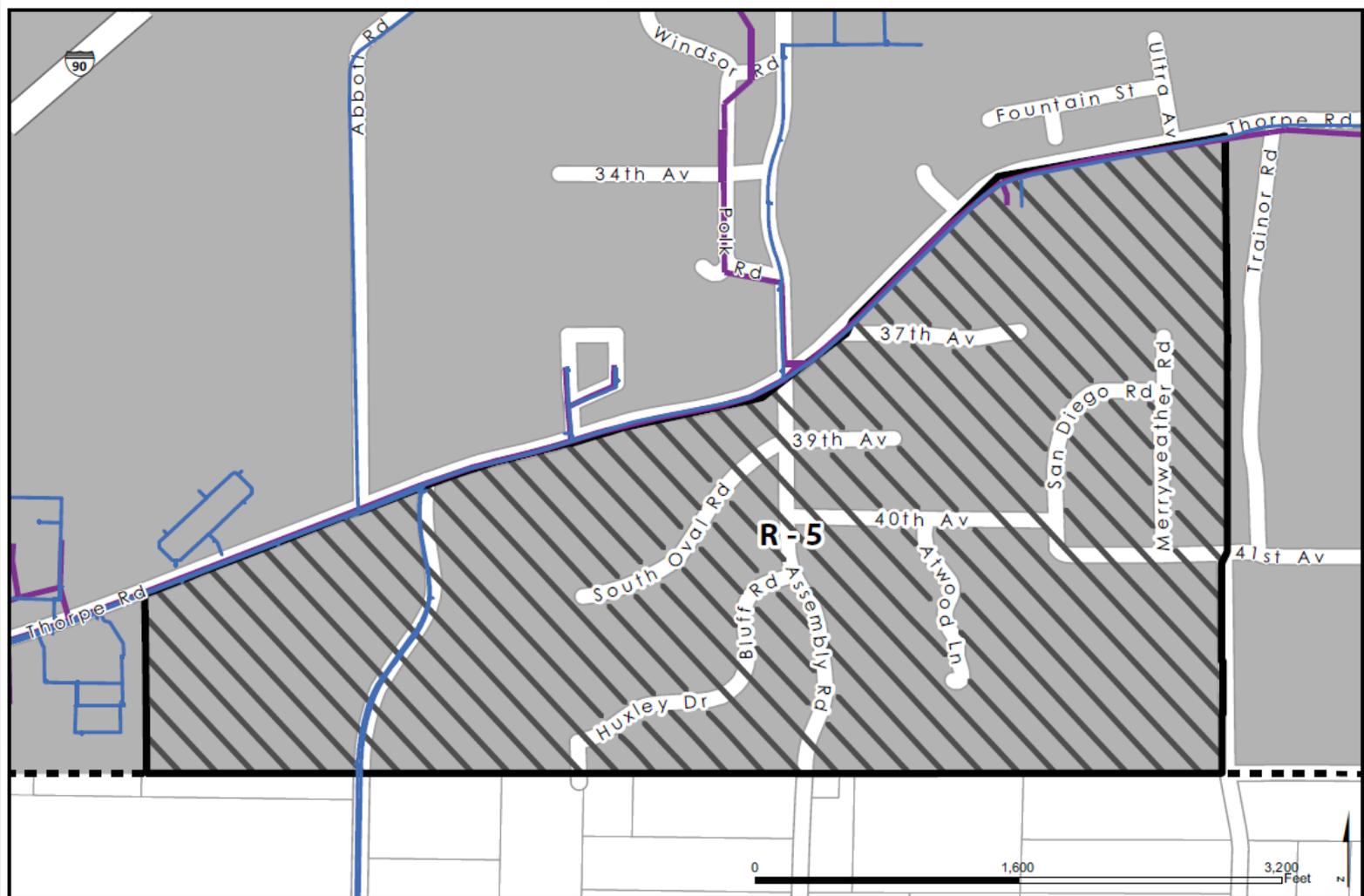
Existing Urban Growth Area
 Area Added to UGA



Spokane County UGA Boundary Moran Prairie Aerial



Spokane County UGA Boundary West Plains-Thorpe (Remove from UGA)



Urban Growth Area Update

West Plains-Thorpe (Remove from UGA)

Water Main — Sewer —

Implementing Comprehensive
Plan & Zoning Categories:
Rural - 5 (R-5)

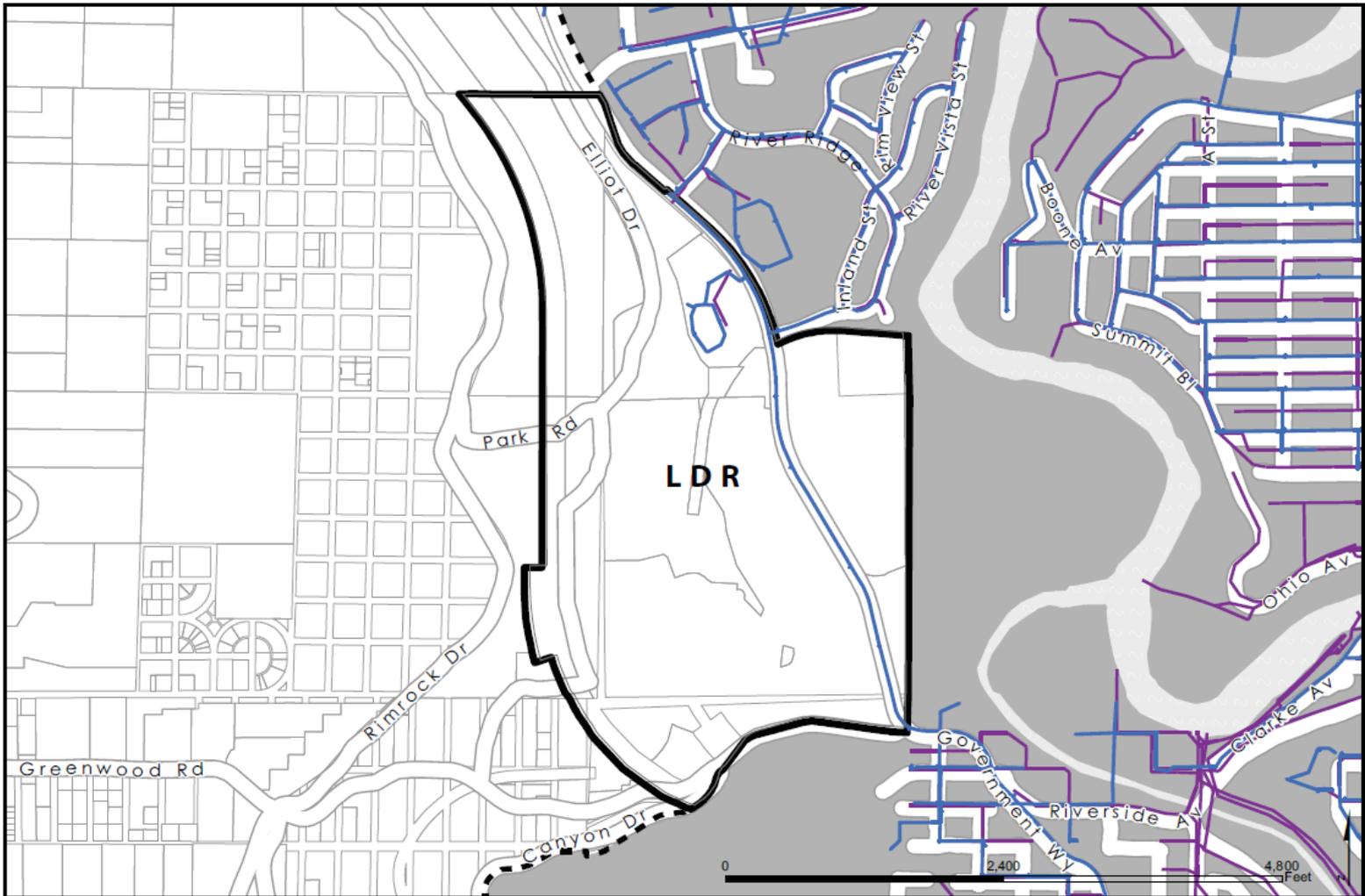
Existing Urban Growth Area
 Area Removed from UGA



Spokane County UGA Boundary West Plains-Thorpe Aerial (Remove from UGA)



Spokane County UGA Boundary Palisades



Urban Growth Area Update

Palisades

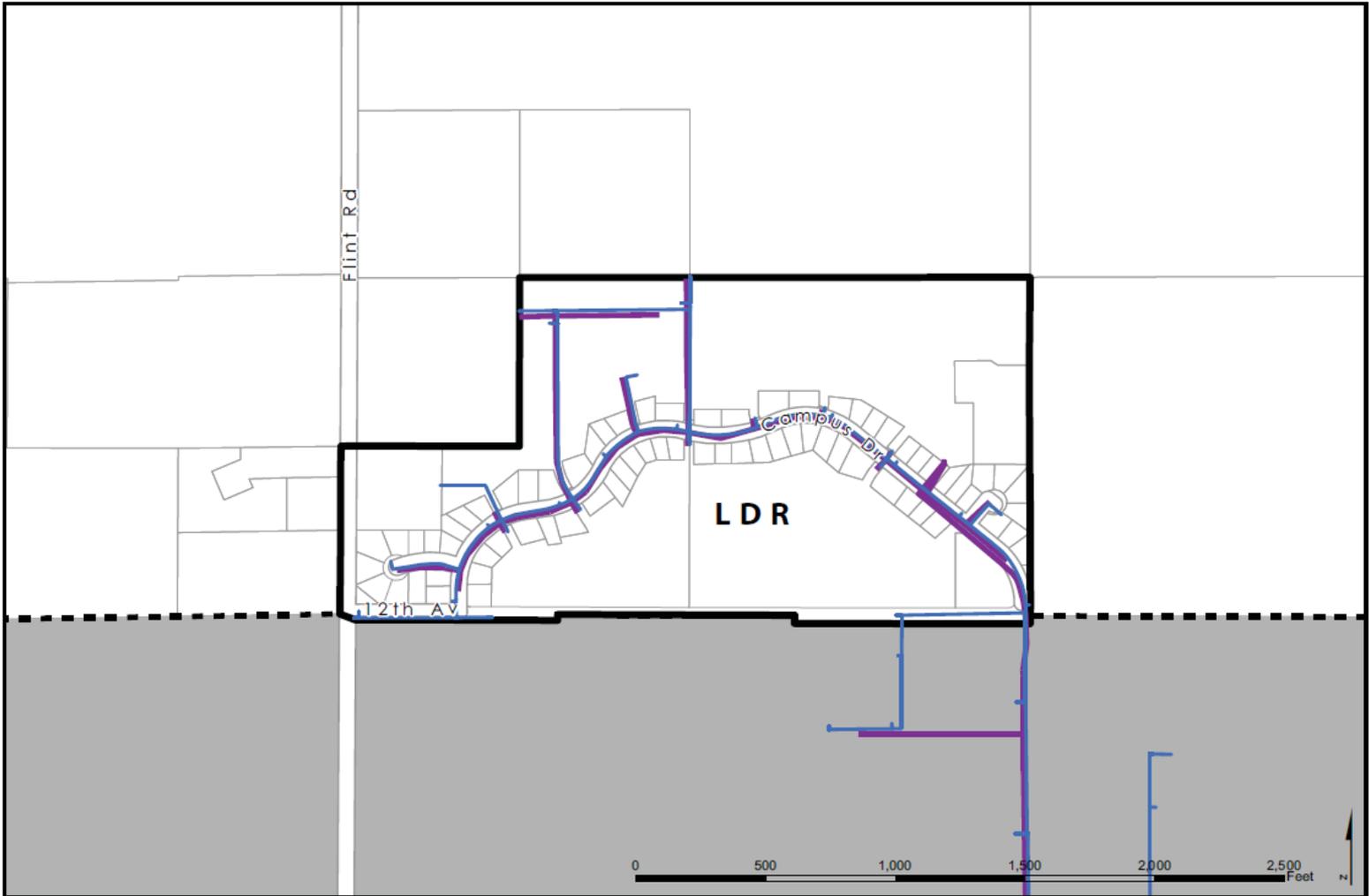
Water Main ——— Sewer ———

Implementing Comprehensive
Plan & Zoning Categories:
Low Density Residential (LDR)

Existing Urban Growth Area
Area Added to UGA



Spokane County UGA Boundary Pillar Rock



Urban Growth Area Update

Pillar Rock

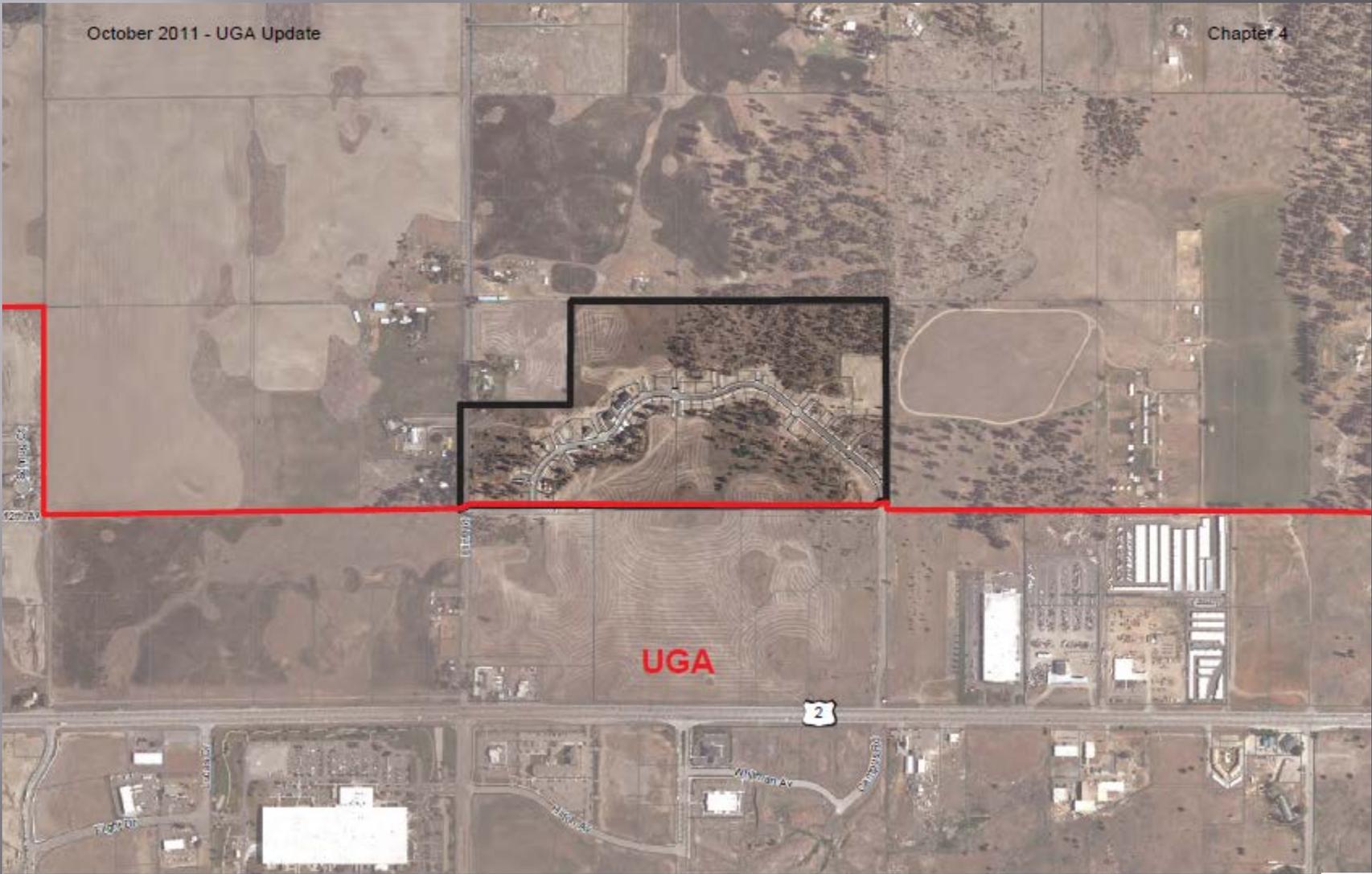
Water Main  Sewer 

Implementing Comprehensive
Plan & Zoning Categories:
Low Density Residential (LDR)

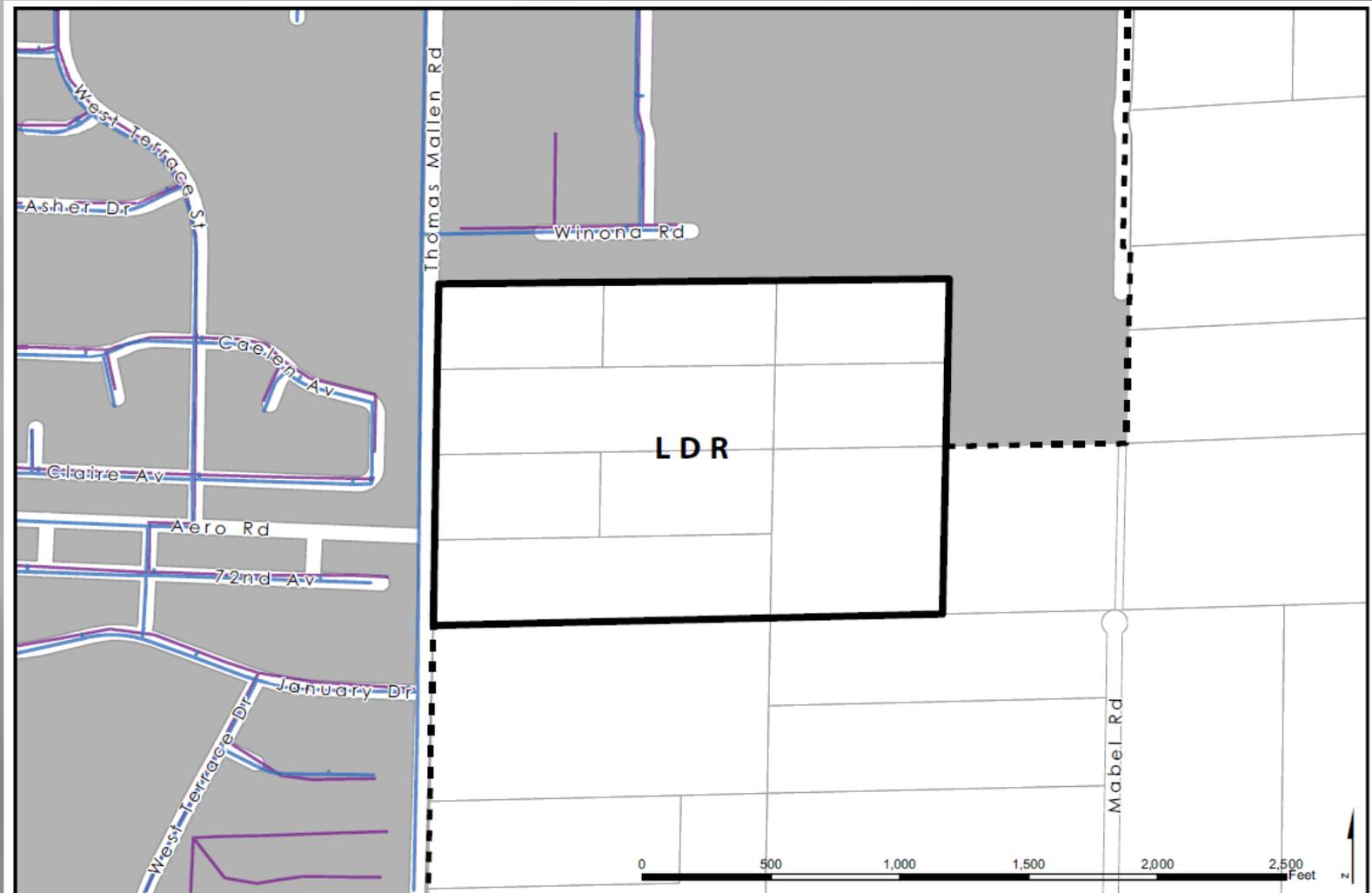
 Existing Urban Growth Area
 Area Added to UGA



Spokane County UGA Boundary Pillar Rock Aerial



Spokane County UGA Boundary Thomas Mallen Road/Kunze Farms



Urban Growth Area Update

Kunze Farms & 10-CPA-05

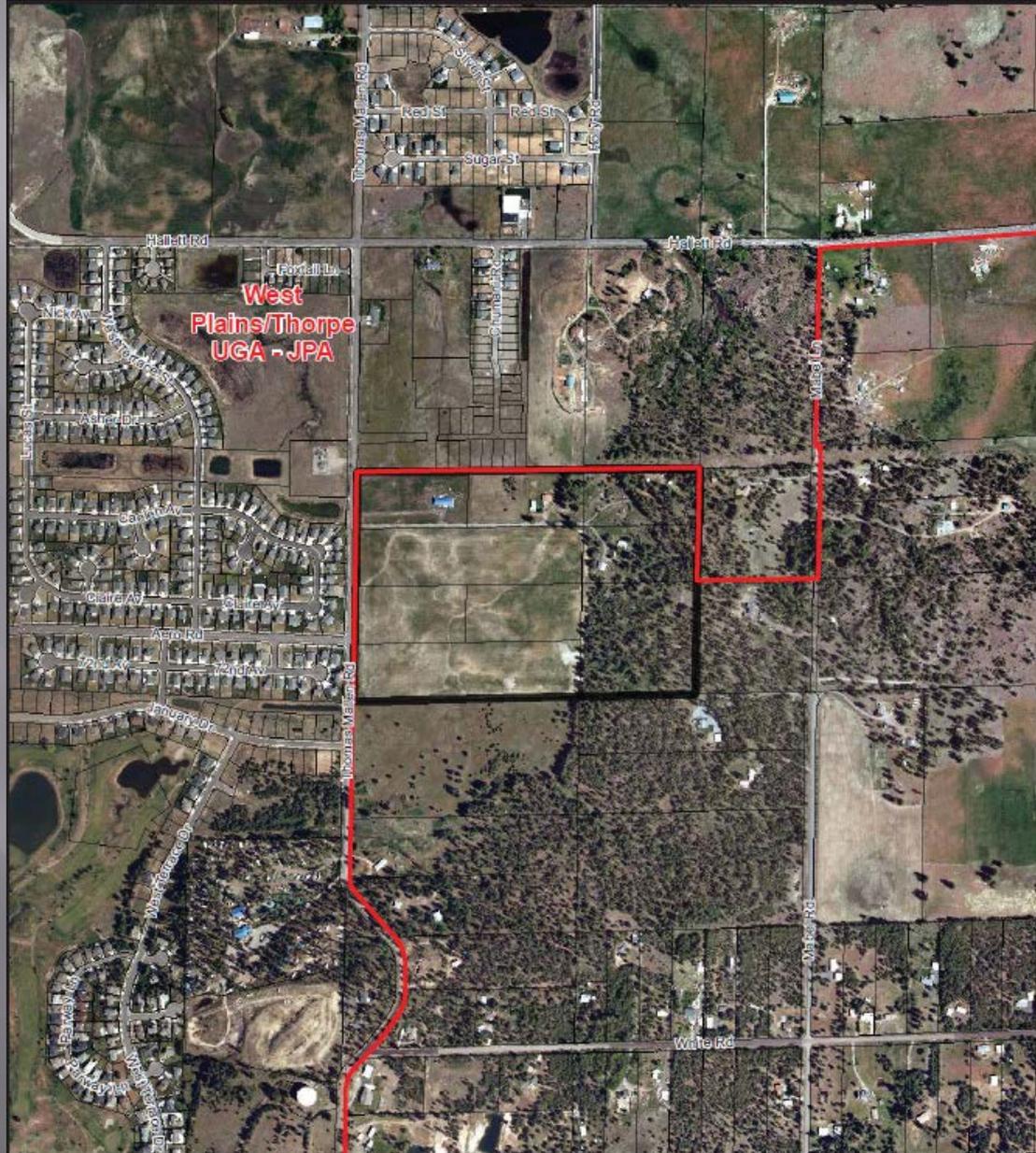
Water Main ——— Sewer ———

Implementing Comprehensive
Plan & Zoning Categories:
Low Density Residential (LDR)

Existing Urban Growth Area
Area Added to UGA



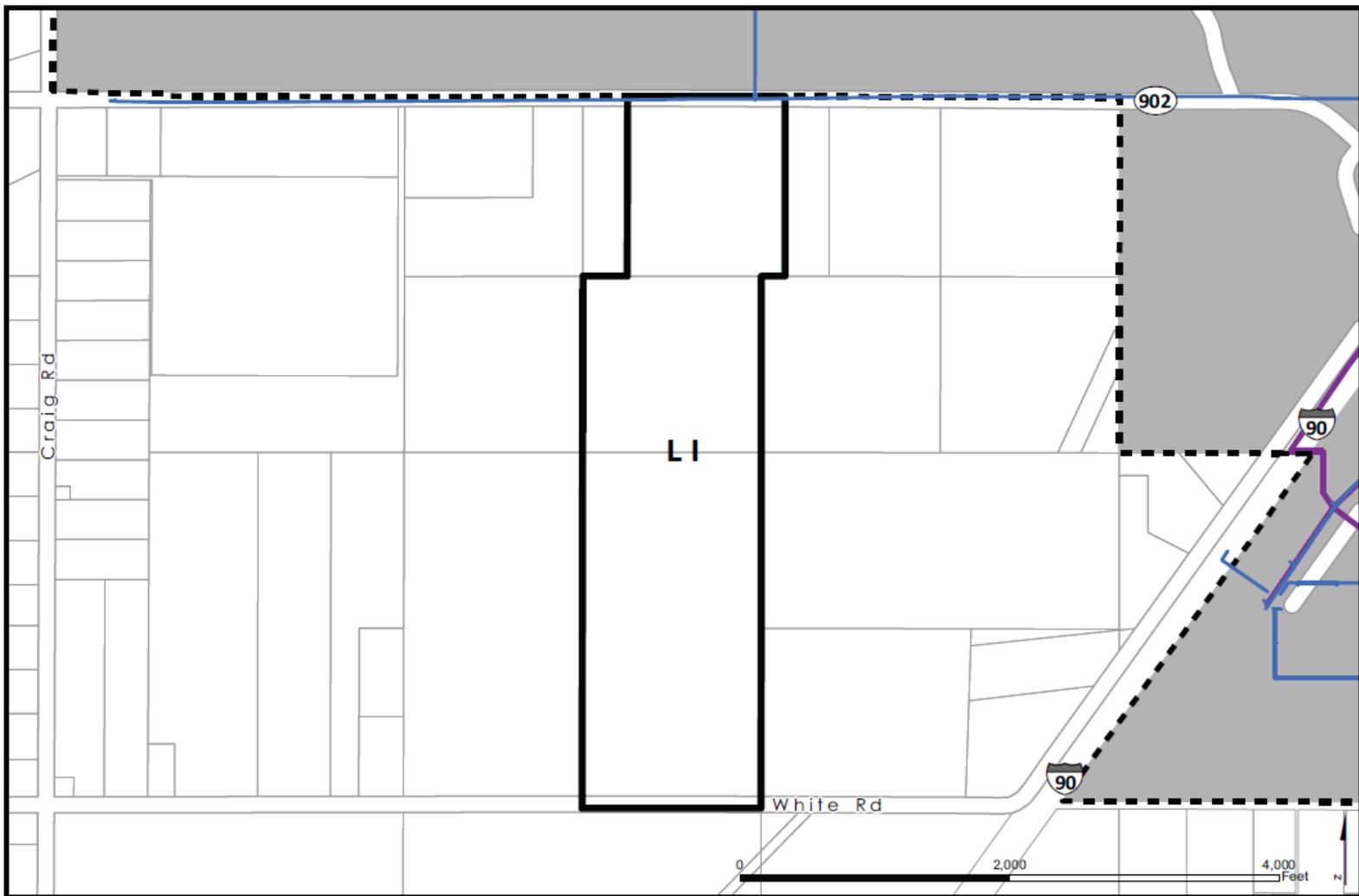
Spokane County UGA Boundary Aerial Thomas Mallen Road/Kunze Farms



Study Area Added Population Capacity

Study Area	Added Population Capacity
South Glenrose	298
Kunze Farm	340
Moran Prairie	21
Pillar Rock	703
Palisades	0
Total	1362
West Plains - Thorpe (Removed)**	-1718
** Actual Total	-356

Spokane County UGA Boundary Jail Site (EPF)



Urban Growth Area Update

Jail Site

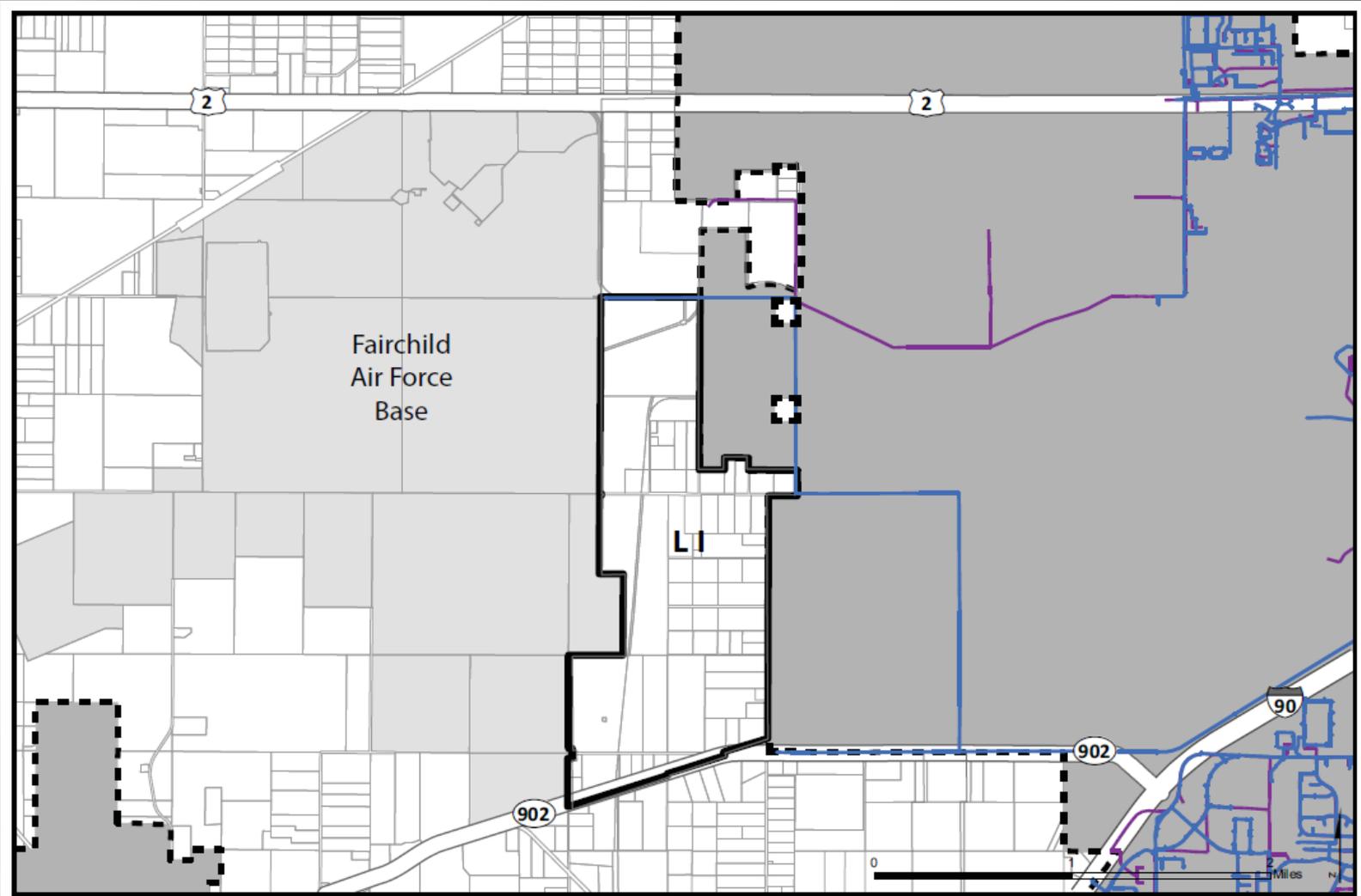
Water Main  Sewer 

Implementing Comprehensive
Plan & Zoning Categories:
Light Industrial (LI)
Conditional Approval

 Existing Urban Growth Area
 Area Added to UGA



Spokane County UGA Boundary Geiger Spur



Urban Growth Area Update

Geiger Spur

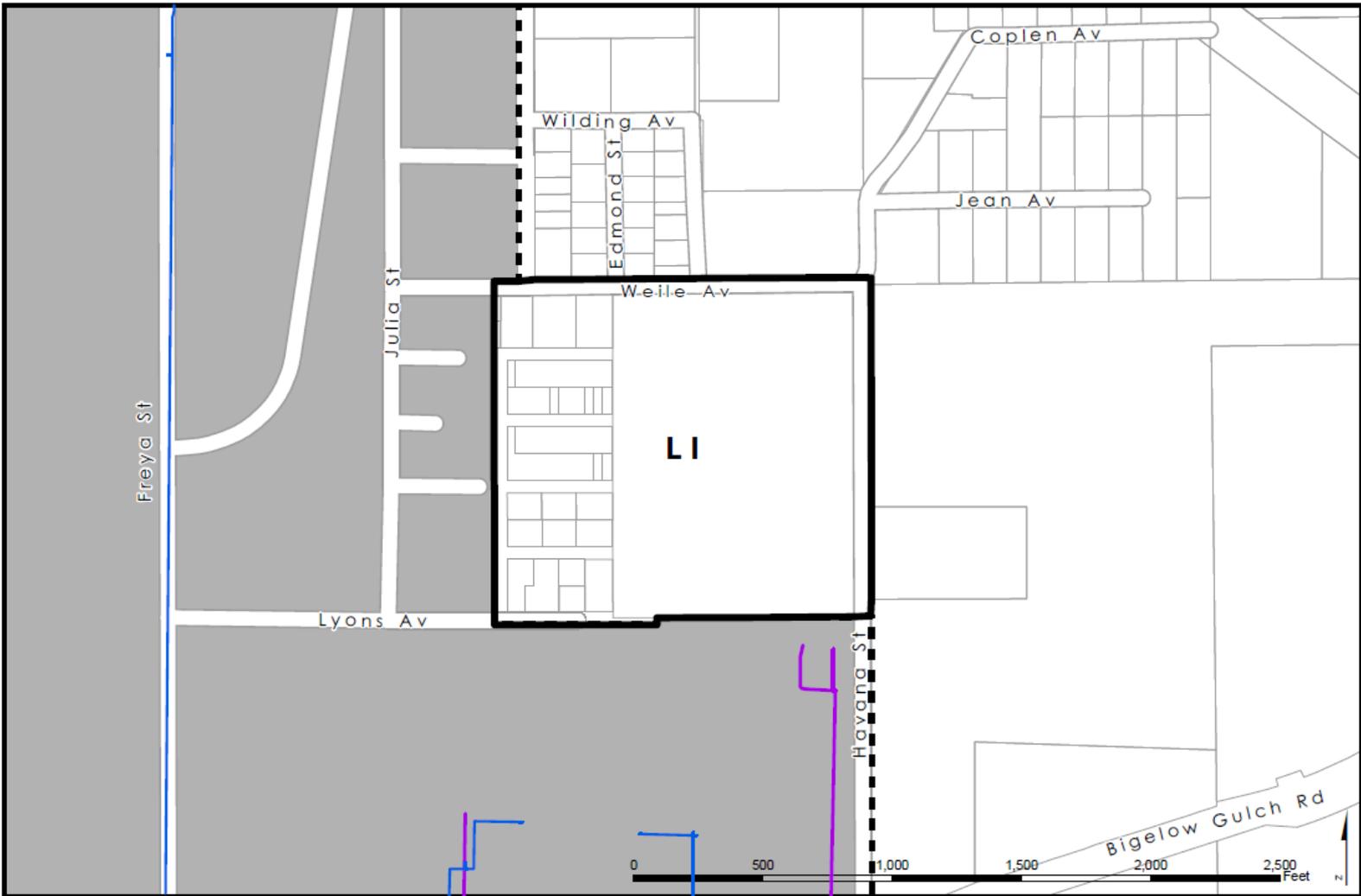
Water Main  Sewer 

Implementing Comprehensive
Plan & Zoning Categories:
Light Industrial (LI)

 Existing Urban Growth Area
 Area Added to UGA



Spokane County UGA Boundary Havana-Lyons



Urban Growth Area Update

Map 4: Havana-Lyons

Water Main  Sewer 

Implementing Comprehensive
Plan & Zoning Categories:
Light Industrial (LI)

 Existing Urban Growth Area
 Area Added to UGA



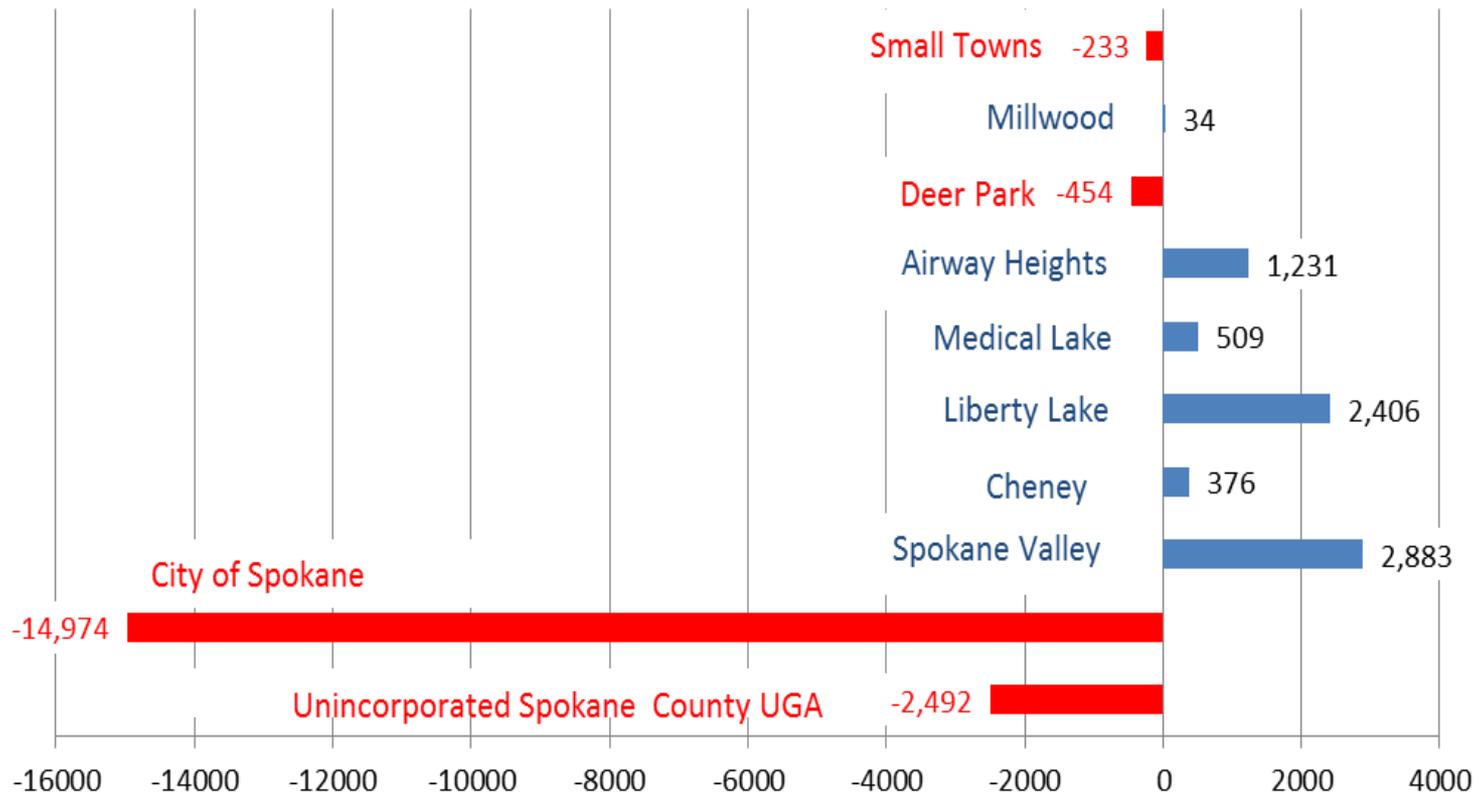
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Spokane County Population Forecast 2010

Population Forecast Compared to Actual Growth - 2010



Spokane County Population Allocation 2009

	Allocation (BCC 2009)
Unincorporated UGAs	33,944
Spokane	45,000
Spokane Valley	18,746
Liberty Lake	7,433
Airway Heights	1,674
Cheney	2,527
Deer Park	2,540
Medical Lake	738
Millwood	152
Small Towns	1,043
Unassigned	1,122
UGA Total	114,919



Spokane County Population Allocation 2009 – Current Land Capacity

	Allocation (BCC 2009)	Current Land Capacity
Unincorporated UGAs	33,944	43,023
Spokane	45,000	38,027
Spokane Valley	18,746	16,493
Liberty Lake	7,433	8,460
Airway Heights	1,674	3,944
Cheney	2,527	3,366
Deer Park	2,540	2,405
Medical Lake	738	763
Millwood	152	258
Small Towns	1,043	1061
Unassigned	1,122	
UGA Total	114,919	117,800



Spokane County

Revised Population Allocation 2010-2031

Revised Population Allocation - BCC Decision 2010-2031	
Unincorporated UGAs	46,335
Spokane	38,027
Spokane Valley	16,493
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
UGA subtotal	121,112
Rural	24,226
Total Growth	<u>145,338</u>



Spokane County BoCC Decision Revised Population Allocation 2010-2031

Revised Population Allocation - BCC Decision 2010-2031	
Unincorporated UGAs	46,335
Spokane	38,027
Spokane Valley	16,493
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
UGA subtotal	121,112
Rural	24,226
Total Growth	<u>145,338</u>

Population for 2031 Based on Allocation	
2010 population (census)	471,221
Total growth	145,338
2031 population	616,559





Smart Growth America
Making Neighborhoods Great Together

Measuring Sprawl 2014

April 2014



Appendix A: Full 2014 metro area Sprawl Index rankings

Table 1A below contains the Sprawl Index scores for all 221 metro areas included in the 2014 analysis, as well as the score for each metro area in the four sprawl factors, based on 2010 data. All regions are census-defined Metropolitan Statistical Areas unless marked with an asterisk (*). Those places with an asterisk are Metropolitan Divisions, which comprise MSAs. Composite scores are controlled for population.

TABLE A1
Metropolitan Statistical Areas Sprawl Index Scores, 2014

Rank	Metro area	Density score	Land use mix score	Activity centering score	Street connectivity score	Composite (total) score
1	New York-White Plains-Wayne, NY-NJ*	384.29	159.34	213.49	193.80	203.36
2	San Francisco-San Mateo-Redwood City, CA*	185.97	167.17	230.92	162.83	194.28
3	Atlantic City-Hammonton, NJ	96.33	100.10	154.52	130.71	150.36
4	Santa Barbara-Santa Maria-Goleta, CA	112.28	148.85	109.48	122.05	146.59
5	Champaign-Urbana, IL	100.00	123.27	153.64	82.81	145.16
6	Santa Cruz-Watsonville, CA	98.88	146.15	107.90	112.18	145.02
7	Trenton-Ewing, NJ	115.88	128.00	97.36	139.06	144.71
8	Miami-Miami Beach-Kendall, FL*	160.18	136.41	117.91	166.90	144.12
9	Springfield, IL	90.39	100.51	160.03	96.74	142.24
10	Santa Ana-Anaheim-Irvine, CA*	161.91	155.02	79.64	181.81	139.86
11	Reading, PA	102.22	121.83	129.72	113.76	137.90
12	Detroit-Livonia-Dearborn, MI*	125.20	124.65	107.48	183.98	137.17
13	Madison, WI	101.00	115.83	168.11	94.85	136.69
14	Burlington-South Burlington, VT	88.32	102.21	168.79	70.68	135.06
15	Milwaukee-Waukesha-West Allis, WI	113.31	126.73	153.40	130.35	134.18
16	Boulder, CO	106.89	115.32	100.09	118.95	133.68
17	Appleton, WI	90.65	99.81	156.72	79.92	132.69
18	Lincoln, NE	111.55	132.99	96.74	96.78	131.95
19	Laredo, TX	104.20	117.12	99.89	106.87	131.25
20	Erie, PA	97.73	130.61	113.69	88.92	130.39
21	Los Angeles-Long Beach-Glendale, CA	187.39	160.18	115.66	154.40	130.33
22	Spokane, WA	98.98	115.82	108.57	128.26	129.40
23	Medford, OR	89.67	115.31	128.06	80.42	128.86
24	San Jose-Sunnyvale-Santa Clara, CA	149.50	148.76	86.80	131.45	128.76
25	Oakland-Fremont-Hayward, CA*	136.28	145.75	88.11	159.44	127.24
26	Chicago-Joliet-Naperville, IL*	145.50	140.09	143.24	160.21	125.90
27	Eugene-Springfield, OR	95.35	125.70	116.84	91.29	125.63
28	Allentown-Bethlehem-Easton, PA-NJ	98.76	128.59	101.10	135.97	124.40
29	Vallejo-Fairfield, CA	105.38	132.03	79.32	115.90	124.16
30	Salem, OR	93.11	123.48	113.50	98.10	123.35
31	Yakima, WA	90.95	117.91	133.08	65.81	123.19
32	Ann Arbor, MI	103.27	105.04	123.11	89.95	122.76
33	Philadelphia, PA*	141.01	142.25	115.95	140.06	122.42
34	Tuscaloosa, AL	85.85	68.60	154.72	92.03	122.18
35	Fargo, ND-MN	99.18	118.65	106.96	73.56	121.82
36	South Bend-Mishawaka, IN-MI	90.94	94.08	111.91	118.68	121.71
37	Bridgeport-Stamford-Norwalk, CT	110.83	132.86	118.02	100.81	121.64
38	Fort Lauderdale-Pompano Beach-Deerfield Beach, FL*	140.93	136.53	61.79	153.66	121.41
39	Las Vegas-Paradise, NV	142.12	105.02	136.42	114.29	121.20



Appendix B: County-level information

County-level findings

Table B1 below shows Sprawl Index scores for all metropolitan counties. As discussed on page 10 of this report, this research shows that people in high-scoring metro areas have more transportation options than people in lower-scoring metro areas. In addition to conducting this analysis at the metro-area level, the researchers also examined this question at the county level, where the findings and their implications for everyday life are even more compelling.

High-scoring counties have lower rates of car ownership. For every 10 percent increase in an index score, car ownership decreases by 3.8 percent. High-scoring counties have higher rates of walking. For every 10 percent increase in an index score, the proportion of people who choose to walk as a mode of transportation increases by 6.6 percent. More people in high-scoring counties ride public transit. For every 10 percent increase in an index score, the proportion of transit users in the county increases by 24 percent. People in high-scoring counties spend less time driving. For every 10 percent increase in an index score at the county level, people spend on average 3.5 percent less time driving.

Data were not available for a limited number of counties. Factors are provided where available.

County	State	Density score	Land use mix score	Activity centering score	Street connectivity score	Composite (total) score
Asotin County	WA	106.62	134.33	77.00	134.97	116.72
Benton County	WA	98.56	118.73	109.61	97.28	107.64
Chelan County	WA	97.97	126.31	120.30	99.04	113.78
Clark County	WA	102.63	123.40	89.55	105.28	106.59
Cowlitz County	WA	96.07	103.40	128.01	99.00	108.37
Douglas County	WA	103.94	116.98	82.17	91.30	98.23
Franklin County	WA	101.59	119.22	82.23	111.14	104.48
King County	WA	114.85	128.93	159.34	131.70	142.60
Kitsap County	WA	98.92	107.82	115.62	96.04	105.81
Pierce County	WA	103.02	117.02	126.32	119.43	120.78
Skagit County	WA	96.68	112.71	101.76	99.87	103.48
Snohomish County	WA	103.47	116.86	122.73	100.03	113.62
Spokane County	WA	101.37	122.39	122.32	127.12	123.13
Thurston County	WA	97.83	103.71	132.90	95.16	109.35
Whatcom County	WA	95.83	110.62	115.26	99.00	106.54
Yakima County	WA	98.64	124.46	128.18	89.38	112.84



Comparable Cities Total Area

BENCHMARK CITIES – GSI Area in square miles

Sprawl Index
MSA's *

<u>91.06</u>	1. Boise, ID	80.5 square miles
<u>120.85</u>	2. Reno, NV	105.9 square miles
<u>106.96</u>	3. Salt Lake City, UT	110.4 square miles
<u>106.33</u>	4. Colorado Springs, CO	194.7 square miles
<u>98.92</u>	5. Tucson, AZ	227 square miles
<u>98.07</u>	6. Albuquerque, NM	189.5 square miles
<u>84.25</u>	7. Raleigh, NC	144.8 square miles
<u>136.69</u>	8. Madison, WI	94.03 square miles
<u>129.40</u>	9. Spokane, WA	60.02 square miles

* Measuring Sprawl 2014 - Smart Growth America & the Metropolitan Research Center, University of Utah



Comparable Cities Population Density

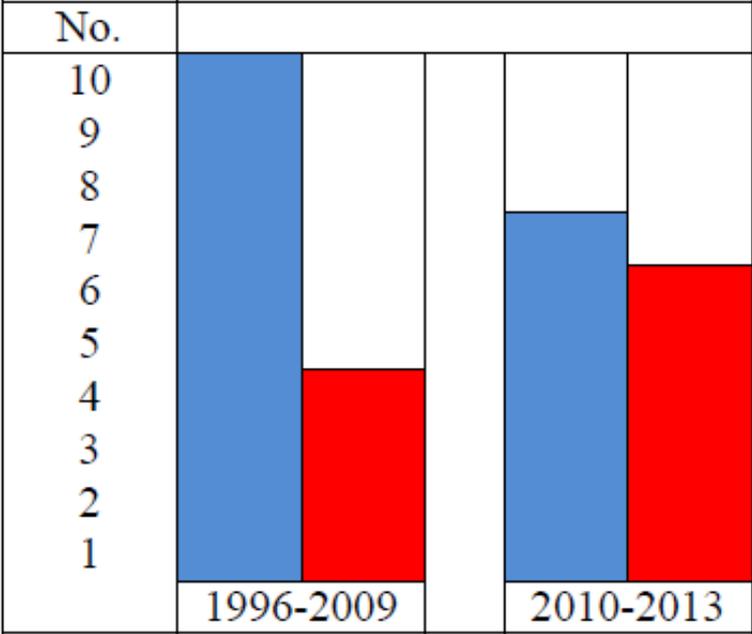
BENCHMARK CITIES – GSI

Density per square mile

1. Boise, ID	2,675 / sq. mile
2. Reno, NV	2,186 / sq. mile
3. Salt Lake City, UT	1,666 / sq. mile
4. Colorado Springs, CO	2,243 / sq. mile
5. Tucson, AZ	2,793 / sq. mile
6. Albuquerque, NM	2,959 / sq. mile
7. Raleigh, NC	2,963 / sq. mile
8. Madison, WI	3,037 / sq. mile
9. Spokane, WA	3,526 / sq. mile



Summary of Spokane County GMA Decisions Appealed to Growth Board



	Number of Spokane County GMA decisions appealed to Growth Board
	Number of Spokane County GMA decisions ultimately sustained by Growth Board, Superior Court, Appellant Court or Agreement.



City of Spokane Rate Payers Outside UGA

- Surcharge funding projects within the City of Spokane.

	RATE PAYER	
	CITY	COUNTY
PROPERTY TAX	24.36%	
SALES TAXES	19.46%	19.46%
UTILITY TAXES CITY	18.58%	27.78%
OTHER	15.87%	
MISC	21.73%	
TOTAL	100.00%	47.24%

CITY'S ADOPTED GENERAL FUND 2014 \$163,885,186
ROAD DEPT BUDGET \$10,553,179 (6.44% OF GEN FUND)

86.37% OF COUNTY RATE PAYER TAXES TO THE CITY PAY
FOR OTHER GEN FUND SERVICES BEYOND ROAD DEPT



City of Spokane Rate Payers Outside UGA

- Surcharge funding projects within the City of Spokane.

Contribution to City Streets May 8, 2014							
General Fund Breakdown							
Property Taxes		\$39,920,000	24.36%				
Sales Taxes		\$31,900,000	19.46%		\$31,900,000		19.46%
Misc Revenue		\$35,610,186	21.73%				
Utility Taxes							
City Utilities							
Water	\$6,660,000				\$13,320,000		
Sewer	\$16,100,000				\$32,200,000		
Solid Waste	\$7,690,000						
		\$30,450,000	18.58%			\$45,520,000	27.78%
Non-City Owned Utilities		\$26,005,000	15.87%				
ADOPTED 2014 GENERAL FUND		\$163,885,186	100.00%		\$45,520,000		47.24%
Road Dept		\$10,553,179					
% of Gen Fund		6.44%					6.44%
							40.80%
							13.63%
							86.37%