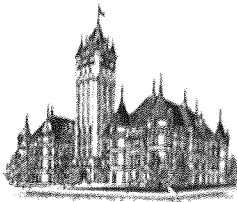


SPOKANE  COUNTY

BUILDING AND PLANNING DEPARTMENT

1026 WEST BROADWAY AVENUE

SPOKANE, WA 99260

MEMORANDUM

TO: Board of County Commissioners

FROM: John Pederson, Planning Director

DATE: July 1, 2010

RE: Land Quantity Analysis

Please see attached working paper that responds to issues raised at your strategy session on June 6, 2010. Please contact Steve Davenport or me with any questions or if you would like a follow-up briefing on this matter.



LQA Working Paper

At the June 6, 2010 working session on Land Quantity Analysis the Board requested staff to research and respond to several questions raised at the meeting.

Mixed Use Category

The land quantity analysis assumes that a certain amount of the land will be developed as residential in the Mixed Use zone even though residential is allowed but not required in the zone. The methodology assumes that 30% of the available land will develop at 11 units per acre.

How much capacity is currently in the mixed use category and how does that zone affect the overall capacity of available land?

The population capacity of the Mixed Use zone is minimal. Spokane County currently has 304 acres of Mixed Use zoning. 54.5 acres of that are vacant or partially utilized. Approximately 27.3 acres of that land is available after deductions for infrastructure, market factor and undevelopable lands. Assuming that 30% of this available land will be residential gives you a total residential potential in the Mixed Use zone of 8.2 acres. With the acreage determined, the following formula gives you the population capacity in the Mixed Use zone.

8.2 acres x 11 units per acre = 90 units. Then, 90 units x 1.5 persons per unit = **135 people.**

Open space in Planned Unit Developments

Are open space areas in Planned Unit Development (PUDs) removed from the available land inventory?

Open spaces in PUDs are removed from the available land supply using assessor records which classify the areas as subservient tax parcels. To verify the accuracy of this deduction we randomly reviewed seven PUD plats and compared them to the Land Quantity map. In all cases the open space tracts were identified as "not available for development."

Stormwater Facilities

Are stormwater facilities removed from the available land inventory?

Stormwater facilities that are within a platted subdivision are identified and removed from the available land supply using assessor records which classify the areas as subservient tax parcels. One exception is a stormwater facility at the intersection of Waikiki and Five Mile Road which has single ownership. This facility has been identified and removed from the available land supply.

Regional stormwater facilities are recognized by their public ownership and removed from available land supply. These include sites adjacent to 57th Avenue, at the intersection of Sumac and 46th and at the intersection Price and Wall. These areas were compared to the land quantity map to ensure that they are classified as "not available for development."

Market Factor

The market factor is a final deduction from the developable area to account for lands assumed not to be available for development in the 20 year planning period. Lands may be kept of the market due to speculative holding and personal use, among other reasons. Spokane County uses a market factor of 30%. This methodology was adopted by the Steering Committee of Elected Officials in 1995 and has been used in all subsequent land quantity studies for cities and unincorporated areas in the County.

Was the LQA methodology adopted by the Steering Committee in 1995 also adopted by the County Commissioners?

A search of the Commissioners index could not find where the methodology was adopted by the Board through resolution, however, the BoCC is represented on the SCEO.

Following are the policies that currently define the process for land quantity analysis in Spokane County.

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 modified the CTED Guidelines to reflect local conditions and forwarded their recommended methodology to the SCEO. On November 5, 1995 the SCEO adopted the Technical Committee's recommendation in a document titled, *Land Quantity Analysis Methodology for Spokane County*. This methodology has been used in all subsequent land quantity studies in Spokane County.

What do other jurisdictions use for market factors?

The following table illustrates residential market factors for urban counties as obtained from a 2007 study by Berk and Associates.

County	Market Factor Assumption
Clark	- Residential: 10%
King	- Overall: 5% to 20% - redevelopable land discounted more than vacant - Central Jurisdictions: 5% to 10% - Established suburban jurisdictions: 1% to 15% - Outlying jurisdictions: 15% to 20%
Kitsap	- Vacant: 5% - Underutilized: 15%
Pierce	- Vacant: most factors between 5% and 25% - Underdeveloped: most factors between 10% and 30% - Redevelopable: most factors between 20% and 50%
Snohomish	- Vacant: 15% - Partially-used/Redevelopable: 30%
Thurston	- Residential: up to 25%; Averaging to a countywide market factor of about 24%

Safety FactorWhat do other jurisdictions use for safety factors?

The above urban counties do not include a safety factor in their land quantity analysis. Information on other, more rural counties was not available through MRSC.

In Spokane County's adopted methodology, 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. Spokane County has GIS capabilities for monitoring and has not employed a safety factor in past studies. Additionally, an amendment to the Countywide Planning Policies in 2008 established a strategy for monitoring population growth and mandating land quantity studies when certain growth triggers are met. This strategy is intended to ensure that adequate land supply will be monitored and maintained throughout the 20 year planning period.

Residents per Household

There was some discussion about assumed residences per household and a concern expressed about SRTC using a different number in their visioning process. Following is an explanation of the assumptions used and a response from SRTC regarding their visioning process.

*2010 Land Quantity Analysis
Household Size Assumptions*

The 2010 Spokane County land quantity analysis assumes 2.5 residents for single family/duplex households and 1.5 residents for multifamily households. This assumption is slightly less than the persons per household determined in the 2000 census. The LQA assumptions are considered appropriate considering the trend of decreasing household size as reflected in national surveys. This trend can be expected to continue throughout the 20 year planning horizon.

The following tables illustrate 2000 census data for household size in Spokane County.

**2000 Census - Persons Per Household
Single Family/Duplex**

Housing type	Persons	Per Household	Households
Single family detached	300,067	2.72	110,319
Single family attached	12,146	2.57	4,726
Duplex	13,260	2.28	5,816
	325,473	2.69	120,861

**2000 Census - Persons Per Household
Multifamily**

Housing type	Persons	Per Household	Households
3 or 4 units	10,276	1.91	5,380
5 to 9 units	8,771	1.67	5,252
10 to 19 units	10,260	1.67	6,144
20 to 49 units	8,971	1.56	5,751
50+ units	14,064	1.55	9,074
	52,342	1.66	31,601

SRTC staff was asked to look into this issue and responded:

Steve,

I spoke with Chris Zahas, a sub contractor for MIG on SRTC's Visioning Process. He mentioned some PPH ratios that were generalized national averages, just to 'ballpark' what PPH might look like, during the latest Visioning meeting. He was able to clarify that he hadn't cited any persons per household numbers directly from SRTC or any SRTC studies, plans, etc. He also hadn't done any analysis for the area using PPH as of yet. I hope that clarifies things for us; please call if you have any more questions.

Thanks, Kevin Shipman

June 29, 2010

Land Quantity Review with Air Photography

Based on the discussion at the workshop, a review of the LQA is being done that compares the LQA results to recent air photos to ensure that any errors in assessor data or other methodology is identified and corrected. This review and any changes to the LQA will be described and quantified in the final LQA report.