

# Appendix A. Proposed UGA Boundary Amendments

## Introduction

As part of the Comprehensive Plan update process, the City is considering revisions to its Urban Growth Area (UGA) boundary. Any amendments to the UGA boundary must be coordinated with and approved by Grant County. The City began coordination with Grant County on the potential need for revisions to the Moses Lake UGA in Fall 2020, including ongoing partnership between the jurisdictions to promote orderly development in the unincorporated UGA. Topics of primary concern included the following:

- Consistency of County and City development regulations for unincorporated areas in the UGA;
- Allocation of growth targets between incorporated and unincorporated areas of the UGA; and
- Phasing of future growth in the unincorporated UGA based on availability of urban services and infrastructure, land capacity, and development demand.

This appendix describes the UGA boundary proposed by the City for approval by Grant County, including documentation of associated stakeholder engagement and supporting analysis. After final approval of an amended UGA boundary by Grant County, the City will update the Future Land Use Map and the body of the Comprehensive Plan as necessary through the annual update process.

## UGA Sizing Considerations

Based on a combination of stakeholder input, review of available urban services, and land capacity analysis, the City has determined the existing UGA boundary is potentially larger than necessary for the adopted growth targets and includes areas that appear difficult to provide future urban services in a timely and cost-effective manner. Per guidance under the Growth Management Act (GMA), the UGA boundary should enclose a logical area that meets the population, housing, and employment growth needs of Moses Lake, but is compact and capable of being adequately served by public infrastructure and essential City services, including water and sewer utilities, transportation, police protection, and fire and emergency medical services.

Growth in the unincorporated UGA has outpaced capital planning for multiple City services in recent years, including water, sewer, transportation, police, and fire protection, leading to service

and infrastructure deficiencies. As such, the City is re-evaluating the UGA to ensure that future urban growth occurs in areas it is prepared to serve.

As described in Chapter 1 – Introduction of the Comprehensive Plan, the City engaged in extensive outreach to local residents, business owners, property developers, and service providers through the Summer and Fall of 2020 to inform the Comprehensive Plan update. These outreach efforts included discussion of the preferred vision for Moses Lake, desired urban design aesthetics and community amenities, housing needs, and potential changes to the Future Land Use map and UGA boundaries. Interviews with stakeholders have indicated that several areas of the existing UGA possess limited or no short-term development potential, and capital planning by City engineering staff and the Police and Fire Departments indicated that significant investments will be necessary to extend urban services to outlying areas of the UGA, particularly locations west of the lake.

## UGA Land Capacity Analysis

In March 2021, the City commissioned BERK Consulting to prepare a land capacity analysis for the incorporated City and unincorporated UGA to inform the Comprehensive Plan update process. The analysis reviewed Grant County Assessor records to identify vacant lands, redevelopable properties (developed properties that are currently underutilized), and lands currently used for agriculture within the UGA. Net housing and population capacity was estimated for these lands, based on applicable zoning regulation density requirements, the presence of environmentally critical areas, and necessary deductions for roads and other public infrastructure<sup>1</sup>. Exhibit 1 shows total housing unit and population capacity for the incorporated City and unincorporated UGA.

### Exhibit 1. Residential Housing and Population Capacity

ZONE	NET HOUSING UNIT CAPACITY			TOTAL NET HOUSING CAPACITY	TOTAL NET POPULATION CAPACITY
	VACANT	AGRICULTURE	REDEVELOPABLE		
<b>City of Moses Lake</b>	277	510	3,152	3,939	10,983
<b>Unincorporated UGA</b>	2,299	5,842	2,384	10,525	29,369

Source: BERK, 2021.

Grant County has developed growth targets for the combined city limits and UGA, and each area is assigned 50% of the growth target. The City's adopted population growth target for the 2018-2038 planning period is 7,917 new residents. Population growth in Moses Lake has averaged 2.4%

<sup>1</sup> BERK assumed a 15% deduction in buildable area for roads and public infrastructure. To account for market-based impediments to development, an additional market factor deduction of 10% was applied to vacant or agricultural properties, and a deduction of 25% was applied to redevelopable properties.

annually since 2015. If this trend continues, the City’s population would exceed the adopted target for the city limits during the planning period, growing to approximately 35,626 residents by 2038 (2020-2038 net growth of 10,819 residents compared to a capacity of 10,983 per Exhibit 1). The combined capacity of the City and unincorporated UGA far exceeds both the adopted growth target for the combined City and UGA and forecasted population growth.

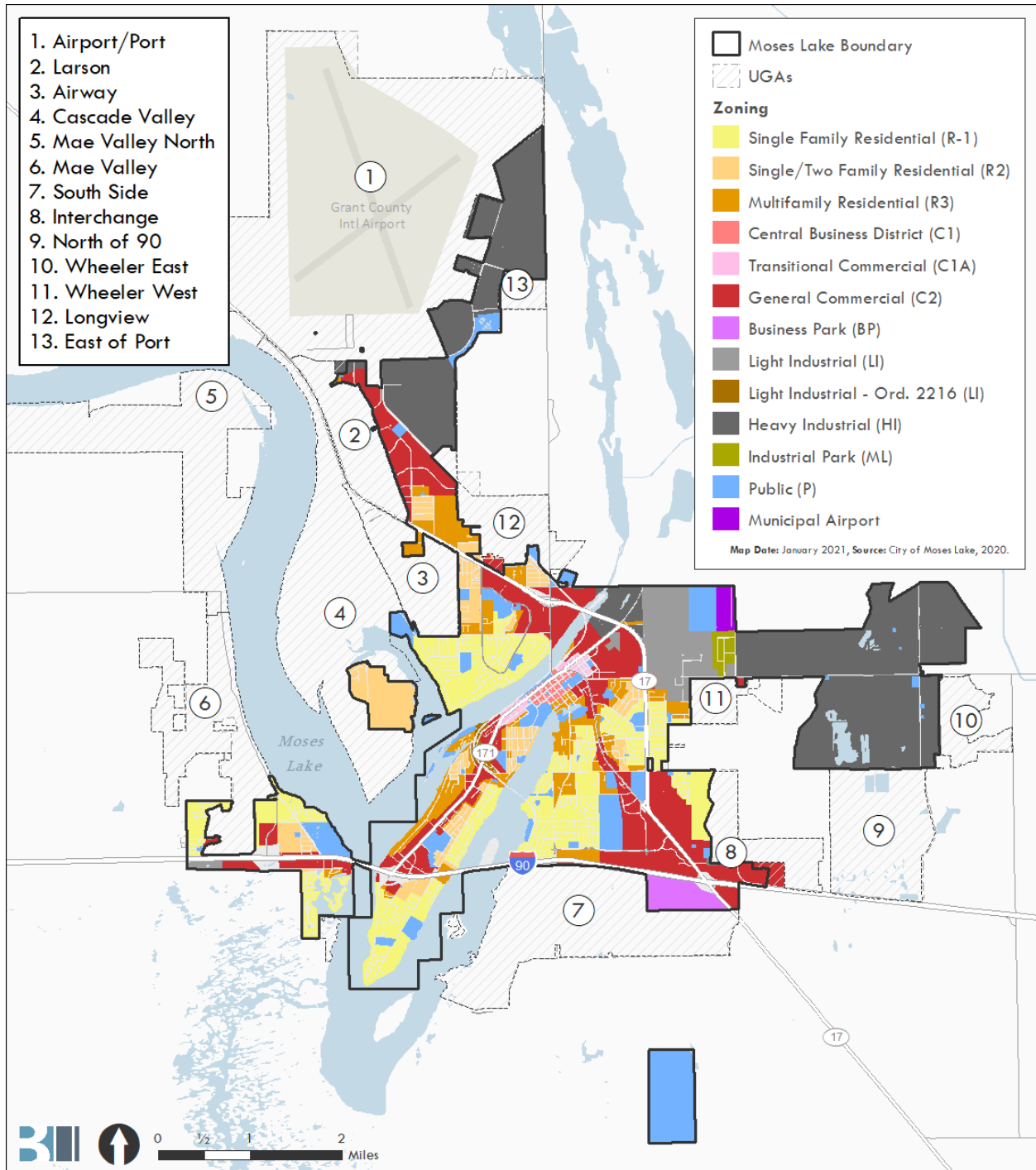
Exhibit 2 presents residential capacity for the unincorporated UGA by subarea; subarea locations are shown in Exhibit 3. It shows a net population capacity of 29,352 compared to an 2038 unincorporated UGA target of 7,917 new residents.

### Exhibit 2. Unincorporated Residential Capacity by UGA Subarea

UGA SUBAREA	NET HOUSING CAPACITY	NET POPULATION CAPACITY	PERCENTAGE OF TOTAL POPULATION CAPACITY
1. Airport/Port	258	720	2.5%
2. Larson	95	265	0.9%
3. Airway	859	2,397	8.2%
4. Cascade Valley	2,376	6,630	22.6%
5. Mae Valley North	3,372	9,408	32.1%
6. Mae Valley	1,675	4,674	15.9%
7. South Side	557	1,554	5.3%
8. Interchange	454	1,266	4.3%
9. North of 90	0	0	0.0%
10. Wheeler East	0	0	0.0%
11. Wheeler West	348	971	3.3%
12. Longview	526	1,467	5.0%
13. East of Port	0	0	0.0%
<b>GRAND TOTAL</b>	<b>10,520*</b>	<b>29,352*</b>	<b>100.0%</b>

\*Area sub-totals differ slightly from UGA-wide capacity numbers presented in Exhibit 1 due to rounding calculations.  
Source: US Census Bureau, 2019; BERK, 2021.

**Exhibit 3. Unincorporated UGA Subareas**



Sources: City of Moses Lake, 2020; ESRI, 2020; BERK, 2021.

## Industrial Land Supply

As described in the previous section, the UGA is generally oversized with respect to residential development capacity. However, recent analysis also shows increasing demand for industrial land in the UGA. In 2019, AHBL, Inc. prepared an analysis of industrial land supply in support of a UGA boundary amendment request by the Port of Moses Lake. This land capacity analysis identified 2,687 acres of vacant, partially-used, or under-utilized land out of a total of 10,483 acres of industrially-designated land. While the report did not include detailed estimates of employment capacity for these properties, the report concludes that rapid residential growth is likely to drive increased demand for local employment, including jobs in the warehousing, distribution, and manufacturing sectors; as of 2016, manufacturing accounted for 12.5% of total employment in Grant County and 16.9% of payroll dollars. As a result, demand for industrial land and associated development pressures in the UGA are likely to increase.

Due to the ongoing pressures on the local industrial land supply and a surplus of residential capacity, targeted expansions of the UGA in areas that would provide additional industrial employment capacity may be warranted in exchange for UGA reductions in outlying residential areas with service provision challenges.

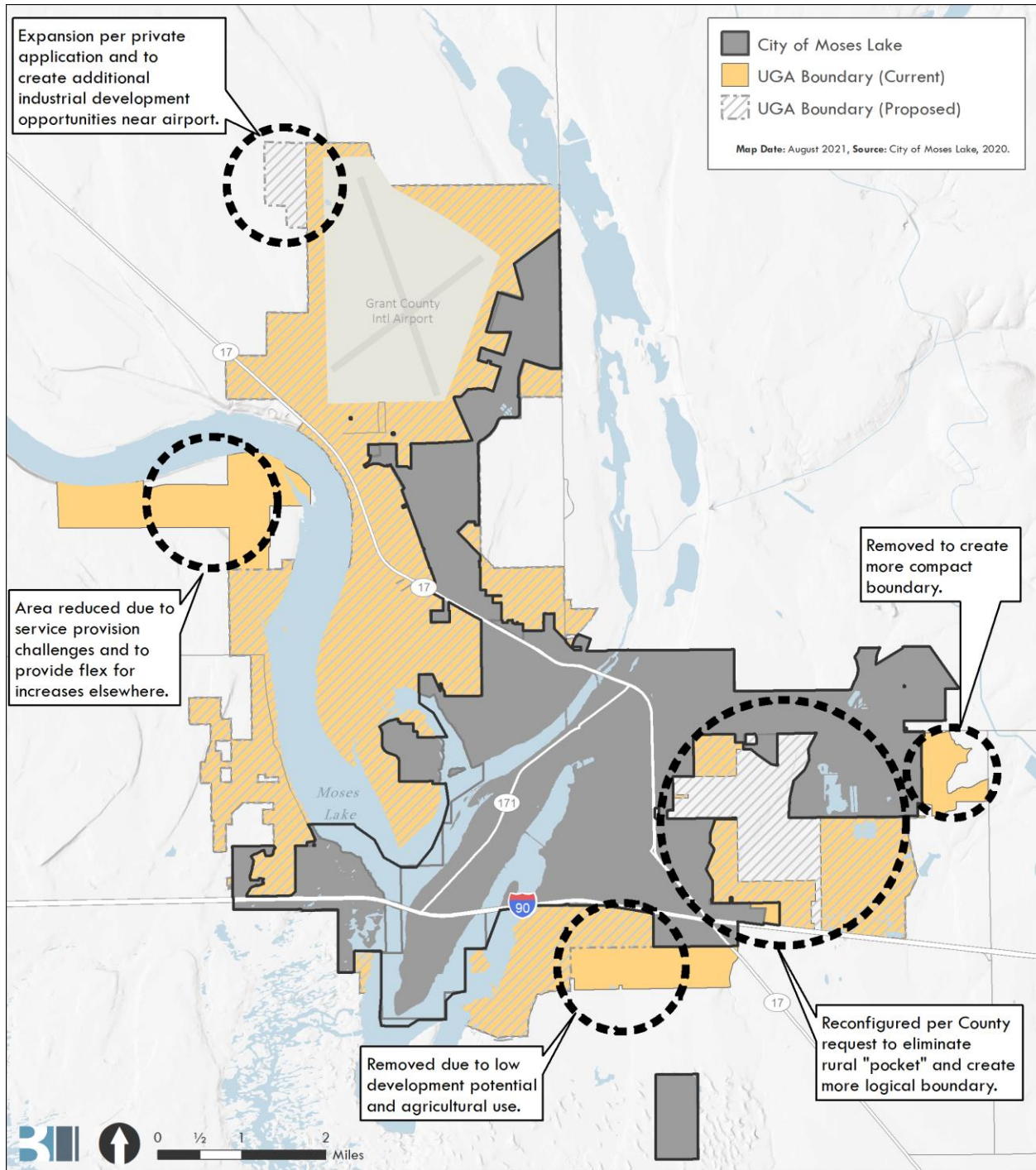
## Proposed UGA Boundary Amendments

A map of potential UGA boundary amendments is presented in Exhibit 4. These amendments respond to the factors described in the previous sections, as well as the following:

- A request from Grant County to evaluate the southeastern UGA boundary, specifically the possible enclosure of rural lands south of Wheeler Road and north of East Kittelson Road;
- Requests from private property owners to add or remove properties from the UGA, if considered consistent with the goals of the Comprehensive Plan, GMA guidance and best practices for UGA sizing, and service availability; and
- Inclusion of areas where the City has established an extra-territorial utility agreement (ETUA) to provide water and/or sewer services to areas outside city limits.

As shown, the proposed boundary revisions include both additions and removals, resulting in a net decrease in the size of the UGA. The proposed UGA boundary would create a more compact boundary while covering areas of existing and planned urban services, while providing sufficient development capacity to meet future growth projections.

### Exhibit 4. Potential UGA Boundary Amendments



Sources: City of Moses Lake, 2021; BERK, 2021.