METALINE FALLS DRAFT LAND CAPACITY ANALYSIS

PURPOSE AND CONTEXT

The Town of Metaline Falls (Town) is tasked with preparing a Land Capacity Analysis (LCA) consistent with the Growth Management Act (GMA) requirements in RCW 36.70A.115 and WAC 365-196-325. The LCA reviews existing capacity for population and housing within the Town of Metaline Falls.

KEY FINDINGS

Subject	Findings
Net Developable Housing Land Capacity	11.04 acres
Housing Capacity	54 dwelling units
Housing Surplus	12 dwelling units

GROWTH TARGETS AND ASSUMPTIONS

OFM Population Projection requirements: As indicated in RCW 36.70A.110 and RCW 36.70A.115, county officials are responsible for selecting a 20-year GMA population growth projection that is within the Low- and High-growth projections prepared by the Washington State Office of Financial Management (OFM). Every five years, OFM releases GMA population projections for each county in Washington state in three different projection series: Low, Medium and High. Most counties and cities have already established their own frameworks for adopting countywide population projections and allocating the projections down to local jurisdictions as projections. These projections may or may not be included in CPPs. These jurisdictions, in turn, use the population projections in their comprehensive plans. This local allocation process allows each county to use their local understanding of each jurisdiction's local capacity, infrastructure, jobs, transportation, environmental constraints and other factors to allocate growth.

Population Projection: Pend Oreille County adopted OFM's medium-growth population projections.

County	2020 Population	2025 Population	2050 Population
Pend Oreille County	13,401	13,922	16,009

Population Allocation to Metaline Falls: The State requires that the County allocate the adopted Countywide population growth projection to localities. Metaline Falls's population allocation methodology includes:

- Local growth rate trends using the decennial Census (ACS data)
- Statewide market trends which project a higher share of population growth within incorporated UGAs rather than the unincorporated county (State Guidance)
- Commerce HAPT Spreadsheet to make final adjustments to population allocations.

OFM provides a year-by-year estimation of Countywide populations between 2020 and 2050. For the medium-growth projection, these growth rates range from .4% annual growth to approximately 1% annual growth. Using the countywide rates for Metaline Falls, the 2050 Metaline Falls population is projected to be 349.

Metaline Falls's 2025 population was estimated to be 275, meaning an increase of 74 people over the 25 years between 2025 and 2050. This is consistent with the Housing for All Planning Tool (HAPT) from Washington Department of Commerce, which shows 42 homes allocated to Metaline Falls by 2050.

Subject	Findings
2050 Population Projection	349 people
2025-2050 Population Increase	74 people
2050 Housing Supply Needs	144 homes
2025-2050 Housing Increase	42 homes

ZONING ASSUMPTIONS

The LCA analyzed the Residential and Corridor Mixed Use zones for residential capacity, as they are the zones with residential permitted uses. Public Use and Highway Commercial zones were not studied for eligibility due to residential limitations. Housing densities and types of housing projected to be built in the zones were assumed using existing housing supply, development trends, and new housing goals.

LAND CAPACITY ANALYSIS METHODOLOGY

As part of the City's Comprehensive Plan Periodic Review and update, an analysis of housing, population, and employment land capacity is required. This analysis is conducted utilizing the methodology from the Housing for All Planning Tool (HAPT) developed by the Washington State Department of Commerce to calculate capacity by Area Median Income. The objective is to determine whether Metaline Falls possesses sufficient land densities and buildable lands to accommodate planned growth out to 2050.

The methodology used for Pend Oreille County's land capacity analysis was developed by J-U-B Engineers, Inc. and adapted for the Towns of Metaline Falls, Ione, and Metaline.

Step 1: Identify lands that are potential candidates to accommodate future growth, including vacant, partially used, and underutilized land.

Minimum lot size is not delineated within the Town, and therefore calculations for partially used and underutilized land are not clearly defined.

The average parcel size in Metaline Falls's city limit is 0.92 acres, and the median parcel size is 0.16 acres. Any parcel that is not vacant but is greater than 1.84 acres (twice the average parcel size) will be considered partially used.

Category	Number of Parcels	Acreage
Vacant	29	2.84 acres
Partially Used	11	7.87 acres
Underutilized	8	3.63 acres

Step 2: Subtract all parcels that the community defines as not developable because of physical limitations.

Any undevelopable features do not have associated parcels within the Town's city limits, and therefore no removal action is needed.

Step 3: Subtract lands which will be needed for other public purposes. This includes utility corridors, landfills, sewage treatment plants, recreation, schools, and other public uses (GMA, Section 15, RCW 36.70A.150).

Lands needed for public purposes are already removed from the parcel layer, so no removal action is needed.

Step 4: Subtract ..."that percentage of land"... which you assume will not be available for development within your plan's 20-year timeframe. Assume that a certain percent of vacant, under-utilized, and partially-used lands will always be held out from development."

Based on examples presented in the UGA Guidebook, the following market factor deductions are reasonable assumptions:

- Vacant properties: 15%
- Partially-used and under-developed properties: 25%

Category	Acreage	X	Market Factor	=	New acreage
Vacant	2.84 acres	X	85%	=	**2.414 acres**
Partially Used	7.87 acres	X	75%	=	**5.903 acres**

Underutilized	3.63 acres	X	75%	=	**2.723 acres**

Step 5: Determine total capacity. After determining desirable densities and land uses for various areas within your jurisdiction (i.e., vacant, partially used, and underutilized), multiply the number of acres in remaining parcels by the number of units per acre allowed in the area where the parcel is located. Add together to determine total capacity of vacant, under-utilized, and partially-used lands."

Category	New acreage	X	Dwelling Units per acre	=	Capacity
Vacant	**2.414 acres**	**X**	**5 du/ac**	**=**	**12 units**
Partially Used	**5.903 acres**	**X**	**5 du/ac**	**=**	**29 units**
Underutilized	**2.723 acres**	**X**	**5 du/ac**	**=**	**13 units**
Total	**63.885 acres**	**X**		**=**	**54 total units**

Step 6: Compare the population and unit capacity estimated by this process against the adopted population forecast and housing allocation forecast for each jurisdiction.

42 dwelling units are expected to be needed by 2050, and the Town has enough capacity for 54 dwelling units. Overall, the Town shows sufficient total capacity for housing and population allocations.