TABLE OF CONTENTS

OVERVIEW OF REPORT

PART I: INTRODUCTION
   Liberty Lake Incorporation Proposal 2
   The Liberty Lake Community 3
   Background of the City of Liberty Lake Incorporation 5

PART II: ANALYSIS OF INCORPORATION PROPOSAL
   CONSIDERATION OF THE BOUNDARY REVIEW BOARD FACTORS 10
      Population and Territory 10
      Municipal Services 22
      The Effect on the Finances, Debt Structure, and Contractual Obligations and Rights of All Affected Governmental Units 26
   OBJECTIVES OF THE BOUNDARY REVIEW BOARD 26
      Preservation of Natural Neighborhoods and Communities 26
      Use of Physical Boundaries, Including but not Limited to Bodies of Water, Highways and Land Contours 27
      Creation and Preservation of Logical Service Areas 27
      Prevention of Abnormally Irregular Boundaries 27
      Discouragement of Multiple Incorporation of Small Cities and Encouragement of Incorporation of Cities in Excess of Ten Thousand Population in Heavily Populated Urban Areas 28
      Dissolution of Inactive Special Purpose Districts 28
      Adjustment of Impractical Boundaries 28
      Incorporation as Cities or Towns or Annexation to Cities or Towns of Unincorporated Areas which are Urban in Character 28
      Protection of Agricultural and Rural lands Which are Designated for Long Term Productive Agricultural and Resource Use by a Comprehensive Plan Adopted by the County Legislative Authority 28
   CONSISTENCY WITH THE GROWTH MANAGEMENT ACT 28

PART III: REVENUE AND EXPENDITURES ANALYSIS
   METHODOLOGY AND ASSUMPTIONS 30
   EXPENSE BUDGET 31
   THE REVENUE BUDGET 34
   THE EFFECT OF THE PROPOSAL ON LOCAL GOVERNMENT 37
   IMPACTS ON HOME OWNERS AND BUSINESSES 38

PART IV: MAPS

SOURCES