



# **Spokane County Comprehensive Plan 2046**

## **Progress Report & Workshop**

Spokane County Planning Commission  
December 12, 2024

# Planner Element Designation

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|                                      |                                 |
|--------------------------------------|---------------------------------|
| Land Use                             | All (Graham Z. lead on LCA)     |
| Housing                              | Bongo Thompson & Tate Andrie    |
| Rural Lands                          | Joshua Warwick & Tate Andrie    |
| Natural Environment & Resource Lands | Joshua Warwick & Tate Andrie    |
| Transportation                       | Joshua Warwick & Bongo Thompson |
| Capital Facilities                   | Michael Weir                    |
| Parks & Open Space                   | Michael Weir                    |
| Climate Change & Resiliency          | Graham Zickefoose               |

# Consultants

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| Consultant  | Role                                       |
|-------------|--|
| Facet       | Primary Comprehensive Plan 2046 Consultant |
| Kimley-Horn | Sub-Consultant (EIS) (Planning Analysis)   |
| Makers      | Sub-Consultant (Placemaking & Visioning)   |
| Cascadia    | Primary Climate Element Consultant         |

# Public Participation

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## Previous Engagement

- 7 Kickoff Forums focused on “What is a comprehensive plan?” and the update process
- Comprehensive Plan communication efforts (Flyers, Posters, Announcements, Website)

## Future Engagement – *first-half of 2025*

- 9 planning charrettes focused on visioning, placemaking and scenario building
- Climate and resiliency workshops for county and city/town partners
- On-site and virtual workshops for targeted communities of interest
- Increasing and widespread communications efforts – virtual, print media, television, etc.
- New Comp Plan ‘46 web page – goes live in 2025

## Technical Advisory Committees (TACs)

- Volunteer specialists for specific elements making recommendations for goals
- Natural Environment/Rural Lands, Transportation, Housing, and Climate Change & Resiliency



# Population Growth

Figures based on Office of  
Financial Management 2046  
Medium Growth Projections  
for Spokane County

| Location                                     | 2023 Baseline | 2046 Allocation | 2023-'46 Growth |
|--|---------------|-----------------|-----------------|
| Spokane County                               | 554,600       | 654,665         | 100,065         |
| Unincorporated County                        | 163,390       | 198,626         | 35,236          |
| <i>Unincorporated County<br/>Outside UGA</i> | <i>93,934</i> | <i>98,642</i>   | <i>4,708</i>    |
| <i>Unincorporated County<br/>Inside UGA</i>  | <i>69,456</i> | <i>99,984</i>   | <i>30,528</i>   |
| Cities & Towns                               | 391,210       | 456,039         | 64,829          |





# Population

**Table 2: COMPARING 2017 AND 2026 SHARE OF GROWTH**

| Jurisdiction                      | 2017 UPDATE CYCLE |                     |                        | 2026 UPDATE CYCLE |                     |                        | COMPARISON                |                   |
|-----------------------------------|-------------------|---------------------|------------------------|-------------------|---------------------|------------------------|---------------------------|-------------------|
|                                   | CURRENT           | FUTURE              |                        | CURRENT           | FUTURE              |                        | Share is Higher or Lower? | Change in Share % |
|                                   | 2017 Population   | Growth through 2037 | Share of County Growth | 2023 Population   | Growth through 2046 | Share of County Growth |                           |                   |
| Spokane County (Whole)            | 499,348           | 84,061              | 100.00%                | <b>554,600</b>    | 100,065             | 100.00%                | -                         | -                 |
| Unincorporated County (inclusive) | 144,903           | 31,877              | 37.92%                 | <b>163,390</b>    | 35,236              | 35.21%                 | Lower                     | -2.71%            |
| Unincorporated Outside UGA Only   | 91,010            | 17,653              | 21.00%                 | <b>93,934</b>     | 4,708               | 4.70%                  | Lower                     | -16.30%           |
| Unincorporated Inside UGA Only    | 53,893            | 14,224              | 16.92%                 | <b>69,456</b>     | 30,528              | 30.51%                 | Higher                    | 13.59%            |
| Incorporated Spokane County (sum) | 354,445           | 52,184              | 62.08%                 | <b>391,210</b>    | 64,829              | 64.79%                 | Higher                    | 2.71%             |
| Airway Heights                    | 9,071             | 5,226               | 6.22%                  | <b>11,280</b>     | 6,665               | 6.66%                  | Higher                    | 0.44%             |
| Cheney                            | 11,827            | 2,949               | 3.51%                  | <b>13,160</b>     | 3,375               | 3.37%                  | Lower                     | -0.14%            |
| Deer Park                         | 4,110             | 1,215               | 1.45%                  | <b>4,925</b>      | 1,365               | 1.36%                  | Lower                     | -0.08%            |
| Fairfield                         | 620               | 40                  | 0.05%                  | <b>600</b>        | 0                   | 0.00%                  | Same                      | -0.05%            |
| Latah                             | 195               | 0                   | 0.00%                  | <b>185</b>        | 0                   | 0.00%                  | Same                      | 0.00%             |
| Liberty Lake                      | 9,780             | 6,129               | 7.29%                  | <b>13,150</b>     | 8,784               | 8.78%                  | Higher                    | 1.49%             |
| Medical Lake                      | 5,072             | 970                 | 1.15%                  | <b>4,915</b>      | 244                 | 0.24%                  | Lower                     | -0.91%            |
| Millwood                          | 1,808             | 139                 | 0.17%                  | <b>1,925</b>      | 49                  | 0.05%                  | Lower                     | -0.12%            |
| Rockford                          | 470               | 0                   | 0.00%                  | <b>570</b>        | 66                  | 0.07%                  | Higher                    | 0.07%             |
| Spangle                           | 281               | 7                   | 0.01%                  | <b>280</b>        | 0                   | 0.00%                  | Lower                     | -0.01%            |
| Spokane                           | 215,839           | 20,859              | 24.81%                 | <b>232,700</b>    | 23,357              | 23.34%                 | Lower                     | -1.47%            |
| Spokane Valley                    | 95,264            | 14,650              | 17.43%                 | <b>107,400</b>    | 20,913              | 20.90%                 | Higher                    | 3.47%             |
| Waverly                           | 108               | 0                   | 0.00%                  | <b>120</b>        | 11                  | 0.01%                  | Higher                    | 0.01%             |
| Source                            | SCEO              | SCEO                | CALC                   | OFM               | PTAC                | CALC                   | CALC                      | CALC              |

Notes: UGA = Urban Growth Area, CALC = Calculated Value, PTAC = Round One Population Allocation Recommendation (see Table 1 above), "inclusive" = includes both inside and outside the UGA, SCEO = Steering Committee of Elected Officials Report, Population Forecast and Allocation, November 2015.

# Land Capacity Analysis - *preliminary*

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## Current findings for residential land

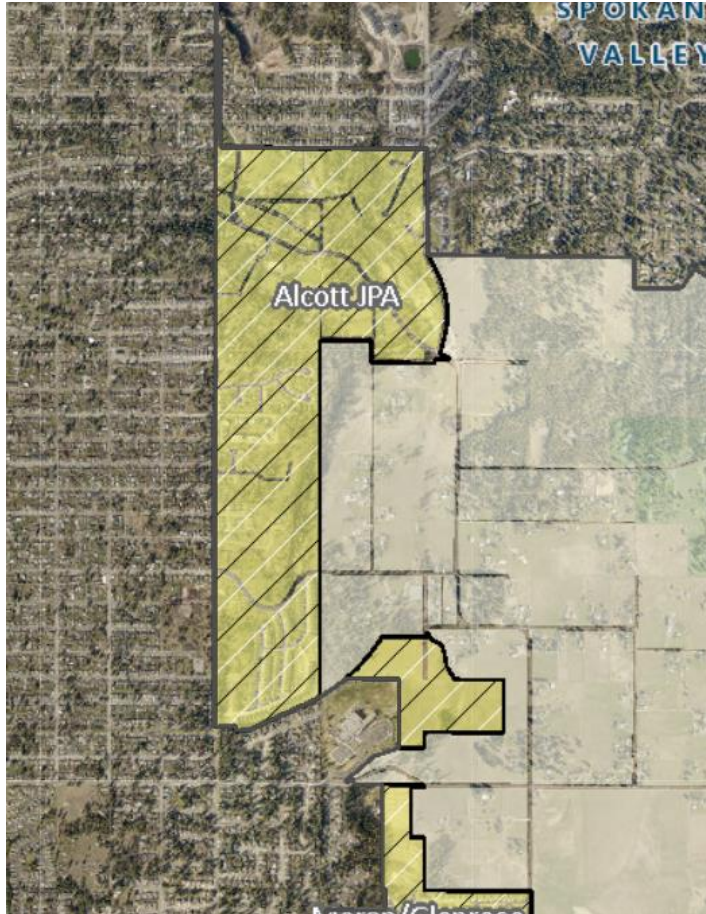
- Vacant land: 1,210 acres
- Partially used land: 843 acres
- Platted land: 528.3 acres (5.61 units/acre)
- Housing capacity: 10,509 units (2,966 platted units)
- Population capacity: 23,440 people
  - Population allocation: 30,528 people

Identified residential land in the Spokane County Unincorporated UGA is **insufficient** to accommodate allocated 2024-2046 growth



# LCA (Alcott JPA)

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## Most recent results

- Vacant land: **47.4 acres**
- Partially used land: **42.5 acres**
- Platted land: **7.9 acres** (4.78 units/acre)
- Housing capacity: **277 units** (38 platted units)
- Population capacity: **693 people**
  - 2023 Population: 803



# LCA (Five Mile UGA)

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- Vacant land: 2.6 acres
- Housing capacity: 8 units
- Population capacity: 20 people
  - 2023 Population: 678

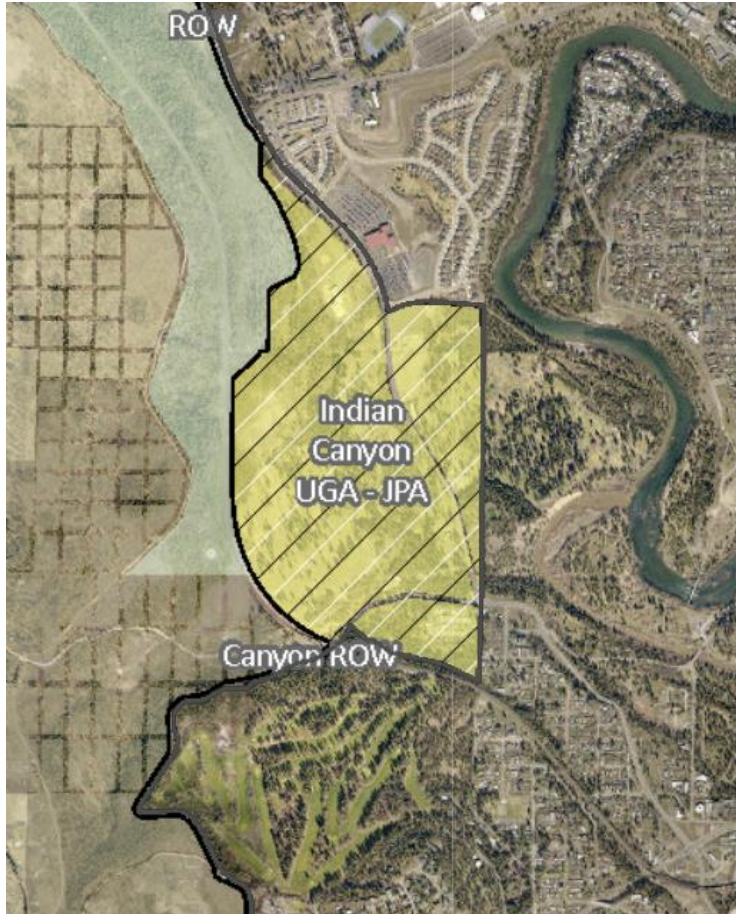
# LCA (Hillyard UGA-JPA)

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- Vacant land: 30.2 acres
- Partially used land: 2.1 acres
- Housing capacity: 401 units
- Population capacity: 601 people
  - 2023 Population: 35

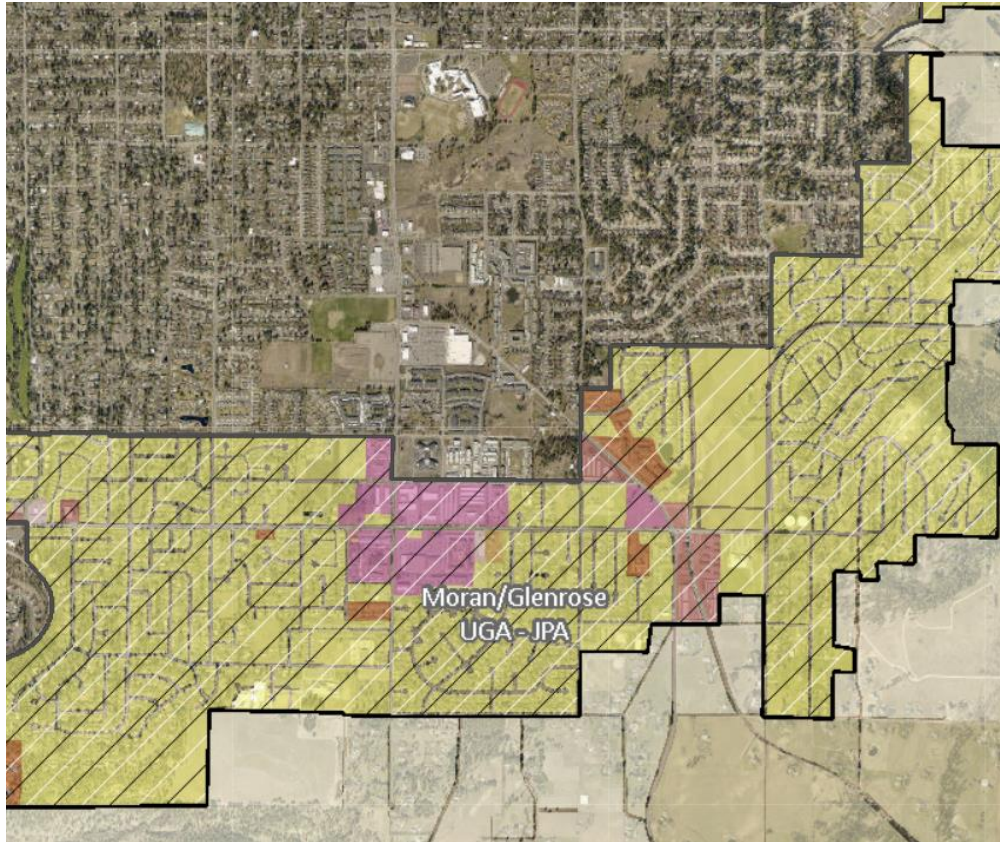
# LCA (Indian Canyon UGA-JPA)



- Vacant land: **41.1 acres**
- Housing capacity: **128 units**
- Population capacity: **321 people**
  - 2023 Population: 57



# LCA (Moran/Glenrose UGA-JPA)

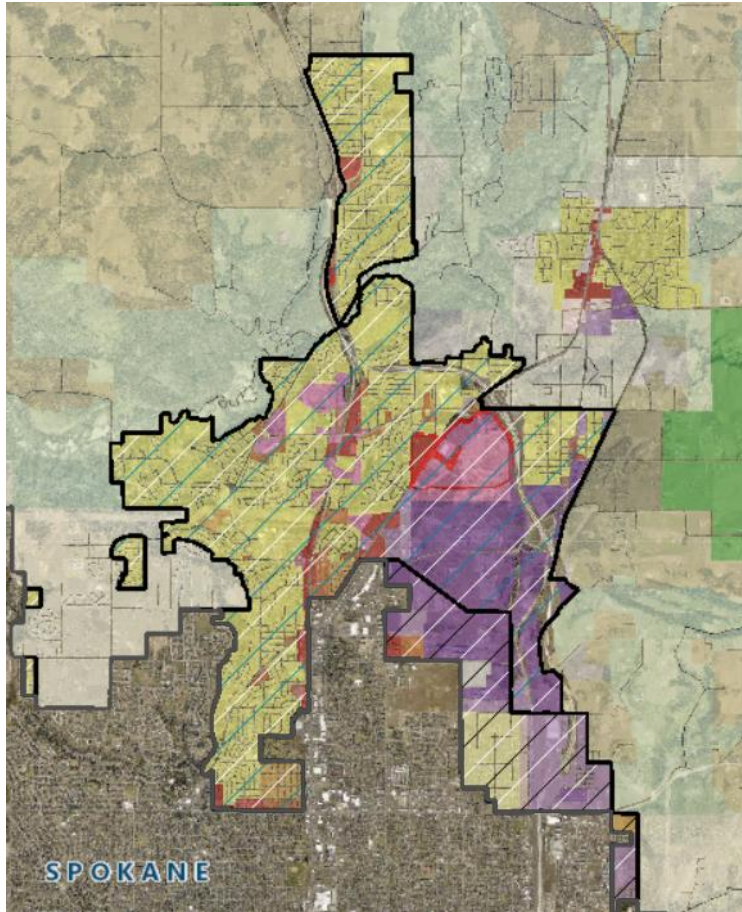


- Vacant land: **129.0 acres**
- Partially used land: **12.3 acres**
- Platted land: **12.8 acres** (4.60 units/acre)
- Housing capacity: **547 units** (59 platted units)
- Population capacity: **1,290 people**
  - 2023 Population: 8,518



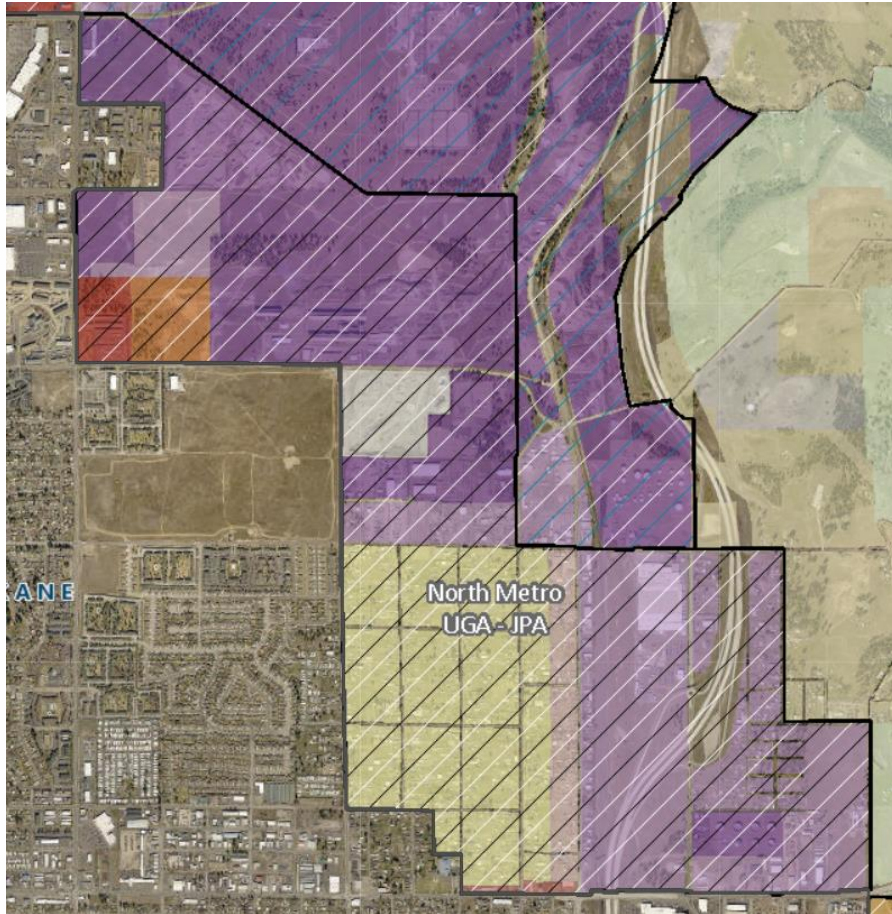
# LCA (North Metro UGA)

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- Vacant land: **184.6 acres**
- Partially used land: **162.0 acres**
- Platted land: **158.1 acres** (5.92 units/acre)
- Housing capacity: **2,326 units** (936 platted units)
- Population capacity: **4,885 people**
  - 2023 Population: 32,777

# LCA (North Metro UGA-JPA)



- Vacant land: **42.8 acres**
- Housing capacity: **503 units**
- Population capacity: **760 people**
  - 2023 Population: 1,330



# LCA (Pillar Rock UGA)

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- Vacant land: **2.7 acres**
- Housing capacity: **8 units**
- Population capacity: **21 people**
  - 2023 Population: 503

# LCA (Seven Mile UGA-JPA)



- Vacant land: **60.5 acres**
- Partially used land: **114.3 acres**
- Platted land: **95.7 acres** (5.92 units/acre)
- Housing capacity: **1,238 units** (567 platted units)
- Population capacity: **2,793 people**
  - 2023 Population: 917



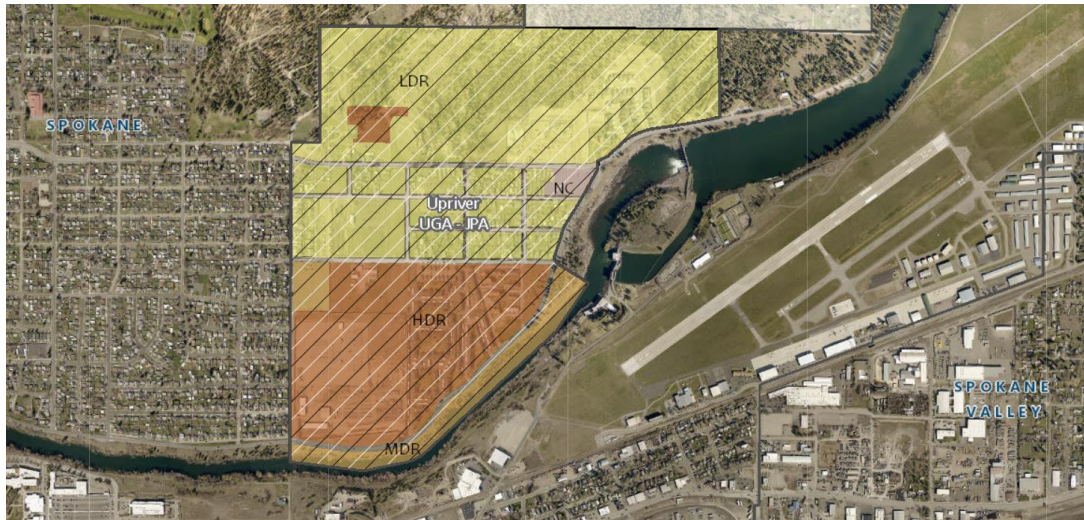
# LCA (Shawnee UGA-JPA)



- Vacant land: **0.4 acres**
- Housing capacity: **1 unit**
- Population capacity: **3 people**
  - 2023 Population: 36

# LCA (Upriver UGA-JPA)

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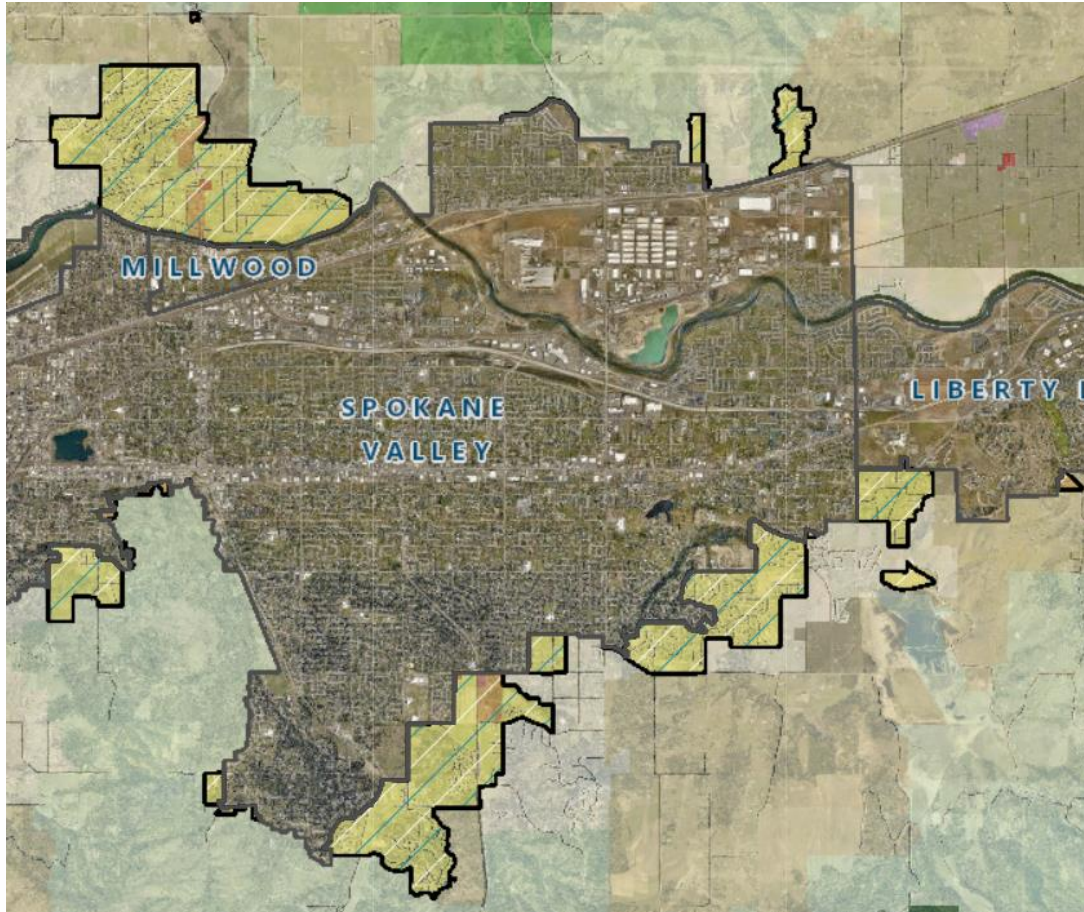


- Vacant land: **34.3 acres**
- Platted land: **34.3 acres** (5.19 units/acre)
- Housing capacity: **331 units** (178 platted units)
- Population capacity: **766 people**
  - 2023 Population: 1,786



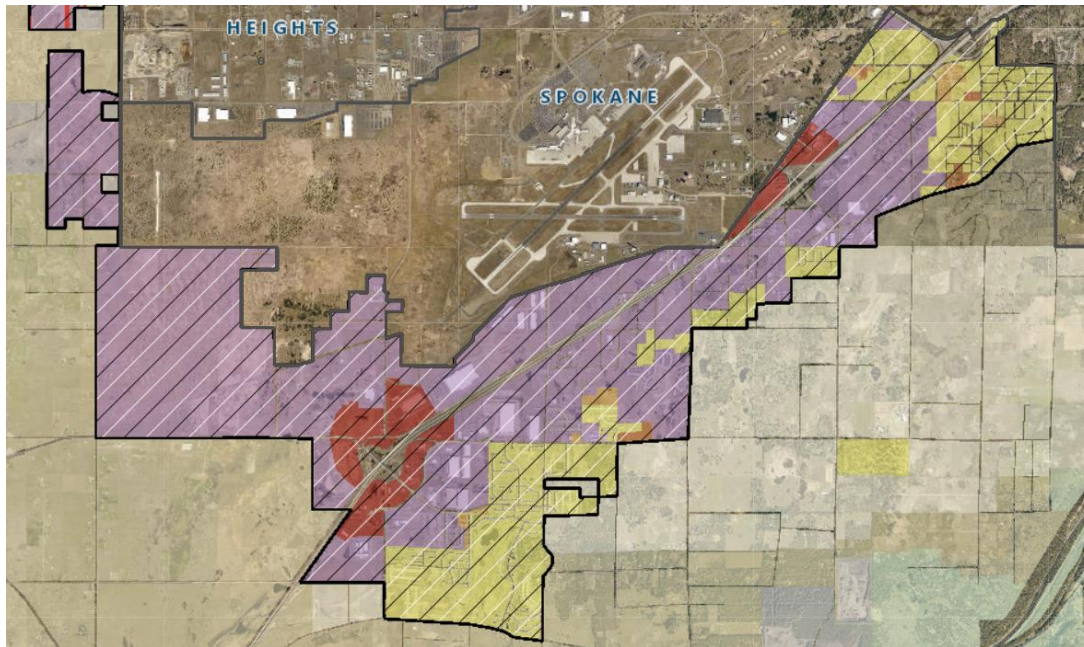
# LCA (Valley UGA)

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- Vacant land: **329.7 acres**
- Partially used land: **291.7 acres**
- Platted land: **162.8 acres** (5.76 units/acre)
- Housing capacity: **2,747 units** (937 platted units)
- Population capacity: **6,695 people**
  - 2023 Population: 15,473

# LCA (West Plains/Thorpe UGA-JPA)



- Vacant land: 304.4 acres
- Partially used land: 218.3 acres
- Platted land: 56.7 acres (4.43 units/acre)
- Housing capacity: 1,994 units (251 platted units)
- Population capacity: 4,592 people
  - 2023 Population: 6,027



# Land Capacity Analysis

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## **Current project status**

- Exploration of alternative methods for:
  - Identifying partially used land
  - Measuring population per household
- Small Town LCA preliminary figures to be sent out for review

## **Remaining tasks**

- Final aerial review of UGA
- LCA draft report to the Steering Committee in January

# Climate Change & Resiliency

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## Requirements

- Goals and Policies for sub-elements: GHG Emission Reduction and Climate Change & Resiliency
- Prioritize benefits for **communities disproportionately impacted by climate hazards**  
*Unhoused populations, neighborhoods with less urban tree-canopy coverage, people with chronic health conditions...*

## Climate CPPs status

- Reviewed by the SCEO in November
- Revisions will be reviewed again by SCEO in January

## Progress

- Consultant conducting policy audit
- TAC meeting monthly (consultant in attendance for every other meeting)
- Close coordination with the City of Spokane (same consultant)



# Housing

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## Requirements

- Planning for sufficient land capacity for housing needs
- Providing for moderate density housing options within urban areas
- Documenting programs and actions needed to achieve housing availability
- Identifying racially disparate impacts, displacement and exclusion in housing policies and regulations

## Affordable Housing CPPs

- SCEO CPP Subcommittee – December 19, 2024
- Expected adoption by the SCEO in January

## Housing for All Planning Tool (HAPT)

- Methodology adopted by the SCEO in September - BoCC adoption in Jan. '25
- HAPT input adjustment
  - Can use population share or housing share



# Housing - Allocated Housing Units (Preliminary)

|   |         | Countywide    | Unincorporated UGA |              | Cities & Towns |              | Rural        |             |
|---|---------|---------------|--------------------|--------------|----------------|--------------|--------------|-------------|
| <b>Total</b>  |         | <b>75,184</b> | <b>18,849</b>      | <b>25.1%</b> | <b>51,215</b>  | <b>68.1%</b> | <b>5,120</b> | <b>6.8%</b> |
| <b>0-30% AMI</b>                                      | Non-PSH | 19,905        | 5,355              | 26.9%        | 14,450         | 72.6%        | 0            | 0.0%        |
|   | PSH     | 5,714         | 1,537              | 26.9%        | 4,177          | 73.1%        | 0            | 0.0%        |
| <b>30-50% AMI</b>                                     |         | 13,620        | 3,664              | 26.9%        | 9,956          | 73.1%        | 0            | 0.0%        |
| <b>50-80% AMI</b>                                     |         | 8,844         | 2,217              | 25.1%        | 6,025          | 68.1%        | 602          | 6.8%        |
| <b>80-100% AMI</b>                                    |         | 4,772         | 1,196              | 25.1%        | 3,251          | 68.1%        | 325          | 6.8%        |
| <b>100-120% AMI</b>                                   |         | 3,937         | 987                | 25.1%        | 2,862          | 72.7%        | 268          | 6.8%        |
| <b>&gt;120% AMI</b>                                   |         | 18,392        | 3,893              | 21.2%        | 10,574         | 57.5%        | 3,925        | 21.3%       |
| Emergency Housing Needs<br>not included in the totals |         | 3,037         | 817                | 26.9%        | 2,220          | 73.1%        | 0            | 0.0%        |





# Transportation

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## Requirements

- 20-year vision for Spokane County transportation network
- Must be consistent with and implement the land use element

## Expected Changes

- Integrating Multimodal Level of Service Requirements (HB 1181)
- Revision of bike and ped to “Active Transportation”
- Update to the Transportation Element based on the updated land use element

## Progress/Timeline

- Creation of Technical Advisory Committee.
  - Responsible for policy and technical review
- Incorporated active transportation plan as a comprehensive plan amendment.
- Further work is contingent on the updated land use map to ensure that the transportation network can meet the new counties growth projections and zoning changes.

# Natural Environment & Resource Lands

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## Requirements

- Natural Resource Designations (Agricultural Lands, Mineral Lands, Forest Lands)
- Open Space and Wildlife Corridors
- Critical Areas Ordinance

## Progress

- Establishment of the Rural Lands and Natural Environment TAC
- Consultant to do Best Available Science Review and GAP Analysis for Critical Areas Ordinance
- DNR has provided aggregate mineral resource mapping tool for Spokane County

## Upcoming

- Collect best available science for open space and wildlife corridors
- Review Natural Resource lands designations
- Goals, Policy, and Development regulations review
- Revaluation of rural and resource zones based on best available science





### Agriculture with USDA Farmland Classifications





# Rural Lands

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## Requirements

- “Rural lands” are lands outside urban growth areas and are not designated for urban growth or natural resources.
- Protect and preserve the character of rural lands

## Expected changes

- Updated goals and policies
- Updated development regulations
- Review of LAMIRDS

## Progress

- Consultant to review and write the rural element.

# Parks & Open Space

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## Requirements

- Consistency with the capital facilities plan
- 10-Year Demand Assumptions
- Facility and Service Needs Analysis
- Tree Canopy Coverage Inventory
- Evaluate intergovernmental coordination opportunities

## Progress/Timeline

- Coordinating with parks department
- LOS Assessment to take place along with capital facilities analysis (Q3 2025)

**Expected Changes** – Update all the above

# Capital Facilities

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## Requirements

- Inventory Data
- Forecast Future Needs
- Location & Capacity
- Six-year Finance Plan (RCW)
- Reassessment Requirement

## Expected Changes

- Inventory Data
- Future Forecast
- Location & Capacity
- 6- & 20-Year Finance Plan
- Levels of Service
- Reinforce Reassessment Procedures

## Progress/Timeline

- Coordination with facilities and special districts (In progress)
- EIS & development scenarios applied to capital facility availability (Q3 2025)



# Workplan

|                       | <i>Topic</i>                            | <i>Task</i>  | <i>Timeline</i>  |
|-----------------------|---|--|------------------|
| <b>Q1-Q2<br/>2025</b> | <b>Visioning and Scenario Building</b>  | Community Assessment and Establishment of Planning Areas   | January          |
|                       |   | Preliminary Development Scenarios & Placemaking Workshops  | January - April  |
|                       | <b>Evaluate Current Plan &amp; Code</b> | Policy analysis  | January - June   |
|                       |   | Development code audit                                     | February - March |
|                       | <b>Critical Areas Analysis</b>          | Critical Areas Checklist and Gap Analysis                  | January - April  |
|                       | <b>Land Capacity Analysis</b>           | Draft Report   | January          |
|                       | <b>Environmental Impact Statement</b>   | EIS Scoping and Comment Period                             | January - March  |
|                       |   | Existing Conditions Assessment                             | February - May   |
|                       |   | Development of Alternatives Based on Placemaking Scenarios | April - June     |

*\*Timeline subject to change*

