

2026 Comprehensive Plan

The GMA Periodic Update



Spokane County Building & Planning

Critical Path—LCA & UGA Analyses

This is the initial allocation by jurisdiction when considering its capacity, ability to serve, and capital facilities needs.

These numbers will be refined after each jurisdiction's technical analysis, stakeholder/public input, and SpoCo corroboration.

FIRST ROUND -- Spokane County Population Estimates

Jurisdiction	Baseline Data (OFM)		OFM Regression (Adjusted)			
	Share2023	Pop2023	Share2046	Pop2046	$\Delta_{pop}23-46$	$\Delta\%23-46$
Spokane County (Whole)	100.00%	554,600	100.00%	654,665	100,065	18.0%
Unincorporated County (inclusive)	29.46%	163,390	<i>30.38%</i>	198,870	35,480	21.7%
Unincorporated Outside UGA Only	16.94%	93,934	<i>15.07%</i>	98,642	4,708	5.0%
Unincorporated Inside UGA Only	12.52%	69,456	<i>15.31%</i>	100,228	30,772	44.3%
Incorporated Spokane County (sum)	70.54%	391,210	69.62%	455,795	64,585	16.5%
Airway Heights	2.03%	11,280	2.74%	17,945	6,665	59.1%
Cheney	2.37%	13,160	2.53%	16,535	3,375	25.6%
Deer Park	0.89%	4,925	0.96%	6,290	1,365	27.7%
Fairfield	0.11%	600	<i>0.09%</i>	600	0	0.0%
Latah	0.03%	185	<i>0.03%</i>	185	0	0.0%
Liberty Lake	2.37%	13,150	3.35%	21,934	8,784	66.8%
Medical Lake	0.89%	4,915	<i>0.75%</i>	4,915	0	0.0%
Millwood	0.35%	1,925	0.30%	1,974	49	2.6%
Rockford	0.10%	570	0.10%	636	66	11.7%
Spangle	0.05%	280	<i>0.04%</i>	280	0	0.0%
Spokane	41.96%	232,700	39.11%	256,057	23,357	10.0%
Spokane Valley	19.37%	107,400	19.60%	128,313	20,913	19.5%
Waverly	0.02%	120	0.02%	131	11	9.3%

Source

CALC

OFM

REGRESSION

CALC

CALC

CALC

Notes:

CALC = Calculated Value, OFM = Office of Financial Management, Δ = delta, or 'change in', inclusive = includes both inside and outside the urban growth area.

Note that the italic "Share2046" values in italics represent hand adjustment to avoid negative growth.



Methodology Overview

1. Identify available vacant, partially used and underutilized land.
2. Remove all undevelopable land (land in critical areas, natural resource lands, steep slopes, etc.)
3. Remove all land used for public purposes (schools, landfills, utility corridors, etc.)
4. Remove another 30% of the remaining land to account for available land that will not develop over the next 20 years.
5. Determine total capacity of remaining available land based on density assumptions for each zone type.
6. Compare the dwelling and population capacity to the adopted population forecast and housing allocation forecast for the jurisdiction.



Additional methodological considerations made by Spokane County Planning

Underutilized land not included

- Amount of available land determined to be inconsequential to overall LCA

Partially used land measurement revisions

- Based on maximum density assumption in SCC, rather than minimum lot size
- If partially used land has an improvement value at least 4 times the land value, a percentage of that land was determined to be developed.
- Done to reflect the likelihood that the dwelling units on that property will remain if the rest of the property is redeveloped.



Total Land Available in UGAs

- Vacant Land: 2,243 acres
- Partially Used Land: 1,304 acres
- Dwelling Unit Capacity in all residential zones: $\pm 14,000$
- Population Capacity: **$\pm 30,000$**
- OFM Population Projection for UGAs (2023-2046): **30,772**



Rural Lands in Spokane County UGAs

Spokane County has roughly
1,670 acres of rural land within
its unincorporated UGAs

Established at GMA creation

Must be incorporated in 2026
UGA assessment

UGA	RT	RCV	UR	Totals
Airway Heights JPA	382.15			382.15
Cheney JPA	79.96	460.38		540.34
Deer Park JPA	326.20		14.95	341.15
Fairfield JPA	21.28			21.28
Latah JPA	48.90			48.90
Medical Lake JPA	118.35	88.22		206.57
Rockford JPA	40.91			40.91
Spangle JPA	75.14			75.14
Valley UGA		13.63		13.63
Total	1092.89	562.23	14.95	1670.07



Critical Path—LCA & UGA Analyses

Priority areas for
study of growth
beyond 2024

Urban Reserve

LDA-C

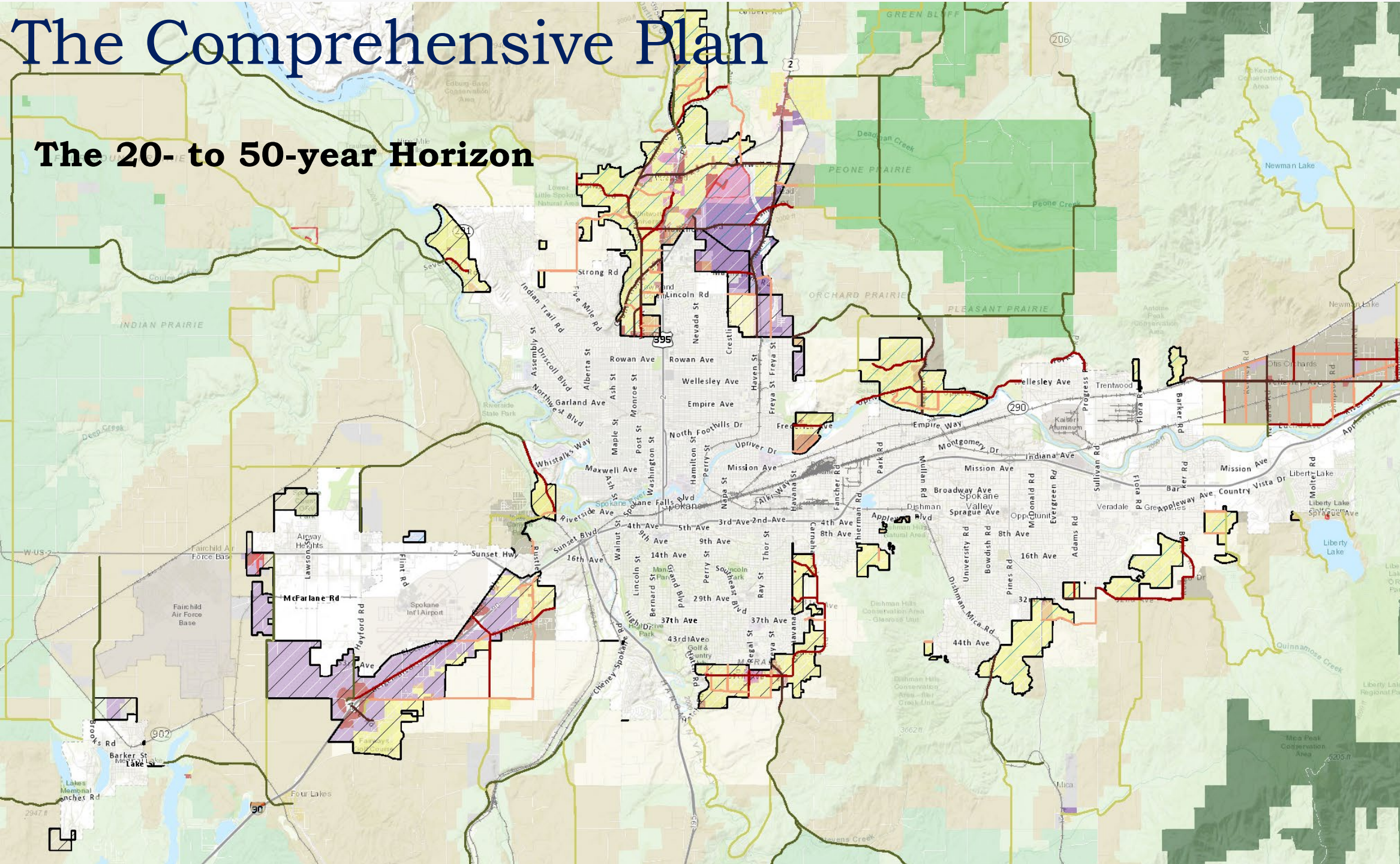
LDA-R

RAC



The Comprehensive Plan

The 20- to 50-year Horizon





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Questions?

Spokane County Building & Planning