

2026 Comprehensive Plan

The GMA Periodic Update



Spokane County Building & Planning

The Comprehensive Plan

The Growth Management Act was created by the Washington Legislature in 1990 in response to concerns that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by the residents of this state.

[RCW 36.70A.060 and 170]

The legislature recognizes that *counties are regional governments* within their boundaries, and cities are primary providers of urban governmental services within urban growth areas . . . [RCW 36.70A.210 (1)]

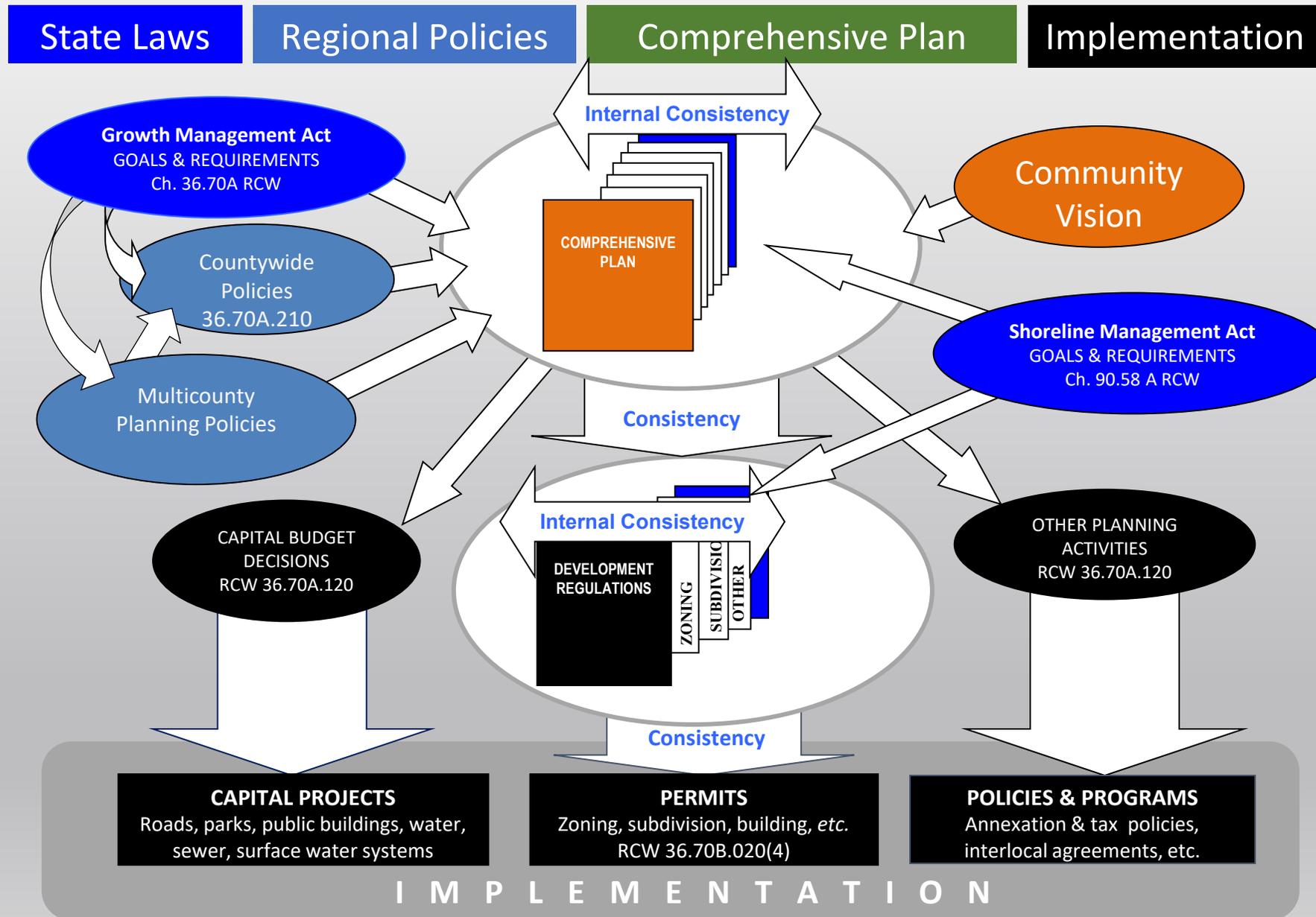
Countywide planning policies guide growth for the county's cities, towns, and unincorporated places. Urban growth areas (UGAs) are created to plan for growth at urban or suburban densities and served by public utilities, notably water and wastewater. UGAs are designated to accommodate 20-year growth projections.

UGAs include incorporated and unincorporated places within Spokane County.

Comprehensive plans are required to include specific elements, or chapters, to address land use, housing, capital facilities, utilities, transportation, rural lands (for counties), and shorelines. [RCW 36.70A.040(3)]

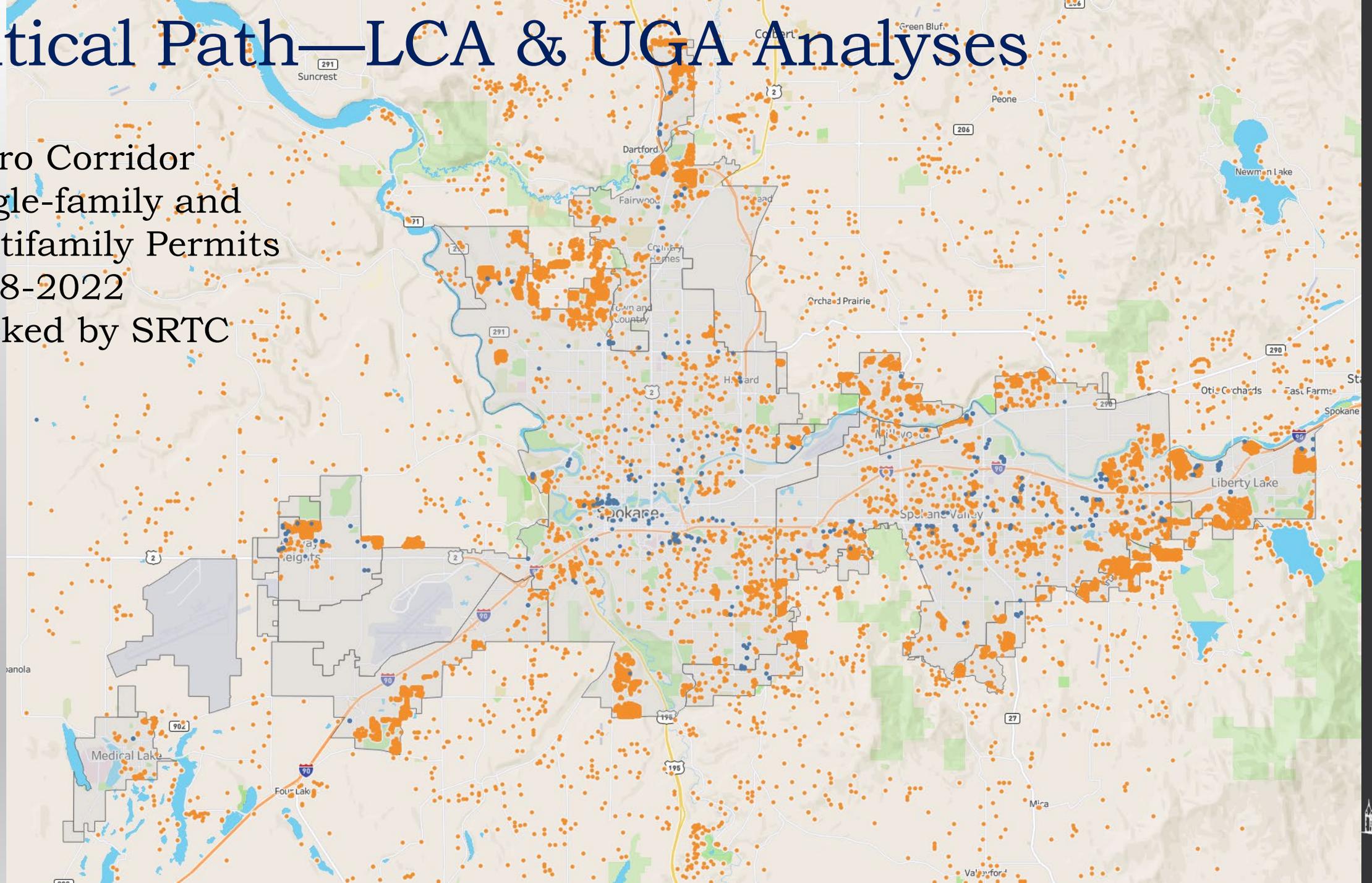


Growth Management Act Overview



Critical Path—LCA & UGA Analyses

Metro Corridor
Single-family and
Multifamily Permits
2008-2022
tracked by SRTC



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	$\Delta_{pop23-46}$	$\Delta_{\%23-46}$
Spokane County (Whole)	100.00%	554,600	100.00%	654,665	100,065	18.0%
Unincorporated County (inclusive)	29.46%	163,390	30.38%	198,870	35,480	21.7%
Unincorporated Outside UGA Only	16.94%	93,934	15.07%	98,642	4,708	5.0%
Unincorporated Inside UGA Only	12.52%	69,456	15.31%	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	0.09%	600	0	0.0%
Latah	0.03%	185	0.03%	185	0	0.0%
Liberty Lake	2.37%	13,150	3.35%	21,934	8,784	66.8%
Medical Lake	0.89%	4,915	0.75%	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	0.04%	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: ±14,000
- Population Capacity: **±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

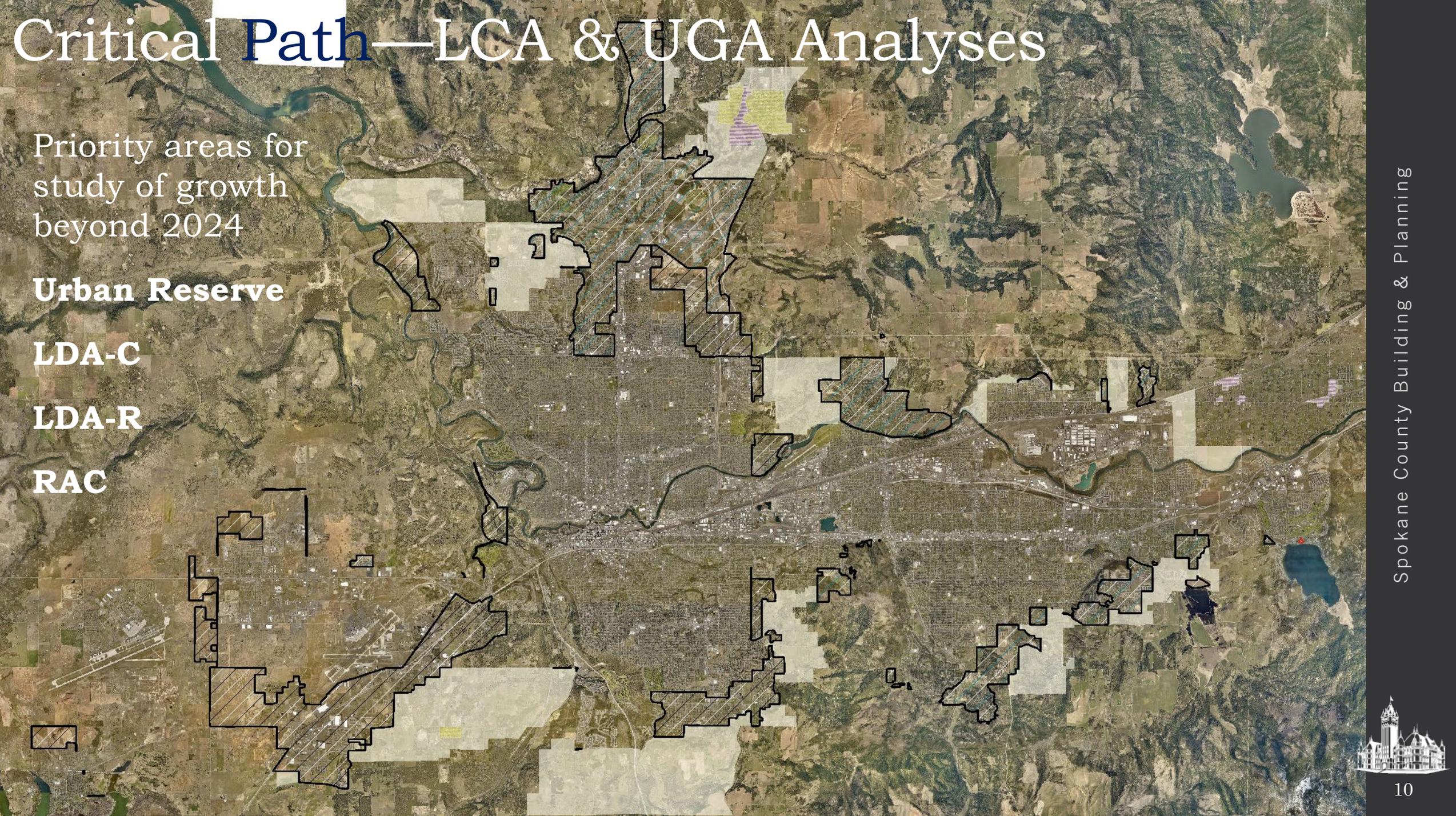
Priority areas for study of growth beyond 2024

Urban Reserve

LDA-C

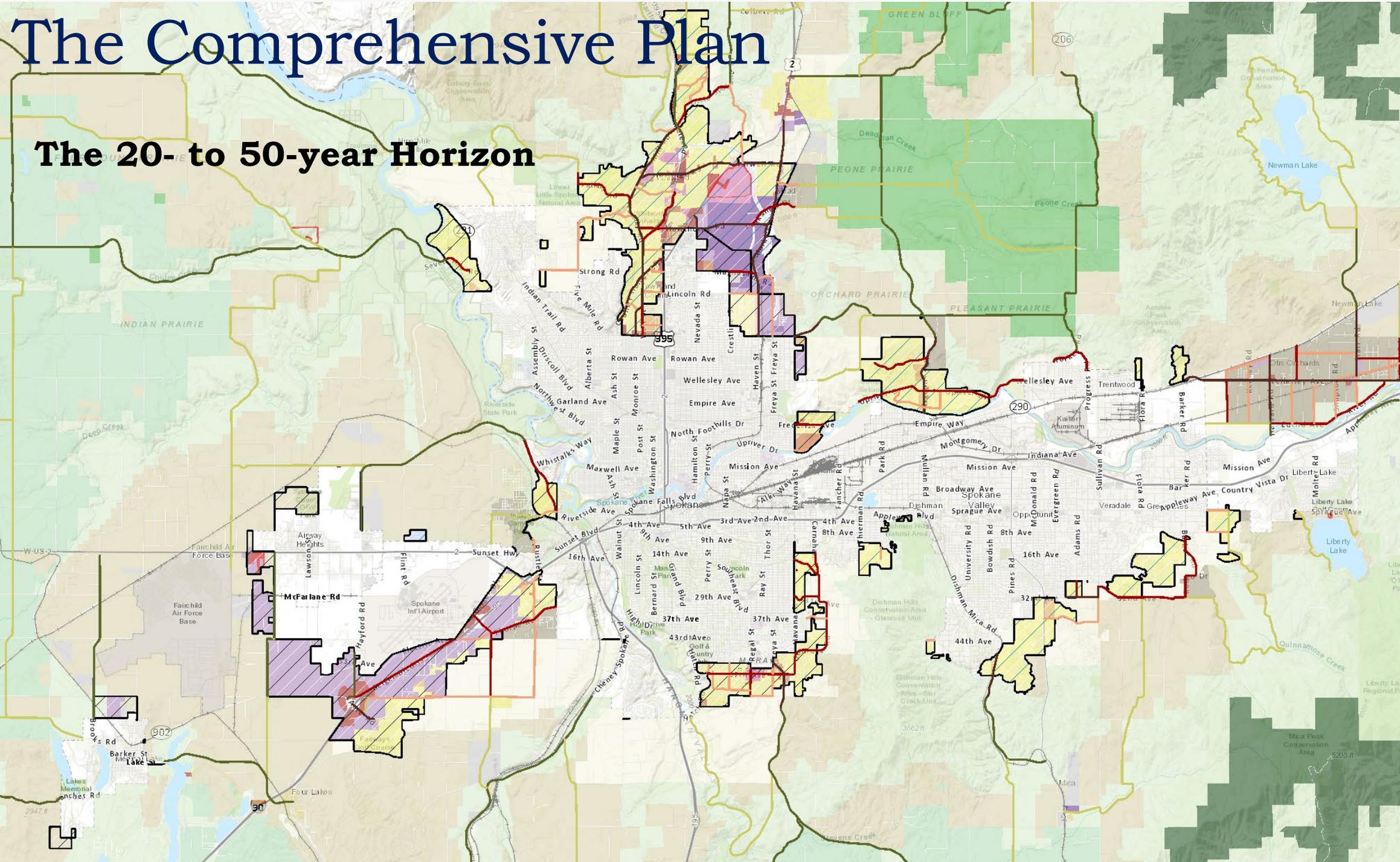
LDA-R

RAC



The Comprehensive Plan

The 20- to 50-year Horizon



Visioning Principles

Spokane County, its places and environs – building neighborhoods, not subdivisions

Creating more mixed-use areas for closer proximity of jobs and residences

Evolving urban growth areas through placemaking

Local Areas of More Intense Rural Development—LAMIRDS—supporting vibrant places with defined character

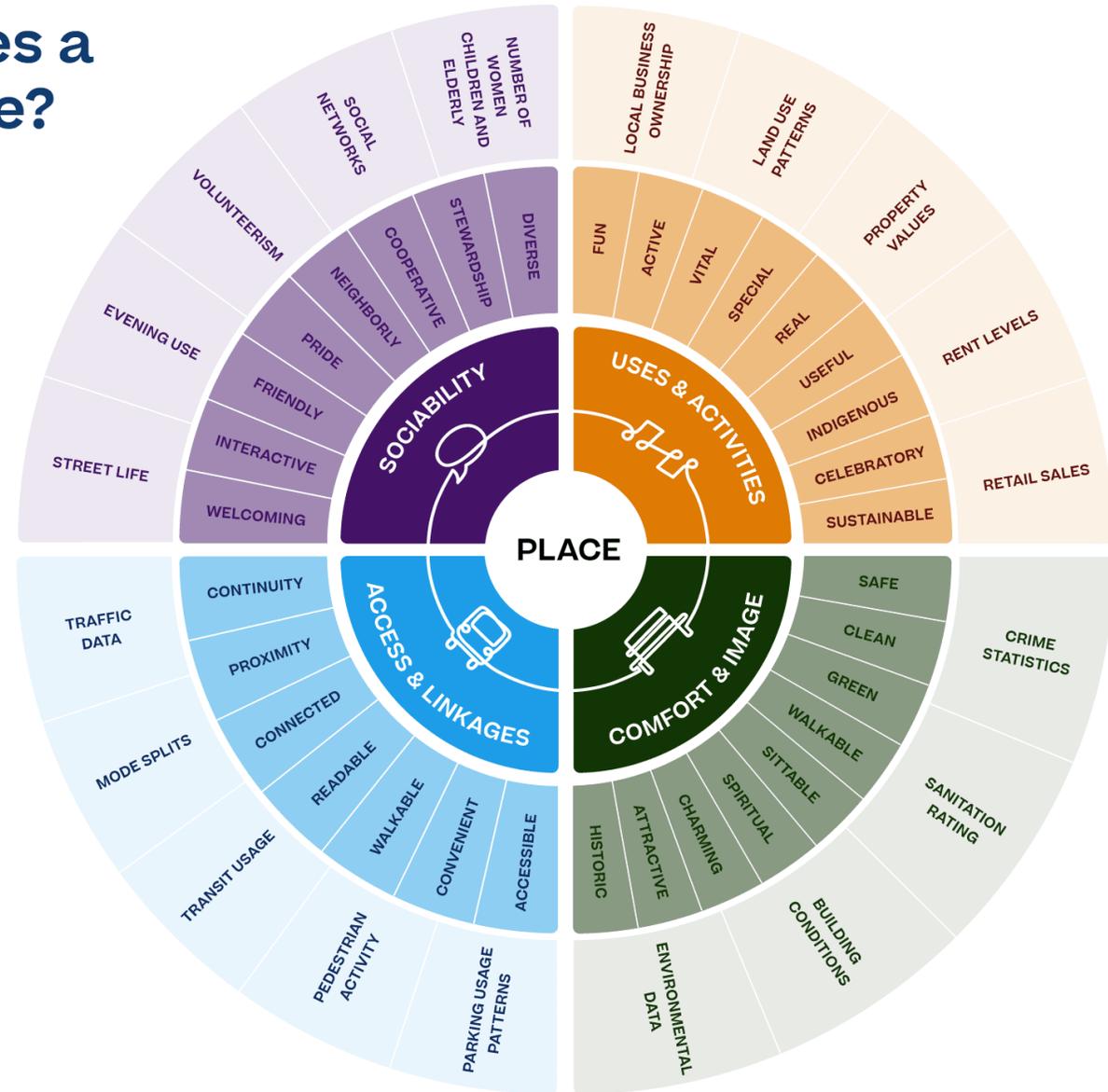
Rural lands and preservation of lifestyle and resources



Visioning Principles

Placemaking pays close attention to the myriad ways in which the physical, social, ecological, cultural, and even spiritual qualities of a place are intimately intertwined, and we continue to be inspired by the visionary placemakers who have worked to promote this vision for generations.

What Makes a Great Place?



**Project
for Public
Spaces**

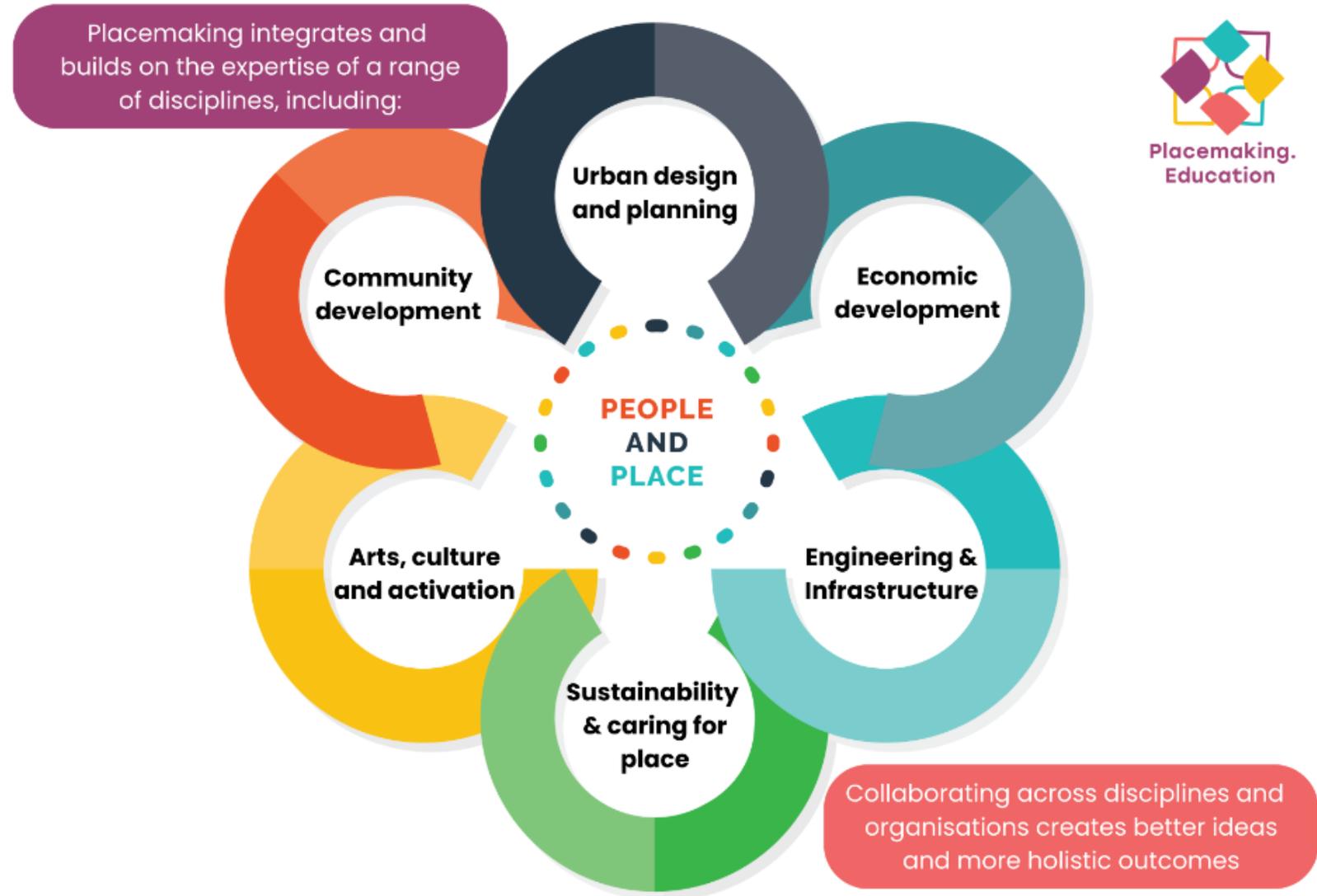
Project for Public Places
[What is Placemaking? \(pps.org\)](http://pps.org)



Visioning Principles

Placemaking is...

Community-driven
Visionary
Function before form
Adaptable
Inclusive
Focused on creating destinations
Context-specific
Dynamic
Trans-disciplinary
Transformative
Flexible
Collaborative
Sociable



Visioning Principles

People-Centered Design

One of the key principles of placemaking is people-centered design. Placemaking prioritizes the needs and desires of people over cars, buildings, or other infrastructure. This means designing public spaces that are comfortable, safe, and accessible for all members of the community, regardless of age, ability, or socioeconomic status. People-centered design involves creating spaces that are welcoming, inclusive, and reflective of the unique identity and culture of the community.



Visioning Principles

Mixed-Use Development

Another principle of placemaking is mixed-use development. Placemaking encourages mixed-use development, which combines residential, commercial, and civic uses in a single space. This creates a sense of place and provides opportunities for social interaction and economic activity. Mixed-use development can also help to reduce dependence on cars by creating walkable, bikeable neighborhoods with easy access to shops, services, and public transportation.



Visioning Principles

Landscape Ecology System

Sustainability

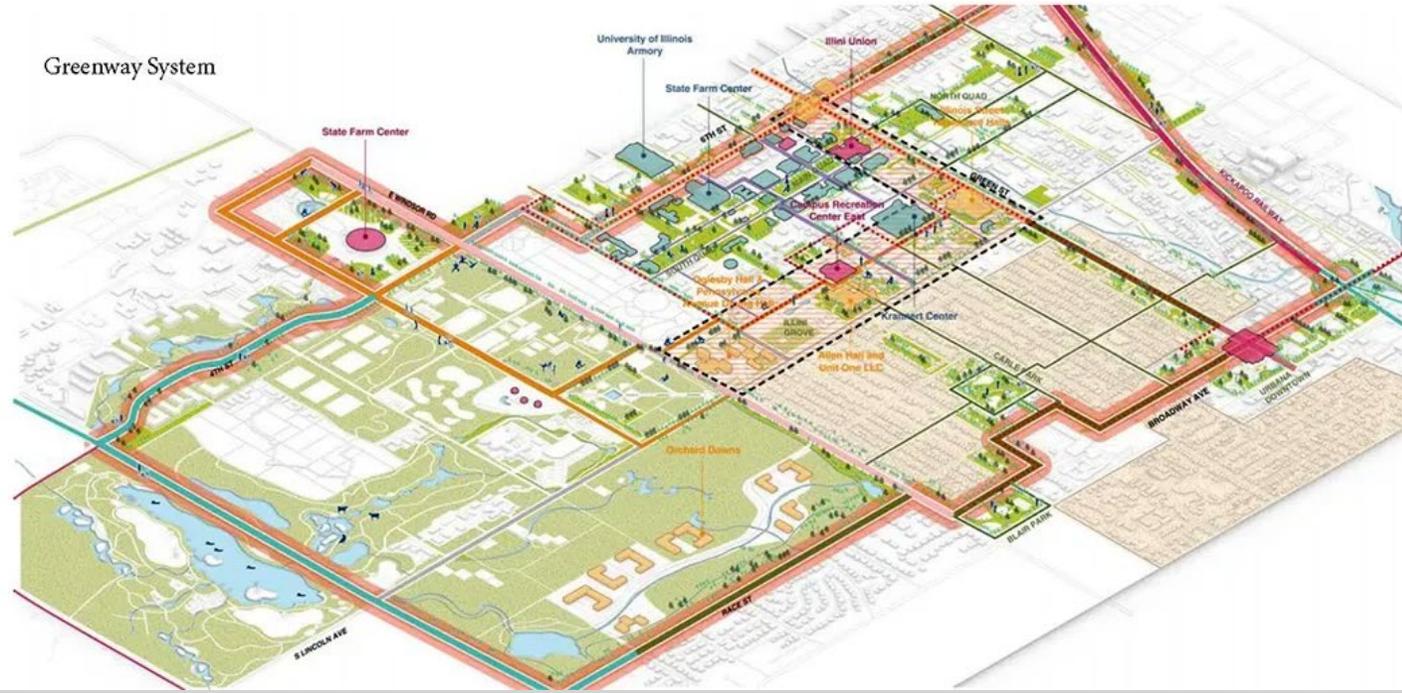
Placemaking also emphasizes the importance of sustainable practices in urban design. This involves incorporating green infrastructure, active transportation, and energy-efficient design principles into the design of public spaces.

By promoting sustainable practices in urban design, placemaking can help to create more livable and resilient cities.

Sustainable public spaces not only benefit the environment, but also improve the health and well-being of local residents and support the local economy by attracting businesses and tourists.

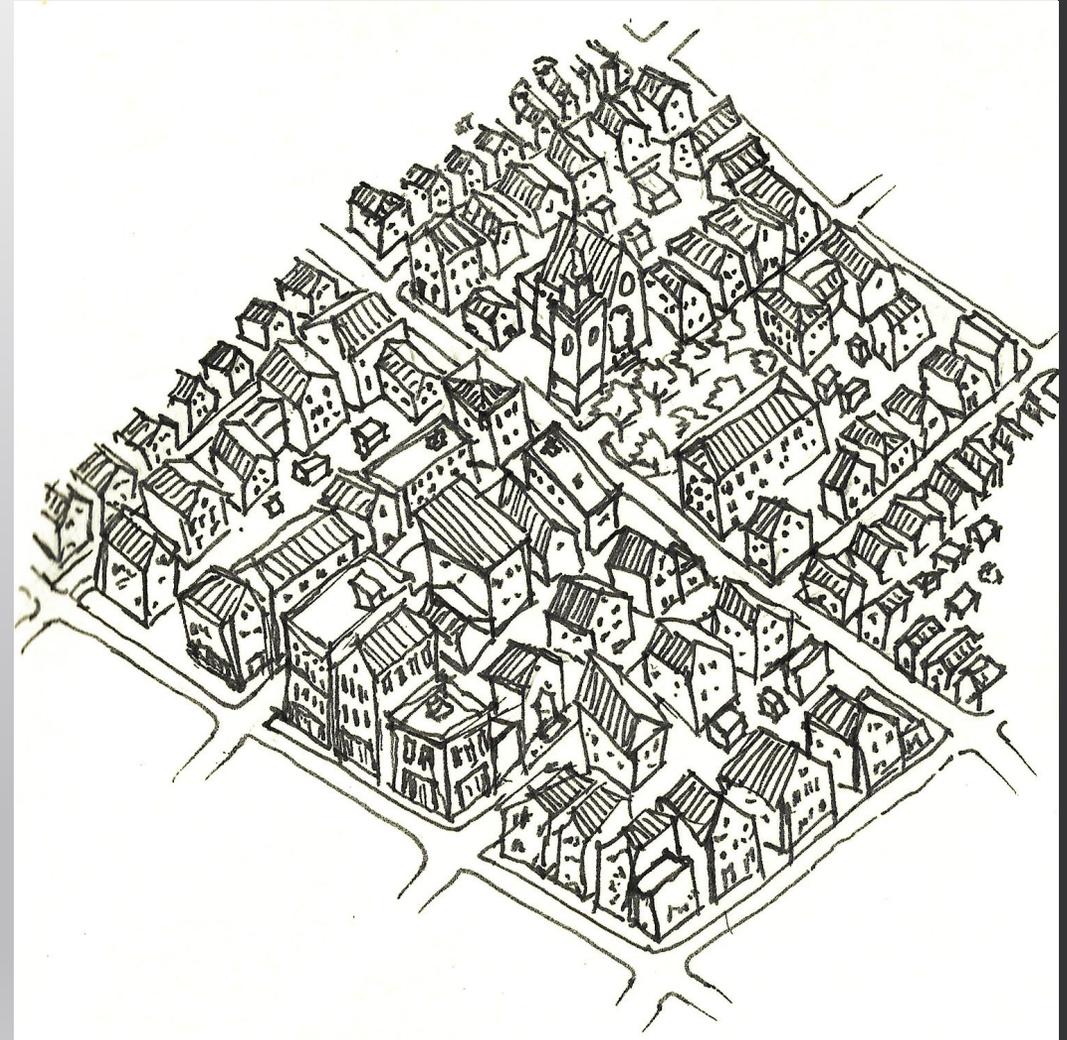


Greenway System



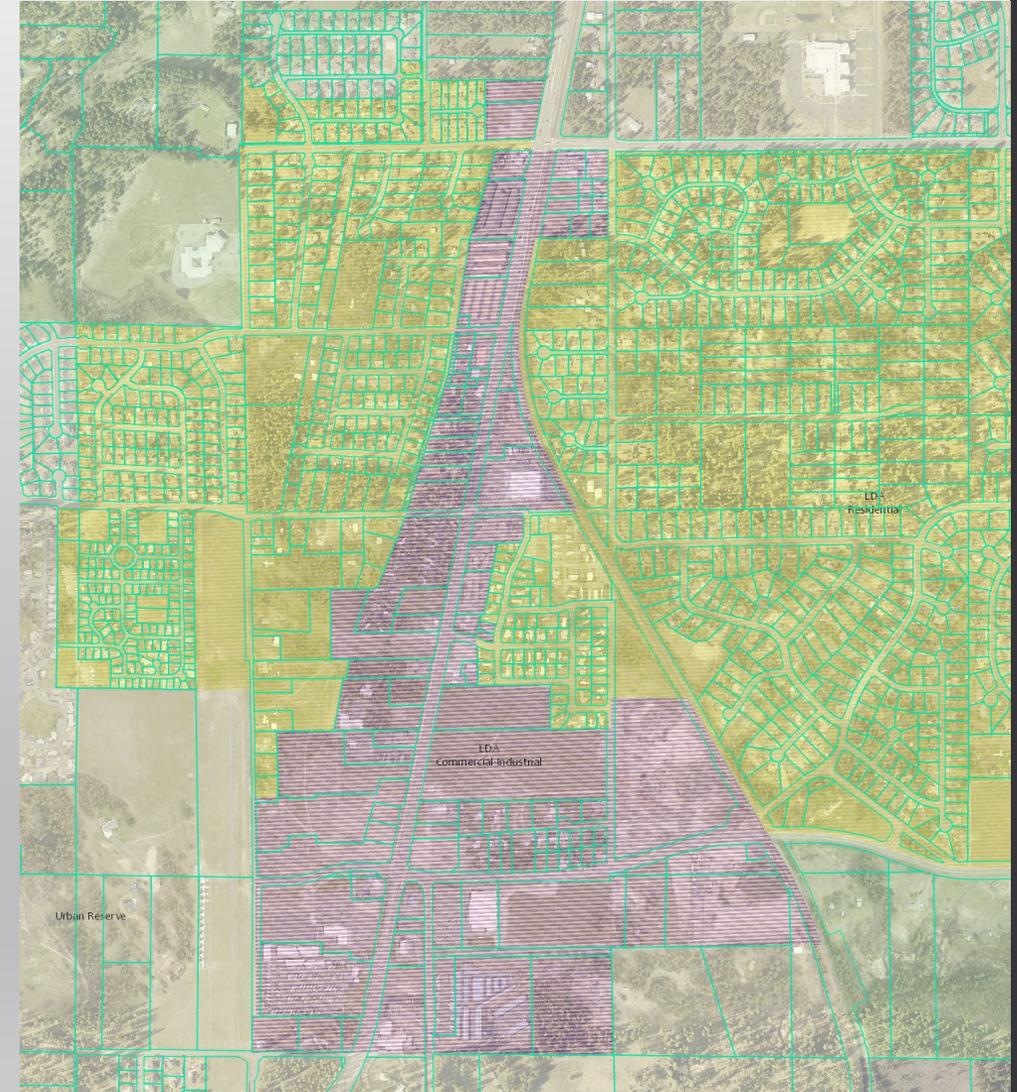
Scenario Building – *concepts*

The most successful and resilient development patterns include a mix of land “uses”—in other words, it allows residential units, offices, retail, restaurants, and the like to exist in close proximity to each other. A variety of uses, regardless of what form they take, creates a natural diversity within a community or neighborhood that meets the daily and weekly needs of residents. This mix also diversifies the economy so that the community is not reliant on one single use of land, but a balance of uses.



Scenario Building – *concepts*

Mixed-use neighborhoods are development patterns that prioritize the pedestrian, include a variety of building forms, and include multiple uses. A mixed-use neighborhood is one where residents could walk to all of their daily and possibly weekly activities. Mixed-use neighborhoods may separate different uses into different buildings, but they do not restrict the proximity of uses along the street.

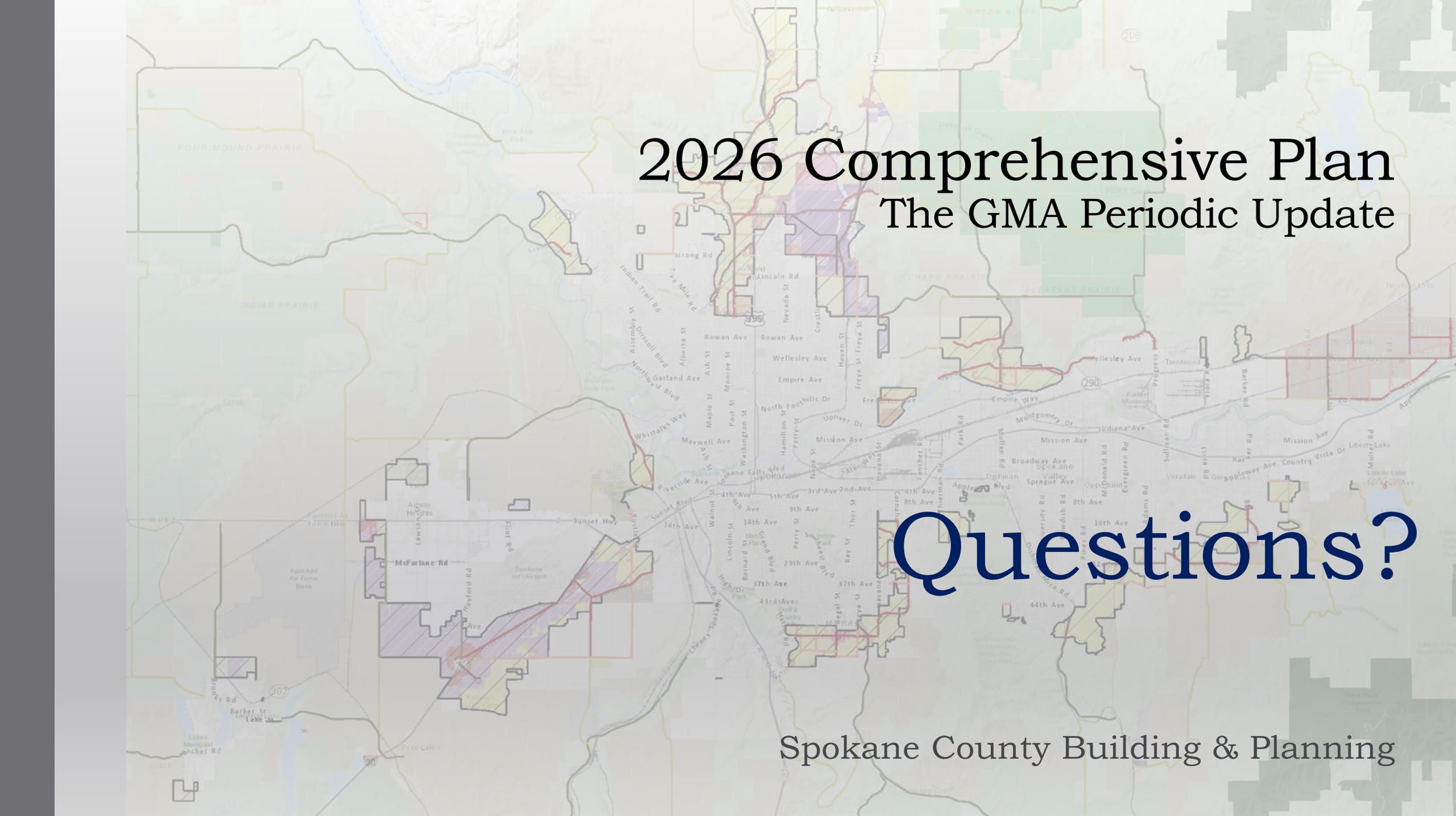


Timeline – 2026 Periodic Update

- July 19, 2022: Public Participation Guidelines adopted by BoCC [22-0470]
- December 13, 2022: Countywide Planning Policies adopted by BoCC [22-0859]
- March 5, 2024: Land Capacity Analysis methodology adopted by BoCC [24-0017]
- July 2024: *tentative* Land Capacity Analysis consideration
- Q3 & Q4, 2024: Spokane County visioning and scenario development
- Q4, 2024: Urban Growth Area consideration

- June 30, 2026: *scheduled* BoCC consideration of 2026 Comprehensive Plan





2026 Comprehensive Plan

The GMA Periodic Update

Questions?

Spokane County Building & Planning