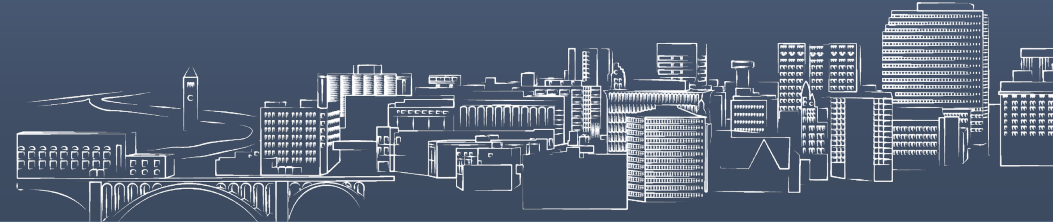


# Land Quantity Analysis

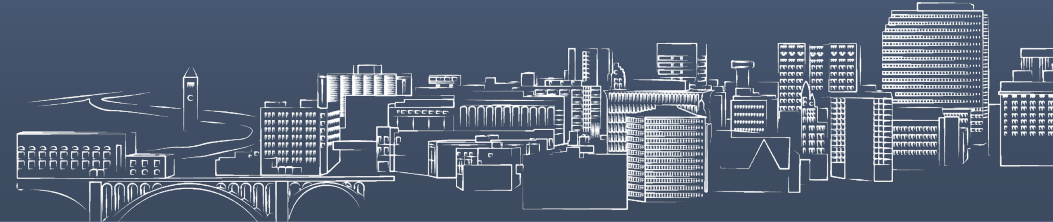
## PTAC Recommendation to SCEO

Kevin Freibott  
City of Spokane  
October 18, 2023



# Overview

- Updated methodology and factors to consider when conducting a land quantity/capacity analysis in Spokane County.
- LCA is a required action for the County and Jurisdictions prior to the 2026 Periodic Update to their Comprehensive Plans.
- Sufficient capacity required by RCW 36.70a.115

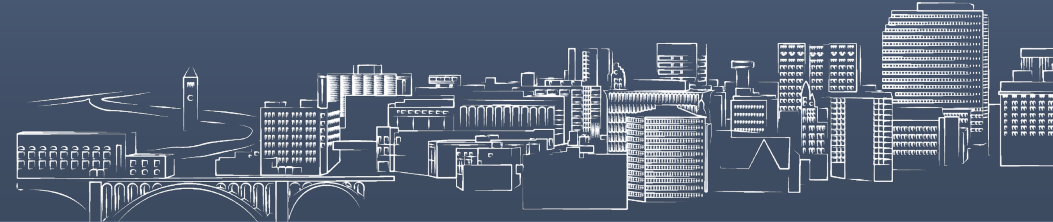


# Timeline

JANUARY: SCEO asked the PTAC to provide updates to the Land Quantity Analysis methodology for Spokane County

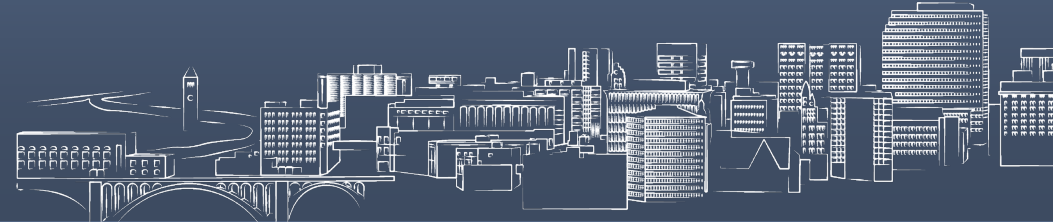
JULY: PTAC presented recommendation to SCEO

OCTOBER: Final Recommendation sent to SCEO



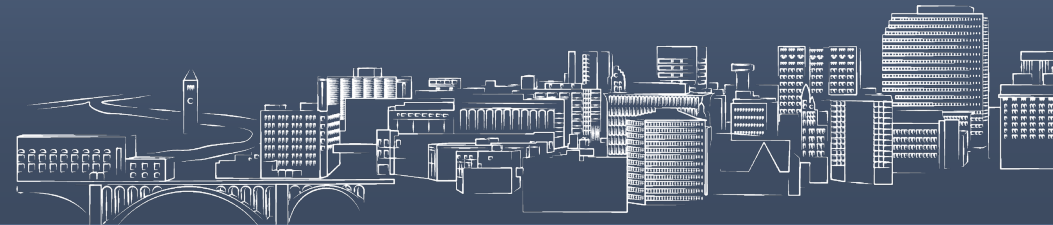
# Major Changes

- Possibly vacant = <\$5,000 improvement value
- Partially-used = dividable into 8 or more lots (previously 5)
- Underutilized = Commercial/Industrial threshold (land/improvement value ratio)
- Updated guidance for lands to subtract from capacity (public land)
- Different, higher “market factor” for areas outside the UGA.



# Minor Changes

- “Land Capacity Analysis,” not “Land Quantity Analysis.”
- Commerce, not CTED.
- Not three scenarios (low, medium, high), rather use the county-adopted population forecast.
- Clearer guidance to use historic development data as baseline for development, with local adjustment possible.
- “Drawing UGA boundaries” removed from step 6.
  - Comparison between forecast and capacity added.



# Request:

- SCEO consider recommending the proposed LCA Methodology amendments to the BOCC for approval.
- The updated Methodology would be an appendix to the Countywide Planning Policies.

