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.
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, they must be incorporated in 2026. The following table shows the UGA assessment:

<table>
<thead>
<tr>
<th>UGA</th>
<th>RT</th>
<th>RCV</th>
<th>UR</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airway Heights JPA</td>
<td>382</td>
<td></td>
<td></td>
<td>382.15</td>
</tr>
<tr>
<td>Cheney JPA</td>
<td>79.96</td>
<td>460.38</td>
<td></td>
<td>540.34</td>
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<tr>
<td>Deer Park JPA</td>
<td>326.20</td>
<td></td>
<td>14.95</td>
<td>341.15</td>
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<tr>
<td>Fairfield JPA</td>
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<tr>
<td>Latah JPA</td>
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<tr>
<td>Medical Lake JPA</td>
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<td>88.22</td>
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<td>206.57</td>
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<tr>
<td>Rockford JPA</td>
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</tr>
<tr>
<td>Spangle JPA</td>
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<td></td>
<td>75.14</td>
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<tr>
<td>Valley UGA</td>
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<td></td>
<td>13.63</td>
<td>13.63</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1092.89</td>
<td>562.23</td>
<td>14.95</td>
<td>1670.07</td>
</tr>
</tbody>
</table>
Priority areas for study of growth beyond 2024

Urban Reserve
LDA-C
LDA-R
RAC
The Comprehensive Plan

The 20- to 50-year Horizon
2026 Comprehensive Plan
The GMA Periodic Update

Questions?

Spokane County Building & Planning