



## **Chapter Six: Capital Facilities and Public Services**

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### **Purpose and Intent**

The intent of this Capital Facilities Chapter is to inventory and analyze the existing condition of the community's services and facilities, and determine how these facilities and services serve the City of Airway Heights. It is also intended to outline those capital improvement projects required to support the community's expected quality of life and to ensure the best and most efficient use of its land. There are essentially three reasons for planning for public services: growth management, good management, and eligibility for grants and loans.

For communities planning under GMA, public facilities are required to be planned for and made part of a jurisdiction's comprehensive plan. This requirement ensures the:

- Provision of public services for land development that is envisioned or authorized by the land use element of a comprehensive plan.
- Maintenance of the quality of life for existing and future development by establishing and maintaining standards for the level-of-service of public services.
- Coordination and provision of consistency among plans for public service improvements, including but not limited to, other elements of the comprehensive plan, studies of the local government, plans of state or regional significance, plans of adjacent jurisdictions and plans of special districts.
- Assurance of the timely provision of adequate facilities as required by GMA.
- Documentation of all improvement projects and their financing.

Planning for public services is also good management, enabling the City of Airway Heights to:

- Identify specific capital facilities projects for the community and for other agencies that may benefit from coordinating with the City of Airway Heights.
- Prioritize community projects based on a series of criteria.
- Identify community project costs and likely funding sources.
- Relate projected improvements to forecast demand on services.
- Identify current and proposed levels of service for each public service.
- Establish a siting process for the location of essential public facilities.

To be eligible for the State's Public Works Trust Fund, a major funding source for capital improvement projects, a Capital Facilities Program (CFP) must be in place for the consideration of low-interest loans. Many other grants and loans offered by state and federal agencies have similar requirements or give preference to those local governments who do have a CFP in place.

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## Issues, Policies, Goals and Programs

This Chapter will look at improvement projects at six, 10, and 20-year intervals, with the six-year projects incorporated into the Airway Heights' six-year Capital Improvement Plan (CIP), based on the CFP outlined in this plan. The intent is to use sound fiscal practices to provide adequate public services consistent with the needs of the community and concurrent with the impacts associated with any new development that may occur in Airway Heights. The purpose of both the CIP and CFP is to ensure that the City can maintain existing service levels and support the expansion of those services to meet future demands of the community. This Chapter also includes the coordination of other agencies and providers of public services to help the City coordinate the network of public facilities and services.

**Table 6.1**  
*Capital Facilities and Essential Public Facility Issues and Goals*

<b>Overriding Goal for Capital Facilities and Essential Public Facilities</b>	
Ensure necessary facilities and services are available and adequate at the time development is to be occupied without producing negative impacts to existing performance standards. Consider essential public facilities to locate within the City in a manner compatible with its surroundings and non-intrusive to the character and activities of the community.	
<b>Issue</b>	<b>Goal</b>
The current process for prioritizing capital improvements must be efficient and equitable.	Develop a well coordinated Capital Improvement Plan that will efficiently and equitably prioritize projects and target expenditures most critical to the advancement of the City.
The location of educational facilities must be adequate to meet the City's needs.	Participate in joint planning with the school district.
Parks and recreational facilities shall meet the community's needs and change or expand as the needs of the community grow.	Continue to provide an excellent parks and recreation system meeting the diverse needs of the community.
The existing safety services are adequate to meet the community's current needs but will need to expand as the needs grow.	Continue to provide excellent police protection and public relations to the community.
	Continue to provide excellent fire and emergency medical services to the community.
The capacity, condition, mode, access and mobility of the City's transportation system should improve.	Continue to maintain, enhance, and improve the City's transportation system as budgets allow.
The City should maintain level of service standards to prevent the degradation of the services residents currently enjoy.	Establish and maintain level-of-service standards adequate to meet the demands of the community without being compromised by new development.
Locating essential public facilities is necessary to a healthy community but the City should ensure that these uses do not damage neighborhood integrity, character and social fabric.	Provide provisions to adequately place essential public facilities without compromising the surrounding neighborhood's integrity and character, and without hindering the overall livelihood of the community.
The existing essential public facilities do not have adequate buffering that fits into the neighborhood.	Encourage all essential public facilities to adequately buffer their facilities in a manner that is consistent with the surrounding neighborhood context.

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**Table 6.2**  
*Capital Facilities Goals, Policies and Programs*

<b>Goal</b>	<b>Policy</b>	<b>Implementing Program</b>
Develop a well-coordinated Capital Improvement Plan that will efficiently and equitably prioritize those projects and target expenditures most critical to the advancement of the City.	Ensure that capital investments are consistent with the goals and policies of the comprehensive plan.	Review and monitor investments to ensure they are consistent with this plan. Prioritize and rank all capital improvements. Design project review process that ranks capital projects for concurrent consideration. Identify funding sources.
Encourage visibility and educational opportunities for the City's schools.	Locations for schools should be identified and located for easy access.	Identify land available for schools.
		Coordinate with the Cheney School District Facility Plan.
	Maintain or enhance the level of school facilities.	Coordinate with the school district for a safe walk to school plan. Study impact fee programs.
Continue to provide a parks and recreation system to meet the diverse needs of the community.	Maintain and enhance the existing park and recreation system.	Develop a concurrency ordinance for park facilities.
		Actively seek grants from the Interagency Committee for Outdoor Recreation (ICOR).
		Study impact fee assessment.
Continue to provide police protection and public relations to the community.	Maintain and enhance the existing level of police and public relations services.	Recruit, retain, train and equip community-oriented police officers.
Continue to provide fire and emergency medical services to the community.	Maintain and enhance the existing level of fire and emergency services.	Maintain or improve fire flows.
	Continue to involve fire and emergency services in project review.	Maintain or improve fire rating.
Continue to maintain, enhance, and improve the City's transportation system.	Ensure that new development is adequately served by transportation facilities.	Identify funding sources for transportation improvements including medians, street trees and pedestrian amenities.
		Develop a Transportation Improvement Plan (TIP).

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Goal	Policy	Implementing Program
Establish and maintain level-of-service standards adequate to meet community demands without compromising new development.	Develop a concurrency requirement for new development to demonstrate that public services will be provided.	Develop and adopt a concurrency ordinance and impact fee schedule for public services.
Provide provisions to adequately place essential public facilities (EPF) without compromising the surrounding neighborhood's integrity and character, and without hindering the overall livelihood of the community.	Airway Heights will utilize the siting of essential public facilities process developed in coordination with Spokane County.	Adopt the EPF siting process that was developed under a multi-jurisdictional process.
Encourage all essential public facilities to adequately buffer their facilities in a manner that is consistent with the surrounding neighborhood context.	Airway Heights will identify appropriate buffering techniques and methods for EPF that are consistent with state law and local regulations.	Adopt buffering guidelines that integrate EPF into surrounding neighborhoods.
		Include in the design guidelines provisions that specifically address EPF.

## Levels-of-Service

The principal criterion for identifying when capital improvements are needed is the level-of-service (LOS) standard. The CFP identifies the adopted LOS standards for each public facility, and requires new development be served by adequate facilities (the concurrency requirement of GMA). The City will determine whether the public services and facilities warrant consideration of establishing LOS standards to ensure the adequate provision of those services and facilities, and to maintain a quality of life standard acceptable to the residents of a community.

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**Table 6.3**  
*Public Facilities and Services Warranting  
Level-of-Service Standards*

Public Service and/or Facility	
▪ Police Protection	▪ Domestic Water
▪ Fire Protection	▪ Sanitary Sewer
▪ Emergency Medical Service	▪ Storm Water Management
▪ Transportation	▪ Public Buildings
▪ Parks and Recreation	▪ Schools
▪ Natural Open Space	▪ Utilities
▪ Solid Waste	▪ Libraries

Existing LOS standards, as adopted by City with the adoption of the City's comprehensive plan in 1997, are shown in Table 6.4.

**Table 6.4**  
*Existing Level-of-Service Standards*

Type of Service or Facility	Level-of-Service-Standard
Police Protection	1 Officer / 1,000 calls for service
Fire Protection	Fire Insurance Rating of 4 or less
Emergency Medical Service	5 minute response time
Transportation	See Chapter 5, table 5.2
Domestic Water Supply	362 gallons per day per Equivalent Residential Units (ERU)
Sanitary Sewer	245 gallons per day per ERU
Parks and Recreation	See Chapter 7 for park standards
Solid Waste	Regional standard
Schools	Cheney School District Standard
Libraries	½ square foot per capita

## Capital Facilities - Inventory of Existing Conditions

### Municipal Buildings

City Hall is located on Lundstrom and 12<sup>th</sup> adjacent to the fire station. Across the street is the Airway Heights Community Center, which is used for public and community meetings and events. The community development, building and planning department are located in the community center. The public works maintenance building and vehicle storage building are located on Russell Street and 21<sup>st</sup>.

### Fire and EMS

Airway Heights Fire Department is located on Lundstrom. The station is centrally located in the City. Fire department and EMS response time standard is 5 minutes 90 percent of the time, while the average EMS response time is 4 minutes. Both meet state standards, and the fire insurance rating is classified as a four.

### Parks and Recreation

Sunset Park is an 8.5-acre park located on Lawson Street adjacent to Sunset Elementary located at 12<sup>th</sup> and Lawson Street.

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It is a well developed and maintained recreation area with athletic fields, bleachers, playground equipment and picnic facilities. Shorty Combs Park is located on Campbell and 18<sup>th</sup>. This 2.3-acre park has had improvements completed. Recently, the city received the donation of two separate parks of 2.5 acres and 8.56 acres. These new parks do not have a name at this time.

## Police and Public Safety

The City's police station is centrally located on the north side of U.S. Highway 2. Including the chief of police there are 12 officers employed as of June 2006, and another officer will be hired in 2007.

## **Public Works**

### Sewer Collection

At present, the sewer system serving Airway Heights is an extension of the City of Spokane regional sewer system. Further information is in the Sewer Facility Plan.

### Water Source.

The City of Airway Heights owns six wells and operates a water utility. Further information is in the Water System Plan.

### Water Treatment.

The City's present well sources do not require treatment under present state requirements due to the acceptable testing results of the water from these wells. Decline in water quality or changes in state requirements may require chlorination or other treatment but such treatments are not anticipated in the near future.

### Water Distribution.

There are approximately 25 miles of distribution pipe in the water system. The pipes range in size from 6-inches to 16-inches in diameter and are composed of various materials including ductile iron, steel, polyvinyl chloride and asbestos cement. As repairs and replacement of distribution lines become necessary polyvinyl chloride is being used as replacement pipe.

## **Utilities**

The various utility providers in Airway Heights include:

<b>Utility or Service</b>	<b>Utility or Service Provider</b>
Electricity	Inland Power and Light and Avista Utilities
Natural Gas	Avista Utilities
Water	City of Airway Heights
Refuse Service	Waste Management of Spokane
Cable TV	Comcast
Telephone	Qwest Communications
Sanitary Sewer	City of Airway Heights

## **Schools**

The Cheney School District provides educational services to Airway Heights, transporting students by bus for middle and senior high school. Airway Heights will continue to work with the school district to ensure that children are receiving the most beneficial and economic educational services.

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## **Library**

The Spokane County Library District Airway Heights branch is located at the corner of Lundstrom and 12<sup>th</sup>. The City will continue to work with the library district to ensure that resident's library needs are met.

## **Forecast of Future Needs**

The City is engaged in the process of planning for the redevelopment and expansion of the City municipal buildings, to include City hall, the community center and the police building. To achieve efficiencies and develop a governmental campus, consideration is given to a redeveloped and expanded City hall building which would include police, court and other general municipal offices. With such a redevelopment, the community center will have additional space available for public and community purposes.

With respect to other capital facilities such as water and sewer, the City is in the process of developing an expanded wastewater treatment facility plan with additional information set forth in the City utilities element of the comprehensive plan and the associated sewer utility plan. Similarly, the City, commensurate with growth and the replacement of aging facilities, continuously monitors and expands its existing sewer and water systems. For the water system, the City is in the process of redeveloping one of its wells in order to obtain additional water to serve the needs of the City. Finally, the City capital facilities plan contains an additional forecast of future capital facility projects along with a program for their development and construction.

## **Use of Impact Fees**

State law authorizes cities planning under the GMA to impose impact fees on development activity as part of its financing for public facilities, provided there is a balance between impact fees and other sources of public funds.

Currently, Airway Heights collects impact fees for parks and streets but could collect impact fees for fire, services and school facilities. Impact fees could serve as a means for Airway Heights to help fund additional public facilities needed to serve new development. Impact fees should be addressed in the City's development regulations.

## **Monitoring and Evaluation**

Monitoring and evaluation assures the goals and programs will be maintained and monitored during implementation to assure the goals and policies do not change form unintentionally. It helps to determine whether the intended outcome is occurring. It helps decision makers determine whether the implemented strategy should be continued, modified or extinguished.

Airway Heights should review the CFP bi-annually to ensure that the goals and programs are meeting the needs of the community.

Monitoring, evaluation and updating is especially important for the Capital Improvement Program since it is likely to change on a yearly basis. The GMA has exceptions from amending the capital facilities element from the once a year amendment requirement, provided that it is completed concurrently with adoption of the City budget.

The periodic assessment of the capital facility and public services element of the Comprehensive Plan will include a reassessment of the land use element if probable funding is insufficient to meet existing needs, and to ensure that the land use element, capital facilities element, and financing plan are coordinated and consistent. To sustain a community and provide for future growth, it is necessary that the capital facilities support the various uses and development in the community. Airway Heights is committed to enhancing the quality of life for its citizens, with the recognition that there must be investment in capital facilities and public services.

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In the event the funding for capital facilities is insufficient to meet existing needs, the City may consider alternative funding possibilities, phasing of development and levels of service. In the event of such reassessment, the comprehensive plan will be evaluated to ensure it is consistent with respect to land use and capital facilities elements. In addition, such reassessment may affect pending applications for development, to the extent there is not a vested right. The reassessment will address how applications for development will be affected during the plan review.

## **Reference Documents**

The facility plans of both the City and independent taxing districts are adopted and incorporated into this element and plan. The reference documents cited herein contain text, maps and plans that relate to the forecast for the future needs of such capital facilities, the proposed locations and capacities of expanded or new capital facilities and an inventory of the existing capital facilities owned by the respective public entity. Utility locations are contained within the maps of the respective facility plans. Upon request, the reference documents can be provided by the City clerk.