



Introduction

This Capital Facilities element provides summary information derived from the most current Airway Heights Capital Facilities Plan (CFP), describing City's existing public facilities and the need for future facilities to address the requirements of a growing population. In conjunction with the CFP, this element provides guidance for the City to achieve its goal of providing public facilities appropriate and necessary to maintain service levels for residents and businesses.

The CFP is a six-year plan for capital improvements that supports the City's current and future population and economy. Identified improvements are to be fully funded (i.e., not a "wish list"). One key criterion for identifying CFP improvements are standards for "levels of service" (LOS). Accordingly, the CFP contains LOS standards for each public facility and requires that development be served by adequate facilities consistent with the land use element and concurrent with, or prior to, the impacts of development (i.e., the "concurrency" requirement).

Why Plan for Capital Facilities?

There are at least three reasons to plan for capital facilities:

- Growth Management Act (GMA) requirements.
- Proactive and fiscally-responsible service provision.
- Eligibility for grants and loans.

Growth Management

A CFP is required by Washington State's Growth Management Act. A capital facilities element, describing the CFP in coordination with other planning considerations, is one of five required elements for all GMA-compliant comprehensive plans.

Capital Facilities elements are required in order to:

1. Demonstrate intent and capacity to provide services associated with land development that is envisioned or authorized by the land use element of the comprehensive plan.
2. Maintain the quality of life for existing and future residents by establishing and maintaining LOS standards.
3. Coordinate and provide consistency among all plans for capital improvements, including:

- Other elements of the comprehensive plan (i.e., land use and transportation elements);
 - Other studies or topical plans led by local government;
 - Plans for capital facilities of state and/or regional significance;
 - Plans of adjacent local agencies or governments, and
 - Special district plans.
4. Ensure the timely provision of adequate facilities as required by GMA.
 5. Document capital projects and their financing (including projects to be financed by impact fees and/or real estate excise taxes authorized by GMA).

The requirement to fully finance projects identified in the CFP provides a reality check on the goals and objectives set forth in the comprehensive plan. Additionally, the capacity of facilities described in the CFP affects the size and configuration of growth within City limits as well as in its urban growth area (UGA).

Responsible Service Provision

Planning for major capital facilities and their costs enables the City of Airway Heights to:

1. Demonstrate the need for capital facilities and the need for revenues to pay for them;
2. Estimate eventual operation and maintenance costs of new capital facilities that will impact the budget;
3. Take advantage of sources of revenue (i.e., grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue; and
4. Get better ratings on bond issues when the City borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

Eligibility for Grants & Loans

Grants and loans administered by the Washington State Department of Commerce require that local governments have some type of CFP in order to be eligible for loans. Some other grants and loans have similar requirements or give preference to local governments that have a CFP.

Statutory Requirements

The GMA requires the CFP be updated on an annual basis, identifying public facilities that will be required during the six years following adoption. The CFP must include the location and cost of the facilities, and the sources of revenue that will be used to fund the facilities. The CFP must be financially feasible – in other words, dependable revenue sources must equal or exceed anticipated costs. If the costs exceed the revenue, the City must reduce its level of service, reduce costs, or modify the land use element to bring development into balance with available or affordable facilities. For this reason, CFP updates are completed in advance of City budget cycles, allowing incorporation of necessary improvements.

Implementing the CFP may, at times, also require updates to the City’s development regulations. In such a case, the GMA requires regulatory updates be adopted within one year of the initiating CFP’s adoption.

Concurrency

GMA requirements that facilities and service levels provision be planned for and maintained are termed “concurrency” (or “adequate public facilities”). Specifically, maintaining concurrency means that:

Facilities to serve development be in place at the time of development or that a financial commitment is in place to complete the improvements or strategies within a specified time period;¹

Such facilities have sufficient capacity to serve development without decreasing LOS below minimum standards adopted in the comprehensive plan.

Relative to other services, GMA concurrency requirements for transportation are quite specific, and is the only area of concurrency that specifies denial of development if LOS standards cannot be met. Accordingly, Airway Heights’ municipal code specifies specific methods and approaches to transportation concurrency, addressing timely and coordinated provision of other services through regular updates to its comprehensive plan and CFP.

Local jurisdictions may adopt concurrency mechanisms for other public facilities that are deemed necessary for development, such as parks and recreational facilities, sanitary sewer systems, stormwater facilities, and schools.² Airway Heights does not currently have formal concurrency mechanisms beyond that for transportation facilities. For water and sewer systems, the City considers concurrency achieved where the “condition of development” permit includes an agreement by the developer to construct or pay for the construction of water and sewer services.

Impact Fees

Washington State authorizes counties, cities, and towns planning under the GMA to impose impact fees for the following services:

- Public streets and roads;
- Publicly owned parks, open space, and recreation facilities;
- School facilities;
- Fire protection facilities.³

Impact fees may only be imposed for “system improvements”, i.e., public capital facilities in a local government’s capital facilities plan designed to provide service to the community at large (not private facilities); are reasonably related to the new development; and will benefit the new development.

Impact fees cannot exceed a proportionate share of the cost of the system improvements and municipalities must have additional funding sources (may not rely solely on impact fees to fund the improvements). Further, impact fees may not be used to correct existing deficiencies and must be expended or encumbered within 10 years of receipt, unless there is an “extraordinary and compelling reason” for fees to be held longer.

Detailed requirements exist for fees addressing transportation, parks, schools, and fire protection. Additional requirements for fee determination, collection and utilization are listed under RCW 82.02.060, RCW 82.02.070 and RCW 82.02.080.

¹ RCW 36.70A.070(6)(b)

² WAC 365-196-840(2)

³ RCW 82.02.050 - .110 and WAC 365-196-850 RCW 82.02.050 - .110 and WAC 365-196-850

Airway Heights currently administers impact fee programs addressing transportation and park infrastructure needs.

Levels of Service

As noted above, the GMA requires cities to provide and maintain services on-pace with growth, developing and updating Capital Facilities Plans (CFPs) to identify needs and budget accordingly. In most cases, doing so relies on service benchmarks known as Levels of Service (LOS).

Some LOS standards are easy to quantify, such as traffic volume capacity per mile of road, or acres of park per capita. Other LOS standards are more difficult to quantify, in which case cities may elect to adopt regionally-adopted standards or provide guideline-level standards that advise facilities improvements. Regardless, communities have significant latitude in establishing LOS thresholds, allowing cities to address needs in context of other policy objectives, LOS standards in surrounding areas, and other factors.

Table 8.1 below lists adopted LOS standards for Airway Heights’ services. For purposes of comparison, this table also lists LOS minimum standards adopted by the Spokane County Steering Committee.

Table 8.1 – Level of Service Standards

Service	Airway Heights LOS	Countywide Planning Policies
Transportation	LOS C, as applied and directed by Chapter 14.09 of AHMC ²	LOS C
Parks	10 acres / 1,000 population	–
Police	1.6 officers / 1,000 (non-institutional) population	2.2 patrol officers / 1,000 population; 0.3 support personnel / patrol officer; 134 square feet of facility space / personnel
Fire	6-minute average response time and Fire Insurance Rating of 6 or less	Fire Protection Class rate of 6 or better; flow and hydrant distribution in accordance with Uniform Fire Code
Emergency (EMS)	6-minute average response time	BLS within 5 miles and ALS within 6 miles or 10 minutes response time ³
Water	30 residential, 40 psi non-residential; 311 gallons per day per ERU	Coordinated Water System Plan conformance
Sewer	245 gallons per day per ERU ¹	Wastewater collection and transport system per Ecology regulations
Solid Waste	Regional Standard	–
Libraries	.41 square foot per capita per Library District	-

1 = Equivalent Residential Unit, a dwelling with 2.5 persons living in it, or a non-residential development producing equivalent demand; 2 = Generalized LOS minimum per North American Highway Capacity Manual, see transportation element for multi-modal service standards, 3 = BLS is Basic Life Support and ALS is Advanced Life Support

Existing Facility Conditions

The City of Airway Heights owns and manages a variety of capital facilities, including roads, parks, utility systems, fire and police facilities, and administrative buildings. The following provides a high-level summary of facilities, some of which may be detailed in greater depth in other elements of this plan, or in other City-developed master plans such as the Parks & Recreation Master Plan.

Water

The City of Airway Heights provides drinking water within the city limits, sourced from eight City-owned and operated supply wells.⁴ The City's service area is bordered on the east and south by the City of Spokane's service area, and the Fairchild AFB water system borders on the southwest.

In 2017, a Comprehensive Water Plan was prepared for the City of Airway Heights. This plan contains an analysis of the existing system, current consumption levels, and the service area. It examined the future service area the City's water system was expected to cover, and using population projections, provided a forecast for future water system demand. Finally, the plan addressed discrepancies between projected demand and the City's existing capacity, suggesting necessary improvements to meet future demand. The following summarizes findings from that plan, updated with current data, as available.

Sewer

Adequate sewer disposal is necessary to ensure public health is protected and environmental damage is avoided. Two primary methods of disposal within the City of Airway Heights are centralized sanitary sewer systems and septic tanks. The sewer system currently serves only a small percentage of the total wastewater collection within the City. The centralized system serves both sides of the City and includes the Department of Corrections facility. Plans are underway, however, to significantly expand the area serviced by sewer. In 1996, a sewer plan was developed which laid out the preliminary design for extension of sewer services to the south side of the City. In 1997 and 1998 the sewer system was extended to the south side. In 1998 additional north side lateral lines were extended. The city's long-term goal is to extend sewer services to the entire incorporated area.

Parks & Recreation Facilities

Airway Heights' parks system currently includes a total of five parks plus a newly-opened recreation center, and a citywide trail network. The City also has approximately 65 acres of undeveloped property that is planned for eventual recreational use.

The City's adopted level of service for parks is ten acres per 1,000 people. Existing park acreage is 30.11 acres. In order to provide an adequate level of service to the existing City population, additional park facilities must be developed over the twenty-year planning period. The City must develop 92.9 additional acres of parkland, including the 65 acres already planned for development, by the year 2038 in order to reach the desired service level. See the Parks & Recreation element (Chapter 6) and the City's most recently-adopted Parks & Recreation Master Plan for additional information about existing recreation facilities.

Municipal Building

City Hall is located on Lundstrom and 12th adjacent to the fire station. Across Lundstrom and on the corner of 13th Street is the West Plains Community Center which is utilized for public meetings and various programs. A new addition of 4,043 square feet has recently been added to the existing 4,644

⁴ Seven of eight wells are presently active.

square feet for a total of 8,687 square feet. The building is owned and operated by the City. The City does encourage private services such as ECEAP to operate in the Center.

The Building Code Enforcement and Parks Departments are located in a 1,944 square foot building on Lundstrom adjacent to the City Park. Some improvements are necessary through the six-year plan. Finally, the Public Works maintenance building and vehicle storage building are located on Russell Street and 21st. These facilities require improvements for the heating system and paving work.

Law Enforcement

The City's police station is centrally located on the north side of Highway 2. There are seven (7) officers employed by the department which provide a high Level of Service (LOS) standard for Airway Heights. In addition, occasional assistance is provided by Kalispel Tribal Police. Existing City facilities are deemed adequate through the 20-year plan horizon, but upgrades to the station and equipment replacement are necessary.

Fire Department

Airway Heights Fire Department is located on Lundstrom Street, adjacent to City Hall. Fire response time standard is six minutes, while trauma response average is five minutes, which meets state requirements. The City's current fire insurance rating is currently classified as a "4."

Staffing for the department includes four full-time personnel, and 30 to 50 volunteers. The four full-time members cover the daylight hours while the volunteers cover nights and weekends. The department has a Chief, an Assistant Chief and two Deputy Chiefs with the rest being firefighters/ EMTs.

Fire vehicles include two Engines, one Pumper Ladder, one Attack, one Brush, one Command and one Utility vehicle. Purchase of a new pumper truck will be necessary in 2025 at a capital cost of \$525,000. Generally, fire equipment is replaced on a 10-year cycle, meaning that the cost of replacement fire vehicles will likely total \$1,250,000 over the 20-yr planning period through 2039. A new stand-alone station may need to be online by the end of 2027, with necessary bays, quarters, training and office space estimated to cost \$4,800,000. Depending on the City's approach to service consolidation, this future station may be located with other City administrative functions.

Transportation

County roads generally define the corporate limits and the Urban Growth Boundary. South is McFarlane Road and on the north is Deno Road. To the east is Hayford Road and on the west is Craig Road. The relatively flat topography and the linear grid pattern of the existing streets provide good access in all areas of the community.

Lawson Street is the major north-south arterial designated by the city. Although major improvements and widening of Lawson Street is not a priority in current street plans, the importance of this street's signalized intersection on Highway 2 makes the improvements a priority for future planning. LOS standards are not generally a problem in the city with most streets enjoying LOS "A" which provides for free-flowing traffic. Where this standard is occasionally not met and will continue to be a problem is access onto and across Highway 2. Shift changes at Fairchild AFB along with increasing industrial traffic may push the LOS to "C" or below in some instances. Arterial planning to provide collector streets to move traffic to signalized intersections on Highway 2 will be necessary. The other north-south arterial is Garfield Road and was designated to provide access to the Department of Corrections facility.

Highway 2 is the major east-west arterial with 6th Avenue on the north and McFarlane on the south side designated as minor arterials. Both of these minor arterials serve extensive areas of undeveloped land. In concert with flight pattern safety needs, residential development is generally directed north of the highway, with lands south of the highway available for industrial and commercial use.

Maintenance of existing streets and incorporation of pedestrian and bicycle infrastructure is a high priority for transportation in Airway Heights. The six-year CFP estimates the overall costs of necessary improvements at \$25,640,000.

Forecast Future Needs

Water

Improvements that have been identified for the City’s water system can generally be categorized as responding to five different system issues:

1. Inadequate pressure and flow.
2. Improving overall system hydraulic efficiency.
3. Customers receiving less than standard level of service.
4. Recent or future growth demands on the system.
5. Improved system operations and reducing future maintenance.

Table 8.2 below lists projects identified in the current water system plan. See the Utilities element (Chapter 9) for additional information on needed improvements to the water system.

Table 8.2 – Capital Facilities Water Plan

Project	Year	Cost	Funding Sources
Hayford Rd, Ph II, constructing a 12” water line from 1,100 foot mark to 21 st Ave and loop	2020	\$348,000	Developer
Water source improvements, including new wells or treatment to accommodate PFAS contamination	2021	\$8,000,000 to \$12,000,000	Dept of Defense
Dead end looping, eliminating dead-end lines (17 th and Lundstrom to Lawson)	2020 – 2022	\$372,000	City funds/CDBG
Hayden Ave water line from Sprague to SR 2	2022	\$1,104,000	Developer
Lundstrom St water line replacement	2022	\$648,000	City funds/CDBG
21 st Ave water main, constructing new 12” line from Russell to Garfield	2023	\$288,000	City funds
SR2 crossings, replacing existing 6” crossing at Craig and 12” at Lawson	2023	\$372,000	CDBG

Project	Year	Cost	Funding Sources
18 th St water main replacement, replacing 6" steel line from Lundstrom to Lawson	2023	\$288,000	City funds/CDBG
SR 2 water main replacement, constructing 12" line from Ziegler to Craig	2024	\$504,000	City funds/CDBG
New 1 MG reservoir and pump station, adding storage to accommodate growth	2025	\$950,000	City funds/bonds/PWTF
Hayden water main, constructing new 12" line from SR 2 to 21 st	2025	\$624,000	City funds/Developer
Replace aging water mains as needed	Annually	\$250,000/yr	City funds/CDBG
New distribution mains, expanding system as necessary	As needed	As needed	Developer
New well to accommodate development	2030	\$1,500,000	City funds/CDBG
Reclaimed water system	2016-2021	Funding and cost estimates are outlined in the City's Reclaimed Water System Plan, 2013	

Source: Airway Heights Comprehensive Water System Plan, 2017

Sewer

Airway Heights is making progress to provide additional wastewater treatment capacity. Utilizing bond funds, approximately \$16,000,000 is planned for this purpose by the year 2030.

Table 8.3 – Capital Facilities Sewer Plan

Project	Year	Cost	Funding Sources
Flow diversion manhole @ Kalispel bypass	2022	\$15,000	City Funds
Water reclamation plant capacity upgrade	2030	\$16,000,000	City funds/Ecology/EPA/PWTF Other grants/loans

Source: Airway Heights Sewer System Plan/Capital Improvement Program

Airway Heights typically employs loans from the Public Works Trust Fund or voter-approved General Obligation Bonds to address wastewater facility needs. The Public Works Trust Fund, Community Development Block Grant (CDBG) program, Centennial Clean Water Fund and federal programs such as Rural Development offer alternative sources for treatment facilities.

Streets & Sidewalks

Citywide access is served by a transportation network that is still developing. The City is working toward increased connectivity and non-motorized access, and the street and sidewalk improvements identified in the transportation system plan are intended to achieve greater levels of network density. Over the next six years, the City expects to invest more than \$25 million into its transportation system. Much of the funding will come from grants from SRTC, WSDOT and TIB, with the City and developers contributing as appropriate to either provide for an enhanced local street network and to enhance the design and quality of arterials and highways constructed by others. In some cases, like the Deer Heights roundabout, funding will include contributions from the City of Spokane.

The detailed list of street and sidewalk improvements is included in the City’s 2017 transportation system plan, incorporated into this comprehensive plan by reference. That plan also informs the City’s annual Transportation Improvement Program, identifying shorter-term transportation system investments at six-year intervals.

Parks

Parks improvement needs are identified in the parks element of this comprehensive plan and the periodic updates to the City’s parks, recreation and open space plan. Proposed parks capital expenditures to serve the growth anticipated in this plan will total approximately \$1,500,000 in land acquisition and \$1,500,000 in development, improvements, and rehabilitation.

Funding for park improvements can come from authorized impact fees, or from the following sources:

- 1. Short-term borrowing.
- 2. Gifts.
- 3. Privatization.
- 4. State grants and loans.
- 5. State park and recreation commission grants.

Specific sources of funding for each project are identified in the parks, recreation and open space plan, updated every six years and incorporated into the City’s annual budget.

Municipal Building

The City is planning no short-term capital investments in its municipal facilities, but it is considering improvements to support consolidation of its administrative services at a single site, as yet to be determined. If that occurs, the City may invest approximately \$1,650,000 in the new facility. If a new facility is not constructed, the City will expect to invest approximately \$450,000 in maintenance and upgrades to existing offices over the next 20 years.

One or more of the following sources may be used:

- 1. Bonds.
- 2. Short-term loans.
- 3. Tax increase (temporary excess levy).
- 4. Leasing.
- 5. State grants and loans.
- 6. Reserve funds.

Law Enforcement

Most of the proposed expenditures for the Police Department are for upgrades and replacement of equipment. They will be made from current expense funds and are not considered capital facilities.

Capital Facilities Program

Airway Heights’ CFP calls for extensive infrastructure requirements over its six-year planning period. These are listed in Table 8.4 below, along with the estimated expenditures necessary to fund the projects. All of the projects listed have been classified as essential needs, meaning they are imperative to meet level of service standards.

Table 8.4 – Estimated Capital Facilities Investments

Description	Need	Cost
Municipal Buildings	The focus of these investments are to maintain and upgrade existing facilities as necessary to serve forecast need. This cost will need revision if the City decides to construct a new consolidated administration facility.	\$450,000
Parks-Park Improvements	This includes capital investment for park land and development/improvement to address forecast demand and maintain existing facilities to meet demand.	\$3,000,000
Police Department	Police needs are planned to be addressed through current expense funds.	\$0,000
Fire Department	Fleet expansion and replacement cycles and the construction of a new fire station comprise this cost. The cost indicated here will need revision if the City decides to construct a new consolidate administration facility and if that facility will also include a fire station.	\$3,300,000
Transportation	Costs are based on a comprehensive list of transportation system improvements included in the six-year TIP and likely to be addressed within the 20-year horizon of this comprehensive plan.	\$25,640,000
Water	These water system improvements are drawn from the most recent water system plan.	\$8,578,000
Sewer	These sewer system improvements are drawn from the most recent water system plan.	\$16,015,000
Total		\$57,058,000

Financing

Financing Capital Facilities in Airway Heights over the next six years has been carefully planned, and the City places a priority on long-term fiscal management to ensure service needs beyond 6-year CIP requirements are met. The City is projecting that it will have surplus capital facility money in the short term, with much of its most expensive capital investments provided for by others. Funds from water and sewer revenues will be dedicated to the payment of bonds, retiring debts on both existing and proposed improvements. General fund monies will be dedicated to invest in the City’s other capital facilities, including law enforcement, fire, municipal buildings and parks and recreation facilities. These needs will

inform the City’s annual budgeting process, ensuring that adequate funds are dedicated as necessary to address forecast need.

The City’s enterprise funds – comprised of its water and sewer utility – charge rates designed to pay for anticipated system improvements. When possible, the costs of street enhancements are also incorporated into utility projects, allowing the City to make incremental transportation system enhancements as part of its utility system expansion and improvements. The City monitors its utility rates to ensure they fairly reflect the costs for maintaining the system and making necessary improvements to satisfy statutory requirements and community level of service standards. In general, new utility system expansions are borne by those who benefit by them, with new development paying or contributing toward capital costs to serve their needs.

Airway Heights also depends on cooperation from WSDOT and SRTC to ensure its arterial street system is constructed and maintained to meet the regional demand it serves. Highway 2, Hayford Rd, Craig Rd, McFarlane Rd, and various other street corridors are included as part of the regional mobility system, and the City routinely partners with WSDOT and SRTC – as well as with developers whose projects draw access from the regional system – to ensure roadway capacity is adequate to accommodate regional mobility. Much of the City’s local investment in the transportation system is devoted to enhancing these corridors to serve non-motorized needs and to enhance the quality of the traveling experience.

Alternative Methods of Financing

When considering financing of capital facilities, the City should evaluate alternative methods of financing, including both the capital costs and the operation and maintenance costs. There are a number of methods available for financing the capital facilities improvements that will be required over the planning period. It is likely that the improvements will be financed by a combination of methods summarized in the CFP, depending upon variable design elements and timing considerations for the proposed projects.

Additional Service Areas

Department of Corrections

The Department of Corrections facility places a major demand upon the City’s capital facilities. As such, it is important for the City to maintain constant communication and coordination with the Department of Corrections in order to achieve the goal of concurrency. The City must be able to plan ahead to assure that adequate capital facilities are available if the Department of Corrections expands its operations. By involving the Department of Corrections in capital facilities planning, the City will be much more prepared to provide the services that are demanded.

Kalispel Tribe

The Kalispel tribe owns approximately 49 acres of trust land located just inside the eastern corporate boundary of Airway Heights, north of Highway 2. The tribe operates the Northern Quest Resort and Casino, which places a major demand upon municipal services, such as water, sewer, transportation, and police. In order for the City to provide adequate services for tribal operations, the City must maintain a cooperative relationship with the Kalispel tribe to address capital facilities issues.

Spokane Tribe

The Spokane Tribe of Indians owns 145 acres of trust land located near the western limits of the City, and operates its own casino there. The tribe broke ground on its casino in 2016, spending approximately \$40

million toward an eventual \$400 million master-planned project including resort facilities, retail space and other features.

Note: The following goals and policies are referenced here from the City’s comprehensive goal and policy framework, selected as those most closely related to Capital Facilities considerations. For this reason, the goals and policies that follow may “skip” numeric sequence. See Appendix A for the complete Airway Heights comprehensive plan goal and policy set.

Capital Facilities Goals

G.02 Maintain and improve the provision of high-quality, affordable and efficient community services in Airway Heights.

Discussion: Municipalities provide infrastructure and services that would be impossible for individuals to provide. While pooled resources make essential services achievable, they also require strong levels of coordination and management to assure accountability and efficiency. Some actions have clear and immediate effects on resources. Other actions may be more difficult to associate with fiscal impact, but over time, may profoundly affect the costs of services. This goal anchors the need for Airway Heights to consider the long-term cost implications of choices including land use, transportation investments, and provision of service infrastructure - maintaining efficiency and accountability for the community it serves.

G.06 Maintain and improve Airway Heights’ transportation network, on pace and in concert with needs including traffic flow, land use character and community value.

Discussion: All cities require functional, resilient transportation networks providing for the flow of people and materials. But it’s also understood that the design of streets and roadways is equally critical, providing infrastructure that fosters the character and types of land uses the community desires. This goal supports transportation designs that address both functional and qualitative needs, providing an interconnected network that improves the efficiency, function and perceived value of Airway Heights.

G.07 Plan for and establish types and quantities of land uses in Airway Heights that support community needs, promote service efficiency and fiscal sustainability.

Discussion: Cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and the short and long-term financial impact of growth on the local economy. Consequently, this plan supports the allocation of land use types and areas sufficient to balance and achieve the full range of community objectives.

G.08 Protect and maintain Airway Heights’ natural resources including clean air, soils, wetlands and ground water, and minimizing light and noise pollution citywide.

Discussion: City livability, health and value are fully dependent on clean, safe and sustainable natural resources. This goal underscores Airway Heights’ commitment to maintaining its natural resources as a top priority, recognizing them as essential to the community’s survival.

G.11 Maintain the City of Airway Heights’ long-term fiscal health.

Discussion: Services that cities provide cannot be sustained without fiscal balance and accountability. This goal serves to anchor the City of Airway Heights’ obligation to sustain its fiscal health - achieved through the gathering of revenue in responsible, equitable ways, and through decisions, investments and actions that provide rate-payers with efficient, effective services now and in the future.

Capital Facilities Policies

P.02 Apply or revise zoning designations with careful consideration of factors including:

- Future land use mapping;
- Compatibility with surrounding land uses;
- Restrictions in FAFB and airport overlay areas;
- Infrastructure and service plans;
- Existing and future traffic patterns;
- Goals and policies of the comprehensive plan, related master plan and/or facility plans.

P.03 Maintain concurrency between the comprehensive plan Land Use Element and available funding, ensuring efficient and timely levels of service (LOS) provision.

P.04 Ensure identification and siting of essential public facilities (EPFs) comply with state criteria, including RCW 36.70A.200, RCW 71.09.020(14), and Office of Financial Management (OFM) EPF listings.

P.09 Prioritize location of schools in areas with:

- Access to arterial and collector streets;
- Ample sidewalks and pedestrian access;
- Proximity to residential areas being served;
- Cost-effective access to necessary utilities and services.

P.10 Prioritize location of new industrial development in areas that provide:

- Close proximity to major transportation corridors;
- Siting near existing industrial uses, where possible;
- Cost-effective access to utilities and services;
- Ability to minimize trucking through residential areas.

P.26 Coordinate all long-range community planning objectives with Fairchild Air Force Base (FAFB), minimizing or eliminating operational or land use conflicts.

P.27 Maintain infrastructure and personnel at levels that provide Airway Heights residents with services that are high-quality, effective, and affordable.

P.28 On a regular basis, review and update the Capital Improvement Plan (CIP) and all related plans incorporating factors including:

- Population growth;
- Demographic trends;
- Building permit trends;
- Regional facility improvements and projections.

P.29 Support and cooperate with other agencies and providers of public services to maintain identified Levels of Service (LOS).

P.30 Plan new development to ensure provision of public services at current Levels of Service (LOS) or the LOS identified in City-adopted master plans.

P.31 Promote the use of geographic information systems (GIS) as a means of improving the provision of city services.

P.32 Plan and locate private and public utilities consistent with best management practices.

P.33 Provide timely, professional and efficient processing of building permits, development review, and municipal code administration.

P.34 Sustain and enhance the city’s fiscal stability through good capital planning and use of a wide array of financial tools to fund infrastructure needs.

P.35 Work towards compliance with accessibility requirements in accordance with Americans with Disability Act (ADA).

P.36 Guide annexation decisions guided by and considering:

- Master plans for water, sewer, transportation, parks, and emergency services;
- Provision of necessary rights-of-way and easements;
- Studies that evaluate environmental and public service factors;
- Timing that supports orderly development and/or coordinated extension of public services;
- Comprehensive plan goals and policies.

P.37 Continue participation in regional wastewater planning on the West Plains, updating wastewater master plans accordingly.

P.38 Coordinate with the Airway Heights Fire Department to plan for and locate fire stations and provide adequate water flow for fire protection.

P.39 Maintain police protection in accordance with the Level of Service (LOS) adopted in the City’s Capital Improvement Plan (CIP).

P.40 Coordinate with and support local emergency service providers.

P.41 With Spokane County, base determination of Urban Growth Area (UGA) limits considering:

- Future service capabilities;
- Infrastructure planning;
- Ground and surface water provision and quality;
- Protection of public health.

P.42 Cooperate with regulatory agencies in the identification and abatement of local environmental quality problems.

P.43 Protect the appearance and natural functions of critical areas in Airway Heights, using best available science (BAS) to protect functions and values, developing criteria including grading, setback, and vegetation disturbance.

P.44 Promote landscaping guidelines that:

- Protect wildlife habitats by maintaining existing trees and vegetative cover;
- Re-vegetate disturbed areas;
- Beautify streets, roadways and surface parking lots;
- Help treat and address stormwater issues.

P.45 Provide storm water collection and treatment through use of landscaped infiltration areas and encourage the use of new or improved technology whenever practical.

