

**STAFF REPORT TO THE PLANNING COMMISSION**  
**PUBLIC HEARING SEPTEMBER 13, 2012**  
**PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT FOR**  
**FAIRCHILD AIR FORCE BASE**  
**SPOKANE COUNTY**  
**BUILDING AND PLANNING DEPARTMENT**

### **Summary of Proposal**

To add a new section to Chapter 5 -Transportation entitled Protection of Fairchild Air Force Base and to add a new section to Chapter 8 - Economic Development entitled Fairchild Air Force Base whose primary purpose is: Goal T.3j Protect the long-term viability of Fairchild Air Force Base and assure flight safety in the vicinity of the Base while protecting the public's health and safety; and Goal ED.11 Recognize Fairchild Air Force Base as a key element of a strong economic base for the region and long-term viability of Fairchild Air Force Base for the purpose of protecting the economic benefits that it provides by preventing the risk of closure of the base due to encroachment of incompatible uses.

The proposed amendments were based on a collaborative planning effort involving local communities, federal officials, residents, business and property owners, and the military to identify compatible land uses and growth management guidelines near Fairchild Air Force Base. Fairchild Air Force Base is critical to the region's economy, security, and social fabric and Fairchild's economic impacts are detailed in the 2009 Fairchild Joint Land Use Study (JLUS) and the Air Installation Compatible Use Zone (AICUZ) Study.

### **Background**

The JLUS study was initiated as per a grant from the Department of Defense (DOD) Office of Economic Adjustment (OEA). Spokane County facilitated the grant and consultant Matrix Design Group, Inc. completed the study in September 2009. The Spokane County Commissioners then by Resolution #06-1083, formally supported the JLUS Study and the following is a brief overview of the resulting Fairchild Joint Land Use Study:

The Joint Land Use Study (JLUS) process was designed to create a community-based plan that builds consensus and obtains support from varied interests, including residents, property owners, local Native American Tribal governments and state and federal agency representatives. To achieve this objective, the Fairchild JLUS process incorporated a public outreach program that included a variety of opportunities for interested parties to contribute to the development of the study.

The JLUS was developed with the help of two dedicated committees made up of policy leaders (the JLUS Policy Steering Committee and technical staff from the region (Technical Advisory Group).

In addition to these committees, public forums were also held during the development of the Study. These forums provided an opportunity for the exchange of information with the greater community, assisted in identifying issues to be addressed in the JLUS, and gained input on the strategies proposed.

### **JLUS Policy Steering Committee (JPSC)**

The JPSC served an active and important role in the development of the Fairchild Joint Land Use Study (JLUS). The JPSC was established at the beginning of the project and provided guidance and input on

policy issues, providing overall direction to the process, and reviewed study findings. The Committee was made up of representatives from the Cities of Spokane, Airway Heights and Medical Lake, Spokane County, Fairchild Air Force Base and Spokane International Airport.

### **Technical Advisory Group (TAG)**

The TAG also served a key role in the development of the Fairchild JLUS. The TAG was established to provide technical expertise to the JPSC and was also represented by the Cities of Spokane, Airway Heights, Medical Lake, Spokane County, Fairchild Air Force Base and Spokane International Airport.

Section 5 of the JLUS Study contains the heart of the study by providing recommendations in the form of goals, policies and strategies to act as a basis to develop regional regulations. This provided a consistent starting point for adopting regulations by the four jurisdictions impacted by the JLUS Study; the City of Spokane, Airway Heights, Medical Lake and Spokane County.

A model ordinance and policies were developed and submitted to the four jurisdictions for their consideration.

The Spokane County Planning Commission held a joint hearing with the Board of County Commissioners on these zoning regulations and made a recommendation to the County Commissioners on March 22, 2012.

The Board of County Commissioners then adopted a new chapter in the Zoning Code for Fairchild Air Force Base that provided new overlay zones, which included accident potential zones, height restrictions, noise impact areas, military influence areas, and other provisions to implement recommendation of the JLUS Study. These provisions were approved on May 1, 2012 by Resolution No. 12-0344.

The City of Spokane also recently adopted Comprehensive Plan Policies and Zoning Regulations for Fairchild Air Force Base that were developed through the JLUS process. To date, the City of Airway Heights and the City of Medical Lake have not adopted the Zoning Code or Comprehensive Plan policies recommended through the JLUS process.

The proposed Comprehensive Plan text amendments are based on the policies that were developed for Fairchild through the JLUS process. The format and some of the language has been modified to better fit the specific format of the County's Comprehensive Plan and were also influenced by the adopted Comprehensive Plan policy language of the City of Spokane. The specific language is attached.

## **Process**

### ***Public Notice***

Notice of the proposed amendment to the Spokane County Comprehensive Plan was published in the Legal Notice section of the Spokesman Review on August 29, 2012. The proposal was mailed to agencies of jurisdiction on August 13, 2012. State agencies were notified in accordance with RCW 36.70A.106 on August 6, 2012. The Public Hearing Notice, SEPA Environmental documents, and proposed amendments were posted to the County website and available for viewing/download in anticipation of the public hearing. The public hearing is scheduled for September 13, 2012, at 9:00 am or as soon as possible thereafter in the Public Works Hearing Room, located at 1026 West Broadway Avenue, Spokane, WA, 99260.

### ***Environmental Review***

A non-project environmental checklist was prepared by the Department of Building and Planning and a Determination of Non-Significance (DNS) was published in the Spokesman Review newspaper on

August 29, 2012. The DNS was circulated to agencies of jurisdiction on September 4, 2012 with a comment and appeal period ending on September 18, 2012 as required by the Washington State Environmental Policy Act (SEPA). The proposed Comprehensive Plan amendments were also circulated for SEPA review in March of 2012 during the Zoning Code amendment process.

### ***Public/Agency Comments***

One written comment has been received from Jonathan Wald, Fairchild Air Force Base, in response to the proposal at the time this report was prepared.

### **Fairchild Air Force Base Zoning Code Regulation Consistency**

The Fairchild Air Force Base zoning regulations were developed in conjunction with the proposed Comprehensive Plan policies as part of the JLUS process. The adoption of the Comprehensive Plan policies will provide for specific policies to support those recently adopted Fairchild regulations and also provide for future County actions that support the proposed policies.

### **Consistency of Proposed Comprehensive Plan Policies**

Chapter 5, Transportation, has provisions for Air Transportation. More specifically, Goal T.3i recognizes major airports and military facilities as key elements of a strong economic base for Spokane County along with the five related Policies, T.3i.1 through T.3i.5; in addition Goal T.3g.1 and related Policies 1 through 13 all support and are consistent with the JLUS Study efforts and the resulting implementation regulations. The amendments support and provide greater detail to these existing policies.

### **Staff Analysis**

The proposed Comprehensive Plan policies are supported by the existing policies of the Comprehensive Plan and were developed in tandem with the already adopted Fairchild Air Force Base Overlay zones and development regulations adopted by Spokane County through the regionally coordinated JLUS Study process.

### **Cumulative Impacts of Annual Amendments**

The JLUS Comprehensive Plan Policies are the only text amendments proposed in 2012. Two small land use map changes are proposed but no cumulative significant impacts are anticipated.

### **Exhibits**

- A. Legal notice for hearing
- B. Proposed Comprehensive Plan Amendment language
- C. Agency comment letter, Jonathan Wald, Fairchild Air Force Base

## **NOTICE OF PUBLIC HEARING BEFORE THE SPOKANE COUNTY PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** by the Spokane County Planning Commission pursuant to Chapter 36.70A RCW, that a public hearing will be held on September 13, 2012 in the Board of County Commissioner's Hearing Room, Lower Level, Public Works Building, 1026 W Broadway Ave., Spokane, WA. The hearing will begin at 9:00 a.m. or as soon as possible thereafter and concluding with the last speaker or at 5:00 P.M., whichever comes first. If necessary, the hearing may be continued.

The purpose of the public hearing is to consider oral and written testimony both for and against proposed map and text amendments to the Spokane County Comprehensive Plan and Spokane County Zoning Code. These amendments are known as the Annual Comprehensive Plan amendments. The proposed changes include revisions to map designations for two sites in the County and one text change to the Comprehensive Plan as follows:

**File No: 12-CPA-01:** Existing Comprehensive Plan: High Density Residential. Proposed Comprehensive Plan: Mixed Use. Existing Zoning: High Density Residential (HDR): Proposed Zoning: Mixed Use (MU) Size: approx. 1.61 acres. Generally located in the North Metro area, east of Highway 395, at the NW corner of the intersection of Hastings Road and Dakota Street, in Section 8, Township 26, Range 43 EWM, Spokane County. Parcel Nos. 36081.9015 and 36081.9071.

**File No: 12-CPA-02:** Existing Comprehensive Plan: Limited Development Area Residential. Proposed Comprehensive Plan: Limited Development Area Industrial/Commercial. Existing Zoning: Low Density Residential (LDR). Proposed Zoning: Regional Commercial (RC). Size: approx. 0.38 acres. Generally located in the northern portion of Spokane County near the Mead Airport, in a Limited Development Area; east of the Newport Highway (SR-2), on the northwest corner of Black Road and Walker Avenue. Parcel Nos. 37344.0902 and 37344.0903.

**File No: 12-CPA-03:** Proposed Comprehensive Plan Text Amendment to add a new section to Chapter 5- Transportation, entitled Protection of Fairchild Air Force Base and add a new section to Chapter 8 -Economic Development, entitled Fairchild Air Force Base, whose primary purpose is to protect the long-term viability of Fairchild Air Force Base and assure flight safety in the vicinity of the Base while protecting the public's health and safety; and recognize Fairchild Air Force Base as a key element of a strong economic base for the region and long-term viability of Fairchild Air Force Base for the purpose of protecting the economic benefits that it provides by preventing the risk of closure of the base due to encroachment of incompatible use.

Additional information including maps illustrating the proposed Comprehensive Plan and Zoning map amendments are available at the Spokane County Department of Building and Planning or by accessing the Building and Planning website at [www.spokanecounty.org/bp](http://www.spokanecounty.org/bp) (Comprehensive Plan Update link). Requests for information should be directed to Paul Jensen, Spokane County Department of Building and Planning, 1026 W Broadway Ave., Spokane, WA 99260 (509) 477-3675.

To ensure that everyone attending has an opportunity to speak, testimony may be limited to three (3) minutes per speaker. The Planning Commission reserves the right to adjust the time frame allotted to speakers, as well as hearing procedures, during the hearing.

The Planning Commission will make a written recommendation concerning the proposal to the Board of County Commissioners following the public hearing. The recommendation may contain additions, deletions, or changes to the proposed amendment. After receiving the Planning Commission's recommendation, the Board of County Commissioners may adopt the Planning Commission's recommendation or decide to hold its own public hearing on the proposal.

All meetings and hearings will be conducted in facilities that are accessible to all members of the public. Information with regard to the accessibility of the Public Works building, Commissioner's Assembly Room, or notification of an ADA accommodation should be made to Vickie Merriott, Planning Commission Clerk, 509-477-7224.

**NOTICE IS FURTHER GIVEN** that a topic of discussion at the hearing(s) may be any environmental documents that have been prepared in conjunction with the proposal. Environmental Checklists were prepared for the proposal as required by the State Environmental Policy Act, Chapter 43.21 RCW and the Spokane Environmental Ordinance. A Determination of Nonsignificance (DNS) will be issued on August 29, 2012 for each proposal by the Spokane County Department of Building and Planning. Any appeal to Environmental Determination must be filed with the Department of Building and Planning by September 12, 2012 at 4:00 p.m. with appropriate fees and paper work.

DATED THIS 29<sup>th</sup> day of August, 2012.

BY: PAUL JENSEN  
Senior Planner

(Please publish in the Spokesman Review on August 29, 2012.)

**Add a new section to Chapter 5**  
**Transportation titled Protection of Fairchild Air Force Base**  
**12-CPA-03**

## **Protection of Fairchild Air Force Base**

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### **Introduction**

Fairchild Air Force Base (Fairchild AFB) is critical to the region's economy generating thousands of jobs, millions of dollars in economic activity and substantial tax revenue. In the past, incompatible development has been a factor in the curtailment of training operations and restructuring of mission critical components to other U.S. military installations and, in some cases, the elimination of the installation. Fairchild AFB's military mission and the health of the local economy could be jeopardized by encroachment of incompatible land uses. Encroachment must be prevented through collaboration and joint planning among Fairchild AFB, City of Spokane, Spokane County, the City of Airway Heights, the City of Medical Lake, the Kalispel Tribe of Indians, the Spokane Tribe of Indians and the Spokane International Airport and through adoption of comprehensive plan goals and policies and implementing regulations.

The Washington State Legislature recognized the importance of military installations to Washington's economic health, that it is a priority of the state to protect the land surrounding military installations from incompatible development, and that priority is expressed by RCW 36.70A.530 mandating that Comprehensive Plans and development regulations shall not allow incompatible development in the vicinity of military installations.

The region surrounding Fairchild AFB is expected to experience economic and population growth in the future and, as development moves closer to the base, a coordinated effort is needed to ensure that the growth which occurs in the surround areas allows the installation to maintain its essential role in the nation's defense while concurrently remaining a vital member of the local community and a major contributor to the local economy.

Fairchild AFB is a modern, joint service, multi-mission base supporting air refueling and global mobility, survival training, munitions storage, and hosts four critical missions as follows:

**92<sup>nd</sup> Air Refueling Wing** (Air Mobility Command USAF) – is one of the three largest air refueling wings in the nation providing a global air bridge for AMC and directly supporting the United States Strategic Command. The flying squadrons of the 92<sup>nd</sup> ARW execute global air refueling, airlift, and humanitarian missions for the Joint Chiefs of Staff, Unified Commands, and Joint Task Forces. They directly support global engagement with contingency deployments and air refueling training.

**141st Air Refueling Wing** (Washington Air National Guard) co-located on Fairchild, the 141st ARW are partners with the Air Force in worldwide missions. The 141st Air Refueling Wing has both a federal and state mission. Air National Guard refueling missions are flown under the direction of the Department of Defense Air Mobility Command. The federal mission is to train, equip and deploy quality mobility forces to forward operating locations in support of military and humanitarian missions.

336th Training Group (Air Education & Training Command) - the Air Force's only survival training school with access to half a million acres of land for training purposes. The 336th Training Group and Joint Personnel Recovery Agency (JPRA) jointly focus on survival, escape, recovery and evacuation.

Joint Personnel Recovery Agency (US Joint Forces Command) — The JPRA plans, prepares and executes personnel recovery activities. JPRA's emphasis is on personnel recovery. The Department of Defense and other federal government agencies use JPRA specialized training.

In addition to the above described missions Fairchild AFB also accommodates an Armed Forces Reserve Center which includes two Army Reserve units.

Additionally, the installation may be assigned additional military missions by the Pentagon at any time. When additional military missions are under consideration, the Pentagon considers many factors. One factor is the extent to which local communities are protecting Fairchild AFB from incompatible uses and densities.

From a historic economic development perspective, economic development on the West Plains, and particularly with respect to property around Fairchild AFB, was predominately natural resource oriented with agricultural, mining and forestry based industries, and compatibility issues had been practically nonexistent. These industries continue to be important elements in the local economy, but in recent years the local economy has diversified to encompass technology and service uses. Examples of these types of land uses on the West Plains are the Northern Quest Casino and the Airway Heights Correction Center, each with their own set of compatibility issues.

The goals and policies below lay the groundwork to eliminate or diminish compatibility issues and improve coordination between Fairchild AFB and the surrounding jurisdictional stakeholders of Airway Heights, Medical Lake, Spokane and Spokane County. These Goals and Policies are as follows:

## **Goal**

- T.3j Protect the long-term viability of Fairchild Air Force Base and assure flight safety in the vicinity of the Base while protecting the public's health and safety.**

## **Policies**

### **T.3j.1 Military Influence Areas Established**

Military Influence Areas (MIAs) as illustrated on County Zoning maps, shall guide land use activities and construction in a manner compatible with long-term missions of Fairchild AFB to protect public health, safety and welfare and are generally described as follows, consistent with the recommendation of the Fairchild AFB Joint Land Use Study:

- A. **Military Influence Area 1 (MIA 1)** relates to regional and Non-Geographic activities that apply to Spokane County as a whole, reflect issues that can vary in geographic scope depending on the situation or procedures or processes that do not apply to a specific geographic area, such as the creation of a JLUS Coordinating Committee that will oversee implementation

of JLUS, promoting intergovernmental and interagency coordination and collaboration regarding planning activities affecting Fairchild AFB, incorporating military housing needs in comprehensive plans and enacting regulations discouraging incompatible uses and activities near the base.

- B. **Military Influence Area 2 (MIA 2)** extends approximately 30,000 feet from the Fairchild AFB runway and defines an area where strategies are focused on notification efforts, avigation easements and interagency coordination pertaining to development that potentially affects Fairchild AFB operations and also includes, but are not limited to, controls of night lighting reducing the potential for bird strikes on aircraft and other wildlife affecting aircraft operation. Fairchild AFB review of project proposals to ensure that Federal Aviation Regulations (FAR) Part 77 imaginary surfaces are not penetrated with structures, electronic transmissions not in conflict with military communications, address Fairchild AFB impacts in SEPA documents and education of the public regarding Fairchild AFB military operations.
- C. **Military Influence Area 3/4 (MIA 3/4)** is based on military aircraft overflight patterns and the 65 Ldn sound contour as illustrated in the Joint Land Use Study, including consideration of the future deployment of strategic offensive aircraft with more intensive sound impacts, identifies where strategies that restrict land uses and use densities apply, where there is a focus on noise reduction and a focus on enhanced level of notification of the noise and safety hazard issues due to Fairchild AFB aircraft operations.

**T.3j.2 Compatible Land Use and Densities Policies**

Encourage the protection of Fairchild AFB from land uses and/or activities that could adversely impact present and/or future base operations

**T.3j.3 Compatibility with Fairchild AFB Missions**

Evaluate all proposed amendments to the Comprehensive Plan, capital facilities plan, and Urban Growth Area (UGA) that will potentially encourage incompatible land uses or create the potential for incompatible development in the vicinity of Fairchild AFB.

**T.3j.4 Restrict Residential Uses**

Future Comprehensive Plan amendments and zone reclassifications within MIA 3/4 that would increase residential densities, geographically expand residential zones, establish a new residential designation, change an existing commercial or industrial designation to a residential designation or allow residential uses in commercial or industrial zones shall not be considered.

**T.3j.5 Existing Residential**

Encourage the use of special plans, planned unit developments or techniques within existing residential designations to help minimize conflicts and enhance compatibility between Fairchild AFB and new land uses

**T.3j.6 Industrial Designations**

Existing Industrial designations in the MIA 3/4 are to be preserved and industrial uses that complement aviation facilities are encouraged.

**T.3i.7 Land Use Regulations**

Regulate land use within Military Influence Area 3/4 to protect public health and safety, ensure a compatible mix of land uses, and support ongoing Fairchild AFB operations, consistent with the Fairchild Joint Land Use Study recommendations.

**T.3i.8 Non-residential Density Limitations**

Sensitive uses that have a high concentration of people such as, but not limited to, schools, religious institutions, theaters, public assembly facilities and day care facilities are not allowed to locate near Fairchild AFB within MIA 3/4 and non-residential uses with net densities exceeding 180 persons per acre are also not allowed.

**T.3i.9 Noise Abatement**

Require the application of noise abatement through acoustical analysis, structure design and construction techniques and materials in residential developments within MIA 3/4 per FAA regulations (FAR Part 150) and the "Department of Navy Facilities Engineering Command 2005 Guidelines for Sound Insulation of Residences Exposed to Aircraft Operations" (prepared by Wyle Acoustics Group Consultants) as amended.

**T.3i.10 Protection Strategies**

Develop criteria, standards and land use designations that will protect Fairchild AFB from incompatible development by adopting a combination of zoning techniques, including but not limited, to special overlay zoning, height restrictions, building restrictions in high noise areas and development siting criteria in key areas adjacent to Fairchild AFB.

**T.3i.11 Operational Hazards**

Prohibit uses near Fairchild AFB which attract birds, create visual hazards, discharge particulate matter into the air which could adversely alter atmospheric conditions, emit transmissions which would interfere with military aviation communications and instrument landing systems, otherwise obstruct or conflict with airport operations or aircraft traffic patterns or result in potential hazard for off-Base land uses.

**T.3i.12 Protected Airspace**

Protect military airspace by preventing structural penetration of Imaginary Surfaces as described in UFC 3-260-01 and in the most recently published Fairchild AFB Air Installation Compatible Use Zone (AICUZ) Report.

Discussion: Telecommunications, broadcast towers, hobby communication towers shall be reviewed by Fairchild AFB officials. Developments within MIA 2 and MIA 3/4 which may affect UFC 3-260-01 imaginary surfaces shall obtain necessary approvals from the Federal Aviation Administration (FAA). Operators of construction cranes within the AICUZ Accidental Potential Zones to coordinate with the Fairchild AFB and the Federal Aviation Administration prior to commencing operations.

**T.3i.13 Light and Glare**

Control light and glare in MIA 3/4 to protect the operational environment near Fairchild AFB.

**T.3j.14 Review**

Refer all applications for commercial development, subdivision review, variances, conditional uses, special exceptions and proposed amendments to Comprehensive Plans and development regulations proposed within MIA 2 and 3/4 to Fairchild AFB official(s) for review and comment in accordance with RCW 36.70A.530.

**T.3j.15 Considerations**

Land use decisions regarding proposals located in the Fairchild AFB military influence areas shall consider regional and national needs as well as local concerns.

**T.3j.16 Consultation**

Invite Fairchild AFB representatives to advise the Planning Commission on community development issues which have the potential to impact base military operations.

**T.3j.17 Coordination**

Coordinate the protection of Fairchild AFB with the City of Spokane, Airway Heights and Medical Lake by developing planning policies and development regulations that are consistent with the Joint Land Use Study and Air Installation Compatible Use Zone (AICUZ) recommendations and other best management practices for encouraging compatible land uses in the general vicinity of Air Forces bases. It is important to initiate and maintain collaborative and cooperative relationships among Fairchild AFB vicinity municipalities and Fairchild AFB regarding all municipal activity potentially affecting Fairchild AFB's military mission and long term viability of the Base.

**T.3j.18 Contiguous Open Space**

Encourage open space/clear areas by utilizing zoning and land subdivision criteria within key safety areas in the vicinity of Fairchild AFB to facilitate protection of the Base. When possible, promote contiguous open space parcels via cluster development policies and regulations.

**T.3j.19 Rural Buffers**

Support efforts to purchase land, conservation easements or agriculture easements, and encourage the establishment of conservation or agriculture easements as part of project development plans. Agriculture uses and vacant land in close proximity to Fairchild AFB provides a land use buffer between the Base and urban and rural residential development.

**T.3j.20 Transfer of Development Rights**

Pursue implementing a Transfer of Development Rights (TDR) program with the parcels in close proximity to Fairchild AFB experiencing development pressure as the sending area to other areas that would not threaten the operations of Fairchild AFB, consistent with these goals and policies.

**T.3j.21 Title Notice**

Require Title Notice for new development or substantial redevelopment of lots, buildings, and structures in MIA 2 and 3/4 that specifies the property is near Fairchild AFB and may experience low overhead flights, odor, vibrations, noise and other similar aviation impacts.

**T.3j.22 Public Information**

Encourage the dissemination of information to the public regarding Fairchild AFB mission activity and associated impacts through such means as website postings, distribution of brochures, distribution of information to the regional print and broadcast media, providing notices on new site plans, subdivisions and binding site plans.

**T.3j.23 Air Installation Compatible Use Zone Study (AICUZ)**

Review of Comprehensive Plan amendments for compatibility with the Fairchild AFB Air Installation Compatible Use Zone program and the Fairchild AFB Joint Land Use Study, additionally JLUS implementing regulations shall incorporate applicable Fairchild Air Installation Compatible Use Zone Study recommendations.

**T.3j.24 Accident Potential Zones**

Reduce and or eliminate incompatible land uses and densities that exist within the Accident Potential Zones (APZ's) of Fairchild AFB, by identifying priority areas for acquisition programs, such as property purchase, alternative housing or relocating to resolve inconsistencies with the Department of Defense, Air Installation Compatible Use Zone (AICUZ) regulations.

**Add a new section to Chapter 8**  
**Economic Development titled Fairchild Air Force Base**  
**12-CPA-03**

## **Fairchild Air Force Base**

Fairchild AFB is integral to the overall mission of the U.S. Air Force and is also extremely important to Spokane County's economy, security, and social fabric of the Spokane region and the State of Washington. Fairchild AFB has indirectly created approximately 2,000 jobs, and in Fiscal Year (FY) 2007, had a total economic impact to the community of over \$420 million.

According to a Washington State analysis, the total employment impact related to military units stationed at Fairchild AFB and direct and indirect civilian employment in Spokane County is approximately 13,000 employees. Using the federal multiplier the total economic impact to the area is over \$1 Billion. In addition to the regional economic impact, Fairchild's direct contracts with vendors significantly impacts state and local private businesses. A statewide economic impact analysis reports that Fairchild authorizes an average of \$26.8 million in contracts annually to private vendors.

### **Goal**

**ED.11 Recognize Fairchild Air Force Base as a key element of a strong economic base for the region and long-term viability of Fairchild AFB for the purposes of protecting the economic benefits that it provides by preventing the risk of closure of the base due to encroachment of incompatible uses.**

### **Policies**

#### **ED 11.1 Public Investment**

Protect the public's investment in Fairchild AFB for which there may be no feasible future replacement. It is in the public interest to protect the long-term viability of Fairchild AFB by preventing the introduction of incompatible land uses. Currently this interest has increased because of the heightened awareness of the economic importance of FAFB and the large number of military base closures in recent years. These base closures have raised community concerns about the future of Fairchild AFB. In light of these factors, the need to ensure long-term land use compatibility between the base and its environs has become a high community priority.

#### **ED 11.2 Viability**

Protect the viability of Fairchild AFB as a significant economic resource to the community by encouraging compatible land uses, densities, and reducing hazards that may endanger the lives and property of the public and Air Force personnel engaged in military missions.

**ED 11.3 Future Expansion**

Ensure that Fairchild AFB can maintain or expand its military operations to meet the existing and future national security requirements of the United States.

**ED 11.4 Coordination**

Collaborate with other municipalities, local economic development agencies and local housing authorities and Fairchild AFB representatives regarding the region's economic development and housing plans and programs.

**ED 11.5 Compatible Development**

Encourage economic development that compliments and/or supports the military mission of the base without being detrimental to its long-term operations.

**Merriott, Vickie**

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**From:** WALD, JONATHAN A GS-12 USAF AMC 92 CES/CEAO <jonathan.wald@us.af.mil>  
**Sent:** Tuesday, August 14, 2012 12:37 PM  
**To:** Merriott, Vickie; Pederson, John  
**Cc:** HORLACHER, RONALD E GS-11 USAF AMC 92 CES/CEAO; NESTER, KRISTIN A GS-12 USAF AMC 92 CES/CEAN; DANIELS, RONALD R GS-13 USAF AMC 92 CES/CD; OBRUBA, PATRICK J LtCol USAF AMC 92 CES/CC; GRIMES, ROGER W GS-11 USAF AMC 92 CES/CEAO  
**Subject:** RE: Notice of Comprehensive Plan Amendment

To Mr. John Pederson, Planning Director, Spokane County:

Thank you for the opportunity to review the proposed Spokane County Comprehensive Plan Amendment and Environmental Checklist. We appreciate the long-standing, collaborative relationship with your office as well as other regional planners. As the primary office responsible for 1) representing the installation on local community planning issues (i.e. city master plan) and 2) coordinating with local, regional, and state officials and other agencies as required in accordance with the Air Installation Compatible Use Zone (AICUZ) program, we provide the following comments/feedback for your consideration.

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Introduction section

1) The first paragraph contains language that is ambiguous and fails to capture to true intent of the proposed amendment. We recommend a simplified justification as follows:

"Fairchild Air Force Base (AFB) is critical to the region's economy, generating thousands of jobs, millions of dollars in economic activity and substantial tax revenue. Incompatible development can curtail training operations and restructure mission critical components. Fairchild AFB's mission, and the health of the local economy, could be jeopardized by encroachment of incompatible land uses. Encroachment must be prevented through regional, collaborative planning and the adoption of comprehensive planning goals and policies, and implementing regulations."

2) The fourth paragraph incorrectly states that Fairchild AFB supports a "munitions storage" mission. The reference here may be to our former Weapons Storage Area (WSA) in support of Air Combat Command. The current munitions storage area (MSA) is not a separate mission per se. We recommend removing the "munitions storage" text.

3) The eleventh paragraph (page 2 of Introduction section) accurately identifies the Northern Quest Casino and Airway Heights Correction Center as examples of diversified uses relative to the historic, natural resource oriented land uses, but the additional verbiage in the last sentence "...each with their own set of compatibility issues" is ambiguous. We

recommend removing said text or providing context and clarity to the statement.

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Sincerely,

Jonathan

//SIGNED//

JONATHAN A. WALD  
Chief, Asset Optimization  
92 Civil Engineer Squadron/CEA  
Fairchild AFB, WA 99011  
509-247-8207

-----Original Message-----

From: Merriott, Vickie [<mailto:VMERRIOTT@spokanecounty.org>]  
Sent: Thursday, August 02, 2012 12:01 PM  
To: Vissia, Randy; Engelhard, Scott; Zarecor, Matt; Connole, Russ W.; Knezovich, Ozzie; Lindsay, Robert; Rawls, Bruce; Holderby, Steve; 'Mallory Atkinson SRTC ([matkinson@srtc.org](mailto:matkinson@srtc.org))'; Weinand, Kathleen; 'dbraaten@cawh.org'; 'gscholten@medical-lake.org'; Caputo, Dee (COM); [figgg@wsdot.wa.gov](mailto:figgg@wsdot.wa.gov); 'katie.knight@dfw.wa.gov'; [sepacenter@wadnr.gov](mailto:sepacenter@wadnr.gov); Jeremy Sikes ([jsik461@ecy.wa.gov](mailto:jsik461@ecy.wa.gov)); HORLACHER, RONALD E GS-11 USAF AMC 92 CES/CEAO; 'jeff.johnson@fairchild.af.mil'; Patrick Rushing ([prushing@cawh.org](mailto:prushing@cawh.org)); Meuler, Louis; Richard, Mark J.; Chesney, Scott; Spokane International Airport ([lkrauter@spokaneairports.net](mailto:lkrauter@spokaneairports.net)); 'aburton@medical-lake.org'; Kalispel Tribe of Indians; Washington State Dept. of Transportation; Kalispel Tribe of Indians; Kalispel Tribe of Indians; WALD, JONATHAN A GS-12 USAF AMC 92 CES/CEAO; Spokane Tribe of Indians; 'bdidesch@att.net'; [siboldj@wsdot.wa.gov](mailto:siboldj@wsdot.wa.gov); 'dlucke@comcast.net'  
Subject: Notice of Comprehensive Plan Amendment

Attached you will find notice of proposed Comprehensive Plan Amendment, proposed amendment language, and Environmental Checklist. Thank you.

Vickie Merriott

Spokane County Planning Commission &

Steering Committee Clerk

477-7224