



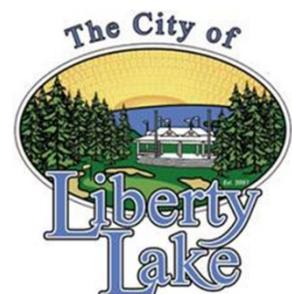
LIBERTY LAKE – 2046

Chapter 10

Utilities, Public Facilities & Services

FOR THE 2026 COMPREHENSIVE PLAN

VERSION 7/23/2025



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A. Utilities

The Washington State Growth Management Act requires that cities and counties develop a Utilities Element as part of the comprehensive planning process. Specifically, this element must address the future needs for electrical, natural gas, and telecommunication lines. Additionally, public sewer and water are currently provided to the City by the Liberty Lake Sewer & Water District, Spokane County Environmental Services, and Consolidated Irrigation District #19. Solid waste management and recycling are provided to the City by Waste Management.

The City has met with the various utility service providers and shared population and employment projections for the City through 2046. Providers have confirmed that they are capable of serving the projected demands of the City's current and future residents for electricity, natural gas, and telephone service, as well as sewer, water, and solid waste management, with current and/or planned future capital facilities improvements. The City will continue to monitor and coordinate with the variety of public and private service providers to ensure that future needs will continue to be met.

Utility Goals and Policies

Goals

Goal 1: Maintain the energy, communication, solid waste disposal facilities and services, sewer capacity, and water supply needed to support current and future development

Policies

Policy 1: Continue to exchange population forecasts, development plans, and technical data with local utility providers.

Policy 2: Develop and implement education programs to encourage and promote waste reduction, recycling, and alternatives to use of toxic products.

Policy 3: Prior to approval of any proposed development inside the city boundaries, project sponsors must:

- a. Demonstrate the adequacy of the planned sewer and water conveyance and treatment systems capacities in accordance with established level of service standards; and
- b. Consult with service providers to confirm the availability of services including electric and natural gas.

Policy 4: Priority consideration should be given to the placement of telecommunication, cable television lines, and other utility facilities underground at the front of the property, at the rear of properties, or in alleyways with easements, and require undergrounding of all newly installed or extensively modified utilities, under 50 KW, to protect viewsheds and corridors.

Policy 5: Facilitate joint planning and the construction of improvements among utility providers.

Policy 6: Encourage shared utility easements and corridors, in accordance with industry standards.

Policy 7: Encourage the use of utility easements and corridors for trails, in accordance with industry standards, as appropriate.

Policy 8: Explore opportunities to encourage and promote the use of reclaimed water.

Policy 9: The City has adopted the Spokane Regional Stormwater Manual. In accordance with the provisions of this manual, the City shall establish and maintain a comprehensive storm water management system. This should include, but is not limited to:

- a. Policies that support low impact development;
- b. The use of landscaping and open space to facilitate low impact development;
- c. Policies to minimize new impervious surfaces whenever practicable; and,
- d. Alternative stormwater design methodologies, as outlined in the Washington State Department of Ecology's Stormwater Management Manual for Eastern Washington (SWMMEW) may be utilized as an alternative method of compliance, with prior approval from the City.

Utility Capacity Review

Electrical and Gas Utilities

Electricity is currently provided to the City by Avista Utilities. The capabilities of the electrical system's capacity can be quantified in terms of the capacity of its distribution substations.

Power systems are capable of serving an amount of electric demand measured in kilowatts. The number of customers served depends on the demand of each individual customer and varies from a few kilowatts for a small residential customer to 50,000 kilowatts for a large industrial customer. The power system is built to a uniform design throughout the service area. The design provides a networked transmission system of substations (with automatic protection to limit the extent of any problems) and distribution systems (with uniform system-wide design). The designs follow the industry practice where the failure of one major component at any one time does not interrupt service to all customers.

Avista Utilities also currently provides natural gas to customers in the City of Liberty Lake.

Avista completes their capital facilities planning in 5-year windows. Avista just completed an expansion of their Greenacres Electrical Substation, which came online in 2024, as part of their last 5-year capital facilities plan. This improvement provides capacity for services in Spokane County and opens additional capacity in the northwest quadrant of the City. Avista representatives indicated that they are in a very good position to meet the City demands for the next five years without any additional capital facilities improvements and are just beginning the process of planning for the subsequent five-year capital facilities planning period.

While TC Energy (previously known as Trans-Canada Energy) does not provide gas service to users within the City of Liberty Lake, they do maintain a high-pressure, underground natural gas transmission main that traverses the City from its southwest quadrant to its northeast quadrant. The Transmission main is located within a 100-ft. easement and requires special permitting by TC Energy for any development within 100 ft. of its gas main easement.

Telecommunications System

Residents and businesses in the City have multiple options for the provision of telecommunications services including high-capacity broadband Internet services. Cable and digital television service are being offered in the City through multiple providers that have obtained franchise agreements.

Sewer and Water

Public sewer and water are currently provided to much of the City by the Liberty Lake Sewer and Water District (LLSWD). In the northwestern portion of the City water service is provided by the Consolidated Irrigation District #19, with sewer service provided by the Spokane County Environmental Services Department. A map of water and sewer service areas is included as **Figure 1**, below.

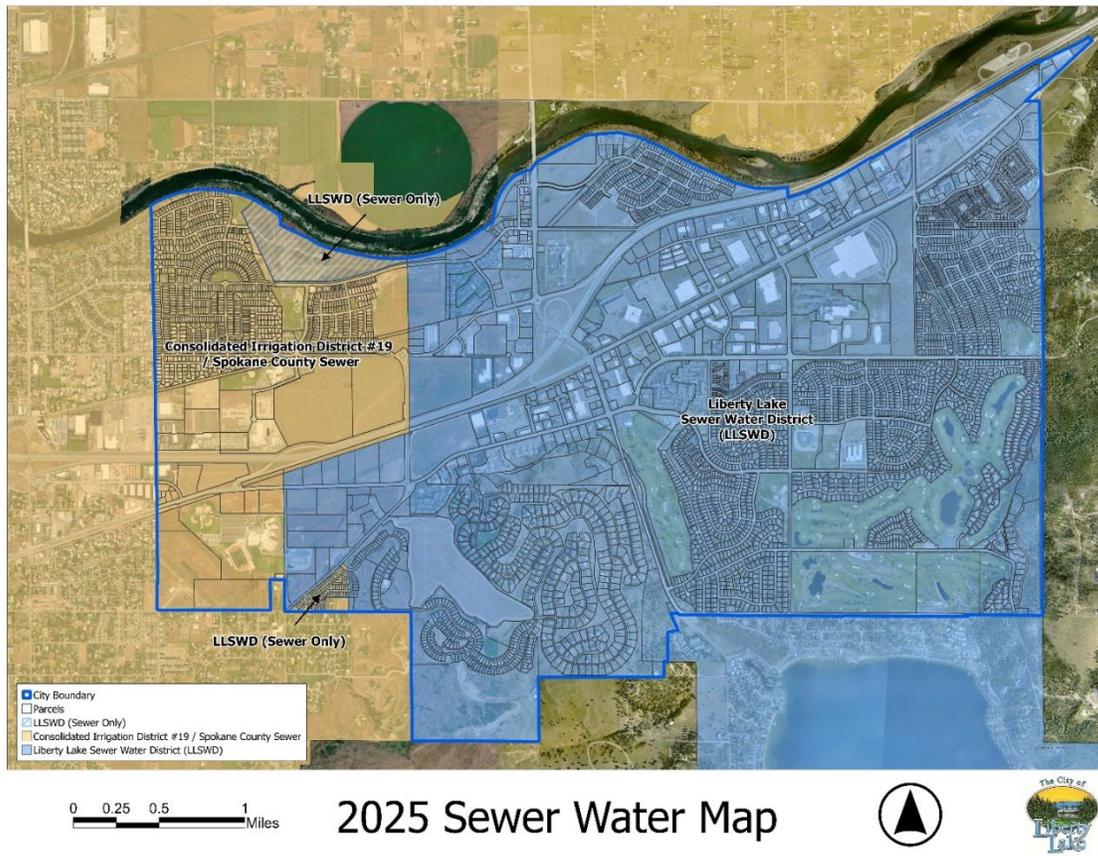


Figure 1. 2025 Sewer/Water District Service Map

Liberty Lake Sewer and Water District (LLSWD)

LLSWD provides water and sewer service to the eastern 70% of the City of Liberty, along with properties located around Liberty Lake in the unincorporated Spokane County. LLSWD officials indicated that they are currently using less than half of their water rights to serve the district. Even with projected population growth in the City of Liberty Lake and the unincorporated Spokane County, they have more than adequate water rights to serve anticipated future growth within the 20-year planning period. The District is currently in the process of drilling a new well (with a backup generator) near Interstate 90 Exit 296 ramp, and they are planning to build a new two-million-gallon reservoir adjacent to the existing Legacy Ridge water tank in the next 15 to 20 years. Back-up generators for existing wells are also planned capital improvements to enhance the resiliency of their water service delivery. Otherwise, construction of new conveyance infrastructure is the responsibility of developers.

LLSWD Water Reclamation Facility, located on Harvard Road in the City of Liberty Lake, uses biologic nutrient removal (BNR) technology with tertiary membrane filtration to treat incoming wastewater. While the design treatment capacity for the facility is 9 million gallons per day (GPD), the District is currently only receiving 2 million GPD. Planned upgrades to the facility include a system to regulate the temperatures of effluent being discharged to the river as part of the District's National Pollutant Discharge Elimination System (NPDES) permit for discharges into the Spokane River. The sewage treatment plant and all sewage lift stations are currently equipped with backup generators.

LLSWD has evaluated methane recapture at the water reclamation facility and determined that methane capture is not feasible given the construction of the plant's concrete holding tanks. Capping the tanks to facilitate methane recovery would cause the concrete to degrade over time, due to the corrosive nature of methane.

Regarding sewer collection systems, similar to water infrastructure, construction of new sewage conveyance is the responsibility of the developers.

Spokane County Environmental Services

Spokane County Environmental Services provides sewer service to the western 25% of the City of Liberty Lake. Spokane County's Treatment Facility, located in the City of Spokane, was recently expanded with a planned capacity to accommodate planned growth over the next 20 years. Based on current projects, a new plant will not likely be needed until 2040-2050. The state-of-the-art facility is currently doing some methane recovery for beneficial reuse at the plant, but there are no plans for full capture and conversion of methane in the short term, as the return on investment is currently not favorable.

Consolidated Irrigation District #19

Consolidated Irrigation District provides water service to roughly 30% of the western portion of the City of Liberty Lake, as well as portions of Spokane Valley and unincorporated Spokane County. District staff have confirmed that the district has adequate water rights to serve the projected population and employment growth within their district over the next 20 years.

Regarding infrastructure, the district constructed a 2-million-gallon water tank in 2024 on the western face of Legacy Ridge in the City Liberty Lake that is designed to serve the anticipated growth in the district over the next 30 years. The remaining capital improvement needed to serve projected growth is a water main boring under Interstate 90 to provide adequate water pressure to the growth projected for the northwest quadrant of the City, an improvement that it is anticipated to be constructed in the next 5 years.

Solid Waste Management & Recycling

Counties and cities are responsible for implementing a Comprehensive Solid Waste Management Plan. These plans provide for the collection of solid waste and ensure the provision of the minimum levels of collection service for recyclables. Cities are also asked to enforce litter control ordinances. The City adopted its current Solid Waste Management Plan in 2014, with an amendment in 2021 to include a Recycling Contamination Reduction and Outreach Plan (CROP).

The City of Liberty Lake currently contracts with Waste Management Systems for collection of residential and commercial waste. The City does not require mandatory collection of solid waste, that is, residents are not required to subscribe to refuse collection services. Waste Management bills its customers directly for this service. Waste currently is transported to a central collection site where it is consolidated and shipped to a permanent disposal site.

The City offers a residential curbside recycling program under its contract with Waste Management. Residents subscribing to solid waste pickup service automatically receive recycling and are offered food/yard waste pick-up services for an additional fee. Recyclables are collected every other week and food/yard waste is collected weekly for composting from March through November each year. Liberty Lake Sewer and Water District also offer a leaf and yard waste drop off site in the fall each year. The City of Liberty Lake, in conjunction with Waste Management Systems, also offers a bulk waste disposal event each spring.

Those not contracting waste management services can access the Spokane County Transfer Station for free recycling and food/yard waste drop-off, and solid waste drop-off for a weight-based tipping fee.

B. Public Facilities and Services

In addition to planning for utilities, the Washington State Growth Management Act mandates that counties and cities plan for public facilities and services to support future growth projections. This section evaluates the future needs for schools, emergency services, and municipal facilities, excluding parks and transportation facilities, which are addressed in separate chapters of this Comprehensive Plan.

Public Facilities and Services Goals and Policies

Goals

Goal 1: Continue to provide desired levels of public services in a cost-effective and sustainable manner.

Policies

Policy 1: New growth and development activities shall pay their fair share of the cost of facilities needed to serve them.

Policy 2 Periodically assess and document the capital improvements that are needed to eliminate existing deficiencies and to maintain the Level of Service standards for public facilities and services.

- a. This may include adopting updates of the capital facilities plan and/or the capital improvement plan on an annual basis in conjunction with the annual adoption of the City's budget.

Policy 3: Establish priorities among capital improvement projects through annual review and amendments to the Capital Facilities Element and the City's Six-Year Capital Improvements and Transportation Improvement Programs.

Policy 4: Monitor the implementation of the Capital Improvement Program and development to ensure that the Land Use, Transportation, Utilities, and Capital Facilities Elements are coordinated and consistent and that established Level of Service standards for public facilities and services are achieved.

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Policy 5: Development shall be approved only after it is determined that public facilities and services will have the capacity to serve the development without decreasing levels of service below adopted standards.

Policy 6: Encourage the Central Valley School District to allow for shared access of facilities for recreational or other public purposes.

Policy 7: Support the Central Valley School District in maintaining a Capital Facilities Plan that is consistent with the Growth Management Act and the City's Comprehensive Plan.

Policy 8: Encourage inter-jurisdictional cooperation and sharing of equipment and facilities.

Policy 9: Encourage inter-jurisdictional cooperation among law enforcement and corrections agencies to further develop, where practical, shared service and facility use.

Policy 10: Develop community benchmarks and program performance measures to evaluate public safety efforts. Such performance measures might include response time to calls, crime solution rates, or other methods to determine actual effectiveness.

Policy 11: Require development of comprehensive emergency management plans consistent with the elements of the Comprehensive Plan.

Policy 12: Provide defensible space between structure and adjacent fuels and require that fire rated roofing materials be used.

Policy 13: Coordinate with utility providers to ensure that sizing, locating, and phasing of utility system improvements are consistent with the Comprehensive Plan and meet anticipated population needs in a timely manner.

Policy 14: Promote conservation measures to reduce the need for additional utility distribution facilities/ services in the future.

Policy 15: The placement of cellular communication facilities shall be in a manner that minimizes adverse impacts on adjacent land uses, does not affect viewsheds or corridors, and maximizes the use of existing structures where feasible.

Policy 16: Promote the co-location of new utility transmission distribution and communication facilities when doing so is consistent with the utility industry standards, DOT requirements, and national electrical and other codes. (Examples of facilities that may be shared are “dry” trenches, “wet trenches”, rights-of-way, towers, poles, and antennas.)

Policy 17: Provide timely notice to affected private utilities of all major utility projects, including the maintenance and repair of existing roads, to promote the joint planning and coordination of public and private utility activities.

Policy 18: Where consistent with multiple uses, promote joint use of utility corridors with recreational and green space applications, in accordance with industry standards.

Policy 19: Consistent with the Capital Facilities Plan, growth related impact fees may be imposed for public streets and roads; public parks, open space and recreation facilities; schools; and fire protection facilities.

Policy 20: Growth-related impact fees:

- a. Shall only be imposed for system improvements that are reasonably related to the new development;
- b. Shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development; and
- c. Shall be used for system improvements that will reasonably benefit the new development.

Policy 21: New housing units meeting the standard federal and state definition of “low-income housing” shall be exempted from development impact fees.

Policy 22: New housing units serving populations with special needs, such as people with severe disabilities, should be eligible for a reduction or exemption to development impact fees consistent with their reasonable and ongoing impact on existing systems.

Policy 23: Continue to provide library services efficiently and cost effectively to Liberty Lake residents.

- a. This will include the preparation and implementation of a strategic plan for the library that highlights priorities for providing library services and how best to provide the services over time.

Policy 24: Provide police protection efficiently and cost effectively to residents of the City of Liberty Lake.

Policy 25: Provide fire and emergency medical services efficiently and cost effectively to residents of the City of Liberty Lake.

Policy 26: Provide solid waste disposal service to reduce public nuisance, health hazard, and pollution to the City of Liberty Lake’s environment.

Note: Please refer to the Parks, Arts, Recreation, Open Space, and Trails Chapter, and the Transportation Chapter, respectively for the parks and transportation facilities goals and policies. Refer to the Climate and Natural Resources Chapter for stormwater and water conservation goals and policies.

Public Facilities and Services Capacity Review

Schools

The City of Liberty Lake is entirely served by the Central Valley School District (CVSD), a public school district providing educational services for grades Pre-K through 12 for portions of Spokane Valley and eastern Spokane County.

CVSD facilities located in Liberty Lake include Liberty Lake Elementary School, and Liberty Creek Elementary School, Selkirk Middle School, and Ridgeline Highschool, as well as the Central Valley School District Administrative Offices. CVSD also has approximately 25 acres reserved for a future elementary school and middle school, located on Sprague Avenue, west of Kramer Parkway (directly south of the Ridgeline High School).

CVSD uses the following metrics as level of service standards:

- Elementary School: 500 to 625 students per elementary school;
- Middle School: 600 students per middle school; and,
- High School: 1,600 to 2,000 students per high school.

CVSD has proactively forecast growth within the district, and as a result, are well positioned to respond to projected future growth in the area. Ridgeline High School in Liberty Lake was constructed in 2021 and still has capacity for an additional 500 to 600 students. In constructing Ridgeline High School, the school district created additional capacity at University High School in Spokane Valley, as well. They indicated that the next high school they would likely develop would

be a Science/Technology/Arts/Math (STEAM) school, and they would likely look to locate it in an existing building, possibly in the Liberty Lake area.

In addition to the 25 acres in Liberty Lake reserved for a future elementary and middle school, the school district owns 120 acres in the Saltese Flats area, located southwest of Liberty Lake, which is held in reserve for future schools, though there is not a projected need for its development in the foreseeable future.

Emergency Services

The City of Liberty Lake is located within the Spokane Valley Fire District (SVFD). SVFD provides fire protection and emergency medical services (EMS) to all of Liberty Lake. SVFD is well positioned to serve the City of Liberty Lake’s projected future growth. Station No. 3, located on Country Vista Drive, east of Kramer Parkway, was built in 2017 in the quadrant of the City anticipated to see the most future growth. Kramer Parkway Bridge provides great access from that station to the northwest quadrant of the City, the second largest projected growth area. In addition, Station 4, located on Wellesley Avenue, provides back-up to service calls in Liberty Lake, as will planned new station number 11 at Garland and Barker. Additionally, there is automatic backup from auto-aid and interlocal agency agreements, including City of Spokane Fire Department, Spokane County Fire District No. 8, Spokane County Fire District No. 9, and Kootenai County Fire Rescue. SVFD indicated that their level of service standard is 4 people per response, so they have strategically been building a fleet with a minimum 4-seat capacity, to increase efficiency.

The City of Liberty Lake Police Department (LLPD) provides emergency response and law enforcement services within the City of Liberty Lake. Level of service targets for LLPD is 2.0 sworn officers per 1,000 population. At present, the LLPD has 28 budgeted positions for sworn officers, or 1.98 officers per 1,000 of our current population. With a projected buildout population of approximately 22,000 in 2046, that would likely require an additional 16 officers. These additional officers will require additional patrol cars, additional parking, an expanded evidence room, as well as additional office space and training facilities. Facility needs for LLPD are discussed in more detail in the *City Facilities* section below.

City Facilities

[PLACEHOLDER FOR MASTER FACILITIES PLAN DISCUSSION]

C. Essential Public Facilities

“Essential Public Facilities” are defined in state law as “ those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities

including substance abuse facilities, mental health facilities, and secure community transition facilities.”

Generally, essential public facilities can be difficult to site, and their location in a community may be locally unpopular. Local and state governments are charged with the task of ensuring that such facilities, as needed to support orderly growth and delivery of public services, are sited in a timely and efficient manner.

In accordance with the requirements of the Washington State Growth Management Act and following an extensive policy review process by the Spokane County Steering Committee of Elected Officials, the Spokane County Board of Commissioners has adopted county-wide planning policies addressing the siting of both “essential public facilities” and “public capital facilities of a countywide or statewide nature,” as specifically required by the GMA. These policies commit the GMA planning jurisdictions of Spokane County to develop a common siting process for these facilities, as required by WAC 365-196-550.

In 2001 planning staff from all jurisdictions in Spokane County formed a task force to cooperatively develop a regional siting process for all essential public facilities, including Secure Community Transition Facilities (SCTFs). The Essential Public Facilities Task Force, with assistance from the Spokane County Office of Community Development (OCD), the Department of Social and Health Services (DSHS), and technical staff from the jurisdictions developed a regional siting process for essential public facilities titled *Spokane County Regional Siting Process for Essential Public Facilities* (a copy of which is appended to this document as **Appendix X**)

The City of Liberty Lake, in conjunction with the remaining incorporated small towns and cities and with the City of Spokane and Spokane County, entered an interlocal agreement to follow the *Spokane County Regional Siting Process for Essential Public Facilities* when siting facilities of a state-wide or regional/county-wide significance. Unless it is otherwise preempted by state or federal laws, that siting process will apply to any and all future efforts to site an essential public facility of statewide or regional/countywide significance within Spokane County.

Purpose and Applicability

The *Spokane County Regional Siting Process for Essential Public Facilities* is intended to address the siting of essential public facilities not already sited by a local comprehensive plan and for which discretionary land use action is required. This siting process is also intended to meet GMA requirements, as well as the intent of the county-wide planning policies. Another objective is to enhance public participation during the early stages of facility siting, and to reduce the time spent analyzing unacceptable sites, thereby minimizing the time necessary to reach siting decisions, while reducing political contention and improving the likelihood the final decision will be better aligned with broader community goals. The regional siting process is based on a coordinated interjurisdictional approach, which in combination with consistent development regulations

among the jurisdictions will facilitate the equitable distribution of EPF's of a statewide or regional/countywide nature.

Utilities, as defined in the Countywide Planning Policies for Spokane County (CPPs), are excluded from the EPF regional siting process. In general, a “utility” refers to a system of delivery, as opposed to a facility at which processing and/or treatment occurs. For example, delivery systems such as sewer pipes are utilities, whereas the wastewater treatment plant itself is an EPF.

If the services provided meet an essential public need, the facility may be considered essential, regardless of whether it is publicly or privately owned. An EPF may include a facility providing or housing a needed public service that is:

- Provided by or substantially funded by government; or
- Provided by a private entity subject to public service obligations; or
- On an officially adopted state, regional, county, or local community EPF list.

Level of Significance

Essential Public Facilities of a State-wide Nature

EPFs having statewide significance are major facilities that provide a needed public service affecting, or potentially affecting, residents and/or property located in two (2) or more Washington State counties and may be included on the Washington State Office of Financial Management list of EPFs. These facilities include, but are not limited to: regional transportation facilities, such as commercial and military airports; freeways, highways and beltways; state correctional facilities; secure community transition facilities; state social services; state parks; and, state higher-educational facilities.

Essential Public Facilities of a Regional/County-wide Nature

EPFs having regional/countywide significance are local or interlocal facilities providing a needed public service affecting, or potentially affecting, residents and/or property located in two or more Spokane County jurisdictions. They include, but are not limited to: general aviation airports; county correctional facilities; regional transportation system; public transit maintenance and operational facilities; regional solid waste disposal/recycling/composting/handling facilities; community colleges; regional wastewater treatment facilities; arenas, stadiums and other entertainment facilities; and regional social and health services such as inpatient hospitals, mental health facilities, substance abuse treatment centers, and group homes (including adult family homes, boarding and retirement homes, and nursing homes). Although group homes are listed as EPFs, siting of housing for children in custody of the state (not including juveniles held in county criminal detention facilities or state juvenile institutions as defined in RCW 13.40.020), or for persons with handicaps as defined under the Federal Fair Housing Act, is exempt from the Regional Siting Process.