

**AGENDA SHEET FOR COMMISSIONER’S MEETING OF: December 7<sup>th</sup>, 2021**

**SUBMITTING DEPARTMENT:** Parks, Recreation & Golf

**CONTACT PERSON:** Doug Chase / Paul Knowles

**PHONE NUMBER:** 477-2720 / 477-2188

**CHECK TYPE OF MEETING ITEM BELOW:**

**BID OPENING:**

**2:00 PM CONSENT AGENDA:**  12/7/21

**5:00 PM LEGISLATIVE SESSION:**

**BY LEAVE:** (Item Title) \_\_\_\_\_

**SPECIAL SESSION:** (Item Title) \_\_\_\_\_

**9:00 AM BOARD BRIEFING:**  11/29/21

**BELOW FOR CLERKS USE ONLY:**

Clerk’s Resolution No. _____
Approved: (Majority Unanimous) _____
Denied: (Majority –Unanimous) _____
Renews/Amends No. _____
Public Works No. _____
Purchasing Dept. No. _____

**AGENDA TITLE: SHALL THE SPOKANE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPT THE 2021 AIRWAY HEIGHTS OFF-ROAD VEHICLE PARK MASTER PLAN?**

**RECOMMENDATION: Please Approve.** The Spokane County Parks, Recreation, and Golf Department recommends that the Spokane County Board of County Commissioners adopt the 2021 Airway Heights Off-Road Vehicle Master Plan (“ORV Park Master Plan”) as presented on November 29<sup>th</sup>, 2021.

**BACKGROUND:**

The 183-acre Airway Heights Off-Road Vehicle Park (“ORV Park”) was established in 1986. The ORV Park was subsequently developed and enhanced in accordance with the 1994 Hellstrom Master Plan and the 2001 T.C. Sherry Master Plan. Since 1999, the ORV Park has been operated and maintained through a lease agreement with the Spokane Motorsports Complex (the “SMC”), a non-profit organization that is composed of for subsidiary groups: Airway X, Spokane Speedway LLC, Spokane Kart Racing Association, and Sunset Speedway Dirt Kart Racing Association.

Since the development of the ORV Park, the community around it, which includes the City of Airway Heights, has grown significantly. The growth has included new residential development along the southern and south-eastern boundaries of the ORV Park. With the last master plan developed twenty (20) years ago, County Parks staff and SMC determined it would be in the best interest of the ORV Park to develop an updated master plan for the park, as authorized by Board Resolution No. 2018-0782, County Parks staff with SMC support, successfully applied for a Non-Highway Off-Road Vehicle Account (“NOVA”) grant from the Washington State Recreation & Conservation Office in the amount of \$40,000.00 to help fund the development of a new master plan for the ORV Park. That successful grant application included an additional \$30,000.00 contribution from SMC.

The SJC Alliance was awarded the project and subsequently worked with County Parks, SMC, stakeholders, and the greater community to develop the 2021 Airway Heights ORV Park Master Plan (“ORV Park Master Plan”). Although the COVID-19 pandemic impacted the public engagement component, a modified public participation plan was carried out, including two (2) online surveys, numerous stakeholder interviews, and a stakeholder workshop. There was also a project website provided, creating additional engagement opportunities.

Utilizing this public input, data provided by SMC, extensive site analysis conducted by RecConnect, and County Parks staff input, the SCJ Alliance developed the Final Draft of ORV Park Master Plan (*See attached*). The ORV Park Master Plan includes and identifies four phases of potential organizational / strategic and physical enhancements to the ORV Park as follows:

**Organizational / Strategic Recommendations:** The organizational / strategic enhancements recommend potential changes to the lease agreement between Spokane County and SMC, as well as other actions such as expanded marketing to support the sustainable operation of the ORV Park by SMC. Many of these organizational / strategic recommendations are “frontloaded” in Phases 1 & 2 (years 2021 – 2029) to help support the proposed physical enhancements proposed in Phases 3 and 4 (years 2030 – 2039).

**Physical Recommendations:** These physical recommendations are structured to be phased over the four phases with more significant enhancements proposed for Phases 3 and 4. Higher priority items identified in Phases 1 and 2 include repairing and renovating aging infrastructure, including the entry road serving the various facilities within the ORV Park and an automatic pay gate to better track numbers and increase revenue to sustain and maintain the ORV Park. Later phases call for the potential development of an expanded RV Campground to support larger events and further generate revenue to support the park.

The current lease with SMC expires in 2023, creating an opportunity to address many of the strategic / organizational recommendations suggested in the ORV Park Master Plan.

If the ORV Park Master Plan is adopted, it will provide a road map for County Parks staff to negotiate the lease renewal in 2023 while also providing a clear “investment” strategy to maintain, sustain, and enhance the ORV Park through 2039.

**Please note:** Kart Racing was identified in the ORV Park Master Plan, but not addressed because it is no longer an eligible use under updated NOVA funding rules and guidelines.

**Please see attached the following:**

- 2021 Airway Heights ORV Park Master Plan ([Click here](#)).

**FISCAL IMPACT:** The physical improvements proposed in the ORV Park Master Plan are envisioned to be funded by a variety of sources, including revenue generated by SMC, real estate excise tax (REET), and Recreation and Conservation Office (RCO) facilitated NOVA grants. The current lease with SMC generated a \$7,200.00 lease payment (revenue) to Spokane County in 2021. The required lease payment is scheduled to increase \$100.00 per year through 2023.

**SIGNATURES:** *(Signatures must be completed before submitting to the Clerk of the Board).*



1) Doug Chase, Recreation & Golf Director



2) Legal Department  
Casey A. Evans, WSBA # 46334  
Approved as to Form

**This item will need to be codified in the Spokane County Code.**