Capital Facilities Planning Overview

Planning Commission | June 16, 2022
What are they?

Public *infrastructure needed to support development*, such as: roads, domestic water systems, storm and sanitary sewer systems, parks and recreation facilities.
WA GMA Goal:

“Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.”

—RCW 36.70A.020 (12)
Why do a Capital Facilities Plan?

1. It’s a mandatory element of a Comprehensive Plan RCW 36.70A.070(3)
2. It supports grant applications
3. It guides implementation of the community’s vision
4. It provides a transparent framework for decision makers
What is required for a Capital Facilities Plan?

- An inventory of existing capital facilities, showing the locations and capacities of the capital facilities
- A forecast of the future needs for such capital facilities
- The proposed locations and capacities of expanded or new capital facilities
What is required for a Capital Facilities Plan?

• At least a **six-year plan** that will finance such capital facilities within projected funding capacities and clearly identifies **sources of public money** for such purposes.

• A requirement to **reassess the land use element if probable funding falls short** of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.
What facilities are **deemed necessary** to support development?

RCW 36.70A.030(20) defines “public facilities” as:

- Streets, roads, highways, sidewalks, lighting systems and signals.**
- Sanitary sewer systems
- Stormwater facilities
- Schools
- Parks and recreational facilities
- Domestic water
Examples of “necessary for development”

Snohomish Necessary for Development

- Transportation (in own element)
- Public water supply
- Public wastewater system
- Parks and Recreation
- Surface Water Management
- Fire Service
- Electric Power
- Public Schools

Kitsap Necessary for Development:

- Administrative Public Buildings
- Law Enforcement
- Fire Protection
- Parks and Recreation
- Schools
- Solid Waste
- Stormwater
- Transportation
- Wastewater
What about libraries... or solid waste??

Important... but mat not be deemed “necessary for development”
Our mission, should we decide to accept it:
• Verify the scope of capital facilities to include in the plan
• Verify which of those facilities are necessary for development
• Verify which of those facilities are necessary for urban development
• Propose and verify LOS standards as appropriate
Plan Structure: Two Overall Components

Facilities Necessary for Development

- Level of Service Standards
- Detailed Inventory
- Forecast of Future Needs
- Included in 6-year funding plan (at least)
- Shortfalls identified and addressed

Other Capital Facilities and Improvements

- Aspirational
- Determined by Goals / Public Preferences
- Not a minimum LOS to maintain
Plan Structure: Two Overall Components

What we **must** provide (community parks)  v  what we **want to** provide (trails and open space)
1. Introduction
   1. What, Why Where

2. Planning and Policy Context
   1. GMA
   2. Comp Plan
   3. CWPP
   4. Concurrency
   5. LOS
   6. Growth Assumptions
   7. Revenue Synopsis

3. Vision, Goals and Policies

4. Facilities Necessary for Development
   1. LOS Standards
   2. Each Facility Identified as “Necessary for Development” Discussed
      1. E.g. Water, Sewer, Parks, etc.

5. Land use Consistency Analysis
6. **Aspirational** Capital Facilities?
   1. Trails?
   2. Open Space?
   3. Camp Sites?
   4. Libraries?

   **Appendix Items**
   1. Six-year Capital Facilities Financing Plan
   2. 20-year Capital Facilities Financing Plan
   3. Inventory of Existing Services and Facilities
   4. Service Area Maps
   5. Environmental Documentation
   6. Funding Resources for Implementation
   7. Project Description Details
   8. Project Criteria Matrix
June 30th Planning Commission meeting:

- LOS analysis for
  - Sewer
  - Stormwater
  - Parks
- Existing Capacity?
- Are we Meeting it?