

# STAFF REPORT

## Update of Capital Facilities Element

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### 1. Contact Person

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### 2. Introduction

Title 36, Chapter 36.70A, Section 36.70A.70 outlines those elements considered mandatory for comprehensive planning under the Growth Management Act. Under 36.70a.70(3) it states that under GMA guidelines, a Comprehensive Plan must include a:

*Capital facilities plan element consisting of: (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities; (b) a forecast of the future needs for such capital facilities; (c) the proposed locations and capacities of expanded or new capital facilities; (d) 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; and (e) 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.*

The Capital Facilities Plan of the Mason County Comprehensive Plan is being updated to address these requirements of the code.

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### 3. Discussion

The Capital Facilities Element of the Comprehensive Plan includes an inventory of existing capital facilities owned by Mason County and other jurisdictions operating in the County. It includes goals and policies regarding County-owned facilities that are discussed separately in the Transportation Element. Included is planning for proposed capital improvements over a six-year and 20-year planning horizon, including a six-year financing plan with potential financing options. The GMA allows jurisdictions to amend capital facilities elements more

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frequently than once a year when the amendment is concurrent with the adoption or amendment of a county or city budget.

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#### 4. Summary

This amendment includes projects within the Public Works, Utilities and Waste Management, and Parks and Recreation Departments updated to reflect a 2008-2013 timeline. The Finance Plan (Section VI.10, page 72) includes an update to the various facility six-year plans to a 2008-2013 timeline. Changes to this Chapter reflect County budget figures already adopted by this Board. These changes are as follows:

##### Section 3 - Water and Wastewater Utilities

Updates include changes to the Summary table located on page 13, and specific project budget changes on pages 14 through 36.

##### Section 4 - Solid Waste Utility

Updates include changes to the Summary table located on page 38, and specific project budget changes on pages 39 through 45.

##### Section 8 - Stormwater Management Facilities

Updates include changes to the table located on page 66.

##### Section 9 - Public Works Facilities

Updates include changes to specific project budgets located on pages 68 through 71.

##### Section 10 - Finance Plan

The table located on page 73 was updated to reflect totals of the above mentioned budget changes. The spreadsheets on pages 75 through 78 show current county budget figures for all revenues, expenditures, and capital improvement projects as received from the Mason County Office of Budget and Finance.

All changes outlined above include the deletion of completed projects, the addition of new projects, and the update of current project budgets. As there were no substantive changes made to the goals, policies, or level of service standards of this Element, the proposed amendment does not reflect a change in the County's philosophy or approach to Capital Facilities Planning.

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### 5. Recommendation

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The Planning Advisory Commission (PAC) held a public hearing on this draft on December 17, 2007. No public testimony was received. The PAC recommended approval by the Board of County Commissioners with minor changes. These changes have been incorporated and are as follows (*additions are shown by underline, deletions are shown by strikethrough*):

**Page 6, CF-203:** Public facilities needed to support development shall be available concurrent with the impacts of development or within a reasonable time thereafter. The county shall establish development regulations that will establish procedures and requirements to assure that the concurrency requirements are met.

**Page 7, Essential Public Facilities:** The following footnote was added to the first sentence under this heading:

<sup>1</sup> RCW 36.70A.200(1) The comprehensive plan of each county and city that is planning under RCW 36.70A.040 shall include a process for identifying and siting essential public facilities. Essential public facilities include those facilities that are typically difficult to site, such as airports, [marinas, railroad systems], state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.

**Page 7, CF-502:** ~~Require~~ all new development within designated urban growth areas and rural activity centers ~~to~~ shall connect to existing sewer systems or provide a plan for connection to proposed public sewer systems when available. Public sewer systems are those owned and operated by any legally recognized municipal organization as a public utility.

Staff recommends the Board of County Commissioners adopt the revised Capital Facilities Element (Chapter VI) of the Comprehensive Plan.

Attachments: Revised Capital Facilities Element

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