Chapter 6 – Capital Facilities

Overview of Reformatting
PROCESS BACKGROUND

CHAPTER SIX – CAPITAL FACILITIES

1. Introduction
Left unnumbered

Capital facilities are important because they support the growth envisioned in the County’s Comprehensive Plan. Capital facilities are for the purposes of this plan include facilities owned by Thurston County and other public entities necessary to support the county’s current and forecast population growth. These include but are not limited to, roads, bridges, sewers, parks, water supply and treatment systems, stormwater management systems, and wastewater disposal and treatment systems, schools, fire facilities, and county buildings. The current of the Capital Facilities Plan (CFP) include a broad range of construction, repair, and upgrade projects necessary to support county operations and services to the public and for financing methods by which they will be accomplished. The CFP reflects the requirements of the State Growth Management Act (SGMA) and the Thurston County’s Planning Policies and the Comprehensive Plan’s Capital Improvement Plan (CIP) process.

Purpose:
This chapter contains policies to guide Thurston County in providing adequate public facilities and services needed to properly accommodate population growth within the county’s financial capability and provide a unified framework for facilities planning for the County government.

2. Level of Service (LOS) standards

Specified

3. Goals and Policies

Summarizes facilities, inventory, and future needs;

4. Updates biennially to make adjustments from funding sources.

- Breakdown of inventories;
- Specific projects
- Expenditures by funding source;
- Updates biennially to make adjustments from funding sources.
WHAT ARE WE REVIEWING?

- Formatting for consistency with other Comprehensive Plan chapters
- New Inclusions
  - Critical Issues
  - County Wide Planning Policies
- Changes to how data is provided
  - Tables & section organization
  - Grammar and phrasing
  - Additional explanations
NEW – CRITICAL ISSUES

- Maintaining existing facilities;
- Prioritizing between maintenance projects and new infrastructure;
- Addressing existing deficiencies;
- Reliance on economic conditions to obtain funding through impact fees associated with building permits;
- Increases in regulatory requirements, especially for water and sewer; and
- Unexpected variances to growth projections;
- Coordination with other jurisdictions and agencies.
FORMATTING – BASIC CHANGES

Same information, different presentation

GMA Requirements:

Counties required to plan under GMA must adopt comprehensive plans that identify key elements: 1. inventory of existing capital facilities and their capacities and locations; 2. forecast future needs for such facilities based on land use element; 3. the proposed location and capacities of new or expanded facilities; 4. minimum level of services; 5. include a six-year realistic financing plan and clearly identify sources of funding; and 6. re-adjust the comprehensive plan if funding is inadequate. These GMA requirements are addressed in the Capital Facilities, Transportation, Utilities, Environment and Recreation chapters, and the Thurston County Six-Year Capital Improvement Program (Appendix G) within the Comprehensive Plan.

GROWTH MANAGEMENT ACT

The Growth Management Act (GMA) requires a Capital Facilities Plan (CFP) to coordinate with other plan elements and implement the Land Use Element of the Comprehensive Plan.

Goal 12 of the GMA, the Concurrency Goal, requires jurisdictions to "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." The Capital Facilities Element is one way the County can plan for this.

State guidelines for implementing GMA (Chapter 365-196-415 WAC), state that policies should be adopted which call for the following:

1. An inventory of existing capital facilities owned by public entities, also referred to as "public facilities," showing the locations and capacities of the capital facilities;
2. A forecast of the future needs for such capital facilities based on the land use element;
3. The proposed location and capacities of expanded or new capital facilities;
4. 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
5. 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.
Table 6-1 (Was 6-4)
No change to information

<table>
<thead>
<tr>
<th>Projects Serving Shared Needs</th>
<th>Sharing Jurisdictions or Districts</th>
<th>Project Serving Shared Needs</th>
<th>County Department &amp; Jurisdictions</th>
<th>Project Serving Shared Needs</th>
<th>County Department &amp; Jurisdictions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beneficial Re-Use of Closed Landfill (Park &amp; Ride Facility)</td>
<td>Public Works</td>
<td>Thurston Public Works</td>
<td>Lacey</td>
<td>WSDOT</td>
<td>Yelm - Tenino Trail (coordinated recreation use/ stormwater retention/ utility corridor/highway access/ potential future rail use)</td>
</tr>
<tr>
<td>Mallard Pond Phase II</td>
<td>RS - SWU</td>
<td>Lacey</td>
<td>Gate to Belmont Trail (coordinated recreation use/ potential future rail use)</td>
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<td></td>
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<tr>
<td>CLT Green Cove Creek Basin Project- Land Acquisition</td>
<td>RS-SWU -Parks</td>
<td>Thurston Parks</td>
<td>Lacey</td>
<td>WSDOT</td>
<td>Olympia</td>
</tr>
<tr>
<td>Grand Mound – WSDOT SRA Sewer Connection</td>
<td>Public Works</td>
<td>Thurston Public Works</td>
<td>WSDOT</td>
<td>Park Acquisitions</td>
<td>Griffin School District</td>
</tr>
<tr>
<td>WARC HazoHome Replacement</td>
<td>Public Works</td>
<td>WSDOT Ecology</td>
<td>Lacey</td>
<td>Ecology</td>
<td></td>
</tr>
<tr>
<td>WARC Closed Loop Park</td>
<td>Public Works</td>
<td>WSU Master Growers</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Simplified and reformatted
Pulled information from:

- Background information, including coordination and concurrency sections;
- Table 6-1 (Previously Table 6-4);
- Section VI, Public Purpose Lands (Now “Section V, Level of Service Standards”).

New:
- Other County Plans textbox
- Explanation of Schools and Fire Districts

B. JOINT JURISDICTIONAL AND DEPARTMENT PLANNING

The CFP enhances coordination between departments and agencies, reducing possible conflicts and overlapping projects. The County coordinates with other jurisdictions to prioritize lands needed for public facilities and areas of shared need through the joint planning process.

More information regarding how lands are identified for siting of essential public facilities can be found in the Land Use Element of the County’s Comprehensive Plan.

All capital facilities must have either a concurrency mechanism or an adequacy mechanism to trigger appropriate reassessment if services falls below the adopted level of service standards. If the adopted level of service is not achievable within the projected funding capacities the county is required to address the funding inadequacy. This may be accomplished by reassessment of the county land use or other chapters of the comprehensive plan to redirect growth, optimize existing facilities, reduce the cost of the needed facility or curtail growth until needs can be achieved. The adjustment to land use to achieve levels of service standards is a means to attain concurrency. Concurrency refers to the timely provision of public facilities and services relative to demand for them.
Table 6-2 County Revenue Sources

<table>
<thead>
<tr>
<th>FACILITY</th>
<th>FEE/TAX USED FOR THE FACILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>County Buildings</td>
<td>REAL ESTATE EXCISE TAX must be paid the Capital Project specified in the Capital Facilities Plan. This is a tax of 1% of the assessed value of the real property in the unincorporated county. SALES TAX - 1.5% of a cost. The voters approved this tax in September 1995 for construction, maintenance and operation of juvenile detention facilities and adult jails.</td>
</tr>
<tr>
<td>County Parks</td>
<td>REAL ESTATE EXCISE TAX for some current park development and park maintenance costs. CONSERVATION FUTURES PROPERTY TAX LEVY for some current park land and open space acquisition costs. This is a county-wide property tax. The current rate is 4.64 cents per thousand assessed value. Rates may be increased over 0.2 cents per 1000 assessed value per year. TOTAL IMPACT FEES for purchase of additional park land and open space to comply with current level of service. TRAFFIC PERMIT FEES.</td>
</tr>
<tr>
<td>Roads Construction (and Major Maintenance and Repair)</td>
<td>FOREST REVENUES</td>
</tr>
<tr>
<td>Water Systems</td>
<td>Water utility rates and charges for each respective utility. Water rates are established by Thurston County Code 15.12. When authorized Real Estate Excise Tax (REET) may be used to fund deficits associated with new capital facilities or expansion thereof. Utility Local Improvement Districts (ULIDs) assessments may be established to fund capital facilities or expand thereof. DRAINS.</td>
</tr>
</tbody>
</table>

C. SALES TAX
1/10th of one cent. Voters approved this tax in September of 1995 for construction, maintenance, and operation of juvenile detention facilities and adult jails.

D. CONSERVATION FUTURES PROPERTY TAX LEVY
4.64 cents per one thousand assessed value. This is a county-wide property tax used for some current park land and open space acquisition costs. Rates may not be increased over 0.25 cents per one thousand assessed value on property. The levy is subject to a statutory limit of 1 percent increase per year.

E. MOTOR VEHICLE FUEL TAX (GAS TAX)
The fuel tax is collected and spent per the 18th Amendment of the Washington State Constitution, which mandates that revenue from fuel tax be used for highway purposes. Including expenditures by the Washington State Ferries system. The tax is collected and distributed by the Washington State Department of Licensing (DOL), to fund Washington State Department of Transportation (WSDOT) projects.
All counties within the state receive a proportionate share of the state gas tax based on population, road miles, and other factors.

F. UTILITY RATES
Water and Sewer charge rates are established by Thurston County Code 15.12. Stormwater and surface water utility rates are listed in 15.06. Charges are adjusted based on projections of costs and requirements. The capital facilities portion of the rate is expected to gradually increase.

Pulled info out from table
Table 6-4 (Was 6-5) Level of Service and Comparison to Previous CFP

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Courts--District</td>
<td>GSF per courtroom unit (Crm., Justic. chamber, Conf. &amp; Jury Rms.)</td>
<td>1994 Space Plan, Report: 3320/jury crm. unit; 2346/non-jury unit; 2000: 3 Crms.; 3 judicial positions; 2014: 4 Crms.; 3.5 judicial positions. 2015 Courthouse Study projected 1,800-2,500/jury courtroom only, 1,500/non-jury courtroom only. 2015 Courthouse Study cited current need for 5 courtrooms and 2045 need for 7 courtrooms.</td>
<td>Net SF: 2284/jury crm. unit 1178/non-jury unit 4 crms.</td>
<td>Same as 2004 – 2009 CFP.</td>
</tr>
</tbody>
</table>

- Remove nonapplicable information
- Change how information is portrayed
Chapter 12 – Amendments
“The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations…:

- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
Continuing review and evaluation, and revisions if needed to ensure comprehensive plans and developments regulations meet state requirements.

Adopt a public participation plan that identifies procedures and schedules whereby the governing body considers amendments – **no more than 1 time per year**

**Except:**
- Initial adoption of a subarea plan
- Shoreline Master Program
- Capital Facilities Element

All proposals considered concurrently so cumulative effects can be considered.
Two Dockets

1. Comprehensive Plan Amendment Docket
   - Comprehensive Plan Amendments, CFP, Joint Plans
   - Development Code Amendments that “may” require a Comprehensive Plan Amendment

2. Development Code Amendment Docket
   - Code Amendments that “Do Not” Require a Comprehensive Plan Amendment
General Docket Process Steps

Step 1: (Legislative)
Comprehensive Plan and Code Amendments

Preliminary Docket Review
Board reviews preliminary docket; usually during a briefing.

20-Day Written Comment Period
Staff makes final edits, publishes the legal notice, notifies interested parties, and analyzes written comments for the Board to review.

Board Reviews Written Comments
Typically takes place at a board briefing.

Board Gives Direction on Proposed Docket
Usually happens at the same time as when the Board reviews written comments.

Develop Final Official Docket
Can take about one week, depending on staff workload.

Submit for Adoption
The docket is adopted at a regularly scheduled Board meeting, which are held on Tuesdays.

Board adopts Official Docket
After it has been established, the docket is published on the County's home page.

Under state law (RCW 36.70A.470), the purpose of the docketing process is to provide a way for interested parties to suggest Comprehensive Plan and development code amendments to the Board. It is also designed to make the public aware of proposed items that are under consideration.

It is the Board's discretion to place, or remove, any item on the official docket.

Note: All board briefings are open to the public.
Becoming an Amendment
Step 2: Planning Commission Review Process

Staff Review of Draft Amendments
Staff reviews draft code amendments, prepares a staff report, completes an initial legal review and develops alternatives.

Planning Commission Review
Planning Commission reviews preliminary draft amendments over the course of one or more meetings. After review, they set a public hearing with a 20-day notice.

Planning Commission Public Hearing
The public has the opportunity to give comments to the Planning Commission at the public hearing.

Recommendation to the Board
Planning Commission decides on the preliminary draft amendments. Their decision, along with a minority report (if available) is sent to the Board as a recommendation.

- State Environmental Policy Act (SEPA) Determination
- Commerce 60-Day Review
- Sent to Board to review

Proposed amendments are sent to the Department of Commerce for a 60-day review, except under special circumstances.

Note: All Planning Commission meetings are open to the public.
Becoming an Amendment
Step 3: Board of County Commissioners Review Process

Board Reviews Planning Commission Recommendation
Board begins review process after it receives the recommendation from the Planning Commission.

Board Briefing
Staff provide all available recommendations and a summary of public comments received during the Planning Commission review process. The board will give staff feedback for desired changes and set the public hearing with a 20-day notice.

Public Hearing
Public comment is given at the hearing. Staff prepares a review of the comments for the board.

Board Briefing and Direction
Board reviews public comments and recommends any changes to proposed amendments. Board gives staff final direction to prepare amendments for adoption.

Develop Ordinance
Staff draft an ordinance with proposed amendments to development code or comprehensive plan. Requires legal review prior to adoption.

Board Decision
Staff submit ordinance for adoption at a regularly scheduled board meeting.

Notice of Adoption
Notice is published in the County’s newspaper of record. 60-day appeal period begins.

Note: All board briefings are open to the public.
Questions?

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Project Updates and Draft Documents
www.Thurston2040.com