

CHAPTER 6 CAPITAL FACILITIES AND UTILITIES

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments
Purpose statement: It is the policy of Clark County and under requirements of the statewide Growth Management Act that public facilities are planned for future development.	
Intro statement: The County is the provider of regional services and Cities provide urban-level public services.	
<i>GOAL: Ensure that necessary and adequate capital facilities and services are provided to all development in Clark County in a manner consistent with the 20-Year Plan.</i>	No Change.
6.1 Policies	
6.1.1 Continue to plan for and provide capital facilities and services as necessary to support development consistent with the 20-Year Plan, and coordinate and facilitate the planning and provision of such facilities and services by other public or private entities.	No change
6.1.2 The primary role of Clark County regarding service provisions shall involve the planning and delivery of regional, rather than urban, services. It is the policy of Clark County that, in general, cities or special service districts are the most appropriate units of local government to provide urban governmental services, and that, in general, it is not appropriate that urban governmental services be extended or expanded to rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development.	6.1.2 The primary role of Clark County regarding service provisions shall involve the planning and delivery of regional, rather than urban, services. It is the policy of Clark County that, in general, Cities or special service districts are the most appropriate units of local government to provide urban governmental services, and that, in general, it is not appropriate that urban governmental services be extended or expanded to rural areas except in those limited circumstances shown to be <u>as</u> necessary to protect basic public health and safety and the environment, and <u>only</u> when such services are financially supportable at rural densities and do not <u>result in permit</u> urban development.
6.1.3 Explore and assist other providers to explore a variety of funding sources for capital facilities and services, including a range of federal, state, and other grants where possible.	6.1.3 Move to strategy
6.1.4 Encourage and assist other utilities, service districts and providers to pursue the use of impact fees, special assessment and improvement districts and other local financing techniques to fund new facilities and services.	6.1.4 Use and E ncourage and assist other utilities, service districts and <u>utility</u> providers to pursue the use of impact fees, special assessment and improvement districts and other local financing techniques to fund new facilities and services.

6.1.5	Assist and facilitate the siting of capital facility and service infrastructure in a manner consist with the 20-Year Plan, through appropriate land use planning and development review policies and procedures.	6.1.5	Assist and f Facilitate the siting of capital facility and service infrastructure in a manner consistent with the 20-Year Plan, through appropriate land use planning and development review standards policies and procedures.
6.1.6	Develop a process for identifying and siting essential regional public facilities such as state or regional transportation facilities, state education facilities, airports, corrections facilities, solid waste handling facilities, regional parks, and regional stormwater facilities.	6.1.6	Develop a process for identifying and siting essential regional public facilities such as state or regional transportation facilities, state education facilities, airports, corrections facilities, solid waste handling facilities, regional parks, and regional stormwater facilities. <u>Continue to evaluate the need for capacity at solid waste handling facilities and plan for expansion of existing facilities or development of new facilities.</u>
6.1.7	Clark County incorporates by reference the sewer and water Capital Facilities Plans of the Clark Regional Wastewater District, Clark Public Utilities, and the City of Vancouver. The county should review future changes to these Capital Facilities Plans on an ongoing basis to ensure that consistency with county capital facility and land use plans is maintained.	6.1.7	Clark County incorporates by reference the sewer and water Capital Facilities Plans of the Clark Regional Wastewater District, Clark Public Utilities, and the City of Vancouver. The county should and <u>The County</u> shall review future changes to these Capital Facilities Plans on an ongoing basis to ensure that consistency with county capital facility and land use plans is maintained.
<i>New Goal</i>		<u>GOAL: Coordinate with public water purveyors and jurisdictions to ensure that water system plans are consistent with state law and local land use plans.</u>	
<i>GOAL: Provide water service to all households minimizing environmental impacts and, at least, long-term public cost.</i>		<i>GOAL: Provide water service to all households while minimizing environmental impacts and, at least, long-term public costs.</i>	
6.2	Policies		
New policy		<u>6.2.1 The County adopted the Coordinated Water System (CWSP) Update in 2011. This plan and its policies are adopted by reference in the Comprehensive Plan.</u>	
6.2.1	All new development in the urban area shall be served by a connection to a public water system. Existing developments within the urban area using private wells shall be encouraged to convert to public water usage.	6.2.1 2	No change, policy included in adopted CWSP.
6.2.2	Private wells may be used in the rural area, subject to the review of the Clark County Public Health.	6.2.2 3	No change, policy included in adopted CWSP.

<p>6.2.3 In cases where public water service is needed, it shall be provided by a water purveyor under the following order of preference, articulated within the Coordinated Water System Plan (CWSP):</p> <ul style="list-style-type: none"> • Direct or satellite service by the water utility designated by the CWSP to serve the area. • Interim or permanent service by an adjacent water utility. CWSP service area designations shall be adjusted if permanent service is arranged. • Satellite service on an interim basis by CPU, if the development to be served is located outside CPUs service territory. • Formation of a new utility and construction of a new public water system to serve only the development. CWSP service area shall be adjusted to reflect the change. 	<p>6.2.34 No change, policy included in adopted CWSP.</p>
<p>6.2.4 The CWSP shall be reviewed and updated at a minimum of every five years. Design standards included in the CWSP shall be reviewed and amended annually, if necessary.</p>	<p>6.2.45 No change, policy included in adopted CWSP.</p>
<p>6.2.5 CPU shall continue to be recognized as the satellite water system management agency for Clark County.</p>	<p>6.2.56 No change, policy included in adopted CWSP.</p>
<p>6.2.6 Clark Public Utilities may construct and manage satellite water systems within the service territory of other water utilities, but only if a prior agreement is reached with the utility designated by the CWSP to serve the area. Such agreements shall address issues of equipment compatibility, asset transfer and other issues deemed necessary by the parties.</p>	<p>6.2.67 No change, policy included in adopted CWSP.</p>
<p>6.2.7 Major water utilities, including Clark Public Utilities, may construct extensions of existing services in the rural area only if service is provided at a level that will accommodate only the type of land use and development density called for in the 20-Year Plan, recognizing maximum buildout and reasonable allowances in design of facilities to promote overall system efficiency. Extension of water service shall be permitted to public regional park facilities that are outside of but adjacent to an urban growth boundary.</p>	<p>6.2.78 No change, policy included in adopted CWSP.</p>
<p>6.2.8 Water transmission lines constructed in rural areas for the purpose of connecting water systems shall be limited from</p>	<p>6.2.89 No change, policy included in adopted CWSP.</p>

use for tributary line tie-ins.	
6.2.9 The CWSP shall be amended to reflect any water service extensions in the rural area.	6.2.9 10 No change, policy included in adopted CWSP.
6.2.10 Developments shall demonstrate a sufficient and sustainable source of water before development approval is issued.	6.2.10 1 No change, policy included in adopted CWSP.
6.2.11 Water service plans shall be coordinated with the adopted 20-Year Plan map and policies, including the designation of urban growth areas.	6.2.11 2 No change, policy included in adopted CWSP.
6.2.12 Work with other cities and special districts to develop fair and consistent policies/incentives to eliminate private water systems in urban areas, and to encourage connection to public water systems. Unused wells should be identified and decommissioned.	6.2.12 3 No change, policy included in adopted CWSP.
6.2.13 Practice and encourage water conservation.	6.2.13 4 No change, policy included in adopted CWSP.
6.2.14 Work with water service providers to encourage public education and outreach programs on water reuse, conservation, reclamation and other new water efficient technology.	6.2.14 5 No change, policy included in adopted CWSP.
6.2.15 Encourage water pricing structures to facilitate conservation to public water systems and to cover the full cost of providing water service.	6.2.15 6 No change, policy included in adopted CWSP.
<i>GOAL: Provide sewer service within urban growth areas efficiently and at least public cost.</i>	<i>GOAL: Provide <u>efficient and economical</u> sewer service within urban growth areas. efficiently and at least public cost.</i>
6.3 Policies	
6.3.1 All new development in the urban area shall be served by a connection to a public sewer system.	No change
New policy	<u>6.3.2 The County supports the pursuit of agreements with smaller cities regarding the provision of sewer service, such as the existing agreements with Battle Ground and Ridgefield.</u>
6.3.2 Develop strategies for the conversion of on-site septic disposal systems to public sewer use in the urban area.	<u>6.3.3</u> No change in language.
6.3.3 New and existing development in the rural area outside of rural centers shall use individual on-site septic disposal systems, unless public sewer is available. New or existing development within designated rural centers may use community septic systems.	<u>6.3.4</u> No change in language.

6.3.4	Installation of new individual or community septic systems shall be subject to the approval of the Clark County Public Health (CCP). Installation approvals for new septic systems shall include agreements for mandatory future monitoring unless waived by the CCP.	<u>6.3.5</u>	Change abbreviation to CCPH
6.3.5	Require regular inspections of existing on-site sewage disposal systems in wellhead protection areas.	<u>6.3.6</u>	No change in language.
6.3.6	Work with the CCP to support efforts to establish mandatory subsurface sewage disposal septic inspection/maintenance programs for existing septic systems, particularly areas needing environmental health guarantees.	<u>6.3.7</u>	Change abbreviation to CCPH
6.3.7	Expand treatment facilities to meet current and future demand for development within urban areas.	<u>6.3.8</u>	No change in language.
6.3.8	Extension of public sewer service shall not be permitted outside urban growth areas, except in response to documented health hazards; or to provide public sewer to regional park facilities, K-12 public schools, in designated rural centers; or where the county has contractually committed to permit public sewer connection.	<u>6.3.9</u>	No change in language.
6.3.10	Sewer service plans shall be coordinated with the 20-Year Plan policies and maps, including urban growth area designations.		No change
6.3.11	Provide public education about the potential for groundwater contamination from on-site sewage disposal systems.		No change
6.3.12	Encourage and work with sewer service providers in the development of a regional sewer system.	6.3.12	Encourage and work with sewer service providers in the development of a regional sewer system, <u>including the efforts of the Discovery Clean Water Alliance to handle wastewater treatment for the northwest part of the county.</u>
	<i>GOAL: Provide a long-range stormwater management program to minimize impacts from stormwater discharge from existing and new development (for additional policies see Chapter 4 – Environmental Element),</i>		
6.4	Policies		
6.4.1	Maintain clear development review standards for the control of the quantity and quality of stormwater discharge from development projects which emphasize onsite retention, treatment and infiltration of run-off to minimize impacts on the established wastewater system and local streams, rivers	6.4.1	Maintain clear development standards for the control of the quantity and quality stormwater discharges from development projects which emphasize onsite retention, treatment and infiltration of run-off to minimize impacts on the established storm system and local streams, rivers, and

and lakes.	lakes.
6.4.2 Limit the removal of vegetation during development in order to reduce stormwater run off and erosion.	No change
6.4.3 Develop and implement comprehensive stormwater management plans, including funding provisions, for all watersheds in the county.	6.4.3 Develop, <u>fund</u> and implement comprehensive stormwater management plans, including funding provisions, for all <u>urbanizing</u> watersheds in the county.
6.4.4 Develop measures county-wide to ensure erosion and sediment control for new development, re-development, and excavation projects.	6.4.4 Develop measures county-wide <u>policies</u> to ensure erosion and sediment control for new development, re-development, and excavation projects.
6.4.5 Explore the possible formation of a regional stormwater facility	<u>6.4.5 Explore the possible formation of a regional stormwater facility utility.</u>
6.4.6 Establish a coordinated approach with local jurisdictions to address both surface water and groundwater issue.	6.4.6 Delete, covered by 6.4.5
6.4.7 Clark County shall monitor and update the stormwater control ordinance and related policies and standards to implement and enhance stormwater management.	6.4.7 Clark County shall monitor <u>Review</u> and update the stormwater control ordinance and related policies and standards to implement and enhance <u>ensure that</u> stormwater management <u>is effective and in compliance with applicable statutes and regulations.</u>
<i>GOAL: Coordinate with individual school districts to ensure that school sites and facilities are constructed to meet the educational needs of county residents. (See Chapter 10 School Element)</i>	<i>Delete or move to Chapter 10</i>
<i>GOAL: Provide police, fire and emergency medical services efficiently and cost effectively to residents of Clark County.</i>	<i>No change</i>
6.6 Policies	
6.6.1 Encourage interjurisdictional cooperation among law enforcement and corrections agencies to continue to further develop, where practicable, shared service and facility use.	6.6.1 Encourage interjurisdictional cooperation among law enforcement and corrections agencies to continue to further develop, where practicable, shared service and facility use. <u>Promote shared service and facility use between law enforcement and corrections agencies where feasible.</u>
6.6.2 Encourage continued and further interjurisdictional cooperation among fire districts where practicable, in areas of mutual aid, sharing of equipment and facilities, and consolidation of districts.	6.6.2 Encourage continued and further interjurisdictional cooperation among fire districts where practicable, in areas of mutual aid, sharing of equipment and facilities, and consolidation of districts. <u>Promote cooperation between fire districts including mutual aid, sharing of equipment and facilities, and consolidation of districts where feasible.</u>

6.6.3	Encourage development of community benchmarks and program performance measures to monitor outcomes from public safety efforts.	6.6.3 Encourage development of community benchmarks and program performance measures to monitor outcomes from public safety efforts. <u>Develop benchmarks and performance measures for public safety programs.</u>
6.6.4	Mobile services such as police, fire, and other services may establish precincts and similar facilities beyond the urban growth area. The level-of-service provided in such cases should remain rural in nature.	6.6.4 Mobile services such as police, fire, and other services may establish precincts and similar facilities beyond the urban growth area. The level-of-service provided in such cases should remain rural in nature.
6.6.5	Provide for regular fire and building inspections and educate about fire safety.	No change
6.6.6	Continue to provide for animal control services and educate about animal safety.	No change
6.6.7	Encourage resource allocation decisions based on achievement of outcomes rather than simply workload or output measures.	Delete. Similar to 6.6.3
6.6.8	Provide for comprehensive origin and arson fire investigation across jurisdictional and regional boundaries.	No change
6.6.9	Develop and implement a comprehensive information management system for all fire, law enforcement, emergency responders, general government, and the general population with interagency use and compatibility.	Move to strategies
6.6.10	Provide for regional training of fire, law enforcement, and other emergency service providers. Provide educational and training opportunities for identified segments of the population who use emergency services	Move to strategies
6.6.11	Identify funding mechanisms with inter jurisdictional participation and cooperation to support regionally delivered programs.	Move to strategies
6.6.12	Identify and implement comprehensive emergency management plans for all service providers consistent with the elements of the Comprehensive Plan.	Move to strategies
<i>GOAL: Provide solid waste services efficiently and cost-effectively to residents of Clark County.</i>		<i>No change</i>
6.7 Policies		
6.7.1	Continue implementation of the county's Solid Waste Management Plan in order to achieve a 50 percent reduction in the solid waste stream in the next 20 years and update on	6.7.1 Continue implementation of the county's Solid Waste Management Plan in order to achieve a 50 <u>5</u> percent reduction in the solid waste stream in the next 20 years and

a regular basis.	update on a regular basis.
6.7.2 Implement mandatory solid waste collection in all or parts of the county, and continue development and implementation of curbside collection of recyclable materials in rural county areas.	6.7.2 Implement mandatory solid waste <u>and recyclable materials</u> collection in all or parts of the county, and continue development and implementation of curbside collection of <u>recyclable materials in rural county areas.</u>
6.7.3 Continue on-going consideration of the needed balance in solid waste disposal between land filling, incineration and recycling, and consider further reduction measures, such as deposits and product container and packaging bans.	Move to strategies
<i>GOAL: Facilitate the provision of electricity, natural gas and other services to the residents of Clark County.</i>	<i>GOAL: Facilitate the provision of electricity, natural gas, and other services to the residents of Clark County.</i>
6.8 Policies	
6.8.1 Encourage location of underground transmission lines within rights-of-way.	No change
6.8.2 Maintain policies for the siting of substation facilities.	6.8.2 Maintain policies for the siting of substation facilities. <u>Support the policies of utility provider for siting substation facilities.</u>
6.8.3 Encourage and coordinate with other agencies in the provision of libraries and social services.	No change
6.8.4 Provide for adequate facilities for county government to deliver services to the public.	No change
6.8.5 Encourage and coordinate with other utility providers in the provision of electric, gas, telecommunications and cable.	No change
<i>GOAL: Develop specific concurrency management standards for incorporation into the development review process, to determine the precise requirements for the timing, funding and circumstances for the provision of concurrent services and facilities.</i>	<i>GOAL: Develop specific concurrency management standards for incorporation into the development review process, to determine the precise requirements for the timing, funding and circumstances for the provision of concurrent <u>public services and facilities.</u></i>
6.9 Policies	
6.9.1 Develop direct concurrency requirements for the provision of transportation, water, sewer, and stormwater facilities and services into the normal development process.	6.9.1 <u>The county supports ensuring that adequate water, sewer, and stormwater facilities are provided concurrently with the development process.</u> 6.9.1 Develop direct concurrency requirements for the provision of

	transportation, water, sewer, and stormwater facilities and services into the normal development process.
6.9.2 Develop direct or indirect concurrency requirements for school services consistent with existing requirements of RCW 58.17.110.	Move to strategies
6.9.3 Develop provisions ensuring parks and recreation facilities are provided for all developments as specified in Chapter 8, Parks and Recreation, of the 20-Year Plan	Move to strategies
6.9.4 Capital Facilities plans for the Clark County Parks, Recreation and Open Space Element shall be adopted by reference through the adoption of the Supporting Documentation associated with the 20-Year Comprehensive Plan.	Move to strategies
6.9.5 Develop standards or guidelines to determine how the sufficiency of governmental services, including fire protection, law enforcement, solid waste service, telecommunications, electricity, natural gas, government buildings, libraries and other services shall be addressed during the development review process.	Move to strategies
6.9.6 Services should be provided, and direct or indirect level-of-service standards should be established, consistent with general service provision levels outlined in Table 6.13.	6.9.6 Services should be provided, and direct or indirect level-of-service standards should be established, consistent with general service provision levels level-of-service standards outlined in Table 6.13.
6.9.7 Establish a public process to re-evaluate the Land Use Element of the Comprehensive Plan upon determination that financing resources are inadequate to provide necessary public facilities and services to implement the plan.	Move to strategies
<i>GOAL: Ensure that capital facilities and services are provided in as cost efficient manner as possible and are consistent with the land use objectives of the 20-Year Plan and State Growth Management Act.</i>	<i>GOAL: Ensure that capital facilities and services are provided in as cost efficient manner as possible and are consistent with the land use objectives of the 20-Year Plan and State Growth Management Act.</i> (redundant)
6.10 Policies	
6.10.1 Coordinate land use planning and decisions with capital facilities planning and service provision.	Move to strategies
6.10.2 Encourage and work with utilities, special districts and other service providers to ensure their functional plans are consistent with county level-of-service standards.	No change, part of CWSP

6.10.3 Encourage and facilitate inter-jurisdictional cooperation and analysis to assess fiscal and other impacts to service delivery related to annexation.	No change, part of CWSP
6.10.4 Encourage and facilitate the exploration of shared use of facilities and services between service providers where feasible. Activities to be encouraged range from shared responsibility agreements between police and fire service providers, to development of joint facilities such as schools and parks.	No change, part of CWSP
6.10.5 Encourage compact development patterns which are more easily and efficiently served, rather than less dense development patterns which are more difficult and costly to serve.	No change
6.10.6 Within the urban area, encourage and facilitate new development to occur sooner and at greater intensities in areas where necessary services and facilities are already in place and available to serve such development, and to a lesser extent in areas where such facilities are not yet available but can be extended.	Delete, repeat of 6.10.5
6.10.7 To encourage maximum use of existing public facilities and services, encourage new and infill development in the urban area to occur at the maximum densities envisioned by the 20-Year Plan.	Delete, repeat of 6.10.5
6.10.8 Pursue true cost pricing service policies and encourage other providers to pursue similar policies, which allocate the full and true cost of connection to and use of facility and service systems to new system users, and do not allocate costs created by systems additions to existing system users.	No change, part of CWSP
6.10.9 In evaluating land use requests in the rural area, the availability of public water or sewer shall not be considered as providing sole justification, or providing any additional justification in combination with other factors, for applications for development densities beyond those specified by the 20-Year Plan, or for proposed changes to the	No change, part of CWSP

plan.	
6.10.10 Changes to the 20-Year Plan shall not be approved which impose inordinate additional net costs on mobile, centralized services such as police, fire, emergency services, school busing or solid waste services.	No change
6.10.11 In evaluating requests for an extension of urban services or levels of service beyond the urban growth boundary in a manner consistent with the 20-Year Plan, Clark County shall consider the implications of such an extension for future growth and development patterns. In evaluating requests for changes to the urban growth boundary or other proposals for development beyond the density specified by the 20-Year Plan, Clark County shall consider implications of such actions for service provision and efficiency of provision.	No change, part of CWSP
6.10.12 Coordinate with and encourage continued participation of other jurisdictions and service entities with the Coordinated Water System Plan, the Solid Waste Management Plan and other service plans, where such plans do not conflict with the 20-Year Plan.	Delete. Covered by other policies.
6.10.13 Mobile services such as police, fire and other services should locate facilities within the urban area. Precinct or substation facilities may be located in the rural area where necessary to serve rural population, but are encouraged to locate in rural centers or areas of concentrated development. The level-of-service provided must be rural in nature only.	Delete. Covered by 6.6.4
6.10.14 The County may invest in urban services or require that urban standards be provided through development review by non-residential developments in the rural area if: <ul style="list-style-type: none"> • it is necessary to remedy threats to public health or safety; or, • the lead agency can demonstrate that the service extension or the application of urban development standards would yield long-term capital cost savings to the jurisdiction as a whole or the investment would complete an identified system which serves the entire growth area (such as a trail or bicycle network); or, • there is a need to permit urban service extension to a 	No change, part of CWSP

non-residential development that conforms to the 20-Year Plan, and serves the public health, safety, and welfare.	
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