



Capital Facilities Planning

Under the Growth Management Act

Clark County
Planning Commission
March 3, 2016

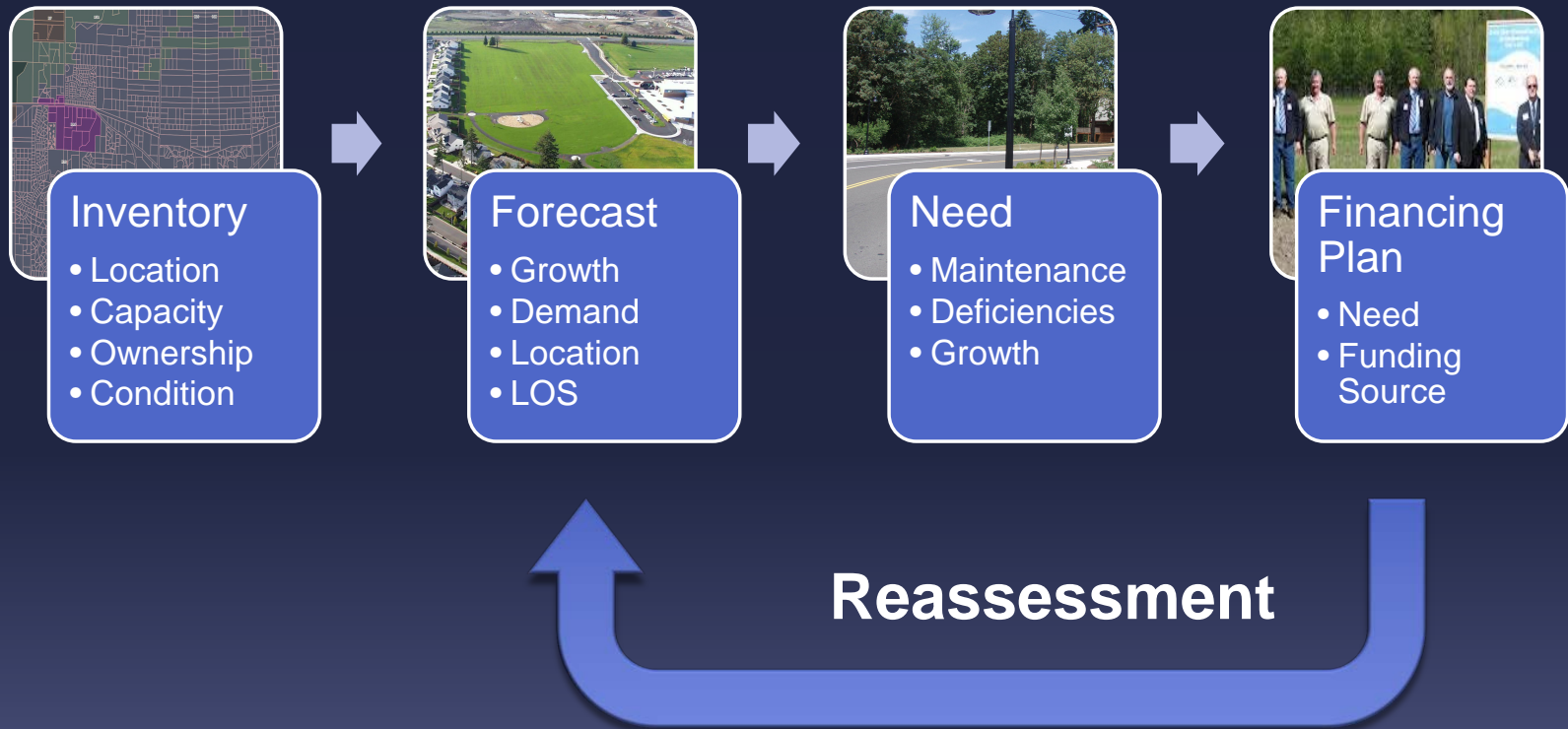
Agenda

- Presentation
 - Introduction
 - Washington Administrative Code (WAC)
 - Inventory
 - Forecast
 - Funding the Plan
 - Consistency & Coordination
 - Monitor & Evaluate
- Questions and Answers

What are Capital Facilities ?

- Not specifically defined in the RCW
- Existing CFP Elements:
 - External Providers
 - Water
 - Sewer
 - Public Schools
 - Fire Protection
 - County Facilities
 - Storm Drainage
 - Law Enforcement
 - Government Buildings
 - Parks
 - Transportation

What's in a Capital Facilities Element?



Related WACs: 365-196-

840 – Concurrency

850 – Impact Fees

340 – Lands Useful for Public Purposes

330 – Phasing Development within the UGA

320 – Providing Urban Services

305 – County-wide Planning Policies

Inventory



- WAC 365-196-415
- Identify all assets
- What do you have currently? Where?
- Information about the facilities (miles of roadway, location of buildings, type of pipes...)

Where Needs Come From



Amount and Location of Growth determine needs to serve:

- System Preservation
- Existing Deficiencies
- New Growth

Forecast



- Level of Service (LOS)
 - A measurement that informs jurisdictions and providers if a facility is sufficient to serve the needs of planned growth.
 - Transportation
 - Volume-to-Capacity Ratios
 - Intersection delays
 - Law Enforcement
 - Officers per population
 - Developed Commercial and Industrial Acreage

Forecast (continued)



- Part of identifying and forecasting future needs is planning to correct any existing deficiencies or problems.
- Increase in the number of people causes increased need.
- Increased urban area may cause redistribution of needs.
- ***This distinction is central to managing infrastructure costs.***

Forecast (continued)



- Projecting costs for facilities and services over the life of the plan.
- The costs of maintenance and system preservation for both the existing systems and additions to those systems should be factored into the long terms costs.

Financing Plan



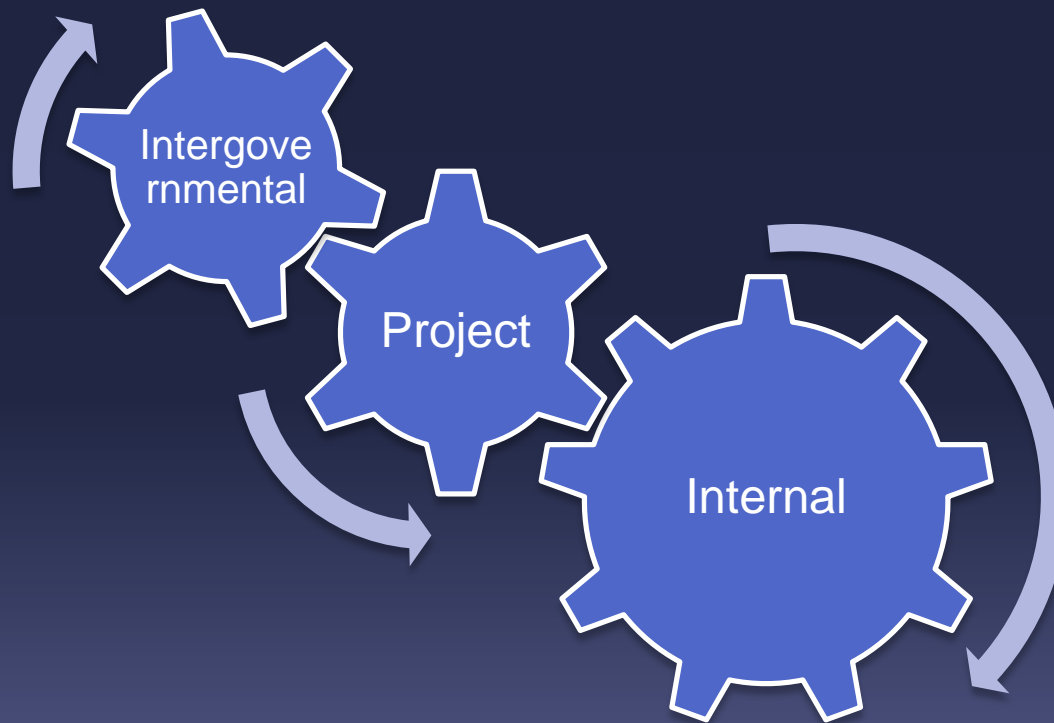
- Revenues
- Costs
- Prioritize capital facility projects
 - Years 1-6: Fiscally Constrained
 - Years 7-20: Reasonable funding capacities
- Determine which revenues will pay for the capital facility needs. This is the critical feature a Capital Facilities Plan.

Financing Plan (continued)



- The Hearings Board has consistently read the GMA to require that estimates for revenues meet the estimated expenses for the 20-year planning period, or a reassessment of the land use plan would be required.

Consistency & Coordination



Working with External Providers

- Where is New Growth Going?
- Do they have the Capacity?
- What do you need from them?
 - Synthesis
 - Summarize
 - Conclude

Do I have enough information from them that I know my growth strategy will work?

Monitor & Evaluate



The basic requirements of the update process include:

- Update inventory
- Assess progress on implementation
- Update the forecast and identify any new needs
- Assess your findings
- Update the implementation plan

Monitor & Evaluate (continued)

- Consider new data and circumstance.
 - Annual Comp Plan Amendments
 - 2016 BOCC Preferred Alternative
 - 2014 Concurrency Code Amendment
 - Special District Boundary Changes
- Public Communication

Conclusions



- Ensuring Clark County can meet the adopted level of service with a growing population – and position itself to pay for the needed systems – is no small feat.
- Invest where you want new growth to occur.
- Understand how the growth pattern affects the needed investments.
- Efficient and effective provision of public services depend on growth patterns.

Conclusions (continued)



- Infrastructure has short term and long term costs.
- The CFP to show the funding needed and sources to cover the preferred alternative.
- Work collaboratively with all service providers.

Questions?

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