

# CAPITAL FACILITIES ELEMENT

## PURPOSE

The Growth Management Act requires cities to prepare a capital facilities element consisting of:

1. An inventory of current capital facilities owned by public entities, showing the locations and capacities of the public facilities;
2. A forecast of the future needs for such capital facilities;
3. The proposed locations and capacities of expanded or new capital facilities;
4. At least a six-year plan that will finance 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 probably 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.

## Organization

The Capital Facilities Element establishes the level of service standards the City is obligated to provide, along with strategies for maintaining those standards. The Element is based on the goals and policies of the other elements, and incorporates the facilities needs and standards identified in the Transportation Element. The Capital Facilities Appendix provides detailed information on the inventory of facilities and projected future needs that the Plan must anticipate over the next 20 years.

## MAJOR ISSUES

With recent improvements to the wastewater treatment plant and water system, major utility issues now involve continued resolution of the sewer collection system inflow and infiltration problems as financial resources permit. Transportation issues are described in the Transportation Element. Other capital facilities issues revolve around the need maintain effective concurrency management to ensure that utility capacity is available to match the demands of growth and development.

## GOALS AND POLICIES

**Goal CF 1 - Assure that capital improvements necessary to carry out the comprehensive plan are provided when they are needed.**

Pol. CF 1.1 The City shall coordinate its land use and public works planning activities with an ongoing program of long-range financial planning, in order to identify fiscal resources necessary to implement the capital facilities plan.



Pol. CF 1.2 Management of capital facilities should emphasize the following concepts:

- a. providing preventive maintenance and cost-effective replacement of aging elements
- b. planning for the orderly extension and upgrading of capital systems while recognizing that system extensions associated with new development should be the responsibility of those desiring service;
- c. inspecting systems to ensure conformance with design standards; and,
- d. reducing the potential for service rate increases through effective fiscal management and fair and equitable rate structures.

Pol. CF 1.3 Determine which services are most cost-effectively delivered by the city and which services should be contracted out to be delivered by other jurisdictions. Where appropriate, joint facilities with adjacent service purveyors should be used to provide the most efficient and cost-effective service to customers.

**Goal CF 2 - Ensure that the continued development and implementation of the Capital Improvement Program (CIP) reflects the policy priorities of the City Council.**

Pol. CF 2.1 High priority of funding shall be accorded projects which are consistent with the adopted goals and policies of the City Council.

Pol. CF 2.2 Projects shall be funded only when incorporated into the City budget, as adopted by the City Council.



Fire LOS: Design - Coordinate land use planning, development review and fire protection facility planning to ensure that: a) adequate fire protection and emergency medical service can be provided; and b) project designs minimize the potential for fire hazard.

Fire LOS: Rating - The Orting Fire Department shall maintain and make efforts to improve its current insurance rating of "7".

Police LOS: Design - Coordinate land use planning, development review, and police protection facility planning to ensure that: a) adequate police protection can be provided; and b) project designs discourage criminal activity.

Police LOS: Response Time - The Orting Police Department shall have as a goal to maintain a 3 to 4 minute response time for emergency calls.

Parks, Trails and Open Space LOS: The following level of service standards shall apply to land and facilities:

- Mini-parks (tot lots) – 2 acres per 1,000 population
- Neighborhood parks – 2 acres per 1,000 population
- Community parks – 5 acres per 1,000 population
- Fields and courts – 1 per 1,000 population (located in parks)
- Trails – 1 mile per 1,000 population (some may be in parks)

Transportation LOS:

Pol. CF 3.4 Transportation and land use planning should be coordinated so that adequate transportation facilities can be built concurrent with growth. The following level of service standards should be used to evaluate whether existing transportation facilities are adequate to accommodate the demands of new development:

The transportation system shall function at a service level of at least C/D.

Pol. CF 3.5 A development shall not be approved if it causes the level of service on a capital facility to decline below the standards set forth in CF Policy 3.3 and 3.4, unless capital improvements or a strategy to accommodate the impacts are made concurrent with the development for the purposes of this policy. "Concurrent with the development" shall mean that improvements or strategy are in place at the time of the development or that a financial commitment is in place to complete the improvements or strategies within six years.

- Pol. CF 3.6 If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense, or pay impact fees in order to develop. If the probable funding falls short of meeting the capital facility needs of the anticipated future land uses and population, the type and extent of land uses planned for the City must be reassessed.
- Pol. CF 3.7 Require that development proposals are reviewed by the various providers of services, such as school districts, sewer, water, and fire departments, for available capacity to accommodate development and needed system improvements.
- Pol. CF 3.8 New or expanded capital facilities should be compatible with surrounding land uses; such facilities should have a minimal impact on the natural or built environment.
- Pol. CF 3.9 Maintain the water quality of the Carbon River by complying with Washington Department of Ecology guidelines.
- Pol. CF 3.10 Plan to provide new or upgraded facilities for city administration, community events, and library services in conjunction with redevelopment strategies for the downtown. Create a new “town center” including public facilities and spaces integrated with private development of mixed use commercial and residential projects.

**Goal CF 4 - Ensure that financing for the city's needed capital facilities is as economical, efficient, and equitable as possible.**

- Pol. CF 4.1 The burden for financing capital facility improvements should be borne by the primary beneficiaries of the facility.
- Pol. CF 4.2 General Fund revenues should be used only to fund projects that provide a benefit to the entire community or to accommodate unmet facility needs beyond those created by new growth.
- Pol. CF 4.3 Long term borrowing for capital facilities should be considered as an appropriate method of financing large facilities that benefit more than one generation of users.
- Pol. CF 4.4 Where possible, special assessment, revenue and other self supporting bonds will be used instead of tax supported general obligation bonds.

**Goal CF 5 - Provide the most cost-effective and efficient water, stormwater and sewer service to residents within Orting and its service area.**

- Pol. CF 5.1 Expansion of sewer service shall be coordinated among Orting, the Washington State Department of Ecology, and Pierce County, and shall

give priority to infill within the city limits and existing urbanized unincorporated areas within the urban growth area.

- Pol. CF 5.2 Phasing of sewer expansion shall follow the city's urban growth area established in the comprehensive plan, unless sewer service will remedy groundwater contamination and other health problems or the city arranges to provide services to other urban growth areas established by the Pierce County Comprehensive Plan.
- Pol. CF 5.3 New industrial development shall not be allowed to utilize on-site sewage systems. New industrial development shall be served by the City's treatment facilities.
- Pol. CF 5.4 Require sewage gravity collection system connections for all new development including single-family subdivisions unless otherwise approved by the Council and consistent with the Pierce Countywide policies.
- Pol. CF 5.5 Identify, prioritize and gradually replace existing sewer lines in poor condition to reduce inflow and infiltration to increase the capacity of the sewage treatment system.
- Pol. CF 5.6 Provide an adequate water supply and distribution system for all domestic use, fire flow and fire protection at all times. Fire flow capabilities can be increased and Fire Insurance Rating Classifications improved by upgrading water pipeline sizes, creating additional pipe networks, and increasing water storage capacities. Require transfer of private water rights to the city as part of all development permit approvals.

**Goal CF 6 - Develop a system of parks and recreation facilities that is attractive, safe, and available to all segments of the population.**



- Pol. CF 6.1 Mitigate impacts on parks, trails, and the recreation system from new growth based on impact fees, land dedication, and/or facility donations based on the level of service standards.

- Pol. CF 6.2 Cooperate and coordinate with the school district, other public agencies and private groups to meet the recreation needs of the city.
- Pol. CF 6.3 Support Pierce County development of a linear park for bicycles, pedestrians and equestrians, running through Pierce County to Mount Rainier National Park.
- Pol. CF 6.4 Develop a network of parks, open space and trails throughout the city for pedestrians, bicycles and equestrians, with priority on the dedication, acquisition and development of lands which would link with the Foothills Trail, the downtown parks, the Puyallup and Carbon River waterfront corridors and a linkage across the Carbon River to the Cascadia trail system.

**Goal CF 7 - Cooperate in the siting of essential public facilities in Orting.**

- Pol. CF 7.1 The site selection process for essential public facilities on the list maintained by the Office of Finance and Management shall include the following components:
  - a. The state must provide a justifiable need for the public facility and its location in Orting based upon forecasted needs and a logical service area;
  - b. The state must establish a public process by which residents of Orting have an opportunity to meaningfully participate in the site selection process.
- Pol. CF 7.2 Public facilities shall not be located in designated resource lands, critical areas, or other areas where the siting of such facilities would be incompatible.
- Pol. CF 7.3 The multiple use of corridors for major utilities, trails, and transportation rights-of-way is encouraged.
- Pol. CF 7.4 Siting of public facilities shall be based upon criteria including, but not limited to:
  - a. specific facility requirements (acreage, transportation access, etc.);
  - b. land use compatibility;
  - c. potential environmental impacts;
  - d. potential traffic impacts;
  - e. fair distribution of such public facilities throughout the County.
  - f. consistency with state law and regulations
- Pol. CF 7.5 City plans and development regulations should identify and allow for the siting of essential public facilities. Design standards shall be required to ensure compatibility with adjacent land uses and mitigate

any adverse impacts. The City's siting process may include requirements that facilities provide amenities or incentives to the neighborhood as a condition of approval. At least one public hearing shall be required to ensure adequate public participation.

Pol CF 7.6 Cooperatively work with surrounding municipalities including Pierce County during the siting and development of facilities of regional significance. The City shall seek an agreement with neighboring jurisdictions, state or county agencies to mitigate any disproportionate financial and other burdens which may fall on the City due to the siting.

Pol. CF 7.7 Essential public facilities that are county-wide or state-wide in nature (e.g., solid waste and/or hazardous waste facilities), must meet existing state law and regulations requiring specific siting and permitting requirements.

**Goal CF 8 - Manage stormwater runoff in such a manner as to: 1) protect property from flooding and erosion; 2) protect streams and shorelines from erosion and sedimentation to avoid the degradation of environmental quality and natural system aesthetics; 3) protect the quality of groundwater and surface water; and 4) provide recharge of groundwater where appropriate.**

Pol. CF 8.1 Manage the stormwater utility to: 1) identify existing and potential problems at the drainage basin level; 2) propose solutions to those problems; 3) recognize the importance of natural systems and receiving waters and their preservation and protection; 4) set design, development, and maintenance guidelines and 5) provide a strategy for implementation and funding.

Pol. CF 8.2 Encourage regional approaches to managing stormwater to provide improved performance, maintenance and cost efficiency. Wherever possible, regional facilities should be considered as a multi-functional community resource which provides other public benefits such as recreational, habitat, cultural, educational, open space and aesthetic opportunities.

Pol. CF 8.3 The City should require new development to provide onsite storm drainage and all off-site improvements necessary to avoid adverse downstream impacts.

Pol. CF 8.4 Where appropriate and feasible, infiltration of stormwater is preferred over surface discharge to downstream system. The return of precipitation to the soil at natural rates near where it falls should be encouraged through the use of detention ponds, grassy swales and infiltration.

- Pol. CF 8.5 Development should be designed to minimize disruption and/or degradation of natural drainage systems, both during and after construction. Development design which minimizes impermeable surface coverage by limiting site coverage and maximizing the exposure of natural surfaces should be encouraged.
- Pol. CF 8.6 Industries and businesses should use best management practices to prevent erosion and sedimentation from occurring, and to prevent pollutants from entering ground or surface waters.
- Pol. CF 8.7 Sites that have been cleared, graded or filled in violation of current or prior standards should be fully restored before construction permits are issued.
- Pol. CF 8.8 The City should involve and educate the community in the need to improve water quality by preventing polluting stormwater discharges and continuing to improve the collection and treatment systems.

