

Capital Facilities – 6-year CIP

File #: PLN 2010-00014

Applicant: Planning and Development Services

Description: The proposal includes reviewing and updating the County's Six-Year Capital Improvement Program (CIP), Appendix F of the Whatcom County Comprehensive Plan. Amendments to the Capital Facilities Chapter of the Whatcom County Comprehensive Plan will also be considered, including:

- Review level of service standards;
- Allowing a longer interval between updates of the six-year CIP; and
- Adopting new or updated special purpose district plans by reference.
- Amendments to the Transportation Chapter of the Whatcom County Comprehensive Plan relating to the ferry level of service may also be considered.

**WHATCOM COUNTY
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR COMPREHENSIVE PLAN AND RELATED ZONING AMENDMENTS**

Date Received: _____

File #: PLN 2010-0014

I. CHECK THE APPROPRIATE BOXES

COMP PLAN MAP

COMP PLAN TEXT

ZONING MAP

ZONING TEXT

II. GENERAL INFORMATION

A. APPLICANT'S NAME: Whatcom County Planning & Development Services

MAILING ADDRESS: 5280 Northwest Dr.

Bellingham, WA 98226

E-MAIL ADDRESS: _____

BUSINESS PHONE: 676-6907 HOME PHONE: N/A

B. AGENT'S NAME: Matt W. Aamot

MAILING ADDRESS: Same as above

E-MAIL ADDRESS: _____

BUSINESS PHONE: Same as above

C. TOPIC OF PROPOSED AMENDMENT:

Capital Facility Amendments

III. FOR MAP AMENDMENTS

Appendix F of the Whatcom County Comprehensive Plan is the County's Six-Year Capital Improvement Program (CIP). This Appendix includes Maps F1-F12 showing the location of existing and proposed capital facilities. These maps will be updated to reflect current County priorities and projects.

A. TAX PARCEL NUMBER(s): _____ N/A _____
 ACREAGE: _____
 SITE ADDRESS: _____
 TOWNSHIP: _____ RANGE: _____ SECTION: _____ 1/4 SECTION: _____
 OWNER(s): _____
 ADDRESS: _____
 CITY/STATE/ZIP: _____
 PHONE: _____
 (Additional sheets may be attached if more than one parcel is involved.)

- B. EXISTING COMPREHENSIVE PLAN DESIGNATION:
- C. EXISTING ZONING DESIGNATION:
- D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:
- E. PROPOSED ZONING DESIGNATION:
- F. THE PRESENT USE OF THE PROPERTY IS:
- G. SURROUNDING LAND USE:
- H. SERVICES

Please provide the following information regarding the availability of services.

The site is currently served by sewer ____; septic _____. (check one)
 Sewer purveyor (name): _____

The site is currently served by a public water system ____; well _____. (check one)
 Water purveyor (name): _____

The site is located on a public road ____; private road _____. (check one)

Name of road: _____
 Fire District #: _____ Name: _____

School District #: _____ Name: _____

IV. FOR TEXT AMENDMENTS

Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording (attach additional pages if necessary):

The proposal includes reviewing and updating the County’s Six-Year CIP (Appendix F of the Whatcom County Comprehensive Plan). The Six-Year CIP will be updated to reflect new conditions and County priorities.

Amendments to Capital Facilities – Chapter 4 of the Whatcom County Comprehensive Plan will be considered. Potential amendments to Chapter 4 include but are not limited to:

- *Simplifying level of service standards;*
- *Lowering certain level of service standards;*
- *Allowing a longer interval between updates of the six-year CIP; and*
- *Adopting new or updated special purpose district plans by reference.*

Amendments to Transportation – Chapter 6 of the Whatcom County Comprehensive Plan relating to the ferry level of service may also be considered.

V. FOR ALL AMENDMENTS

A. Why is the amendment needed and being proposed?

The Growth Management Act, at RCW 36.70A.070(3), requires that Comprehensive Plans must contain a capital facilities element. The Whatcom County Comprehensive Plan contains a capital facilities chapter (Chapter 4), a proposed 20-year Capital Facilities Plan (Appendix E), a Whatcom County Six-Year Capital Improvement Program (Appendix F), and background information relating to transportation impact fees (Appendix G). Collectively, these constitute the capital facilities element of the Whatcom County Comprehensive Plan.

Whatcom County Comprehensive Plan Policy 4B-1 is to:

Maintain and update, on at least a biennial basis, a six-year capital improvement program (CIP) that identifies projects, outlines a schedule, and designates realistic funding sources for all county capital projects based on a review of population and revenue conditions existing at that time.

The County Six-Year Capital Improvement Program (Appendix F) was last updated in 2008 (see Ordinance # 2008-056). Therefore, it is due for an update in 2010.

Level of service standards in Chapter 4 may need to be re-evaluated to reflect changes in the ability of local government to fund capital facilities.

Finally, it is anticipated that several special purpose districts will adopt or update their capital facility plans in 2010. Such plans will be incorporated into the Whatcom County Comprehensive Plan, if appropriate.

B. How does the proposed amendment conform to the requirements of the Growth Management Act?

The Growth Management Act (GMA), at RCW 36.70A.070(3), requires that the Comprehensive Plan must include a capital facilities plan element consisting of:

- *An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;*
- *A forecast of the future needs for such capital facilities;*
- *The proposed locations and capacities of expanded or new capital facilities;*

- *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;*
- *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; and*
- *Park and recreation facilities must be included in the capital facilities element of the Comprehensive Plan.*

These requirements are already addressed in the capital facility element of the Whatcom County Comprehensive Plan, but will be updated for Whatcom County facilities, as necessary, in 2010.

- C. How is the proposed amendment consistent with the County-Wide Planning Policies for Whatcom County?

County-Wide Planning Policy K-1 states:

As part of the comprehensive planning process, the county and the cities shall identify appropriate land for public facilities which meets the needs of the community, such as schools, recreation, transportation and utility corridors, human service facilities, and airport and other port facilities. . .

The Whatcom County Six-Year CIP is updated periodically in order to conduct on-going planning for important County facilities.

- D. How is the proposed amendment consistent with the Whatcom County Comprehensive Plan?

Whatcom County Comprehensive Plan GOAL 4B is to:

Develop a six-year financing program for capital facilities that meets the requirements of the GMA, achieves the county's levels-of-service, and is within financial capability as determined by projected financial resources.

The subject proposal is intended to update the CIP to maintain compliance with the above referenced Comp Plan goal for County facilities. It is also intended to ensure that the County has the financial ability to achieve adopted level of service standards, which may create a need to re-evaluate these standards.

- E. If within an Urban Growth Area, how is the proposed amendment consistent with interlocal agreements between the County and the City?

The proposed amendment would modify the text and maps in the Comprehensive Plan. Some projects are located within Urban Growth Areas (UGAs). No conflicts with interlocal agreements have been identified.

- F. What changed conditions or further studies indicate a need for the amendment?

- *The need to update the inventory of existing County facilities to include any facilities constructed or acquired during the past two years.*

- *The need to review future County facility needs, in terms of meeting the adopted level of service, for 2016 (rather than for 2014 as set forth in the existing six-year CIP).*
- *New County priorities and changed economic conditions may necessitate altering the list of capital improvement projects and/or financing planned for the six-year period from 2011-2016 (from existing 2009-2014 plan).*
- *Decline in governmental revenues may create a need to re-evaluate adopted level of service standards.*
- *It is anticipated that several special purpose districts will update or adopt facility plans in 2010.*

G. How will the public interest be served by the amendment? In determining whether the public interest will be served, factors including but not limited to the following will be considered:

- The anticipated effect upon the rate or distribution of population growth, employment growth, development, and conversion of land as envisioned in the Comprehensive Plan.

Comment: The goal of capital facility planning is to ensure parks, government buildings, correction facilities, roads, and other facilities will be adequate to serve the people of Whatcom County. The proposal includes adoption of a Six-Year Capital Improvement Program, which is a plan for providing County facilities over the six-year period from 2011 to 2016 that is based upon projected population growth. Therefore, the proposal should complement the County's growth and development plans.

- The anticipated effect upon the ability of the County and/or other service providers, such as cities, schools, water and/or sewer purveyors, fire districts, and others as applicable, to provide adequate services and public facilities including transportation facilities.

Comment: The Six-Year Capital Improvement Program will have a positive impact on the County's ability to provide public facilities by evaluating the need and planning ahead for such facilities. New or updated special purpose district plans should take into account growth projections and revised land use designations adopted by the County in 2009, thus enhancing their ability to plan and provide adequate facilities. Adverse impacts to other service providers have not been identified.

- Anticipated impact upon designated agricultural, forest and mineral resource lands.

Comment: Proposed text and map amendments should not harm resource lands.

H. Does the amendment include or facilitate illegal spot zoning?

No.

VI. SUPPORTING INFORMATION (ATTACH THE FOLLOWING):

- A. A vicinity map showing property lines, roads, existing and proposed Comprehensive Plan and Zoning designations. (This information is required for map amendments only).

Comment: Maps will be brought forward as the comprehensive plan proceeds through the review process.

- B. Mailing labels with names and mailing addresses of the owners of all property included within the area proposed for re-designation and within 300 feet (1,000' if the application is for a Mineral Resource Lands zone) of the area proposed for re-designation according to the records of the Whatcom County Assessor. (Mailing labels are required for map amendments only and should be submitted when the fees are paid, after the County Council initiation of the amendment).

Comment: Not applicable – this is not a site-specific proposal.

- C. State Environmental Policy Act (SEPA) Checklist

Comment: A SEPA checklist will be prepared before the Planning Commission hearing.

VII. FEES

- A. The Whatcom County Code 2.160.110 states that:

- (1) Application fees shall not be required for any application submitted by the county council, county council members, county executive, planning commission, and county planning and development services.
- (2) All other applicants shall pay application fees as specified in the Unified Fee Schedule.
- (3) Once an amendment is initiated by resolution of the county council, the applicant shall pay the initiation fee within 15 days. The county council may take official action to waive the initiation fee at the time it approves the initiating resolution if it finds the proposed amendment will clearly benefit the community as a whole and will not be for private financial gain.

- B. Are you requesting that the County Council waive the fees for this application?

N/A – Fees are not required under WCC 2.160.110(1).

- C. If so, please describe how the proposed amendment clearly benefits the community as a whole and will not be for private financial gain.

N/A

PLEASE SUBMIT TWO COPIES OF ALL APPLICATION MATERIALS.

Signature of Applicant or Agent:

_____ Date: Originally submitted Oct. 29, 2009
Revised Nov. 13, 2009

Long Range Planning\Amendments – CP and Code\PLN-2010