

M E M O R A N D U M

DATE: September 3, 2014

TO: Michael Drollinger, Planning Commission Chair
Members of Renton Planning Commission

FROM: Paul Hintz, Associate Planner

SUBJECT: **Comprehensive Plan Update – Capital Facilities Element**

ISSUE

The current Capital Facilities Element has been evaluated for compliance with the Growth Management Act (GMA), Puget Sound Regional Council's Multicounty Planning Policies, and King County's Countywide Planning Policies. Draft goals and policies have been proposed that would update the current Comprehensive Plan Capital Facilities Element. What should be updated in the Capital Facilities Element?

RECOMMENDATION

Update the Capital Facilities Element by including newly drafted goals and policies, which will strengthen the City's compliance with the Growth Management Act (GMA), Puget Sound Regional Council's Multicounty Planning Policies, and King County's Countywide Planning Policies.

BACKGROUND SUMMARY

An update of the Renton Comprehensive Plan is required to be submitted to the Washington State Department of Commerce in June 2015. Staff reviewed the current goal of the Element and compared the current policies to applicable sections of the GMA, Puget Sound Regional Council's (PSRC) Multicounty Planning Policies, and Countywide Planning Policies. The current goal is more of an objective than an aspirational vision for the effects of the Element and therefore new goals are proposed. Additionally, some of the current policies are proposed to be revised and several new policies are proposed that would reinforce the Element's compliance with the GMA, and applicable policies of PSRC and King County.

Current Goal:

Develop and implement the capital facilities plan for the City of Renton.

Proposed Goals:

CF-A: Establish policies that enable the development and implementation of the Capital Investment Program in order to provide high-quality, well-maintained facilities and services

that support the social, economic, cultural, safety, transportation, environmental, communication and other needs of the community, that are available at the time of development to serve new growth and are equitably distributed.

CF-B: Ensure capital facility investments are prioritized to support growth in the locations targeted in the Land Use Element and that these facilities will be in place when development occurs.

CF-C: Identify service standards for capital facilities that meet community expectations for municipal services, and that are consistent for both existing and new development.

CF-D: Ensure that adequate long-term financial capacity exists to provide capital facilities needed to support expected growth, while maintaining adopted level of service standards.

Current Policies (with revisions shown):

Policy CFP-1: ~~Update The the~~ Capital Investment Program ~~should be updated on a regular basis as part of in conjunction with~~ the City's regular budget process, ~~and such update may include~~ Ensure that anticipated funding is adequate to finance necessary capital facilities at predetermined levels of service, and if funding is inadequate, make adjustments to growth projections for the ensuing six years, to level of service standards, to the list of needed facilities, or to anticipated funding sources. For the purpose of capital facilities planning, plan for forecast growth at the high end of the projected range and targeted growth as a minimum.

Policy CFP-2: Maintain established ~~l~~ level of service standards ~~should be maintained at the current or at a greater level of service~~ for existing facilities necessary for development and within provided by the City of Renton, ~~which the City has control over.~~

Policy CFP-3: Ensure Aadequate public ~~capital~~ facilities ~~should be are~~ in place concurrent with development. Concurrent with development shall mean the existence of adequate facilities, strategies, or services when development occurs or the existence of a financial commitment to provide adequate facilities, strategies, or services within six years of when development occurs.

Policy CFP-4: ~~No deterioration of existing levels of service that the City of Renton has control over should occur due to growth, consistent with Policy CFP-3.~~

Policy CFP-45: Pursue Ffunding from a mix of sources for new, improved, or expanded public facilities or services ~~should come from a mix of sources~~ in order to distribute the cost of such facilities or services according to use, need, and adopted goals and policies.

Policy CFP-56: ~~Evaluate levying Levy~~ impact fees on development that are commensurate with the cost of funding expanded capital facilities and services necessary for the development. for municipal services and/or school district services upon the request of each school district within the City limits, if a compelling need is established through means such as presentation of an adopted Capital Facilities Plan and demonstration that such facilities

~~are needed to accommodate projected growth and equitably distributed throughout the district.~~

Policy CFP-67: ~~Individually A~~adopt by reference the most current [Capital Facilities Plans for the Kent School District #415](#), [the Issaquah School District #411](#), and [the Renton School District #403, Capital Facilities Plan](#) and adopt an implementing ordinance establishing a school impact fee consistent with ~~the each~~ District's adopted Capital Facilities Plan, ~~if each Plan demonstrates that the facilities are needed to accommodate projected growth and are equitably distributed throughout the applicable District.~~

~~**Policy CFP-8:** Adopt by reference the most current Issaquah School District #411 Capital Facilities Plan and adopt an implementing ordinance establishing a school impact fee consistent with the District's adopted Capital Facilities Plan.~~

~~**Policy CFP-9:** Adopt by reference the most current Renton School District #403 Capital Facilities Plan and adopt an implementing ordinance establishing a school impact fee consistent with the District's adopted Capital Facilities Plan.~~

Policy CFP-710: Support private/public partnerships to plan and finance infrastructure development, public uses, structured parking and community amenities to stimulate additional private investment and produce a more urban environment.

Proposed New Policies:

Policy CFP-8: Protect public health, enhance environmental quality and promote conservation of man-made and natural resources through appropriate design and installation of public facilities.

Policy CFP-9: Promote conservation and demand management programs that reduce the demand on public facilities and maximize their efficiency.

Policy CFP-10: Advocate projects that are energy efficient or enhance energy conservation efforts by the City and its residents.

Policy CFP-11: Coordinate with federal, state, regional and local jurisdictions, private industry, businesses and citizens in the planning, design and development of facilities serving and affecting the community.

Policy CFP-12: Consider land use compatibility, capital facility needs and financial costs when siting essential public facilities.