

## CHAPTER 2

### GOALS AND POLICIES

#### PUBLIC FACILITY NEEDS

**Goal 1** Define types of public facilities, establish standards for levels of service for each type of public facility, and determine what capital improvements are needed in order to achieve and maintain the standards for existing and future populations, and to repair or replace existing public facilities.

**Policy 1.1 Definitions** The following definitions apply throughout this Capital Facilities Plan.

**1.1.1** "Capital improvement" means land, improvements to land, structures (including design, permitting, and construction), initial furnishings and selected equipment. Capital improvements have an expected useful life of at least 10 years. Other "capital" costs, such as motor vehicles and motorized equipment, computers and office equipment, office furnishings, and small tools are considered to be minor capital expenses in the County's annual budget, but such items are not "capital improvements" for the purposes of the Comprehensive Plan, or the issuance of development permits.

**1.1.2** "Category of public facilities" means a specific group of public facilities, as follows:

**1.1.2.a** Category A public facilities are facilities owned or operated by Kitsap County and subject to the requirement for concurrency.

**1.1.2.b** Category B public facilities are facilities owned or operated by Federal, State, or City governments, independent districts, or private organizations and subject to the requirement for concurrency.

**1.1.2.c** Category C public facilities are facilities owned or operated by Kitsap County but not subject to the requirement for concurrency.

**1.1.2.d** Category B public facilities are facilities owned or operated by Federal, State, or City governments, independent districts, or private organizations but not subject to the requirement for concurrency.

**1.1.3** "Development permit" means any document granting, or granting with conditions, an application for a land use designation or redesignation, zoning or rezoning, subdivision plat, short plat, site plan, building permit, special exception, variance, or any other official action of the County having the effect of authorizing the development of land.

**1.1.3.a** "Final development permit" means a building permit, site plan approval, final subdivision approval, short subdivision approval, variance, or any other development

permit which results in an immediate and continuing impact upon public facilities.

1.1.3.b "Preliminary development permit" means a land use designation or redesignation, zoning or rezoning, or subdivision preliminary plat.

1.1.4 "Effective date" means

1.1.5 "Public facility" means the capital improvements and systems of each of the following:

- 1.1.5 a Communications (CENCOM)
- 1.1.4.b Community centers
- 1.1.4.c Corrections facilities
- 1.1.4.d County buildings
- 1.1.4.e Courts (Superior/District)
- 1.1.4.f Fire protection and emergency medical services
- 1.1.4.g Parks
- 1.1.4.h Roads
- 1.1.4.i Sanitary sewer
- 1.1.4.j Schools
- 1.1.4.k Solid waste
- 1.1.4.l Surface water management
- 1.1.4.m Water

Policy 1.2 Application of Standards The County shall establish standards for levels of service for Categories A, B C and D of public facilities, and shall apply the standards as follows:

1.2.1 Category A. The standards for levels of service of each type of public facility in Category A shall apply to development permits issued by the County after April 3, 1998 (as described in Policy 3.3), the County's annual budget beginning with the 1999 fiscal year , the County's Capital Improvements Program beginning with the 1999 fiscal year , and other elements of this Comprehensive Plan.

1.2.2 Category B. The standards for levels of service of each type of public facility in Category B shall apply to development permits issued by the County after April 3, 1998 (as described in Policy 3.3), and other elements of this Comprehensive Plan. Category B public facilities are provided by entities other than Kitsap County, therefore the standards for levels of service shall not apply to the County's annual budget or the County's Capital Improvements Program, however the standards for levels of service shall apply to the annual budgets and Capital Improvements Programs of the entities which provide the public facilities.

1.2.3 Category C. The standards for levels of service of each type of public facility in Category C shall not apply to the concurrency management system as set forth in Policy 3.3, however the standards for levels of service shall apply to the County's annual budget beginning with the 1999 fiscal year , the County's Capital improvements Program beginning with the 1999 fiscal year , GMA and other statutory requirements (i.e., GMA Planning Goal 12, Subdivision Approvals, Impact Fees), regarding the provision of appropriate and adequate public facilities, and other

elements of the Comprehensive Plan.

**1.2.4 Category D.** The standards for levels of service of each type of public facility in Category D shall not apply to the concurrency management system as set forth in Policy 3.3. Category D Public facilities are provided by entities other than Kitsap County, therefore the standards for levels of service shall not apply to the County's annual budget or the County's Capital Improvements Program, however the standards for levels of service shall apply to the annual budgets and Capital Improvements Programs of the entities which provide the public facilities, GMA and other statutory requirements (i.e., GMA Planning Goal 12, Subdivision Approvals, Impact Fees) regarding the provision of appropriate and adequate public facilities, and other elements of the Comprehensive Plan.

**Policy 1.3 Standards for Levels of Service** The standards for levels of service of public facilities shall be as follows ("per person" or "per 1,000 population" means population of the jurisdiction that provides the public facility, unless otherwise indicated). The County may create separate standards for levels of service in the urban and rural areas of the County.

**1.3.1 Category A Public Facilities**

**1.3.1.a Roads (Local)**

Principal Arterials: Maximum V/C Ratio/LOS

Urban: .89/D

Rural : .79/C

Minor Arterial

Urban: .89/D

Rural : .79/C

Collector

Urban: .89/D

Rural : .79/C

Minor Collector

Urban: .89/D

Rural : .79/C

Residential/Local

Urban: .79/C

Rural : .79/C

**1.3.2 Category B Public Facilities**

**1.3.2.a Roads (State)**

Principal Arterials: Maximum V/C Ratio/LOS

Urban: .89/D

Rural : .79/C

Minor Arterial

Urban: .89/D

Rural : .79/C

### 1.3.3 Category C Public Facilities

#### 1.3.3.a Community Centers:

261.3 square feet per 1,000 population

#### 1.3.3.b Corrections Facilities:

Adult Jail Facility

--1.45 beds per 1,000 population

Work Release Facility

--39.9 square feet per 1,000 population

Juvenile Facility

--0.4 beds per 1,000 population

#### 1.3.3.c County Buildings:

Administrative Offices - General Government

--940 square feet per 1,000 population

Administrative & Operations Offices - Sheriff

--151 square feet per 1,000 population

Maintenance Shop Facilities

--18.5 square feet per 1,000 population

#### 1.3.3.d Courts:

District Court

--0.016 courtrooms per 1,000 population

Superior Court

--0.032 courtrooms per 1,000 population

#### 1.3.3.e Parks:

Local Parks

--1.83 acres per 1,000 population.

Regional Parks

--8.4 acres per 1,000 population

Open Space

--5.08 acres per 1,000 population

#### 1.3.3.f Sanitary Sewer (County-owned)

Wastewater Flow: 250 gallons per day per connection

#### 1.3.3.g Solid Waste:

Generation Rate: 6.49 pounds per capita per day

#### 1.3.3.h Surface Water Management:

Stormwater Management (quality)

--WSDOE Stormwater Management Manual for the Puget Sound Basin

Flood Control (quantitative design storm)

--WSDOE Stormwater Management Manual for the Puget Sound Basin

### 1.3.4 Category D Public Facilities

#### 1.3.4.a Fire and Emergency Medical Services:

Fire District 1 (Silverdale):

--0.410 fire units in service per 1,000 population

Fire District 7 (South Kitsap):

--0.559 fire units in service per 1,000 population

North Kitsap Fire & Rescue:

--0.467 fire units in service per 1,000 population

Fire District 12 (Central Kitsap):

--0.916 fire units in service per 1,000 population

Fire District 14 (Hansville):

--1.28 fire units in service per 1,000 population

Fire District 15 (Brownsville):

--0.448 fire units in service per 1,000 population

Fire District 18 (North Kitsap/Poulsbo):

--0.497 fire units in service per 1,000 population

#### 1.3.4.b Sanitary Sewer:

Bremerton Municipal Utilities:

--200 gallons per day per connection

Sewer District 5:

--200 gallons per day per connection

Kingston Sewer District:

--250 gallons per day per connection

Manchester ULID:

--250 gallons per day per connection

Suquamish ULID:

--250 gallons per day per connection

ULID 6:

--200 gallons per day per connection

Central Kitsap:

--250 gallons per day per connection

#### 1.3.4.c School District facilities:

North Kitsap School District No 400:

--Elementary: 25 students per classroom

--Secondary: 25 students per classroom

--Senior: 25 students per classroom

Central Kitsap School District No 401:

--Elementary: 25 students per classroom

--Secondary: 28 students per classroom

--Senior: 28 students per classroom

South Kitsap School District No 402:

--Elementary: 26 students per classroom

- Secondary: 29 students per classroom
- Senior: 29 students per classroom
- Bremerton School District No 100:
- Elementary: 23 students per classroom
- Secondary: 32 students per classroom
- Senior: 32 students per classroom

1.3.4.d Water:

- Annapolis :
  - 800 gallons per day per connection
- Bella Vista (PUD #1) :
  - 800 gallons per day per connection
- Cedar Glen MHP:
  - 800 gallons per day per connection
- City of Bremerton :
  - 800 gallons per day per connection
- City of Port Orchard :
  - 800 gallons per day per connection
- City of Poulsbo :
  - 800 gallons per day per connection
- Dawn Park Water :
  - 800 gallons per day per connection
- Erland Point (PUD #1) :
  - 800 gallons per day per connection
- Edgewater (PUD #1) :
  - 800 gallons per day per connection
- Eldorado Hills (PUD #1) :
  - 800 gallons per day per connection
- Frog Pond Water :
  - 800 gallons per day per connection
- Gamblewood (PUD #1) :
  - 800 gallons per day per connection
- Hansville :
  - 800 gallons per day per connection
- Horizon West (Harbor Water) :
  - 800 gallons per day per connection
- Indianola :
  - 800 gallons per day per connection
- Island Lake :
  - 800 gallons per day per connection
- Jefferson Beach :
  - 800 gallons per day per connection
- Keyport Water District :
  - 800 gallons per day per connection
- Kingston :
  - 800 gallons per day per connection

Long Lake View Estates :  
--800 gallons per day per connection  
Manchester :  
--800 gallons per day per connection  
McCormick Woods :  
--800 gallons per day per connection  
Miller Bay Estates (PUD #1) :  
--800 gallons per day per connection  
North Perry Avenue :  
--800 gallons per day per connection  
Parkview Terrace (Harbor Water) :  
--800 gallons per day per connection  
Rocky Point :  
--800 gallons per day per connection  
Silverdale :  
--800 gallons per day per connection  
Sunnyslope :  
--800 gallons per day per connection  
Suquamish (PUD #1) :  
--800 gallons per day per connection  
Tahuyeh Community Club :  
--800 gallons per day per connection  
Tracyton :  
--800 gallons per day per connection  
Wicks Lake (Harbor Water) :  
--800 gallons per day per connection

**Policy 1.4 Determining Public Facility Needs** The County shall determine the quantity of capital improvements that is needed as follows:

**1.4.1** The quantity of capital improvements needed to eliminate existing deficiencies and to meet the needs of future growth shall be determined for each public facility by the following calculation:  $Q = (S \times D) - I$ .

Where Q is the quantity of capital improvements needed,  
S is the standard for level of service,  
D is the demand, such as the population, and  
I is the inventory of existing facilities.

The calculation shall be used for existing demand in order to determine existing deficiencies. The calculation shall be used for projected demand in order to determine needs of future growth. The estimates of projected demand shall account for demand that is likely to occur from previously issued development permits as well as future growth.

**1.4.2** There are two circumstances in which the standards for levels of service are not the exclusive determinant of need for a capital improvement:

1.4.2.a Repair, remodeling, renovation, and replacement of obsolete or worn out facilities shall be determined by the County Commission upon the recommendation of the Director of Public Works.

1.4.2.b Capital improvements that provide levels of service in excess of the standards adopted in this Comprehensive Plan may be constructed or acquired at any time as long as the following conditions are met:

1.4.2.b.(1) the capital improvement does not make financially infeasible any other capital improvement that is needed to achieve or maintain the standards for levels of service adopted in this Comprehensive Plan, and

1.4.2.b.(2) the capital improvement does not contradict, limit or substantially change the goals and policies of any element of this Comprehensive Plan, and

1.4.2.b.(3) one of the following conditions is met:

1.4.2.b.(3)(a) the excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service (i.e., the minimum capacity of a capital project is larger than the capacity required to provide the level of service), or

1.4.2.b.(3)(b) the excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date, or

1.4.2.b.(3)(c) the asset acquired is land that is environmentally sensitive, or designated by the County as necessary for conservation, or recreation, or

1.4.2.b.(3)(d) the excess capacity is part of a capital project financed by general obligation bonds approved by referendum.

Policy 1.5 Priorities The relative priorities among capital improvements projects are as follows:

1.5.1 Priorities Among Types of Public Facilities. Legal restrictions on the use of many revenue sources limit the extent to which types of facilities compete for priority with other types of facilities because they do not compete for the same revenues. All capital improvements that are necessary for achieving and maintaining a standard for levels of service adopted in this Comprehensive Plan are included in the financially feasible schedule of capital improvements contained in this Capital Facilities Plan. The relative priorities among types of public facilities (i.e., roads, sanitary sewer, etc.) were established by adjusting the standards for levels of service and the available revenues until the resulting public facilities needs became financially feasible. This process is repeated with each update of the Capital Facilities Plan, thus allowing for changes in priorities among types of public facilities.

1.5.2 Priorities of Capital Improvements Within a Type of Public Facility. Capital improvements



within a type of public facility are to be evaluated on the following criteria and considered in the order of priority listed below. The County shall establish the final priority of all capital facility improvements using the following criteria as general guidelines. Any revenue source that cannot be used for a high priority facility shall be used beginning with the highest priority for which the revenue can legally be expended.

1.5.2.a Reconstruction, rehabilitation, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining standards for levels of service adopted in this Comprehensive Plan.

1.5.2.b New or expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand. Expenditures in this priority category include equipment, furnishings, and other improvements necessary for the completion of a public facility (i.e., recreational facilities and park sites).

1.5.2.c New public facilities, and improvements to existing public facilities, that eliminate public hazards if such hazards were not otherwise eliminated by facility improvements prioritized according to Policies a or b, above.

1.5.2.d New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next six fiscal years, as updated by the annual review of this Capital Facilities Plan. The County may acquire land or right-of-way in advance of the need to develop a facility for new development. The location of facilities constructed pursuant to this Policy shall conform to the Land Use Element, and specific project locations shall serve projected growth areas within the allowable land use categories. In the event that the planned capacity of public facilities is insufficient to serve all applicants for development permits, the capital improvements shall be scheduled to serve the following priority order:

1.5.2.d.(1) previously approved permits for redevelopment,  
1.5.2.d.(2) previously approved permits for new development,

1.5.2.d.(3) new permits for redevelopment, and

1.5.2.d.(4) new permits for new development.

1.5.2.e Improvements to existing facilities, and new facilities that significantly reduce the operating cost of providing a service or facility, or otherwise mitigate impacts of public facilities on future operating budgets.

1.5.2.f New facilities that exceed the adopted levels of service for new growth during the next six fiscal years by either

1.5.2.f.(1) providing excess public facility capacity that is needed by future growth beyond the next six fiscal years, or

1.5.2.f.(2) providing higher quality public facilities than are contemplated in the County's normal design criteria for such facilities.

1.5.2.g Facilities not described in Policies a through f, above, but which the County is obligated to complete, provided that such obligation is evidenced by a written agreement the County executed prior to the adoption of this Comprehensive Plan.

1.5.3 All facilities scheduled for construction or improvement in accordance with this Policy shall be evaluated to identify any plans of State or local governments or districts that affect, or will be affected by, the proposed County capital improvement.

1.5.4 Project evaluation may also involve additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan.

## **FINANCIAL FEASIBILITY**

Goal 2 Provide needed public facilities that are within the ability of the County to fund the facilities, or within the County's authority to require others to provide the facilities.

Policy 2.1 Financial Feasibility The estimated costs of all needed capital improvements shall not exceed conservative estimates of revenues from sources that are available to the County pursuant to current statutes, and which have not been rejected by referendum, if a referendum is required to enact a source of revenue. Conservative estimates need not be the most pessimistic estimate, but cannot exceed the most likely estimate.

Policy 2.2 Financial Responsibility Existing and future development shall both pay for the costs of needed capital improvements.

2.2.1 Existing development.

2.2.1.a Existing development shall pay for the capital improvements that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or worn out facilities, and may pay a portion of the cost of capital improvements needed by future development.

2.2.1.b Existing development's payments may take the form of user fees, charges for services, special assessments and taxes.

2.2.2 Future development

2.2.2.a Future development shall pay its fair share of the capital improvements needed to address the impact of such development, and may pay a portion of the cost of the replacement of obsolete or worn out facilities. Upon completion of construction, "future" development becomes "existing" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities as described in Policy 2.2.1.a, above.

2.2.2.b Future development's payments may take the form of, but are not limited to,

voluntary contributions for the benefit of any public facility, impact fees, mitigation payments, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, charges for services special assessments and taxes. Future development shall not pay impact fees for the portion of any public facility that reduces or eliminates existing deficiencies.

**2.2.3** Both existing and future development may have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.

**Policy 2.3 Financing Policies** Capital improvements shall be financed, and debt shall be managed as follows:

**2.3.1** Capital improvements financed by County enterprise funds (i.e., sanitary sewer, solid waste, surface water management) shall be financed by:

**2.3.1.a** debt to be repaid by user fees and charges and/or connection or capacity fees for enterprise services, or

**2.3.1.b** current assets (i.e., reserves, equity or surpluses, and current revenue, including grants, loans, donations and interlocal agreements), or

**2.3.1.c** a combination of debt and current assets.

**2.3.2** Capital improvements financed by non-enterprise funds shall be financed from either current assets: (i.e., current revenue, fund equity and reserves), or debt, or a combination thereof. Financing decisions shall include consideration for which funding source (current assets, debt, or both) will be a) most cost effective, b) consistent with prudent asset and liability management, c) appropriate to the useful life of the project(s) to be financed, and d) the most efficient use of the County's ability to borrow funds.

**2.3.3** Debt financing shall not be used to provide more capacity than is needed within the schedule of capital improvements for non-enterprise public facilities unless one of the conditions of Policy 1.4.2.b.(3) is met.

**Policy 2.4 Operating and Maintenance Costs** The County shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the County or other provider is unable to pay for the subsequent annual operating and maintenance costs of the facility.

**Policy 2.5 Revenues Requiring Referendum** In the event that sources of revenue listed under "Projected Costs and Revenues" require voter approval in a local referendum that has not been held, and a referendum is not held, or is held and is not successful, this Comprehensive Plan shall be revised at the next annual amendment to adjust for the lack of such revenues, in any of the following ways:

**2.5.1** Reduce the level of service for one or more public facilities;

**2.5.2** Increase the use of other sources of revenue;

2.5.3 Decrease the cost, and therefore the quality of some types of public facilities while retaining the quantity of the facilities that is inherent in the standard for level of service;

2.5.4 Decrease the demand for and subsequent use of capital facilities;

2.5.5 A combination of the above alternatives.

Policy 2.6 Uncommitted Revenue All development permits issued by the County which require capital improvements that will be financed by sources of revenue which have not been approved or implemented (such as future debt requiring referenda) shall be conditioned on the approval or implementation of the indicated revenue sources, or the substitution of a comparable amount of revenue from existing sources.

Policy 2.7 Available Revenue and Capital Facilities to Support Land Use Finance the six-year Capital Facilities Plan within the County's financial capacity. If the projected funding is inadequate to finance needed capital facilities based on adopted level of service and forecasted growth, make adjustments to the level of service, the land use element, the sources of revenue, or any combination, to achieve a balance between available revenue and needed capital facilities. This policy constitutes Kitsap County's response to the requirement of RCW 36.70A.030 (3)e.

## **PROVIDE NEEDED IMPROVEMENTS AND CONCURRENCY MANAGEMENT**

**Goal 3** Provide adequate public facilities by constructing needed capital improvements which (1) repair or replace obsolete or worn out facilities, (2) eliminate existing deficiencies, and (3) meet the needs of future development and redevelopment caused by previously issued and new development permits. The County's ability to provide needed improvements will be demonstrated by maintaining a financially feasible schedule of capital improvements in this Capital Facilities Plan.

**Policy 3.1 Schedule of Capital Improvements** The County shall provide, or arrange for others to provide, the capital improvements listed in the schedule of capital improvements in this Capital Facilities Plan. The schedule of capital improvements may be modified as follows:

**3.1.1** The schedule of capital improvements shall be updated annually beginning in conjunction with the annual budget process.

**3.1.2** Pursuant to the Growth Management Act, the schedule of capital improvements may be amended one time during any calendar year.

**3.1.3** The schedule of capital improvements may be adjusted by ordinance not deemed to be an amendment to the Comprehensive Plan for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction (so long as it is completed within the 6-year period) of any facility enumerated in the schedule of capital improvements.

**Policy 3.2 Budget Appropriation of Capital Improvement Projects** The County shall include in the capital appropriations of its annual budget all the capital improvements projects listed in the schedule of capital improvements for expenditure during the appropriate fiscal year, except that the County may omit from its annual budget any capital improvements for which a binding agreement has been executed with another party to provide the same project in the same fiscal year. The County may also include in the capital appropriations of its annual budget additional public facility projects that conform to Policy 1.4.2.b and Policy 1.5.2.f.

**Policy 3.3 Adequate Public Facility Concurrency** The County Commission finds that the impacts of development on public facilities within the County occur at the same time as occupancy of development authorized by a final development permit. The County shall issue development permits only after a determination that there is sufficient capacity of Category A and Category B public facilities to meet the standards for levels of service for existing development and the impacts of the proposed development concurrent with the proposed development. For the purpose of this policy and the County's land development regulations, "concurrent with" shall be defined as follows:

**3.3.1** The availability of public facility capacity to support development concurrent with the impacts of such development shall be determined in accordance with the following:

3.3.1.a For roads:

3.3.1.a(1) The necessary facilities and services are in place at the time a development permit is issued; or

3.3.1.a(2) The necessary facilities are under construction at the time a development permit is issued, and the necessary facilities will be in place when the impacts of the development occur; or

3.3.1.a(3) Development permits are issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or

3.3.1.a(4) The County has in place binding financial commitments to complete the necessary public facilities within six years.

3.3.2 No final development permit shall be issued by the County after April 3, 1998 , unless there shall be sufficient capacity of Category A and Category B public facilities available to meet the standards for levels of service for existing development and for the proposed development.

3.3.3 No preliminary development permit shall be issued by the County after April 3, 1998 , unless the applicant complies with one of the following Policies:

3.3.3.a The applicant may voluntarily request a determination of the capacity of Category A and Category B public facilities as part of the review and approval of the preliminary development permit, including the requirements of Policy 3.3.4, or

3.3.3.b The applicant may elect to request approval of a preliminary development permit without a determination of capacity of Category A and Category B public facilities provided that any such order is issued subject to requirements in the applicable land development regulation or to specific conditions contained in the preliminary development permit that:

3.3.3.b.(1) Final development permits for the subject property are subject to a determination of capacity of Category A and Category B public facilities, as required by Policy 3.3.2. and Policy 3.3.4., and

3.3.3.b.(2) No rights to obtain final development permits, nor any other rights to develop the subject property have been granted or implied by the County's approval of the preliminary development permit without determining the capacity of public facilities.

3.3.4 Development permits issued pursuant to Policies 3.3.2 and 3.3.3.a shall be subject to the following requirements:

3.3.4.a The determination that facility capacity is available shall apply only to specific uses, densities and intensities based on information provided by the applicant and included in the development permit.

3.3.4.b The determination that facility capacity is available shall be valid for the same period of time as the underlying development permit, including any extensions of the underlying development permit. If the underlying development permit does not have an expiration date, the capacity shall be valid for a period not to exceed two (2) years.

3.3.4.c The standards for levels of service of Category A and Category B public facilities shall be applied to the issuance of development permits on the following geographical basis:  
Roads: applicable roads and areas impacted by the proposed development

3.3.5 No later than *June 3, 1998* , the County shall adopt land development regulations that establish the criteria for determining the vested rights of previously issued development permits and establishing the procedures for reserving capacity of public facilities needed to address the impacts of the vested development permits.

## **COORDINATE CAPITAL IMPROVEMENTS WITH LAND DEVELOPMENT**

**Goal 4** Manage the land development process to insure that all development receives public facility levels of service equal to, or greater than the standards adopted in Policy 1.3 by implementing the schedule of capital improvements contained in this Capital Facilities Plan, and by using the fiscal resources provided for in Goal 2 and its supporting policies.

**Policy 4.1 Consistency** All Category A and Category C public facility capital improvements shall be consistent with the adopted land use map and the goals and policies of other elements of this Comprehensive Plan. The location of, and level of service provided by projects in the schedule of capital improvements shall maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the Land Use Element of this Comprehensive Plan.

**Policy 4.2 Integration and Implementation** The County shall integrate its land use planning and decisions with its planning and decisions for public facility capital improvements by developing, adopting and using the programs listed in the "Implementation Programs" section of this Capital Facilities Plan.

**Policy 4.3 Coordination of School Facilities with Other Public Facilities** The County and School Districts shall coordinate the purchase of land for co-location of schools with other community facilities and services.



## SITING OF ESSENTIAL PUBLIC FACILITIES

Goal 5 Develop criteria and processes for siting regional and community facilities.

Policy 5.1 Designation of Land The County shall identify lands useful for public purposes and incorporate such designations in the comprehensive plan.

Policy 5.2 State Facilities The County shall develop and adopt regulations and establish a process to identify and site essential public facilities on the list maintained by the State Office of Financial Management. The process shall include the following components:

5.2.1 A requirement that the State provide a justifiable need for a public facility and for its location in Kitsap County based upon forecasted needs and a logical service area;

5.2.2 A requirement that the State establish a public process by which the residents of the County and of affected and "host" municipalities have a reasonable opportunity to participate in the site selection process.

Policy 5.3 Consistency with Comprehensive Plan The County shall develop and adopt regulations that ensure that the facility siting is consistent with the adopted County comprehensive plan, including;

5.3.1 The future land use map;

5.3.2 The Capital Facilities Plan Element and budget;

5.3.3 The Utilities Element;

5.3.4 The Transportation Element;

5.3.5 The Housing Element;

5.3.6 The Rural Element;

5.3.7 The Economic Development Element;

5.3.8 The comprehensive plans of adjacent jurisdictions that may be affected by the facility siting;

5.3.9 Regional general welfare considerations.

Policy 5.4 Facility Requirements and Impacts The County shall adopt regulations based upon

the following criteria:

**5.4.1** Specific facility requirements

- 5.4.1.a** Minimum acreage
- 5.4.1.b** Accessibility
- 5.4.1.c** Transportation needs and services
- 5.4.1.d** Supporting public facility and public service needs and the availability thereof
- 5.4.1.e** Health and safety
- 5.4.1.f** Site design
- 5.4.1.g** Zoning of the site
- 5.4.1.h** Availability of alternative sites
- 5.4.1.i** Community-wide distribution of facilities
- 5.4.1.j** Capacity and location of equivalent facilities

**5.4.2** Impacts of the facility

- 5.4.2.a** Land use compatibility
- 5.4.2.b** Existing land use and development in adjacent and surrounding areas
- 5.4.2.c** Existing zoning of surrounding areas
- 5.4.2.d** Existing Comprehensive Plan designation for surrounding areas
  
- 5.4.2.e** Present and proposed population density of surrounding area
- 5.4.2.f** Environmental impacts and opportunities to mitigate environmental impacts
- 5.4.2.g** Effect on agricultural, forest or mineral lands, critical areas and historic, archaeological and cultural sites.
- 5.4.2.h** Effect on areas outside of Kitsap County
- 5.4.2.i** Effect on the likelihood of associated development
- 5.4.2.j** Effect on public costs including operating and maintenance

**5.4.3** Impacts of the facility siting on urban growth area designations and policies

- 5.4.3.a** Urban nature of facility
- 5.4.3.b** Existing urban growth near facility site
- 5.4.3.c** Compatibility or urban growth with the facility
- 5.4.3.d** Compatibility of facility siting with respect to urban growth area boundaries

**Policy 5.5 Development Regulations** The County shall adopt regulations and criteria which relate to:

**5.5.1** The time required for construction;

**5.5.2** Property acquisition;

**5.5.3** Control of on-site and off-site impacts during construction;

5.5.4 Expediting and streamlining necessary government approvals and permits if all other elements of the County policies have been met.

5.5.5 The quasi-public or public nature of the facility, balancing the need for the facility against the external impacts generated by its siting and the availability of alternative sites with lesser impacts.

Policy 5.6 Development Regulations The County shall adopt regulations which include standards and criteria related to:

5.6.1 Facility operations;

5.6.2 Health and safety;

5.6.3 Nuisance effects;

5.6.4 Maintenance of standards congruent with applicable governmental regulations, particularly as they may change and become more stringent over time.

Policy 5.7 Siting of Public Facilities Outside of UGAs Essential public facilities sited outside of urban growth areas must be self supporting and not require the extension, construction, or maintenance of urban services and facilities unless no practicable alternative exists.

Policy 5.8 Coordination The County's policies and regulations on facility siting shall be coordinated with and advance other planning goals including, but not necessarily limited to, the following:

5.8.1 Reduction of sprawl development

5.8.2 Promotion of economic development and employment opportunities

5.8.3 Protection of the environment

5.8.4 Positive fiscal impact and on-going benefit to the host jurisdiction

5.8.5 Serving population groups needing affordable housing

5.8.6 Receipt of financial or other incentives from the State and/or other local governments

5.8.7 Fair distribution of such public facilities throughout the County

5.8.8 Requiring State and Federal projects to be consistent with this policy.

## URBAN GROWTH AREAS

**Goal 6** Provide adequate public facilities to urban growth areas.

**Policy 6.1 Designate Urban Growth Areas** The County and each municipality in the County shall designate urban growth areas to discourage urban sprawl and leapfrog development and encourage adequate public facilities and services concurrent with development as follows:

**Policy 6.2 Levels of Service** Levels of service for public facilities in the unincorporated portion of the urban growth areas shall be the same as the County's adopted standards.

**Policy 6.3 Facility and Service Providers** The primary provider of public facilities and services in the unincorporated portion of the Urban Growth Area shall be:

<u>Public Facility</u>	<u>Provider</u>
6.3.1: Community centers	Kitsap County
6.3.2: Corrections facilities	Kitsap County
6.3.3: County buildings	Kitsap County
6.3.4: Courts (Superior/District)	Kitsap County
6.3.5: Fire protection and emergency medical services	Fire Districts
6.3.6: Parks	Kitsap County
6.3.7: Local roads:	Kitsap County
6.3.8: State highways:	Washington State
6.3.9: Sanitary sewer	Kitsap County, Districts, Bremerton, <i>Port Orchard</i>
6.3.10: Schools	School Districts
6.3.11: Solid waste disposal	Kitsap County
6.3.12: Surface water management	Kitsap County
6.3.18: Water	Districts, Bremerton, Port Orchard, Poulsbo

**Policy 6.4 Public Facilities Outside of Urban Growth Areas** New urban public facilities will not be extended beyond urban growth area boundaries unless they:

**6.4.1** are deemed as an essential public service to mitigate a threat to the public health, safety or welfare, or

**6.4.2** protect an area of environmental sensitivity, or

**6.4.3** provides tightlined sewer to schools in rural areas after a finding is made that no reasonable alternative technologies are feasible.

**Policy 6.5 Schools Located Outside of Urban Growth Areas.** All schools located outside of

urban growth areas shall be compatible with rural character and rural land use patterns.

Policy 6.6 Financing Providers of public facilities are responsible for paying for their facilities. Providers may use sources of revenue that require users of facilities to pay for a portion of the cost of the facilities. As provided by law, some providers may require new development to pay impact fees and/or mitigation payments for a portion of the cost of public facilities.

Policy 6.7 Planning Coordination The County will enter into interlocal/joint planning agreements with municipalities and other providers of public facilities to coordinate planning for and development of the Urban Growth Area.

Policy 6.8 Fiscal Coordination The County and each municipality in the County will address fiscal issues including tax revenue sharing, the provision of regional services and annexations through the development of interlocal agreements.