

Comprehensive Plan Policy Development – Capital Facilities Element

Planning Commission policy review occurred on 9/24/14; Environmental Services Commission review in 2013.

Line #	Element	Goals and Policies	If action proposed, why?	Staff Proposed change	Planning Commission Direction
	Goal	Overview To provide adequate public facilities which: 1. Address past deficiencies and anticipate growth needs; 2. Achieve acceptable levels of service; 3. Use fiscal resources efficiently; and 4. Meet realistic timelines		<u>To effectively serve the community’s growth at planned levels of service through fiscal prioritization, innovation, and attention to the city’s character and quality.</u>	<u>To effectively serve the community’s growth at planned levels of service through fiscal prioritization, innovation, and attention to the city’s character and quality.</u>
1	CF-1	<i>Ensure that necessary capital facilities are provided within a reasonable time of the occurrence of impacts resulting there from.</i>	Improve clarity that the need for capital facilities relates to adopted service levels that correlate with future need.	<i>Ensure that necessary capital facilities <u>necessary to meet level of service standards are provided within a reasonable time of the identified need of the occurrence of impacts resulting there from.</u></i>	<i>Ensure that necessary capital facilities <u>necessary to meet level of service standards are provided within a reasonable time. of the identified need of the occurrence of impacts resulting there from.</u></i>
2	CF-X1	NEW	Address the need to plan for aging infrastructure .	<u>Plan for the long-term renewal or replacement of aging capital facilities as needed to maintain target service levels.</u>	Concur
3	CF-2	<i>Use the city’s Capital Investment Program to prioritize the financing of capital facilities within projected funding capacities.</i>	Adjust language to recognize that the CIP is updated every other year.	<i>Use the city’s Capital Investment Program, <u>as amended every other year,</u> to prioritize the financing of capital facilities within projected funding capacities.</i>	Concur
4	CF-3	<i>Amend the “Capital Facilities Needs” and “Financing Mechanisms and Revenue Sources” sections of this Element concurrently with adoption of</i>	This is a task and doesn’t add to the city’s policy framework. Policy CF-2 makes appropriate reference to the adopted	Delete	Concur

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	<i>the biennial Capital Investment Program (CIP).</i>	CIP, the city's capital planning and financing tool.		
5	CF-7 <i>Ensure that Bellevue's Land Use Element and its Capital Facilities Plan Element are internally consistent.</i>	Move policy ahead of CF-4 to be more closely linked to policies that plan for growth.	No change	Concur
6	CF-9 <i>Reassess Bellevue's Land Use Plan periodically to ensure that capital facilities needs, financing, and level of service are consistent.</i>	Move policy ahead of CF-4 to be more closely linked to policies that plan for growth.	No change	Concur
7	CF-4 <i>Base capital facilities needs on employment and population projections developed by the city in conjunction with county and regional estimates.</i>		No change	Concur
8	CF-X2 NEW	Provide policy support to help standardize a city approach to using system plans as a tool for more detailed planning and to look beyond the seven-year timeframe of the CIP.	<u>Use facility system plans to identify and plan for the long-range facility needs for individual city services.</u>	Concur
9	CF-5 <i>Use adopted LOS, operating criteria, or performance standards to evaluate capital facilities needs.</i>		No change	Concur, but spell out Level of Service
10	CF-X3 NEW	Address the need for long-range facility, system and functional plans to interface with each other through the CIP process to avoid infrastructure conflicts.	<u>Coordinate planned capital investments across city business lines to maximize community benefit and avoid conflicts.</u>	<u>Coordinate planned capital investments across city business lines departments to maximize community benefit and avoid conflicts.</u>
11	CF-6 <i>Encourage non-city-managed capital facilities providers to develop, in cooperation with Bellevue, LOS, operating criteria, performance standards, or other forms of standardized measurement to evaluate</i>	Consolidate and shorten CF-6 and CF-8 while maintaining the original intent of seeking other providers (such as the school districts) to align their plans with the city's.	<u>Coordinate with other providers to plan for non-city managed capital facilities consistent with Bellevue's Comprehensive Plan.</u>	<u>Coordinate with other providers to plan for non-city managed capital facility providers consistent with Bellevue's Comprehensive Plan.</u>

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	<i>its capital facilities needs and ensure consistency with Bellevue's Comprehensive Plan.</i>			
12	CF-8 <i>Coordinate the review of non-city-managed capital facilities plans to ensure that their plans are consistent with Bellevue's Comprehensive Plan.</i>	Combine with CF-6	Delete	Concur
13	CF-10 <i>Coordinate the transfer of capital facility programming from the county to the city prior to the annexation of new areas into the city.</i>	With the annexation of the Eastgate/South Bellevue areas, this policy is no longer needed.	Delete	Concur
14	CF-11 <i>Consider levying impact fees on development in the portion of Bellevue served by a school district upon the request of the district, presentation of its adopted Capital Facilities Plan and demonstration that such facilities are needed to accommodate projected growth in the district.</i>		No change	Concur
15	CF-12 <i>Adopt a City of Bellevue post-disaster Response and Recovery Plan that will structure the city's capability to provide services to facilitate recovery and reconstruction in the event of a disaster.</i>	Update policy to recognize adopted plan.	Adopt <u>Maintain</u> a City of Bellevue post-disaster Response and Recovery Plan that will structure <u>ensures</u> the city's capability to provide services to facilitate recovery and reconstruction in the event of a disaster.	Adopt <u>Maintain the</u> a City of Bellevue post-disaster Response and Recovery Plan that will structure <u>ensures</u> the city's capability to provide services to <u>facilitate recovery and reconstruction</u> in the event of <u>and reconstruct from</u> a disaster.
16	Merge into the Utilities Element from defunct Annexation Element AN-21.	Still necessary. Merge from the defunct Annexation Element.	Support consolidation (by mutual agreement) of those portions of special purpose service districts and King County Flood Control Districts with the city where the service district is providing service within the city's corporate boundary.	Concur

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17	Merge into the Utilities Element from defunct Annexation Element AN-22.	Still necessary. Merge from the defunct Annexation Element.	Provide public services and/or utilities within the corporate limits of adjoining cities when there is a service agreement in effect or when such temporary service is necessary because of an emergency.	Concur
18	Merge into the Utilities Element from defunct Annexation Element AN-23.	Still necessary. Merge from the defunct Annexation Element.	Recognize existing utility agreements with adjacent cities, towns, and districts, and acknowledge the continuation of such agreements. Ensure that these agreements contain conditions which have the necessary development review authority in order to maintain acceptable service levels to those municipalities.	Concur
19	Identifying Essential Public Facilities (EPF)			
20	CF-13 <i>Define essential public facilities, consistent with the GMA, as facilities that are difficult to site or expand and that provide services to the public, or are substantially funded by government, or are contracted for by government, or are provided by private entities subject to public service obligation.</i>	These changes to policies CF-13-17 maintain the city's policy direction consistent with the state framework for siting difficult facilities, known as "essential public facilities." Since these policies were put in place the city has adopted a definition and review process into the Land Use Code. Therefore these policies can be significantly shortened while retaining the overall policy direction.	Delete	<i>Define essential public facilities, consistent with the Growth Management Act as facilities that are difficult to site or expand and that provide services to the public, or are substantially funded by government, or are contracted for by government, or are provided by private entities subject to public service obligation.</i>
21	CF-14 Require land use decisions on essential public facilities meeting the following criteria to be made consistent with the process and criteria set forth in Policy CF-16 : 1. The facility meets the Growth Management Act definition of an	The definition of essential public facility is now included in the Land Use Code with reference to applicable state law.	<u>Require essential public facilities to be sited and designed according to city standards and criteria in order to minimize potential impacts to the community, while recognizing the public importance and difficult-to-site nature of such facilities.</u>	Concur

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	<p>essential public facility at RCW 36.70A.200(1) now and as amended; or</p> <p>2. The facility is on the statewide list maintained by the Office of Financial Management, ref. RCW 36.70A.200(4) or on the countywide list of essential public facilities;</p> <p>AND</p> <p>3. The facility is not otherwise regulated by the Bellevue Land Use Code (LUC).</p>			
22	Siting Essential Public Facilities			
23	<p>CF-15 <i>Participate in efforts to create an inter-jurisdictional approach to the siting of countywide or statewide essential public facilities with neighboring jurisdictions as encouraged by Countywide Planning Policies FW-32 (establish a countywide process for siting essential public facilities) and S-1 (consideration of alternative siting strategies). Through participation in this process, seek agreements among jurisdictions to mitigate against the disproportionate financial burden which may fall on the jurisdiction which becomes the site of a facility of a state-wide, regional or county-wide nature.</i></p> <p><i>The essential public facility siting process set forth in Policy CF-16 is an interim</i></p>	<p>Countywide Planning Policy FW-32 no longer exists, but the participating in regional efforts remains important for the siting of potential countywide, regional or state facilities.</p>	<p><i>Participate in efforts to create an inter-jurisdictional <u>efforts approach to the siting</u> of countywide or statewide essential public facilities with neighboring jurisdictions as encouraged by Countywide Planning Policies FW-32 (establish a countywide process for siting essential public facilities) and S-1 (consideration of alternative siting strategies). Through participation in this process, s<u>Seek</u> agreements among jurisdictions to mitigate against the disproportionate financial burden which that may fall on the jurisdiction which becomes the site of a facility of a state-wide, regional or county-wide nature.</i></p> <p><i>The essential public facility siting process set forth in Policy CF-16 is an interim</i></p>	<p><i>Participate in efforts to create an inter-jurisdictional <u>efforts approach to the siting</u> of countywide or statewide essential public facilities. with neighboring jurisdictions as encouraged by Countywide Planning Policies FW-32 (establish a countywide process for siting essential public facilities) and S-1 (consideration of alternative siting strategies). Through participation in this process, s<u>Seek Pursue</u> agreements among jurisdictions to mitigate against the disproportionate financial burden which that may fall on the jurisdiction which becomes the site of a facility of a state-wide, regional or county-wide nature.</i></p>

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	<p><i>process. If the CPP FW-32 siting process is adopted through the Growth Management Planning Council the city may modify this process to be consistent with the GMPC recommendations.</i></p>		<p><i>process. If the CPP FW-32 siting process is adopted through the Growth Management Planning Council the city may modify this process to be consistent with the GMPC recommendations.</i></p>	<p><i>The essential public facility siting process set forth in Policy CF-16 is an interim process. If the CPP FW-32 siting process is adopted through the Growth Management Planning Council the city may modify this process to be consistent with the GMPC recommendations.</i></p>
24	<p>CF-16 <i>Use this interim Siting Process to site the essential public facilities described in Policy CF-14 in Bellevue. Implement this process through appropriate procedures incorporated into the Land Use Code.</i></p> <p>Interim EPF Siting Process</p> <ol style="list-style-type: none"> <i>1. Use policies CF-13 and CF-14 to determine if a proposed essential public facility serves local, countywide or statewide public needs.</i> <i>2. Site EPF through a separate multi-jurisdictional process, if one is available, if the city determines that a proposed essential public facility serves a countywide or statewide need.</i> <i>3. Require an agency, special district or organization proposing an essential public facility to provide information about the difficulty of siting the essential public facility, and about the alternative sites considered for location of the essential public facility proposed.</i> 	<p>The siting process is no longer ‘interim’ and much of the review process is now documented in the city’s Land Use Code. Staff suggests shortening the policy to maintain the process while removing redundancy with the code.</p>	<p><u><i>Impose conditions of approval or other measures within the scope of the city’s authority to mitigate environmental, compatibility, public safety or other impacts of the essential public facility.</i></u></p> <p>Use this interim siting process to site the essential public facilities described in Policy CF-14 in Bellevue. Implement this process through appropriate procedures incorporated into the Land Use Code.</p> <p>Interim EPF Siting Process</p> <ol style="list-style-type: none"> <i>1. Use policies CF-13 and CF-14 to determine if a proposed essential public facility serves local, countywide or statewide public needs.</i> <i>2. Site EPF through a separate multi-jurisdictional process, if appropriate one is available, if the city determines that a proposed essential public facility serves a countywide or statewide need.</i> <i>3. Require an agency, special district or organization proposing an essential public facility to provide information</i> 	<p>Concur</p>

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	<p>4. Process applications for siting essential public facilities through LUC Section 20.30B — Conditional Use Permit.</p> <p>5. Address the following criteria in addition to the Conditional Use Permit decision criteria:</p> <p>a. Consistency with the plan under which the proposing agency, special district or organization operates, if any such plan exists;</p> <p>b. Include conditions or mitigation measures on approval that may be imposed within the scope of the city’s authority to mitigate against any environmental, compatibility, public safety or other impacts of the EPF, its location, design, use or operation; and</p> <p>c. The EPF and its location, design, use and operation must be in compliance with any guidelines, regulations, rules or statutes governing the EPF as adopted by state law or by any other agency or jurisdiction with authority over the EPF.</p> <p>6. Use the Process I review and appeal procedures described in the Land Use Code as the public participation component of the siting process.</p>		<p>about the difficulty of siting the essential public facility and about the alternative sites considered for location of the essential public facility proposed.</p> <p>4. Process applications for siting essential public facilities through LUC Section 20.30B — Conditional Use Permit.</p> <p>5. Address the following criteria in addition to the Conditional Use Permit decision criteria:</p> <p>d. Consistency with the plan under which the proposing agency, special district or organization operates, if any such plan exists;</p> <p>e. Include conditions or mitigation measures on approval that may be imposed within the scope of the city’s authority to mitigate against any environmental, compatibility, public safety or other impacts of the EPF, its location, design, use or operation; and</p> <p>f. The EPF and its location, design, use and operation must be in compliance with any guidelines, regulations, rules or statutes governing the EPF as adopted by state law or by any other agency or jurisdiction with authority over the EPF.</p> <p>6. Use the Process I review and appeal procedures described in the Land Use</p>	

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			Code as the public participation component of the siting process.	
25	CF-17 <i>After a final siting decision has been made on an essential public facility according to the process described in Policy CF-16, pursue any amenities or incentives offered by the operating agency or by state law or other rule or regulation to jurisdictions within which such EPF are located.</i>	This policy may send an unintended message that the city is open to accepting EPFs provided that the payoff is sufficient.	Delete	Concur
26	CF-18 <i>For EPF having public safety impacts that cannot be mitigated through the process described in Policy CF-16, the city should participate in any process available to provide comments and suggested conditions to mitigate those public safety impacts to the agency, special district or organization proposing the EPF. If no such process exists, the city should encourage consideration of such comments and conditions through coordination with the agency, special district or organization proposing the EPF. A mediation process may be the appropriate means of resolving any disagreement about the appropriateness of any mitigating condition requested by the city as a result of the public safety impacts of a proposal.</i>	The city is able to require mitigation through the review process defined in the Land Use Code and as addressed by CF-16 above. This policy suggests an inability to address mitigation issues and was written prior to the city having a defined review process.	Delete	Concur
27	CF-19 <i>Locate essential public facilities equitably throughout the city, county and state. No jurisdiction or area of the city should take a disproportionate</i>	Policy needs to be adjusted to clarify the city's role in influencing regional decisions – the city often isn't the one locating the facility, rather is typically	<u>Work to site or expand essential public facilities in ways that equitably balance social, environmental and economic impacts on the host community with the</u>	<u>Work to site or expand essential public facilities in ways that equitably balance social, environmental and economic impacts on the host community with the</u>

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	<i>share of essential public facilities. This policy shall not be interpreted to require the preclusion of an essential public facility from locations in the city.</i>	responding to some other agency. The policy can also be made more concise.	<u><i>need to achieve citywide and regional planning objectives.</i></u>	<u><i>need to achieve citywide and regional planning objectives.</i></u>
28	CF-20 <i>Locate Secure Community Transition Facilities, as defined by RCW 71.09.020 now or as hereafter amended, outside of Single-family and Multifamily Residential districts. Provide a separation between Secure Community Transition Facilities and residentially developed property in other land use districts.</i>		No change	Concur