



EDIT NOTE: *Horizon 2040* incorporates portions of both Volume 1 and Volume 2 of *Plan 2015*. To help your review, black text is the existing Volume 1 language, purple text is the existing Volume 2 language, blue underlined text is new language, red strikethrough text is deleted language, and green text is language moved to or from a different section.

CAPITAL FACILITIES

CHAPTER XII-6. CAPITAL FACILITIES PLAN ELEMENT

"The Mission of Yakima County government is to provide accessible, responsive and responsible public service through leadership and team work committed to understanding and meeting public needs."

-County Management Team

6.1 INTRODUCTION/PURPOSE

A Capital Facilities Plan is one of eight elements required by the Growth Management Act (GMA) to be included in Yakima County's comprehensive plan. The reason for this requirement recognizes that enabling the growth and development of land and achieving desirable communities requires public agencies to simultaneously provide certain types of capital facilities, such as streets, water and sewer systems, fire hydrants, parks, etc.

The GMA, however, allows local governments wide discretion in determining which types of capital facilities to require within their jurisdictions and the levels of service to require as growth and land development occur.

6.1.1 What are Capital Facilities?

Yakima County defines Capital Facilities in its Capital Improvement Plan (CIP) as:

"...any purchase or construction activity exceeding \$25,000 and having a useful life exceeding five years. Technology acquisitions may have a useful life of less than five years."

For the purposes of *Horizon 2040*, the types of capital facilities that are included in this Capital Facilities Plan element are those required by GMA to be included.

Capital facilities are characterized by long useful life, and substantial cost. They do not include the cost of operation or maintenance. They include facilities that are provided owned by Yakima County and by

Horizon 2040

Capital Facilities Plan Element

~~facilities that are provided by other public entities. Capital facilities appear in more than one element of the County's comprehensive plan. For example, roads and transit facilities are presented in the Transportation Element, water and sewer facilities are contained in the Utilities Element, and parks and recreational facilities are in the Parks and Open Space Element. Whenever these elements identify a need for capital improvements by Yakima County, the proposed capital projects are listed in the Capital Improvement Plan (CIP).~~

Note: The County's capital facilities plan for transportation facilities and for parks and recreation facilities are located in the Transportation Element and the Parks and Recreation Element, respectively, as allowed by Commerce Department regulations¹.

6.1.2 How Does this Capital Facilities Plan Achieve its Purpose?

Horizon 2040~~Plan 2015~~'s Capital Facilities Plan ~~Element~~ achieves its purpose and meets the requirements² of the GMA by:

- Inventorying the capital facilities types designated by the GMA,
- Determining the types of capital facilities that are necessary for development,
- Establishing the desired minimum levels of service for such facilities,
- Forecasting the future need for such facilities based on those levels of service,
- Proposing the locations and capacities of expanded or new facilities,
- Including a plan for at least six years that will finance such proposed facilities within projected funding capacities,
- Ensuring that probable funding is sufficient to meet existing needs, and
- Ensuring that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.

This CFP also provides goals and policies to ~~that~~ guide: (1) the regulations that will ensure the provision of adequate capital facilities deemed necessary for development, (2) the development of the six-year Capital Improvement Plan (CIP), and (3) the capital budget decisions of the County. (The CIP, on the other hand, is a stand-alone document that is revised annually every several years as part of the annual budget process and is consistent with and implements this CFP element conforms to Plan 2015.)

~~The Capital Facilities Element, the CIP, free-standing plans such as the Transportation Improvement Plan (TIP), and other elements of Plan 2015 (e.g. the Utilities Element and the Transportation Element) collectively constitute the GMA-mandated Capital Facilities Plan (CFP).~~

~~The CFP makes the rest of the comprehensive plan "real." By establishing minimum levels of service standards as the basis for providing capital facilities deemed necessary for development and for achieving concurrency, the CFP element determines the quality of life in the community enables the future growth and development of land. The requirement to fully finance the CFP element (or revise the land use plan) provides a reality check on the vision set forth in the comprehensive plan.~~

¹ WAC 365-196-415(2)(a)(iii)

² RCW 36.70A.070(3), WAC 365-196-415(1)

If the CFP cannot be fully funded to meet the established minimum levels of service, reassessments and revisions of the land use element, CFP element, and the financing plan within the CFP element must be made so that they are coordinated and consistent. The CIP portion of the CFP is a six year plan for capital improvements that support the County's current and future population and economy. The capital improvements are fully funded (i.e., not a "wish list"). One of the principal criteria for identifying needed capital improvements is the standards for levels of service (LOS). The CFP contains LOS standards for each capital facility, and requires that new development be served by adequate facilities.

The CFP also contains broad goals and specific policies that guide and implement the provision of adequate capital facilities.

Terminology Guide

Because a number of different types of planning documents work together to meet the need to plan for capital facilities, it is important to understand the distinctions between them and the correct terminology with which to identify them. The following definitions provide a key to the terminology for documents used in capital facility planning for Yakima County.

The Capital Facilities Plan (CFP):

A GMA mandated plan that consists of a number of documents. These documents work together to satisfy the GMA requirements. Some of these documents include:

- ***Plan 2015's*** Capital Facilities Element;
- The stand-alone Capital Improvement Plan (CIP);
- Other elements of ***Plan 2015*** that satisfy the CFP requirements such as the Parks and Open Space, Utilities, and Transportation Elements;
- Stand-alone strategic plans such as the Transportation Improvement Plan (TIP).

Capital Improvement Plan (CIP):

A stand alone document that addresses annual strategic capital facilities budget planning needs. It is one part of the GMA mandated Capital Facilities Plan (CFP) described above.

The Capital Facilities Element: This Element includes the policies affecting capital facilities planning in Yakima County. It does not include the strategic planning portion mandated by the GMA, because this is addressed in the Capital Improvement Plan (CIP), described above. All capital facility planning must conform to the policies outlined in this document.

Explanation of Changes

~~In the 1997 version of **Plan 2015**, the GMA requirements that related to the 6-year strategic portion of the Capital Facilities Plan were met by **Plan 2015** Capital Facilities Element, Volume 2. During the Plan Update Process in 2007, a need was identified to meet these requirements with a stand-alone document. The County will now meet the strategic Planning requirements of the GMA through the annually updated 6-year CIP.~~

~~The specific GMA requirements that will now be met by the annually revised 6-year CIP are as follows:~~

- ~~• The CIP must indicate the proposed locations and capacities of expanded or new capital facilities [RCW 36.70A(3)(c)].~~
- ~~• The CIP must be a six-year plan (at least) that will finance planned capital facilities within projected funding capacities identifying sources of public money for such purposes [RCW 36.70A.070(3)(d)]~~
- ~~• The CIP must be consistent with the comprehensive plan [RCW 36.70A.120]~~

~~While the CIP and **Plan 2015** may have different adoption schedules, the CIP must conform to the policies in **Plan 2015**. The most recently adopted version of the CIP shall be considered the version that is considered to be part of the GMA required CFP.~~

Requirements of the CFP

~~In order for the CFP to work, three requirements must be met:~~

- ~~1. A baseline for service, called level of service (LOS) standards, must be adopted for each capital facility. LOS standards establish a quantity and quality standard that each capital facility must meet.~~
- ~~2. A.1 and B.1 capital facilities (see policy CF 3.3) must be adequate to support existing and new development and be made available before the impacts of development occur. This is called the "concurrency" requirement. A.2 and B.2 capital facilities, on the other hand, do not require concurrency.~~
- ~~3. In the case of A.1 and B.1 capital facilities, sufficient funding must be available to meet the LOS standards, the concurrency requirement, and to fully fund each facility. If complete funding is not available, the LOS standards may have to be adjusted or other action taken to ensure adequate capital facilities are established and maintained.~~

~~The CFP must also be consistent with **Plan 2015**'s Land Use Element. Capital facilities plans are required in **Plan 2015** in order to:~~

- ~~1. Provide capital facilities for development that is envisioned or authorized by the Land Use Element of **Plan 2015**.~~

- ~~2. Maintain the quality of life for existing and future residents by establishing and maintaining standards for the level of service of capital facilities.~~
- ~~3. Coordinate and provide consistency among the many plans for capital improvements, including: other elements of **Plan 2015** (i.e., Transportation and Utilities Elements); master plans and other studies of the local government; the plans for capital facilities of state and/or regional significance; the plans of other adjacent local governments; and the plans of special districts.~~
- ~~4. Ensure the timely provision of adequate facilities as required in the GMA.~~
- ~~5. Document all new capital facilities and their financing.~~

~~The CFP is the element that makes the rest of **Plan 2015** real. By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the CFP determines the quality of life in the community. This requirement to fully finance the CFP (or else revise the Land Use Element) provides a check on the vision set forth in the plan.~~

A. INTRODUCTION

~~Capital Facilities help define the quality of life for Yakima County residents. Law enforcement services protect lives and property. Water and sewer services meet basic life needs. Parks and dedicated open space provide for our leisure and recreational needs. The Capital Facilities Element helps the community and its officials make the financial decisions to ensure that these and other services will continue to adequately support County residents today and through the year 2015, with particular focus upon those facilities that the County is responsible for funding or those regional facilities that give shape and quality to the Yakima Valley's growth and development.~~

PURPOSE OF THE ELEMENT

~~The Capital Facilities Element will meet this obligation through the **Capital Facilities Plan** (CFP), a six year plan for capital improvements that support Yakima County's current and future population and economy. The CFP is not a "wish list" the capital improvements described in the CFP need to be fully funded. The Plan also contains Level of Service (LOS) standards for each public facility, and for certain key facilities, it requires new project proposals to be served by adequate facilities at the time of development. Finally, the element contains broad goals and specific policies that guide and implement the provision of adequate public facilities.~~

~~The Capital Facilities Element makes the rest of the comprehensive plan "real." By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the CFP determines the~~

~~quality of life in the community. The requirement to fully finance the CFP (or revise the land use plan) provides a reality check on the vision set forth in the comprehensive plan.~~

6.1.3 Why Plan for Capital Facilities?

There are three good reasons to plan for capital facilities: ~~the Growth mManagement Act~~ requires it, the citizens and sound management of public finances demand it, and eligibility for ~~particular~~ grants and loans depends on it.

• Growth Management

~~—The CFP is one of ~~six~~eight elements of Yakima County's comprehensive plan~~Plan 2015~~ required by the GMA.~~

~~A CFP is required in order to:~~

- ~~1. Provide for and accommodate capital facilities for land development envisioned by the Land Use Element (Chapter VII in Plan 2015).~~
- ~~2. Maintain the quality of life for existing and future development by establishing and maintaining standards for the level of service (LOS) of capital facilities.~~
- ~~3. Coordinate and provide consistency among the many plans for capital improvements, including:
 - Other elements of Plan 2015 (i.e., Transportation and Utilities Elements), and free-standing operations plans like the Parks and Open Space Plan;
 - Master plans and other special development studies of the local government;
 - Plans for capital facilities of state and/or regional significance;
 - Plans of other adjacent local governments; and
 - Plans of special districts.~~
- ~~4. Ensure the timely provision of adequate facilities as required in the GMA; and~~
- ~~5. Document all capital projects and their financing (including projects to be financed by impact fees and/or real estate excise taxes that are authorized by GMA).~~

• Sound Fiscal Management

~~—Planning for ~~major~~ capital facilities determined necessary for development and their costs enables Yakima County to:~~

- ~~1. Demonstrate the need for facilities and the need for revenues to pay for them;~~

2. Estimate future operation and/or maintenance costs of new facilities that will impact the annual budget;
3. Take advantage of sources of revenue (i.e., grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue; and
4. Get better ratings on bond issues when the County borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

• **Eligibility for Grants and Loans**

DCTED's Commerce Department's Public Works Trust Fund requires that local governments have a CFP in order to be eligible for grants and loans. Some other grants and loans have similar requirements (e.g., Recreation and Conservation Office~~Interagency Committee for Outdoor Recreation~~ grants, ~~and~~ the Department of Ecology's Centennial Clean Water Fund), or give preference to governments that have a CFP.

6.1.4 Visioning

The element builds upon principles and policies provided by the Countywide Planning Policies, ~~and the Focus 2010 and Vision 2010 documents, and the Visioning “check in”. During the Plan 2015 process, housing These~~ policies were developed through ~~an~~ extensive public participation ~~process and to provide long-term guidance for Yakima County in developing the Capital Facilities Element for Plan 2015. This work, including the Visioning “check in”, has been carried forward in Horizon 2040. These goals are shown in three insets throughout the Element.~~

Inset 1. Horizon 2040 Visioning Goals
Capital Facilities – Related Goals

Quality of Life and Government Services:

1. (Governmental Coordination and Services)

- A. Promote coordinated planning and balanced delivery of services among federal, state, county, municipal and tribal governments especially in areas of overlapping influence such as urban growth areas.
- B. Promote coordination among federal, state, county, municipal, and tribal law enforcement and fire protection agencies.
- C. Encourage land uses that are sensitive to the history and culture of the region.

Inset 2. Horizon 2040 Visioning Goals
Capital Facilities – Related Goals

2. (Public Safety)

- A. Significantly reduce crime by promoting youth education programs, and an assertive, effective criminal justice system.
- B. Significantly improve fire protection through assertive program of education, inspections, and code enforcement.
- C. Significantly reduce public health hazards through education programs.

6.2 GROWTH MANAGEMENT ACT (GMA) REQUIREMENTS

6.2.1 Statutory and Regulatory Requirements

Washington State's Growth Management Act (GMA) contains 13 goals for the purpose of guiding the development of comprehensive plans and development regulations. The following GMA goals (goals 1, 6, 10, 11, and 12) specifically relate to capital facilities planning:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

GMA³ states the requirements for the Capital Facilities Plan element as follows:

- (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- (b) A forecast of the future needs for such capital facilities;
- (c) The proposed locations and capacities of expanded or new capital facilities;
- (d) 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;
- (e) 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
- (f) Park and recreation facilities shall be included in the capital facilities plan element.

GMA does not define “capital facilities.” However, the Commerce Department’s implementing regulation⁴ provides the definition by requiring capital facilities plans to at least contain “public facilities,” which are defined by GMA⁵ to include the following:

- (1) Streets, roads, highways, sidewalks, street and road lighting systems, traffic signals [note: the plans for these transportation-related capital facilities are found in **Horizon 2040’s Transportation Element** as allowed by guidance from the Commerce Department⁶];
- (2) Domestic water systems;
- (3) Storm sewer systems;
- (4) Sanitary sewer systems;
- (5) Parks and recreation facilities [note: the plans for parks and recreation capital facilities are found in **Horizon 2040’s Parks and Recreation Element** as allowed by guidance from the Commerce Department⁷]; and
- (6) Schools.

6.2.2 Revisions Required by GMA Amendments

There have been no GMA amendments since 2003⁸ that require revisions to the capital facilities plan element during the 2017 periodic update.

6.2.3 State Agency Recommendations

In addition to the statutory and regulatory requirements described in Section 6.2.1, the Commerce Department provides the following recommendations for the Capital Facilities Plan element:

- (1) Inventory of existing capital facilities.

³ RCW 36.70A.070(3)

⁴ WAC 365-196-415(1)(a)

⁵ RCW 36.70A.030(12)

⁶ WAC 365-196-415(2)(a)(iii)

⁷ WAC 365-196-415(2)(a)(iii)

⁸ *Periodic Update Checklist for Counties – Updated June 2016*, Commerce Department, June 2016.

Horizon 2040

Capital Facilities Plan Element

- Capital facilities that are needed to support the transportation, parks and recreation, and utilities elements may be addressed in those elements or in the capital facilities plan element⁹,

(2) Forecast of future needs and proposed locations.

- Determine which types of capital facilities are necessary for development, and establish minimum level of service (LOS) standards for each. Counties are not required to set LOS standards for facilities that are not necessary for development¹⁰. Commerce recommends that counties should use three criteria¹¹ to determine which types of capital facilities they consider to be necessary for development:
 - (i) If the need for new facilities is reasonably related to the impacts of development;
 - (ii) If a county imposes an impact fee as a funding strategy for those facilities;
 - (iii) In urban areas, all facilities necessary to achieve urban densities must be identified as necessary for development.
- For those types of capital facilities that a county determines to be necessary for development, the county should determine which types will be:¹²
 - (i) Subject to concurrency (transportation facilities are the only facilities required by GMA to have a concurrency mechanism¹³); and
 - (ii) Required, as a condition of project approval, but not subject to concurrency. For such capital facilities, the county "should set a minimum level of service standard, or provide some other basis for assessing the need for new facilities or capacity. It should be the standard the jurisdiction strives to meet as growth occurs."¹⁴
- All facilities included in the Capital Facilities Plan element must [...] include or reference the location and capacity of needed, expanded, or new facilities.¹⁵

(3) Financing plan.

- A critical component of capital facilities planning is to compile cost estimates of needed projects [...] for the entire planning horizon, not just for the 6-year CIP. A 6-year CIP is project specific, while the remaining balance of the 20-year Capital Facilities Plan has cost estimates for services by area.¹⁶
- Where the capital facilities are provided by other entities [e.g., cities, sewer districts, school districts], these other providers should provide financial information [...].¹⁷

(4) Reassessment.

- Failure to fund facilities that are not necessary for development does not require a reassessment of the land use element.¹⁸

⁹ WAC 365-196-415(2)(a)(iii)

¹⁰ WAC 365-196-415(2)(b)(ii)C

¹¹ WAC 365-196-415(5)(a)

¹² Capital Facilities Planning Guidebook, Commerce Department, 2014, p. 2.

¹³ WAC 365-196-415(5)(b)(i)

¹⁴ Capital Facilities Planning Guidebook, Commerce Department, 2014, pages 19-20.

¹⁵ Capital Facilities Planning Guidebook, Commerce Department, 2014, p. 2.

¹⁶ Capital Facilities Planning Guidebook, Commerce Department, 2014, pages 39-40.

¹⁷ WAC 365-196-415(2)(c)(i)

¹⁸ WAC 365-196-415(2)(b)(ii)(C)

- If public facilities are inadequate, local governments must address this inadequacy and may do so using a variety of strategies, including:¹⁹
 - (A) Reducing demand through demand management strategies;
 - (B) Reducing levels of service standards;
 - (C) Increasing revenue;
 - (D) Reducing the cost of the needed facilities;
 - (E) Reallocating or redirecting planned population and employment growth within the jurisdiction or among jurisdictions within the urban growth area to make better use of existing facilities;
 - (F) Phasing growth or adopting other measures to adjust the timing of development, if public facilities or services are lacking in the short term for a portion of the planning period;
 - (G) Revising county-wide population forecasts within the allowable range, or revising the county-wide employment forecast.

6.2.4 County-wide Planning Policy

The Capital Facilities Plan element must be consistent with the Yakima County-wide Planning Policy (CWPP)²⁰, which was last updated and approved by the county and its cities in 2003 “as the policy framework to guide revisions to comprehensive plans.²¹” The following provisions of the CWPP are relevant to the Capital Facilities Plan Element:

1. Growth planning roles and responsibilities:²²
 - Yakima County will be responsible for the development, adoption and implementation of comprehensive plans [...] within the unincorporated portions of the County; and
 - Cities will be responsible for the development, adoption and implementation of comprehensive plans [...] within the incorporated city and within unincorporated portions of urban growth areas as may be agreed upon through interlocal agreements.
2. Policies:
B.3.2. Urban growth management interlocal agreements will identify services to be provided in an urban growth area, the responsible service purveyors, and the terms under which the services are to be provided. (These provisions in the Master Interlocal Agreement are described in section 6.2.5, below.)
B.3.4. The capital facilities [...] elements of each local government’s comprehensive plan will specify the general location and phasing of major infrastructure improvement and anticipated revenue sources. [...] These plan element will be developed in consultation with special purpose districts and other utility providers.
B.3.5. New urban development should utilize available/planned urban services. [...]

¹⁹ WAC 365-196-415(2)(d)(iii)

²⁰ WAC 365-196-305(3)

²¹ Resolution No. 553-2003, adopted by the Board of Yakima County Commissioners on October 7, 2003.

²² Yakima County-wide Planning Policy, revised and adopted October 2003, page 4.

C.3.1. The County and the cities will inventory existing capital facilities [of a countywide or statewide nature] and identify needed facility expansion and construction.

C.3.2. From local inventory, analysis and collaboration with state agencies and utility providers, a list of Countywide and statewide public capital facilities needed to serve the Yakima County region will be developed. These include, but are not limited to, solid and hazardous waste handling facilities and disposal sites; major utility generation and transmission facilities; regional education institutions; airports; correctional facilities; in-patient facilities including hospitals and those for substance abuse, mental health, group homes and secure community transition facilities; and regional park and recreation facilities.

F.3.3. Joint financing ventures should be identified to provide services and facilities that will serve the population within the urban growth area.

H.3.1. Each local government will prepare a capital facilities plan consisting of: [the GMA requirements, as stated above in section 6.2.1(a)-(e)].

H.3.2. As part of the planning process, the County and the cities should coordinate with capital facilities providers and other interested parties to ensure that consideration is given to all capital service requirements and the means of financing capital improvements.

H.3.3. The County and the cities should consider an impact fee process, as provided for in RCW 82.02.050-090, to [e]nsure that new development pays its fair share of the cost of improvements necessitated by growth and contributes to the overall financing of capital improvements.

6.2.5 Master Interlocal Agreement for Growth Management Act Implementation in Yakima County (ILA)

Under GMA, planning for future growth and development in the unincorporated portions of each city's Urban Growth Area is a shared responsibility of the county and each city. The *Master Interlocal Agreement for Growth Management Act Implementation in Yakima County (ILA)*²³ establishes how the county and cities will accomplish this joint planning. The following provisions of the ILA are relevant to preparing this Capital Facilities Plan element:

6.2.5.1 Domestic Water Systems

- Cities are the preferred provider of water services within the UGAs.
- Responsibility for the provision of water service by a water purveyor will be depicted on a service area map maintained by the County in the regional GIS database.
- The designated water purveyor shall be responsible for planning and development of water service within the 20-year planning horizon to meet the level of service standards indicated in the most recent comprehensive plan.

²³ The ILA was revised and agreed to by the county and all 14 cities in December 2015.

- Water service within the UGA will be provided consistent with the Capital Facilities Plans.
- The costs of system extension will be as enumerated in the Capital Facilities Plan.
- Design of water systems shall meet the purveyor's standards.

6.2.5.2 Sanitary Sewer Systems

- Sewer service is expected to be provided by cities or sewer service providers approved by the Ecology Department (or Environmental Protection Agency within boundaries of the Yakama Nation).
- Responsibility for the provision of sewer service will be depicted on a service area map in the regional GIS database maintained by the County in cooperation with the Cities and sewer service providers.
- The designated sewer purveyor shall be responsible for planning and development of sewer service to meet the level of service standards for the land uses and populations indicated in the most recent comprehensive plan within the 20-year planning horizon.
- Requiring sewer service to potential customers within the UGA consistent with the Capital Facilities Plans is intended.
- The costs of system extension will be enumerated in the Capital Facilities Plan.
- Rates are the responsibility of the provider.
- Minimum standards for design and construction shall be those contained in the applicable city, Ecology Department, Health Department, or Environmental Protection Agency statutes and regulations or guidance documents.

6.2.5.3 Storm Sewer Systems

- The County will have responsibility for assuring that stormwater generated from development outside City limits will be handled consistent with the standards below.
- Design and construction of stormwater collection, retention, conveyance, treatment, and disposal systems will be the responsibility of the developer.
- On-site retention, treatment and disposal of stormwater is required. Exceptions will only be allowed by the County if off-site collection, treatment, and disposal services are available from a municipality, or other entity property authorized to collect and dispose of such flows.
- All stormwater shall be retained and disposed on-site according to processes and designs approved by the County unless an agreement with a public entity is in place for conveyance, treatment, and disposal of such flows.

~~The Growth Management Act requires the CFP to identify public facilities that will be required during the six years following adoption of the new plan (1996 through 2001). The CFP must include the location and cost of the facilities, and the sources of revenue that will be used to fund the facilities (RCW 36.70A.070 (3)(a)(b)(c)).~~

~~The CFP must be financially feasible; in other words, dependable revenue sources should equal or exceed anticipated costs (RCW 36.70A.070 (3)(d)). Where the GMA requires, or the County opts to have capital facilities in place with development, the concept known as concurrency (also called "adequate public facilities") kicks in. If the costs exceed the revenue in circumstances where concurrency is required, the~~

Horizon 2040

Capital Facilities Plan Element

~~County must reduce its level of service, reduce costs, or modify the land use element to bring development into balance with available or affordable facilities (RCW 36.70A.070 (3)(e)).~~

~~The GMA also requires the County to forecast its future capital facilities needs and to establish levels of service for capital facilities within the CFP for those facilities where concurrency is required (RCW 36.70A.020 (12)). In these cases, public facilities in the CFP must be based on objective, quantifiable measures of capacity, such as traffic volume capacity per mile of road and acres of park per capita.~~

~~In Yakima County, concurrency requires:~~

- ~~Facilities to be in place at the time of development (or for some types of facilities, that a financial commitment is made to provide the facilities within a specified period of time); and~~
- ~~Such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFP.~~

~~The GMA requires concurrency for transportation facilities. GMA also requires all other public facilities to be "adequate" (RCW 19.27.097, 36.70A.020, 36.70A.030, and 58.17.110). To assure sufficient public facility capacity, Yakima County will develop concurrency management procedures for each proposed development.~~

~~After the CFP is completed and adopted as part of Plan 2015, the County must adopt development regulations to implement the plan. The development regulations are the working guidelines to ensure the CFP's success. They provide detailed regulations and procedures for implementing the requirements of the plan.~~

~~The CFP must be updated yearly. Yakima County will complete the annual update before the County budget is adopted so that the capital facilities improvements will be included in the budget.~~

Characteristics of Capital Facilities Plans

~~Traditional capital improvements programs (which are often "wish lists") will not meet these requirements. Table XII-1 illustrates the profound differences between a CIP and the new CFP. The CIP creates a wish list but doesn't require any follow through to attain its goals. The CFP, on the other hand, identifies needed facilities, establishes LOS priorities, then maps out a financing plan to meet its goals.~~

TABLE XII-1 Traditional CIP vs. New CFP

Feature of Program	Capital Improvements Program	Capital Facilities Plan
Which facilities?	None Required	All Facilities Required
Which facilities?	Any Criteria (or None)	Level of Service Standards
Financing Required?	Not Required	Financing Plan Required
Implementation Required?	Not Required	Concurrency Required For selected Facilities

Explanation of Levels of Service

~~Levels of service are usually quantifiable measures of the amount of public facilities that are provided to the community. Levels of service may also measure the quality of some public facilities. For example, water level of service defines both the number of gallons available to each customer per day and the quality of that water. The amount and quality reflect a level of service.~~

These level of service measures are often expressed as ratios of facility capacity to demand (i.e., actual or potential users). Table XII-2 shows the level of service measures for some capital facilities.

TABLE XII-2 Sample Level of Service Measurements

Type of Capital Facility	Sample Level of Measure
Corrections	Beds per 1,000 population
Fire and Rescue	Average response time
Hospitals	Beds per 1,000 population
Law Enforcement	Officers per 1,000 population
Library	Collection size per capita Building square feet per capita
Parks	Acres per 1,000 population
Roads and Streets	Ratio of actual volume to design capacity
Schools	Square feet per student
Sewer	Unused capacity of each system component Gallons per customer per day Effluent quality
Solid Waste	Availability of different system components (e.g., number of facilities, number of pickup days per month, types of pickup)
Surface Water & River Levees	Design storm (i.e., 100-year storm) Runoff water quality
Transit	Ridership
Water	Unused capacity of each system Gallons per customer per day Water quality

Each of these level of service measures needs one additional piece of information: The specific quantity that measures the current or proposed level of service. For example, the standard for parks might be 5 acres per 1,000 population, but the current level of service may be 2.68 acres per 1,000, which is less than the standard.

In order to use the level of service method, the County has selected how it will measure each facility (e.g., acres, gallons, etc.), and it identifies the amount, or standard, it will adopt for each measure of the current and proposed level of service.

There are a number of other ways to measure the level of service of many of these capital facilities. The examples in Table XII-2 illustrate other level of service methods for determining the County's capital facilities needs.

Method for Using Levels of Service

The Level of Service method allows a financially feasible CFP to be developed. It does this by establishing LOS standards that are measurable and financially feasible for the six fiscal years following plan adoption. The County is required to adopt its plan to meet its capital needs for the fiscal years 1996 through 2001. The six-year Transportation Improvement Plan (TIP) is on a different time schedule according to statute. The adopted TIP covers the years 1997-2002. Thus, the TIP is not inconsistent with the CFP; it applies to a different span of time.

To meet the GMA requirements and the needs of its residents, Yakima County answers two fundamental questions in its CFP. The answer to each question can be calculated by using objective data and formulas. Each type of public facility is examined separately (i.e., roads are examined separately from parks). The

~~costs of all the facilities are then added together in order to determine the overall financial feasibility of the CFP.~~

~~Question 1: What is the quantity of public facilities that will be required by the end of the 6th year (i.e., 2001)?~~

~~Formula 1.1: Demand \times Standard = Requirement~~

~~Where Demand is the estimated 2000 population or other appropriate measure of need (e.g., dwelling units),~~

~~and Standard is the amount of facility per unit of demand (e.g., acres of park per capita)~~

~~The answer to this formula is the total amount of public facilities that are needed, regardless of the amount of facilities that are already in place and being used by the public.~~

~~Formula 1.2: Requirement $-$ Inventory = Surplus or
Deficiency~~

~~Where Requirement is the result of Formula 1.1,~~

~~and Inventory is the quantity of facilities available as of December 31, 1994.~~

~~(Note: The OFM's 1994 estimate of population is the base year of the CFP inventory for calculating LOS. The 1995 transition from that base allows use of 1996-2001 as the six years covered by the CFP).~~

~~This formula uses the inventory of public facilities completed by December 31, 1995 to offset the total requirement of Formula 1.1. The answer to Formula 1.2 is the net surplus of public facilities, or the net deficit that must be eliminated by additional facilities before December 31, 2001. If a net deficiency exists, it represents the combined needs of existing development and anticipated new development. Detailed analysis will reveal the portion of the net deficiency that is attributable to current development compared to the portion needed for new development.~~

~~Question 2. Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year (i.e., 2001)?~~

~~Each facility must undergo a two-step process to determine whether the proposed standard of service is financially feasible. The first, or preliminary, step tests the financial feasibility of tentative/proposed standards of service. It uses "average costs" of facilities, rather than specific project costs. This approach~~

~~avoids developing detailed projects and costs that would be unusable if the standard proved to be financially unfeasible.~~

If the standards are feasible at the preliminary level, detailed projects are prepared for the "final" answer to Question 2. If, however, the preliminary answer indicates that a standard of service is not financially feasible, six options are available to the County:

1. Reduce the standard of service, which will reduce the cost; or
2. Increase revenues to pay for the proposed standard of service (higher rates for existing revenues, and/or new sources of revenue); or
3. Reduce the average cost of the public facility (i.e., alternative technology or alternative ownership or financing), thus reducing the total cost, and possibly the quality; or
4. Reduce the demand by restricting population (i.e., revise the Land Use Element), which may cause growth to occur in other jurisdictions; or
5. Reduce the demand by reducing consumption (i.e., transportation demand management techniques, recycling solid waste, water conservation, etc.) which may cost more money initially, but may save money later; or
6. Any combination of options 1-5.

~~The preliminary answer to Question 2 is prepared using the following formulas (P = preliminary):~~

Formula 2.1P: Deficiency X Average Cost = Deficiency
per Unit Cost

~~Where Deficiency is the Result of Formula 1.2,~~

and Average Cost/Unit is the usual cost of one unit of facility (i.e., mile of road, acre of park)

The answer to Formula 2.1P is the approximate cost of eliminating all deficiencies of public facilities, based on the use of an "average" cost for each unit of public facility that is needed.

$$\frac{\text{Revenue} - \text{Cost}}{\text{Revenue} + \text{Cost}} = \frac{\text{Net Surplus}}{\text{Revenue}}$$

Where Deficiency Cost is the result of Formula 2.1P.

and Revenue is the money currently available for public facilities.

~~The result of Formula 2.2P is the preliminary answer to the test of financial feasibility of the standards of service. If revenues exceed the cost, that means the standard of service is affordable with money remaining (the surplus). Therefore the standard is financially feasible. If the costs exceed available revenues, that means there isn't enough money available to build the facilities. Therefore the standard is not financially feasible. Any standard that is not financially feasible and is also subject to concurrency will need to be adjusted using the six strategies listed above.~~

~~The "final" demonstration of financial feasibility uses detailed costs of specific capital projects in lieu of the "average" costs of facilities used in the preliminary answer, as follows (F = final).~~

~~Formula 2.1F: Capacity + Non-capacity - Project~~
~~Projects Projects Cost~~

~~Where Capacity Projects is the cost of all projects needed to eliminate the deficiency for existing and future development (Formula 1.2), including upgrades and/or expansion of existing facilities as well as new facilities,~~

~~and Non capacity Projects is the cost of remodeling, renovation or replacement needed to maintain the inventory of existing facilities.~~

~~Formula 2.2F: Project - Revenue = Net Surplus~~
~~Cost or Deficiency~~

~~Where Project Cost is the result of Formula 2.1F,~~

~~and Revenue is the money available for public facilities from current/proposed sources.~~

~~The "final" answer to Question 2 validates the financial feasibility of the Levels of Service standards that are used for each public facility in the CFP and in the other Plan 2015 elements. The financially feasible standards for levels of service and the resulting capital improvement projects form the basis for policies and implementation programs in the final Capital Facilities Plan.~~

~~Setting Standards for Levels of Service (LOS)~~

~~The LOS standards the County adopts will determine what capital facilities are needed. The LOS standards are key to directing the CFP. They ultimately determine our standard of quality and how much it will cost~~

~~to meet those standards. They are important because they measure the community's quality of life and should reflect the values and vision for the future.~~

~~Traditional approaches to capital facilities planning typically rely on technical experts (i.e., staff and consultants) to determine the need for capital improvements (i.e. plan for needs first, then worry about financing the improvements), or are revenue driven (i.e. finance first, then plan).~~

~~The interactive or scenario-driven approach uses experts in an important advisory role, but they do not control the outcome. Their role is to define and implement a process for the review of various scenarios, to analyze data and make suggestions based on technical considerations (i.e. devise scenarios first, then plan and finance together). The latter model has been used by the County in setting initial LOS through its Shareholders, Finance Task Force, Transportation Advisory Group, Parks and Open Space Advisory Committee, other groups and the Planning Commission.~~

~~The final, legal authority to establish the LOS rests with the Board of Yakima County Commissioners. Their job is to enact the level of service standards that reflect the community's vision. Their decision is influenced by the entire community. Specifically:~~

- ~~Formal advisory groups including the Finance Task Force, the Shareholders, the Transportation Advisory Group, and other groups that make recommendations to the County or providers of public facilities i.e., community planning groups; and,~~
- ~~Providers of public facilities (i.e., County departments, special districts, private utilities, State of Washington, tribal governments, etc.); and,~~
- ~~The general public through individual citizens and community civic, business, and issue-based organizations that make their views known, or are sought through sampling techniques; and,~~
- ~~The Yakima County Planning Commission has a mandate under state law to make recommendations to the Board on Plan 2015, and subsequent amendments and updates. County residents will continue to have many opportunities to influence and refine the LOS decisions and Plan 2015. They may attend and participate in meetings, write letters, respond to surveys or questionnaires, or join organizations that participate in the CFP process. Other opportunities include being appointed /elected to an advisory group, making comments/presentation and/or testimony at the meetings of any group or government agency that influences the LOS decision and giving input during the SEPA review process.~~

~~The scenario-driven approach to developing the level of service standards really opens the decision-making process to all County residents because it provides a clearer understanding of the cost of various~~

~~levels of service for each type of public facility. As a result, decisions can be more effectively influenced by residents.~~

~~Selecting the initial LOS or for refining specific levels of service standards as future amendments to the Plan 2015 involves a seven-step process:~~

- ~~1. The "current" (initially year-end 1994) actual level of service is calculated.~~
- ~~2. Departmental service providers are given national/regional standards or guidelines and examples of local LOS from other local governments.~~
- ~~3. Departmental service providers research local standards from County studies, master plans, ordinances and development regulations.~~
- ~~4. Departmental service providers recommend a standard for the County's CFP.~~
- ~~5. Departmental service providers prepare specific capital improvements projects to support the 1996-2001 LOS.~~
- ~~6. The draft CFP is reviewed/discussed with the Board of Commissioners and Planning Commission prior to formal hearing by the Board.~~
- ~~7. The Board annually adopts levels of services as part of the CFP.~~

~~The standards for levels of service are found in the Capital Facilities Goals and Policies (Section D of this Element). These standards, as adopted, will determine the need for capital improvements projects. And they are the benchmark for testing the adequacy of public facilities for each proposed development where the "concurrency" requirement has been established. The adopted LOS standards can be amended, if necessary, once each year as part of Plan 2015's annual amendment.~~

6.3 MAJOR ISSUES CONSIDERATIONS

6.3.1 Review and Revise Development Regulations

~~After the CFP element is completed updated and adopted as part of Plan 2015 Horizon 2040, the County must adopt review, and if necessary, update its development regulations (YCC Title 19) to implement the plan CFP's goals and policies in Section 6.5. The development regulations are the working guidelines essential to ensure the CFP's success because . They provide detailed regulations requirements and procedures for implementing this element requirements of the plan.~~

6.3.2 Mitigation of Development Impacts

~~Yakima County led the state into the era of regulatory reform by using its comprehensive planning process to identify in advance the mitigation requirements for proposed development projects. As a~~

~~result of the SEPA/GMA project in 1994-95 discussed in Chapter III of Plan 2015, Yakima County developed an initial version of a "Mitigation Model" and a "Cafeteria Plan" for satisfying environmental impact mitigation obligations for three categories of development projects. The final report to the state's Department of Community, Trade and Economic Development (CTED) on the mitigation model noted, however, that there are a number of types of capital facilities for which research and analysis was insufficient to determine mitigation requirements, and that such research needs to be accomplished.~~

~~The 1995 Regulatory Reform Act called on all local governments to determine mitigation requirements by using their plans and regulations (instead of case-by-case review under SEPA). The mitigation model approach offers one basis for meeting some of the regulatory reform policies in Plan 2015.~~

Consideration of Impact Fees

~~Impact fees are payments of money imposed by local governments upon development as a condition of approval to pay for public facilities needed to serve new growth and development. Another highly debated major issue regarding the financing of capital facilities in the development of the CFP concerned the SEPA/GMA project's consideration of impact fees as a mitigation option in the Cafeteria Plan. Yakima County committed itself to consider impact fees in 1993 with adoption of the County-wide Planning Policy, which states:~~

Policy H.3.3. "The County and the cities should consider an impact fee process, as provided for in RCW 82.02.050-090²⁴, to insure that new development pays its fair share of the cost of improvements necessitated by growth and contributes to the overall financing of capital improvements."

The concept behind impact fees is based on the recognition that new developments result in the need for new publicly-funded capital facilities that could unfairly burden the financial resources of local governments to pay for them. Impact fees provide for the new developments to pay for a portion of the public's costs of these new capital facilities, rather than the tax payers alone.

The Growth Management Act of 1990 ~~Impact fees are~~ authorized local governments that plan under GMA to establish impact fee programs. Such programs are not required by the GMA but may be established at the discretion of each county, city, and town. GMA authorizes impact fees to pay a portion of the costs of the following types of capital facilities that are owned or operated by government entities:

- Public streets and roads;
- Publicly owned parks, open space, and recreation facilities;
- School facilities; and
- Fire protection facilities.

GMA provides ~~by Statute for road, school, park and fire safety improvements according to~~ very specific criteria (RCW 82.02) ~~for local governments to follow when they choose to establish impact fee programs, including that they:~~

²⁴ Due to statutory amendments subsequent to 1993, impacts fees are currently addressed in RCW 82.02.050-110.

- Must provide that impact fees may be collected and spent only for capital facilities as addressed by the local government's capital facilities plan element of its comprehensive land use plan;
- Must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees;
- Must include for deferred collection of impact fees for single-family residences;
- Must only be imposed for "system improvements" that are reasonably related to the new development;
- Must not exceed a proportionate share of the cost of "system improvements" that are reasonably related to the new development;
- May provide exemptions for low-income housing;
- Must establish procedures and criteria so that developments don't pay arbitrary or duplicative fees;
- Must establish transparent accounting and reporting of the sources and uses of collected impact fees;
- Must allow payments of impact fees under protest and provide for an administrative appeals process; and
- Must provide for refunds of collected impact fees that are not expended within 10 years.

It is Yakima County's considered position that all tax payers should continue to pay for new capital facilities that are necessitated by growth and development. Therefore, an impact fee program is not warranted at this time. If the County ever elects to add this optional revenue source, additional documentation and calculations will be needed to comply with the impact fee law[RCW 82.02](#), and an ordinance will need to be enacted amending this Capital Facilities Plan element and YCC Title 19, following public hearings.

6.3.3 Infrastructure Cost Recovery

Fiscal imbalances can occur ~~among~~ ~~between~~ ~~local governments~~ ~~Yakima County and its cities~~ as a result of infrastructure investments ~~or lack thereof~~, and the ~~archaic government finance structure in Washington State~~. Sometimes ~~counties are the County is~~ ~~at a~~ disadvantaged, other times it is cities. For example, ~~counties~~ ~~the County~~ sometimes installs new roads, ~~parks, etc.~~, only to have them annexed by cities. Conversely, cities sometimes annex ~~areas that the County allowed to be developed~~ without adequate urban-level infrastructure, and the ~~cities~~ must make the improvements to bring the facilities up to municipal standards (i.e., curb, gutter and sidewalk, public water and sewerage systems).

To encourage solutions for these potential problems, the County and its cities adopted the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County (ILA). Originally adopted in 1999 and 2000 as two separate agreements, the County and its cities adopted a single revised ILA in 2015 that provides several ~~Many local governments throughout Washington have established~~ mechanisms to address such infrastructure and annexation issues:-

1. The cities and County provide updated maps of their utilities and transportation infrastructure to the Yakima County GIS Division, which maintains the regional GIS database that is accessible to all parties.
[\[ILA Section II.F.\]](#)

2. The County ensures that all streets within the unincorporated UGA are constructed concurrently with development, using design standards intended to be generally consistent with standards adopted by the affected cities. [ILA Section II.F.1.]
3. Adequate domestic water and sanitary sewers are required to potential customers within the UGA consistent with the capital facilities plan. The designated purveyors of these systems, preferably and usually the cities, are responsible for planning these facilities in their capital facilities plans, establishing minimum design standards, and for developing such facilities. [ILA Sections II.F.2. & 3.]
4. The County may seek specific agreements with the affected cities when the County intends to upgrade or replace infrastructure in a UGA. The agreement may address the financial impacts of future annexation and provide for coordinated infrastructure development, appropriate allocation of costs and/or revenue sharing arrangements, and optimal leveraging of local funds to obtain available grants and loans. [ILA Section II.G.2.b.(7)]
5. Sub-agreements are encouraged to establish areas with focused and targeted public investment, which directs capital facilities expenditures into specific geographic areas to provide fully-serviced land for development. This is explained further in the next section. [ILA Section II.F.]

6.3.4 Yakima County needs to:

1. Prepare formulas for measuring infrastructure investment, and for calculating revenue and cost sharing. The level of sensitivity of the formulas will need to be established. For example, will it be sufficient to analyze each source of revenue on a per capita basis, or should the data be normalized to represent the per capita revenue per unit of revenue rate (i.e., property taxes per capita vs. property taxes per capita per \$1.00 of tax levy)? The latter will require more research, but will take into account differences in tax base.
2. Evaluate level of service as a variable. For example, how should cost and revenue data be adjusted to account for differences in levels of service? Is level of service the cause or the effect of disparate revenues and costs? How do County adopted LOS standards compare with those of cities for urban growth areas?
3. Develop methods for addressing fiscal disparity among providers of public services/facilities, including a review of the causes of the imbalance, an examination of the alternatives available to address the causes, and selection of the alternative with the best prospects for remedying the

~~imbalance. The methodology should address process issues (who participates, what procedures) and technical issues (framework for formulas).~~

~~4. Develop specific formulas for calculating the fiscal adjustments needed to balance fiscal inequities. Formulas are needed that will calculate gross and net costs and revenues, and the net cash flow for each provider of the particular public service or facility that is the subject of review.~~

Focused Public Investment

The Capital Facilities Plan provides for public facilities in various locations in the County. Focused public investment targets capital improvement expenditures in public investment areas to produce "fully-served land" for development. Focused public investment maximizes the use of limited public funds by coordinating government expenditures and focusing development first in some areas, then in others. The targeted public investment is an incentive to development to occur where the public's capital investment is focused. In order for public investment to be focused to produce fully-served land, the County and other service providers ([including cities within their UGAs](#)) will need to resolve the following issues: (1) what criteria should be used to prioritize public investments, and (2) how should areas be selected for targeted investment?

6.3.5 Level of Service Measures

~~Most governments try to keep their plans "simple" by using a single measure of level of service for each type of capital facility which tests the capacity (i.e., quantity) of the facility compared to the amount consumed or needed. The results are simple, but also simplistic. Single measures are easy to understand,~~

~~but they miss important facets of the performance of public facilities, such as quality, public acceptance, efficiency, health and safety.~~

~~For example, a single measure of the volume/capacity ratio of streets and roads does not address safety, accessibility, or condition of the roadway surface. Local governments can use more than one measurement to test the adequacy of capital facilities and the County has done so with its LOS standards for transportation facilities.~~

~~Yakima County needs to continuously examine all of its standards to determine if there are opportunities to develop and use standards that better represent the many characteristics of capital facilities.~~

~~There are three ways to use multiple measures of adequacy:~~

- ~~1. Each measure could constitute a separate test of adequacy, and the standard for each measure must be met in order to approve development;~~
- ~~2. Multiple measures could be treated as a checklist of standards, and development would have to comply with X% of the individual items on the list (i.e., 51% of items, or 75%, or ?%); or~~
- ~~3. Multiple measures could be used as the basis of an index, and a predetermined score would constitute "adequacy" on the index. This approach would allow some "averaging" of results because high scores on some of the measures would offset low scores on other measures in the index.~~

Levels of Service (LOS)

in Urban and Rural Areas

The Growth Management Act requires Yakima County's comprehensive plan to determine which types of capital facilities are necessary for development and to establish minimum Level of Service (LOS) standards for each type. The County is not required to set minimum LOS standards for capital facilities that are not necessary for development.²⁵ The Commerce Department recommends²⁶ that counties use these three criteria to determine which types of capital facilities are *necessary for development*:

- (i) If the need for new facilities is reasonably related to the impacts of development;
- (ii) If a county imposes an impact fee as a funding strategy for those facilities;
- (iii) In urban areas, all facilities necessary to achieve urban densities.

Based on the criteria above, the discussion below, and maintaining consistency with the ILA, the following types of facilities are hereby determined to be *necessary for development*:

- Streets/roads/etc. (county-wide);
- Domestic water systems (in UGAs); and

²⁵ WAC 365-196-415(2)(b)(ii)(C)

²⁶ WAC 365-196-415(5)(a)

- Sanitary sewer systems (in UGAs);

Because new developments require transportation access, which results in the need for new and improved transportation infrastructure, streets/roads/etc. are necessary for development. Minimum LOS standards, considerations, and issues concerning streets/roads/etc. are provided in the Transportation Element.

Domestic water systems and sanitary sewer systems are necessary for development in UGAs based on the following considerations:

- Achieving urban densities within UGAs requires area-wide public water supply domestic water systems and regional sanitary sewer systems. Allowing development within UGAs on wells and septic systems results in densities that are lower than urban densities due to the amount of land necessarily devoted to well control zones and septic tank drainfields. Development on wells and septic tanks also fails to provide the funds necessary to incrementally build the logical network of water and sewer line extensions and fire hydrants, which are necessary to achieve urban densities and growth that is safe and desirable.
- Outside of UGAs, new development typically uses privately-owned wells and on-site sewage disposal systems, which are not capital facilities under the GMA definition.

Storm sewer systems, which GMA allows normally only in UGAs, are not necessary to achieve urban densities or related to the impacts of development because Yakima County's strategy for controlling storm water is based on development standards that require privately-owned on-site retention structures rather than publicly-owned conveyance and treatment systems. Privately-owned infrastructure is not a capital facility under GMA's definition.

Minimum LOS standards for streets/roads/etc. are provided in Chapter 10 (Transportation Element) and for domestic water systems and sanitary sewer systems are provided in Section 6.5 (Capital Facilities Plan: Goals and Policies). urban levels of service to be provided in urban growth areas, and not in rural areas. Yakima County has developed initial standards for levels of service for capital facilities. The County will need to continue to develop clearer distinctions between urban and rural levels of service. Improvement of level of service measures (described above) will be the first step, but the County will then need to identify which facilities need separate urban and rural levels of service. For example, water and sewer service is generally through central systems in urban areas, and through wells and septic tanks in rural areas. The standards for water and sewer could differ from urban to rural. Conversely, some facilities may serve the entire County, thus a single uniform level of service might be more appropriate to use in both urban and rural areas.

The County needs to categorize capital facilities according to uniformity or difference between urban and rural areas. For each facility where differences are warranted, the County needs to develop specific standards for urban areas that differ from those in rural areas. If such capital facilities cannot be fully funded to meet the established minimum levels of service, reassessments and revisions must be made in

the Land Use, CFP, and Transportation elements (including their financing plans) so that all are funded, coordinated, and consistent.

Inset 3. Horizon 2040 Visioning Goals
Capital Facilities - Related Goals

Urban Growth and Land Use:

1. (Infrastructure):

- A. Ensure adequate transportation infrastructure and delivery system to meet the needs of, and promote, a diversified economy.
- B. Provide adequate services to properties to promote diversified economic growth.
- C. Develop a regional airport in the Yakima Valley.
- A.D. Ensure that adequate educational and vocational opportunities and resources will be provided to facilitate planned growth and emergence of a more diverse economy in the Yakima regional area.

2. (New Goal)

- A. Future development and planning should consider future data demands.

Regional Infrastructure and Service Delivery

~~There are a number of public facilities and services that are currently provided by various governments and districts that may be provided more efficiently on a regional basis. Regional approaches to some services have proven successful in other parts of the Pacific Northwest (i.e., Portland and King County Metro). Regional park districts have proven useful to some areas.~~

~~For regional service provision, the geographical area with the greatest promise is the Upper Valley. The facilities that would be most suitable include utilities (e.g., domestic water, sanitary sewer, and storm water), transit, and parks and recreation.~~

~~Yakima County, its cities and districts need to explore the feasibility of regional facilities and services. In particular, background research is needed to document the experience of other jurisdictions, analyze the extent to which such experience is relevant to Yakima County, and analyze alternative approaches for providing selected facilities and services on a regional basis. Yakima County will need to consider taking on service provider roles where cities, special districts and other service providers cannot otherwise provide services.~~

CONSIDERATIONS

~~The GMA requires the CFP to identify public facilities that will be required during the six years following Plan 2015 adoption. The CFP must outline where the facilities will be located, how much they will cost, and what revenue sources will be used to fund the facilities. The CFP must be financially feasible: in other~~

~~words, dependable revenue sources must equal or exceed anticipated costs. If the costs exceed the revenue, the County must reduce its level of service, reduce costs, or modify the land use element to bring development into balance with available or affordable facilities.~~

6.3.6 Levels of Service

~~Levels of service are usually quantifiable measures of the amount of public facilities that are provided to the community. Levels of service may also measure the quality of some public facilities. For example, water is measured both in the number of gallons available to each customer per day and the quality of that water. The amount and quality reflect a level of service.~~

Concurrency or Required as a Condition of Project Approval

GMA provides that a CFP must explicitly state which public facilities are determined to be necessary for development and each of the facilities so designated must be either subject to concurrency or required as a condition of project approval. Transportation facilities are the only facilities required to have a concurrency mechanism, although a local government may choose to adopt a concurrency mechanism for other facilities.²⁷

Concurrency means that adequate public capital facilities meeting the minimum LOS standards will be in place ~~to support new for~~ development before the impacts of that development would take place. –For example, a new subdivision would require adequate water and sewer services, as well as adequate roads to serve the new residents. Under concurrency, those facilities must be in place when the residents move in. (Under Washington's GMA, *transportation* facilities and/or strategies are considered concurrent if they are available within six years of the impacts of development.) –The impacts of development are usually equated with occupancy and use of the development (RCW 36.70A.020).

When a development is proposed, the County compares the ~~capacity of~~ public facilities required available for the new development to the required minimum LOS standards~~uncommitted capacity that is available~~. For example, is the present capacity of the water system sufficient to handle the new demand? Is the capacity of the waste water treatment facility sufficient to handle the increased waste? If both answers are "yes," the applicant passes the concurrency "test." If the answer is "no," ~~(that is, uncommitted available capacity is less than the capacity required)~~, the applicant fails the concurrency "test." and development regulations would require that the development be approved subject to conditions requiring the development to provide the capital facilities meeting the minimum LOS standard.

The County may make the "testing" process relatively simple by using annual certifications of the capacity of some facilities (i.e., water supply, sewage treatment). –As a result, each applicant will be approved on the basis of annual capacity certifications for some facilities, and case-by-case review of other facilities (i.e., streets and roads).

The concurrency provisions for transportation facilities are found in Chapter 10 (Transportation Element).

As provided in Section 6.5 (Capital Facilities Plan: Goals and Policies), domestic water systems and sanitary sewer systems will be subject to conditions of project approval rather than to concurrency.

²⁷ *Capital Facilities Planning Guidebook*, Commerce Department, 2014, pages 2-3.

6.3.7 Siting of Essential Public Facilities and Those of a Countywide or Statewide Nature

~~Yakima County has taken the first step required by the Growth Management Act requires the Yakima County-wide Planning Policy (CWPP) to address policies for siting public capital facilities of a countywide or statewide nature, including transportation facilities of statewide significance as defined in RCW 47.06.140²⁸.~~

~~Relatedly, GMA also requires the County's comprehensive plan to include a process for identifying and siting essential public facilities regarding public facilities that are essential to the community, but which are difficult to site at an acceptable location (such as airports, sewage treatment plants, state education facilities, state or regional transportation facilities, regional transit authority facilities, state and local correctional facilities, solid waste handling facilities, and inpatient facilities)²⁹. Consistent with county-wide planning policies, counties and cities should create their own lists of essential public facilities. WAC 365-196-550 lists recommendations for establishing a list of essential public facilities and planning for them.~~

~~The County has adopted Yakima County wide Planning Policy CWPP includes policies (Section C.3.1 and C.3.2) for identifying needed facilities of a countywide or statewide nature and includes additional policies (Section C.3.3 through C.3.6) that establish a process and review criteria for siting such facilities. These policies C.1-C.3, which are in turn reflected in the goals and policies in this Capital Facilities Plan element in Section 6.5.~~

~~The goals and Plan 2015 policies CF 9.1-9.2. Additional policies C3.1 and C3.2 have been added that address the identification of needed facilities. Policies C3.3 – C3.6 have been added to establish a process and review criteria for the siting of Countywide or Statewide facilities. The policies in the CWPP and the CPF provide the framework for action, and the County will need to take the actions specified by the framework.~~

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- ~~1. Appoint the advisory committee that will evaluate proposed facilities and sites.~~
- ~~2. Assemble a list of proposed facilities and sites.~~
- ~~3. Prepare analysis of potential positive and negative impacts of each project on the economy, the environment, and community character.~~
- ~~4. Develop specific criteria for evaluating sites for the proposed project.~~
- ~~5. Identify measures that minimize and/or mitigate physical impacts (e.g., noise, odor, public safety).~~

²⁸ [RCW 36.70A.210\(3\)\(c\).](#)

²⁹ [RCW 36.70A.200.](#)

- ~~6. Identify measures that minimize and/or mitigate fiscal impacts (i.e., costs of infrastructure to serve the facility, loss of tax revenue due to public ownership of land, etc.).~~
- ~~7. Identify potential sites and analyze each site.~~
- ~~8. Obtain public opinion about facility sites and the analysis of each site.~~
- ~~9. Rank the sites on the basis of the analysis, criteria, and public opinion.~~
- ~~10. Coordinate the results with the agency that provides the essential public facilities.~~

MAJOR ISSUES

Mitigation of Development Impacts

~~Yakima County led the state into the era of regulatory reform by using its comprehensive planning process to identify in advance the mitigation requirements for proposed development projects. As a result of the SEPA/ GMA project in 1994-95 discussed in Chapter III of *Plan 2015*, Yakima County developed an initial version of a "Mitigation Model" and a "Cafeteria Plan" for satisfying environmental impact mitigation obligations for three categories of development projects. The final report to the state's Department of Community, Trade and Economic Development (CTED) on the mitigation model noted, however, that there are a number of types of public facilities for which research and analysis was insufficient to determine mitigation requirements, and that such research needs to be accomplished. The 1995 Regulatory Reform Act (ESHB 1724, RCW 36.70B) calls on all local governments to determine mitigation requirements by using their plans and regulations (instead of case-by-case review under SEPA). The state required local governments to integrate their development review and environmental review process by March 31, 1996. The mitigation model offers one basis for meeting some of the requirements of ESHB 1724 and other regulatory reform policies in *Plan 2015*.~~

~~Another highly debated major issue regarding the financing of capital facilities in the development of the CFP concerned the SEPA/ GMA project's consideration of impact fees as a mitigation option in the Cafeteria Plan. Impact fees are authorized by Statute for road, school, park and fire safety improvements according to very specific criteria (RCW 82.02). If the County ever elects to add this optional revenue source, additional documentation and calculation will be needed to comply with the impact fee law, and an ordinance will need to be enacted, following public hearings.~~

Infrastructure Cost Recovery

~~Fiscal imbalances occur among local governments as a result of infrastructure investments, and the archaic government finance structure in Washington State. Sometimes counties are at a disadvantage, other times it is cities. For example, counties sometimes install new roads, parks, etc., only to have them annexed by cities. Conversely, cities sometimes annex without adequate urban-level infrastructure, and the city must make the improvements to bring the facilities up to municipal standards (i.e., curb, gutter and sidewalk, public water and sewerage systems). Many local governments throughout Washington have established mechanisms to address infrastructure and annexation.~~

~~Yakima County needs to:~~

1. Prepare formulas for measuring infrastructure investment, and for calculating revenue and cost sharing. The level of sensitivity of the formulas will need to be established. For example, will it be sufficient to analyze each source of revenue on a per capita basis, or should the data be normalized to represent the per capita revenue per unit of revenue rate (i.e., property taxes per capita vs. property taxes per capita per \$1.00 of tax levy)? The latter will require more research, but will take into account differences in tax base.
2. Evaluate level of service as a variable. For example, how should cost and revenue data be adjusted to account for differences in levels of service? Is level of service the cause or the effect of disparate revenues and costs? How do County adopted LOS standards compare with those of cities for urban growth areas?
3. Develop methods for addressing fiscal disparity among providers of public services/facilities, including a review of the causes of the imbalance, an examination of the alternatives available to address the causes, and selection of the alternative with the best prospects for remedying the imbalance. The methodology should address process issues (who participates, what procedures) and technical issues (framework for formulas).
4. Develop specific formulas for calculating the fiscal adjustments needed to balance fiscal inequities. Formulas are needed that will calculate gross and net costs and revenues, and the net cash flow for each provider of the particular public service or facility that is the subject of review.

Siting of Essential Public Facilities

~~Yakima County has taken the first step required by the Growth Management Act regarding public facilities that are essential to the community, but which are difficult to site at an acceptable location (i.e., jails, landfills, sewage treatment, etc.). So far, the County has adopted County-wide Planning Policies C.1-C.3 and *Plan 2015* policies CF 9.1-9.2. The policies provide the framework for action, and the County needs to take the actions specified by the framework. Specifically, the following actions are needed:~~

1. ~~Appoint the advisory committee that will evaluate proposed facilities and sites.~~
2. ~~Assemble a list of proposed facilities and sites.~~
3. ~~Prepare analysis of potential positive and negative impacts of each project on the economy, the environment, and community character.~~
4. ~~Develop specific criteria for evaluating sites for the proposed project.~~
5. ~~Identify measures that minimize and/or mitigate physical impacts (e.g., noise, odor, public safety).~~
6. ~~Identify measures that minimize and/or mitigate fiscal impacts (i.e., costs of infrastructure to serve the facility, loss of tax revenue due to public ownership of land, etc.).~~
7. ~~Identify potential sites and analyze each site.~~
8. ~~Obtain public opinion about facility sites and the analysis of each site.~~

Horizon 2040

Capital Facilities Plan Element

9. Rank the sites on the basis of the analysis, criteria, and public opinion.
10. Coordinate the results with the agency that provides the essential public facilities.

Service Agreements

The providers of public facilities and services (i.e., Yakima County, city governments, special purpose districts and the Nob Hill Water Association) have initiated a program to identify opportunities for increasing the efficiency and effectiveness of their services by contracting with one another for the provision of services (similar to existing contracts between cities and fire districts). In response to RCW 36.115, Yakima County, municipal and special purpose district officials have formed on-going partnership called the Government Services Forum to evaluate service delivery opportunities. The process needs to be continued, explored, and extended to cover issues raised above, such as infrastructure cost recovery and siting of essential public facilities.

Focused Public Investment

The capital facilities plan provides for public facilities in various locations in the County. Focused public investment targets capital improvement expenditures in public investment areas to produce "fully served land" for development. Focused public investment maximizes the use of limited public funds by coordinating government expenditures and focusing development first in some areas, then in others. The targeted public investment is an incentive to development to occur where the public's capital investment is focused. In order for public investment to be focused to produce fully served land, the County and other service providers will need to resolve the following issues: (1) what criteria should be used to prioritize public investments, and (2) how should areas be selected for targeted investment?

Level of Service Measures

Most governments try to keep their plans "simple" by using a single measure of level of service for each type of public facility which tests the capacity (i.e., quantity) of the facility compared to the amount consumed or needed. The results are simple, but also simplistic. Single measures are easy to understand, but they miss important facets of the performance of public facilities, such as quality, public acceptance, efficiency, health and safety.

For example, a single measure of the volume/capacity ratio of streets and roads does not address safety, accessibility, or condition of the roadway surface. Local governments can use more than one measurement to test the adequacy of public facilities and the County has done so with its transportation system LOS measures.

Yakima County needs to continuously examine all of its standards to determine if there are opportunities to develop and use standards that better represent the many characteristics of public facilities.

There are various ways to use multiple measures of adequacy:

1. Each measure could constitute a separate test of adequacy, and the standard for each measure must be met in order to approve development;

2. ~~Multiple measures could be treated as a checklist of standards, and development would have to comply with X% of the individual items on the list (e.g., 51% of items, 75%, or other %); or~~
3. ~~Multiple measures could be used as the basis for an index, and a pre-determined score would constitute "adequacy" on the index. This approach would allow some "averaging" of results because high scores on some of the measures would offset low scores on other measures in the index.~~
4. ~~Some measures could be used as the basis for an index, while others would have to meet a standard to allow development.~~

LOS in Urban and Rural Areas

~~The Growth Management Act requires urban levels of service to be provided in urban growth areas, and not in rural areas. Yakima County has developed initial standards for levels of service for public facilities (see the Policy Plan). The County will need to continue to develop clearer distinctions between urban and rural levels of service. Improvement of level of service measures (described above) will be the first step, but the County will then need to identify which facilities need separate urban and rural levels of service. For example, water and sewer service is generally through central systems in urban areas, and through wells and septic tanks in rural areas. The standards for water and sewer could differ from urban to rural. Conversely, correctional facilities serve the entire County, thus a single uniform level of service is appropriate in urban and rural areas.~~

~~The County needs to categorize public facilities according to uniformity or difference between urban and rural areas. For each facility where differences are warranted, the County needs to develop specific standards for urban areas that differ from those in rural areas.~~

Regional Infrastructure and Service Delivery

~~There are a number of public facilities and services that are currently provided by various governments and districts that may be provided more efficiently on a regional basis. Regional approaches to some services have proven successful in other parts of the Pacific Northwest (i.e., Portland and King County/Metro). Regional Park districts have proven useful to some areas.~~

~~For regional service provision, the geographical area with the greatest promise is the Upper Valley. The facilities that would be most suitable include utilities (i.e., water, sewer, storm water, solid waste), transit, and parks and recreation. The regional service agreement process (described above) will only address the relationship among existing providers of facilities and services, but it will not look at the formation of regional entities to provide and operate facilities of regional significance.~~

~~Yakima County and its cities and districts need to explore the feasibility of regional facilities and services. In particular, background research is needed to document the experience of other jurisdictions, analyze the extent to which such experience is relevant to Yakima County, and analyze alternative approaches for providing selected facilities and services on a regional basis.~~

6.4 B. INVENTORIES, FORECASTS, AND PROPOSALS ~~EXISTING CONDITIONS~~

Horizon 2040

Capital Facilities Plan Element

This section provides the following information required by GMA:

- (a) An inventory of the existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- (b) A forecast of the future needs for such capital facilities;
- (c) The proposed locations and capacities of expanded or new capital facilities
- (d) 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.

As discussed above under the “GMA Requirements” heading, this information for transportation-related and parks- and recreation-related capital facilities is provided in the Transportation and Parks and Open Space Elements, respectively. Therefore, this section provides the information for the other types of capital facilities located in the county’s unincorporated areas, namely:

- 6.4.1 Domestic water systems,
- 6.4.2 Sanitary sewer systems,
- 6.4.3 Storm sewer systems, and
- 6.4.4 Schools.

6.4.1 Domestic Water Systems

As agreed³⁰ by Yakima County and its cities, the areas to which each water purveyor is responsible for providing domestic water service is depicted on a service area map maintained by the County in the regional GIS database. For all UGAs in Yakima County, except Yakima’s and Union Gap’s UGAs, the designated service providers are each UGA’s corresponding city, as shown in each city’s UGA Future Land Use map in Chapter 4 (Land Use).

Within Yakima’s UGA the designated provider for the western portion³¹ is the Nob Hill Water Association, as shown in Map 9.5.5-1; the designated provider for the UGA portion lying east of the Yakima River is Yakima County’s Terrace Heights Water System, as shown in Map 9.5.3-1; and the designated provider elsewhere is City of Yakima.

Within Union Gap’s UGA the designated provider for the portion west of S. 32nd Ave. extended is Nob Hill Water Association³²; and the designated provider elsewhere is Union Gap.

As also agreed by Yakima County and its cities, the water purveyors so designated are responsible for the planning and development of water services within the 20-year planning horizon to meet the level of service standards indicated in the most recent comprehensive plan.

³⁰ ILA, Section F.2.a.

³¹ A Memorandum of Understanding between Yakima and Nob Hill Water Association, dated September 6, 2000, establishes the boundary between their service areas and provides for changes in areas that were not yet completely developed.

³² An Agreement between Union Gap and Nob Hill Water Association, dated August 26, 1996, establishes the boundary between their service areas.

Accordingly, Yakima County is responsible for meeting GMA's capital facilities planning requirements for the service areas of the following 30 domestic water systems; and the GMA's requirements for such planning is provided below:

- Four Group A systems owned by Yakima County (Terrace Heights, Buena, Crewport, and Gala Estates);
- Nob Hill Water Association (a Group A system); and
- 25 Group B systems owned by Yakima County.

6.4.1.1 Terrace Heights Water System

The Terrace Heights Water System is classified as a Group A system by the state Health Department. Its service area consists of the portion of Yakima's UGA east of the Yakima River plus a few additional areas to the northeast that are below elevation 1550 feet. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.3-1 and includes fire hydrants. Terrace Heights' most recent (2008) Water System Plan (WSP) indicates that the system serves an estimated 1,654 ERUs³³ and that the system's components have sufficient capacity to serve 710 additional residential service connections, with storage capacity being the limiting factor, as indicated in Table 6.4.1.1-1. The WSP also states that these capacities should easily be sufficient through 2028, based on past growth rates. The forecast for future needs for capital facilities consists of the projects listed in Table 6.4.1.1-2 "Finance Plan." The proposed locations and capacities of expanded or new distribution extensions to serve new customers will not be known until they request the service.

Table 6.4.1.1-1 Remaining Capacity Available – Terrace Heights Water System

<u>System Component</u>	<u>Additional Residential Service Connections that could be served with Remaining Capacity</u>
Storage facilities	710
Supply facilities (wells & pumps)	930
Water rights	3,800

Source: Yakima County Utilities Division

Table 6.4.1.1-2 Finance Plan – Terrace Heights Water System

<u>Description</u>	<u>Estimated Cost</u>	<u>Estimated Year</u>	<u>Sources of public money</u>
Well 6 Supply Improvements	\$ 600,000	2017	Water system rates
Tower Reservoir Rehabilitation	\$ 230,000	2017	Water system rates
New Storage Building @ Well #5	\$ 150,000	2017	Water system rates
Reservoir #1 Painting	\$ 140,000	2018	Water system rates
Distribution System Improvements	\$ 300,000	2019-2021	Water system rates
New Well #7 (location TBD)	\$ 800,000	2021	Water system rates
Distribution extensions	Determined when requested		Developer pays cost

³³ Equivalent Residential Units

Within the Terrace Heights Water System's future service area there are currently 30 small private systems, as shown in Map 6.4.1.1-1. In 2015 the Department of Health funded two feasibility studies for the possible consolidation of 18 of these small systems. YVCOG was contracted to conduct the studies and published drafts of each study in 2016. Policies are included in Section 6.5 (Capital Facilities Plan: Goals and Policies) to support this consolidation and to prohibit the formation of new private systems within the Terrace Heights Water System future service area unless they meet urban standards, including providing fire hydrants.

6.4.1.2 Buena Water System

The Buena Water System is classified as a Group A system by the state Health Department. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.3-3. The system includes fire hydrants, currently serves 145 connections, and has capacity to serve a total of 160 connections, based on existing water rights. The forecast for future capital facilities needs consists of an intertie (location and timing TBD) with the City of Zillah's water system and extending the distribution system to serve up to 15 new customers within the existing service area. The proposed locations and capacities of such expanded or new facilities to serve the new customers will not be known until they request the service. The finance plan for proposed facilities is provided in Table 6.4.1.2-1.

Table 6.4.1.2-1 Finance Plan – Buena Water System

<u>Description</u>	<u>Estimated Cost</u>	<u>Estimated Year</u>	<u>Sources of public money</u>
Intertie with City of Zillah	\$ 50,000	2018	Water system rates
Distribution extensions	Determined when requested		Developer pays cost

Source: Yakima County Utilities Division

6.4.1.3 Crewport Water System

The Crewport Water System is classified as a Group A system by the state Health Department. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.3-4. The system includes fire hydrants, currently serves 48 connections, and has capacity to serve a total of 60 connections, based on existing water rights. Except for possible extensions of the distribution system to serve new customers within the service area, no future capital facilities are forecast. The proposed locations and capacities of such expanded or new facilities to serve the new customers will not be known until they request the service. The finance plan for proposed facilities is provided in Table 6.4.1.3-1.

Table 6.4.1.3-1 Finance Plan – Crewport Water System

<u>Description</u>	<u>Estimated Cost</u>	<u>Estimated Year</u>	<u>Sources of public money</u>
Distribution extensions	Determined when requested		Developer pays cost

Source: Yakima County Utilities Division

6.4.1.4 Gala Estates Water System

The Gala Water System is classified as a Group A system by the state Health Department. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.3-2. The system does not include fire hydrants, currently serves 37 connections, and has capacity to serve a total of 44 connections, based on existing water rights. Except for possible extensions of the distribution system to

serve new customers within the service area, no future capital facilities are forecast. The proposed locations and capacities of such expanded or new facilities to serve the new customers will not be known until they request the service. The finance plan for proposed facilities is provided in Table 6.4.1.4-1.

Table 6.4.1.4-1 Finance Plan – Gala Estates Water System

<u>Description</u>	<u>Estimated Cost</u>	<u>Estimated Year</u>	<u>Sources of public money</u>
Distribution extensions	Determined when requested		Developer pays cost

Source: Yakima County Utilities Division

6.4.1.5 Nob Hill Water Association Water System

The Nob Hill Water Association System is a private entity, so is not required by GMA to be included in this CFP. However, it is included because it provides service to a significant number of customers and to an area of significant extent, including portions of the Yakima UGA. It is classified as a Group A system by the state Health Department. The locations and capacities of the existing system and its designated service area are shown in Map 9.5.5-1. The system includes fire hydrants, currently serves 11,326 connections (approximately 27,837 people), and has capacity to serve a total of 11,951 (ERUs), with the limiting factor being storage. The forecast for future capital facilities needs consists of improvements to serve 51,536 people (22,226 ERUs) during Nob Hill's 2015-2035 planning period. The proposed locations and capacities of expanded or new capital facilities are also shown in Map 9.5.5-1. The finance plan for proposed facilities is provided in Table 6.4.1.5-1.

Table 6.4.1.5-1 Finance Plan – Nob Hill Water Association Water System

<u>Description</u>	<u>Estimated Cost (Feb. 2015)</u>	<u>Estimated Year</u>	<u>Sources of public money</u>
Drill/Equip well No. 8	\$1,636,000	2016	None (private water system rates)
Drill/Equip well No. 9	\$1,636,000	2022-35	None (private water system rates)
Manual transfer switch at Well No. 3	\$ 244,000	2020	None (private water system rates)
Evaluate Minnesota Reservoir	\$ 20,000	2015	None (private water system rates)
Replace Minnesota Reservoir	\$ 2,108,000	2017	None (private water system rates)
Automate Zier booster pump station	\$ 59,000	2022-35	None (private water system rates)
Manual transfer switch at Summitview booster pump station	\$ 53,000	2022-35	None (private water system rates)
Distribution system pipeline replacement	\$ 150,000/yr.	2015-2035	None (private water system rates)
Pressure reducing valve at Ahtanum booster pump station	\$ 40,000	2022-35	None (private water system rates)

<u>Valve exercising and replacement programs</u>	<u>No cost</u>		
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Source: Nob Hill Water Association's *Water System Plan 2015-2035*

6.4.1.6 Group B Water Systems Owned by Yakima County

Yakima County owns and operates 25 water systems as listed in Table 9.5.3-1 and classified by the state Health Department as Group B systems. The existing and proposed locations of these systems are shown in Map 9.5.3-5 and Map 9.5.3-6; and their existing and proposed capacities are shown in Table 9.5.3-1. These systems do not include fire hydrants. In addition to possible extensions of the distribution system to serve new customers within their service areas, which will be paid by the developers, the only new capital facilities under consideration is an Advanced Metering Infrastructure system for all Group B systems. No finance plan is currently proposed, but if proposed in the future the cost will likely be paid with water utility rates and a grant from Department of Ecology.

6.4.1.7 Yakima County Water Resource System

Yakima County has procured a \$500,000 Ecology grant to buy pre-1905 water rights to capitalize its planned Water Resource system. The grant expires 6-30-17.

6.4.2 Sanitary Sewer Systems

As agreed³⁴ by Yakima County and its cities, the areas to which each sewer purveyor is responsible for providing sewer service is depicted on a service area map maintained by the County in the regional GIS database. For all UGAs in Yakima County the designated service providers are each UGA's corresponding city, as shown in the UGA boundary maps in Chapter 4 (Land Use), except that the designated provider for the portion of Yakima's UGA lying east of the Yakima River is the Terrace Heights Sewer District as shown in Map 9.6.4-1.

As also agreed by Yakima County and its cities, the sewer purveyors so designated are responsible for the planning and development of water services within the 20-year planning horizon to meet the level of service standards indicated in the most recent comprehensive plan.

Accordingly, Yakima County is responsible for meeting GMA's capital facilities planning requirements for the service areas of the following five sewer systems; and the GMA's requirements for such planning follows:

- Terrace Heights Sewer District;
- Cowiche Sewer District;
- Buena sewer system;
- Fairway Estates sewer system; and
- Mountain Shadows sewer system.

³⁴ ILA, Section F.3.a.

6.4.2.1 Terrace Height Sewer District

The Terrace Heights Sewer District serves approximately 2,500 ERUs, constituting a population of approximately 5,000. The locations and pipe capacities of the Terrace Heights Sewer District's existing system and its designated service area are shown in Map 9.6.4-1. The overall capacity of the district is 4% of the capacity of Yakima Regional Wastewater Treatment Facility, which is currently 850,000 gallons per day. The district currently averages 600,000 gallons per day, including effluent from Moxee. Under agreement with the district, Moxee's sewage is treated by the Regional Facility as part of the district's allocated capacity.

The district currently has no plans for constructing any sewer capital facilities and therefore has no finance plan. It is currently just paying back the bonds (loan) issued for the previous sewer facilities construction. The district's most recent General Sewer Plan was conducted in 1998 and is required every 20 years. Therefore the district indicates that it will soon start the next plan, which will provide the district's forecast of future facilities needed, and their proposed locations and capacities.

6.4.2.2 Cowiche Sewer District

The Cowiche Sewer District serves 142 connections in Cowiche and treats the effluent for 425 connections in the City of Tieton that is provided through an interceptor line that runs along Summitview Road between Tieton and Cowiche. The locations and capacities of the existing pipes and designated service area are shown on Map 9.6.3-1. Because sanitary sewers are not rural facilities (RCW 36.70A.030(17)) and therefore should only be developed in UGAs except as authorized by 36.70A.110(4), the district's service area is limited to the Cowiche Rural Settlement LAMIRD while the City of Tieton provides retail sewer service within its UGA. The treatment plant is at 35 percent capacity and estimated to reach capacity by 2040. Therefore, except for service extensions that will be paid for by developers, the district currently has no forecast of future facilities needs or a finance plan.

6.4.2.3 Buena Sewer System

Yakima County owns and operates the Buena sewer system. The system currently serves 282 customers and has a capacity to serve 390 customers. The locations and capacities of the existing pipes and designated service area are shown on Map 9.6.1-1. Because sanitary sewers are not rural facilities (RCW 36.70A.030(17)) and therefore should only be developed in UGAs except as authorized by 36.70A.110(4), the district's service area is limited to the Buena Rural Settlement LAMIRD. The system's forecast of future facilities needs and finance plan are provided in Table 6.4.2.3-1.

Table 6.4.2.3-1 Finance Plan – Buena Sewer System

<u>Description</u>	<u>Estimated Cost</u>	<u>Estimated Year</u>	<u>Sources of public money</u>
Paint Recirculation Tanks	\$ 100,000	2017	Waste water system rates
Filter Bed Rehabilitation	TBD	TBD	Waste water system rates
Collection extensions	Determined when requested		Developer pays cost

Source: Yakima County Utilities Division

6.4.2.4 Fairway Estates Sewer System

Yakima County owns and operates the Fairway Estates sewer system. The system currently serves 10 customers and has a capacity to serve 12 customers. The locations and capacities of the existing pipes and designated service area are shown on Map 9.6.1-2. Because sanitary sewers are not rural facilities (RCW 36.70A.030(17)) and therefore should only be developed in UGAs except as authorized by 36.70A.110(4), the system's service area is limited to its current service area. The County forecasts no future needs for facilities and therefore has no finance plan.

6.4.2.5 Mountain Shadows Estates Waste Water System

Yakima County owns and operates the Mountain Shadows Estates waste water system located within the Yakima UGA. The system currently serves eight customers and has a capacity to serve 11 customers. The locations and capacities of the existing pipes and designated service area are shown on Map 9.6.1-3. The County forecasts no future needs for facilities and therefore has no finance plan. The system will be connected to the City of Yakima's sewer system after the City's sewer lines are extended to the area.

6.4.3. Storm Sewer Systems

Under GMA³⁵ storm sewers are not rural facilities; and in general, it is not appropriate for them to be extended or expanded outside of UGAs except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development. Therefore this section presents storm sewer systems under two subsections: Within UGAs, and Countywide.

6.4.3.1 Within Urban Growth Areas

Under the Yakima County-wide Planning Policy and the Interlocal Agreement, Yakima County is responsible for planning any storm sewer systems in unincorporated areas, including within UGAs.

The locations and capacities of such existing facilities are inventoried in *Yakima County Stormwater Curb and Gutter Atlas*, which is hereby incorporated by reference. This atlas was published on paper and in PDF format in February 2012 and is maintained and updated on an on-going basis by the Yakima County GIS Division. Map 6.4.3-1 shows the inventory at a small scale. Larger scale maps may be seen in the published versions or in the GIS version.

It is current County policy, as established in the Interlocal Agreement and development regulations, to require on-site retention, treatment, and disposal of stormwater.³⁶ Design and construction of such facilities will be the responsibility of the developer. Because they will be privately-owned, they are not capital facilities under GMA's definition. Therefore, the County forecasts no needs for future storm sewer systems, proposes no expanded or new facilities, and includes no public funds for them in the six-year finance plan required by GMA. The County's policy means that storm sewer systems (meeting the GMA definition) are not *necessary for development*. Therefore the County establishes no minimum LOS standard.

³⁵ 36.70A.030(17) and 36.70A.110(4).

³⁶ Exceptions to this policy will only be allowed if off-site collection, treatment, and disposal services are available from a municipality, or other entity property authorized to collect and dispose of such flows.

6.4.3.2 Countywide

Outside of GMA requirements, however, the County has a significant program addressing stormwater issues. Map 6.4.3-1 also shows the boundary of the Yakima County Stormwater Management Utility, which was established in 2008 to facilitate the county's compliance with the Stormwater Phase II Final Rule. Established by the Environmental Protection Agency in 1999 to implement the Clean Water Act, this rule extended coverage of the National Pollution Discharge Elimination Permit System (NPDES) to certain "small" Municipal Separate Stormwater Sewer Systems (MS4s). As further implemented by the Department of Ecology, the rule requires compliance with the conditions of Ecology's general stormwater permit in Urban Growth Areas and in "Urbanized Areas" as defined by the federal Census Bureau. The Stormwater Management Utility facilitates Yakima County's compliance with the permit by assessing a fee on the owners of property lying within the utility in order to pay for the costs of compliance. Revenue from such fees, however, are not used to pay the costs of expanded or new stormwater capital facilities within the utility boundary or for maintaining such facilities. The capital costs of such new or expanded facilities are budgeted through the six-year Transportation Improvement Plan, with revenue provided by the County's road fund. The County's maintenance and operation of these facilities are also funded by the County's road fund.

The Board of Yakima County Commissioners, in their capacity as decision-making body for the Yakima County Flood Control Zone District, has adopted three comprehensive flood hazard management plans since 1998:

- [Upper Yakima River CFHMP \(adopted 1998, updated 2007\);](#)
- [Naches River CFHMP \(adopted 2006\); and](#)
- [Ahtanum-Wide Hollow CFHMP \(adopted 2012\).](#)

Each of these CFHMPs, which were also adopted by the cities affected, include recommendations that are adopted by reference in Section 6.5 (Capital Facilities Plan: Goals and Policies).

6.4.4 Schools

Public Schools

Fifteen public school districts of varying size operate within Yakima County (see Figure XII-2). With the onset of faster enrollment growth in the late 1980s and into the 1990s, several school districts within Yakima County have contended that the adequacy of public school facilities should be part of the concurrency requirement for new development. After considerable discussion but without reaching consensus, the Financing the Future Task Force recommended that [Plan 2015's CFP](#) include a concurrency requirement for schools, along with roads, water and sewer facilities.

In order for the County to require a concurrency or adequacy test for school facilities, the individual school districts of Yakima County must each prepare Capital Facilities Plans that conform to the requirements of [RCW 36.70A.070\(3\)](#) and [RCW 82.02.050\(4\)](#). State law requires school district board of directors to establish a level of service for their respective district, in order for municipal governments to consider adopting ordinances that test for concurrency.

Horizon 2040

Capital Facilities Plan Element

~~This section of Yakima County's CFP lists the school districts in the County, summarizes the inventory of current facilities of each district, and provides a general methodology for school districts to follow in order to develop their CFPs.~~

~~**Current Facilities:** The current inventory of school district classrooms is shown in Table XI-21. The inventory includes permanent and temporary classrooms for elementary, middle and high schools.~~

~~**School CFP Requirements:** The Growth Management Act requires the school district's CFP to identify public facilities that will be required during the six years following adoption of the new plan. The CFP must include the location and cost of the facilities and the sources of revenue that will be used to fund the facilities (see RCW 36.70A.070(3)(a)(b)(c)).~~

~~The CFP must be financially feasible. In other words, dependable revenue sources must equal or exceed anticipated costs (see RCW 36.70A.070(3)(d)). If the costs exceed the revenue, the school district must reduce its level of service, reduce costs, or ask the County to modify the land use element to bring development into balance with available or affordable facilities (see RCW 36.70A.070(3)(e)).~~

~~Other requirements of the GMA mandate forecasts of future needs for capital facilities and the use of standards for level of service of facility capacity as the basis for public facilities contained in the CFP (see RCW 36.70A.020(12)). As a result, public facilities in the CFP must be based on quantifiable, objective measures of capacity, such as students per classroom or square feet of facilities per student.~~

~~**School CFP Development Process** The following methodology can be used by school districts in Yakima County to prepare their CFPs:~~

Enrollment Forecasts:

- ~~1.1 Review SPI cohort survival enrollment forecasts;~~
- ~~1.2 Evaluate population forecasts from government planning departments;~~
- ~~1.3 Prepare enrollment forecasts.~~

Inventory of Existing Facilities:

- ~~2.1 Summarize data from most recent study and survey and conditions assessment (or other source of inventory);~~
- ~~2.2 Update inventory.~~

Levels of Service:

- ~~3.1 Calculate current levels of service;~~
- ~~3.2 Review other level of service information:
- SPI capital funding standards
- School district standards
- Bargaining agreement standards
- Standards from neighboring districts~~

3.3 Develop recommended level of service standards.

Analysis of Needs:

4.1 Apply LOS standard to enrollment forecast to forecast facility capacity requirements;

4.2 Compare capacity requirements to existing inventory to identify need for additional capacity. Analysis needs to comply with RCW 82.02.070(4)(a-c) regarding deficiencies, reserve capacity and new facilities for growth.

Capital Improvements Projects:

5.1 Develop capital improvements projects that meet district needs for additional capacity (Task 4.2);

5.2 Develop capital improvements projects for modernization, remodeling, renovation and other noncapacity purposes.

Revenues for Capital Improvements:

6.1 Evaluate historical revenue data;

6.2 Forecast state revenue, debt capacity and mitigation payment revenue.

Capital Facilities Plan:

7.1 Test consistency of capital projects with recommended level of service and financial capacity;

7.2 Prepare capital facilities plan with LOS standards and financing plan (sources and uses of funds format);

7.3 Adopt capital facilities plan, including level of service standards, at a public meeting of the school board;

7.4 Present school district CFP to Yakima County for review and adoption by the County.

Mitigation Impact Fee Rate Calculations (Optional):

8.1 Calculate mitigation (impact fee) rates

ELEMENTARY SCHOOL			
School District	Permanent Classrooms	Temporary Classrooms	Sub-total
Wenatchee	23.0	0.0	23.0
Toppenish	99.0	15.0	114.0
Hartland	19.5	3.0	22.5
Ellensburg	38.0	12.0	50.0
Yakima	304.0	28.0	332.0
West Valley	23.0	19.0	42.0
Summerville	115.0	20.0	135.0
Sealth	82.0	1.0	83.0
Zillah	46.0	0.0	46.0
Total	1058.5	135.0	1193.5

Horizon 2040
Capital Facilities Plan Element

MIDDLE SCHOOL			HIGH SCHOOL								
Permanent Classrooms	Temporary Classrooms	Sub-total	Permanent Classrooms	Temporary Classrooms	Sub-total	Other Combined		TOTAL Permanent Classrooms	TOTAL Temporary Classrooms	Grand Total Classrooms	
0.0	0.0	0.0	22.0	2.0	24.0	0.0		45.0	2.0	47.0	
38.0	4.0	42.0	34.0	7.0	41.0	0.0		171.	25.0	197.0	
37.5	0.0	37.5	14.5	0.0	14.5	0.0		51.5	3.0	54.5	
24.0	2.0	26.0	30.0	0.0	30.0	0.0		92.0	15.0	107.0	
425.0	38.0	463.0	204.0	25.0	229.0	0.0		630.0	71.0	701.0	
3.0	1.0	4.0	16.0	0.0	16.0	0.0		42.0	20.0	62.0	
42.0	0.0	42.0	40.0	0.0	40.0	0.0		151.0	42.0	193.0	
8.0	2.0	10.0	20.0	2.0	22.0	0.0		54.0	6.0	60.0	
28.0	0.0	28.0	24.0	0.0	24.0	0.0		84.0	3.0	87.0	
47.0	0.0	47.0	22.0	0.0	22.0	0.0		85.0	0.0	85.0	
40.0	0.0	40.0	40.0	4.0	44.0	0.0		165.0	24.0	194.0	
39.0	4.0	43.0	44.0	0.0	44.0	0.0		165.0	5.0	170.0	
28.0	6.0	34.0	40.0	5.0	45.0	0.0		131.0	17.0	148.0	
20.0	12.0	32.0	41.0	0.0	41.0	7.0		230.0	21.0	251.0	
11.0	0.0	11.0	0.0	0.0	0.0	0.0		24.0	4.0	28.0	
499.5	49.0	549.5	594.5	45.0	639.5	2.0		229.0	226.5	455.5	

Seven schools districts own facilities/land in the county's unincorporated areas. Their GMA-required information is summarized below for each district.

6.4.4.1 East Valley School District

As shown in Map 6.4.4-1, the district has four schools outside of cities: (1) Terrace Heights Elementary on 10.0 acres on Terrace Heights Drive, and (2) East Valley Elementary on 33.8 acres on Beaudry Road and (3) East Valley Middle and (4) East Valley High on 31.9 acres on Beaudry Road. The existing capacities of these schools and a forecast of future needs are shown in Table 6.4.4.1-1.

Table 6.4.4.1-1 Capacities of Existing School Facilities – East Valley School District

<u>School</u>	<u>Estimated Capacity (students)</u>	<u>Projected Enrollment (students)</u>	<u>Projected is (Over)/Under Capacity (students)</u>

<u>Terrace Heights Elementary</u>	<u>530</u>	<u>Described below</u>	<u>Under in 2024</u>
<u>East Valley Elementary</u>	<u>543</u>	<u>Described below</u>	<u>Under in 2024</u>
<u>East Valley Central Middle</u>	<u>702</u>	<u>800-840 (2019-2020)</u>	<u>(98-138) in 2019-2020</u>
<u>East Valley High</u>	<u>860</u>	<u>1,000 (2022-2023)</u>	<u>(140) in 2022-2023</u>

Source: East Valley School District

In November 2015 the district's voters approved a \$52.9 million bond issue that will combine with approximately \$14 million in state matching funds to finance the following modernization and expansions: (1) modernization and expansion of East Valley High to serve up to 1,100 students, with core spaces that allow expansion up to 1,500 students; and (2) nine additional classrooms and an auxiliary gym at East Valley Middle.

The current 2017-2024 forecast for the district's elementary schools is for enrollment to decrease by 34 students. When elementary enrollment eventually reaches capacity, the current plan is to house additional students in portables until the district can either receive state matching funds for unhoused students or be able to pass another bond, likely during 2022-2024.

6.4.4.2 Highland School District

As shown in Map 6.4.4-2, the district has three schools outside of cities: (1) Marcus Whitman Elementary on 13.6 acres on Thompson Road and (2) Highland Middle and (3) Highland High on 43.8 acres in Cowiche. The existing capacities of these schools and a forecast of future needs are shown in Table 6.4.4.2-1.

Table 6.4.4.2-1 Capacities of Existing School Facilities – Highland School District

<u>School</u>	<u>Regular Classrooms</u>	<u>Special Program Classrooms</u>	<u>Portables</u>	<u>Estimated Capacity including portables (students)</u>	<u>2018 Projected Enrollment (students)</u>	<u>Projected is (Over)/Under Capacity (students)</u>
<u>Marcus Whitman Elementary</u>	<u>20</u>	<u>2</u>	<u>1</u>	<u>459</u>	<u>508</u>	<u>(49)</u>
<u>Highland Jr High</u>	<u>14</u>	<u>3</u>	<u>4</u>	<u>414</u>	<u>221</u>	<u>193</u>
<u>Highland High</u>	<u>14</u>	<u>0</u>	<u>0</u>	<u>402</u>	<u>408</u>	<u>(6)</u>

Source: Highland School District

The district's forecast for future school facilities needs are to upgrade the CTE (Career and Technical Education) building at the Highland High campus, a district-wide technology upgrade, and an electrical upgrade at Marcus Whitman Elementary. In 2015 the district's voters approved a \$6 million bond issue for these purposes. The district will next evaluate future facilities needs in 2023 after its current debt is paid down and in 2029 when the district could next be eligible for state funding. Therefore, the district currently has no further finance plans for its capital facilities. The district reports having fewer students in 2016 than in 1999.

6.4.4.3 Mount Adams School District

As shown in Map 6.4.4-3, the district owns one 27.3-acre site outside of cities along Signal Peak Road in White Swan, WA on which are located two schools: (1) Mount Adams Middle, and (2) White Swan High. The capacity of Mount Adams Middle is approximately 160 students and the capacity of White Swan High is approximately 250 students. The district currently forecasts no future needs at either school, but will begin investigating modernization or replacement of all buildings in the district. The district expects to maintain modernized facilities in the same locations as currently located. When the investigation is complete, the primary source of public funds for the finance plan will be through the OSPI School Construction Assistance Program and other usual district resources.

6.4.4.4 Naches Valley School District

As shown in Map 6.4.4-4, the district owns two sites outside of cities: (1) 3.6 undeveloped acres adjacent to SR 12 and the new elementary school, and (2) the unused former primary school on 7.6 acres along Old Naches Highway. The district has no plans to use these sites for schools; therefore there are no existing or planned capacities or finance plans associated with either site.

6.4.4.5 Sunnyside School District

As shown in Map 6.4.4-5, the district owns two sites outside of cities: (1) 15.1 undeveloped acres adjacent to and north of Sun Valley Elementary along Washout Road, and (2) Outlook Elementary on 8.9 acres along Van Belle Road. Outlook Elementary has 57,388 square feet, 27 classrooms, and a capacity of 638 students. Including the portables currently onsite, the school has 62,640 square feet, making the capacity 694 students.

Enrollment is not growing in the Outlook area; therefore the district forecasts no need to expand Outlook Elementary in the near future. The school will not be available for state matching funds for remodeling or a new school until 2026 at the earliest. The district also has no plans for the vacant land north of Sun Valley Elementary. Accordingly, the district's finance plan for the next six years currently includes no funds for school facilities outside of cities.

6.4.4.6 West Valley School District

As shown in Map 6.4.4-6, the district owns five sites outside of cities: (1) Mountainview Elementary, (2) Cottonwood Elementary, (3) Ahtanum Valley Elementary, (4) West Valley High Freshman Campus, and (5) West Valley High.

(Note: Information on existing capacity, forecast of future needs, and proposed locations and capacity for expanded or new facilities was not received from the school district. Media reports indicate that the district's current planning for facilities improvements involve schools located within Yakima.)

6.4.4.7 Zillah School District

As shown in Map 6.4.4-7, the district owns two undeveloped sites outside of cities: (1) a 4.5-acre parcel adjacent to Zillah Middle School, and (2) a 23.8-acre parcel between Vintage Valley Parkway and Cutler Way. The district forecasts no needs for future facilities on these sites; therefore, there is no plan to finance facilities at these sites. In The district will put a bond issue on the February 2017 ballot to finance

expansions at the district's high school, which is located within city limits. If approved, the district would not consider another bond issue until 2024 or later, when it is eligible for state construction funding and debt capacity is available.

County Parks Facilities

~~The County owned parks and special use areas inventory includes 557.25 acres in two categories as follows:~~

Regional Parks

~~Table XII-10 shows that the County has one regional park in its inventory: Eschbach Park, located near Naches on 168 acres, of which 50 acres are developed. The Sun Valley Shooting Park is a 412 acre facility. The County leases the facility to a private, non-profit Central Washington Range Conservancy for a multi-purpose shooting facility, is not defined in the 1996 Yakima County Parks and Open Space Plan as a regional park and is not included as one in this CFP, although its potential draw and service area is County-wide.~~

~~Typically, regional parks owned and managed by most local governments in Washington state range in size from 50 to 350 acres, and provide diversified active and some passive uses: boat ramps, marinas, walking trails, tent camping, vehicle camping, picnicking sites, football/soccer fields, baseball/softball fields, playgrounds, outdoor courts (tennis, basketball, volleyball), restrooms, and parking spaces. Areas are provided with children's play equipment, and include natural wooded areas for outdoor enjoyment.~~

~~Table XII-10 represents the current LOS (Column 3) for regional parks at .846 acres per 1,000 population (0.000846 acres per capita), which is based on the existing inventory of 168 park acres divided by the OFM "1994 Actual" County population of 198,629. The average LOS (1992-1994) for regional park land within several other Washington state local government jurisdictions is approximately 6.5 acres per 1,000 population. A 1991 Interagency Committee for Outdoor Recreation (IAC) survey shows a range of 5-10 acres (average 6.7 acres) per 1,000 population for Washington state counties with populations of 100,000-200,000, while the National Recreation and Park Association (NRPA) recommends a standard of 5-10 acres per 1,000 population.~~

~~As Column 5 shows, the County would need an additional 10 acres through 2001 in order to maintain the current LOS.~~

TABLE XII-10 Parks-Regional*

Current LOS = 0.846 Acres Per 1,000 Population				
1	2	3	4	5
1994 Actual Time Period	Countywide Population	Acres @ 0.000846 Per Capita	Current Acres Available	Net Reserve/Deficiency
1994 Actual	198,629	168.1	168.1	0.0
1995 Transition	1,643	1.4	0.0	-1.4
1996-2001	10,141	8.6	0.0	-8.6
Total As Of 2001	210,413	178.1	168.1	-10.0

*Note: The 244 acre leased shooting range is not included, due to its limited special purpose.

Community Parks

Table XII-11 shows 139.56 acres of community parks in the inventory of County owned parks. The community parks include: Youth Activities Park, located in Union Gap (74 acres, of which 54 acres are developed); West Valley Community Park, located in West Valley (26 acres, of which 16 acres are developed); Lower Naches Community Park, located in Gleed (7.6 acres, all of which are developed); and Sunnyview Park, located in Sunnyside (31.6 acres, all of which are developed). The Parks Plan also lists 4.6 acres of "Special Use Areas" in its inventory: Sunnyside Dam Rest Area, located in Parker (2.0 acres, all of which are developed; and Euclid Bridge Boat Launch (2.6 acres). This acreage is included in the overall county inventory but is not part of the LOS calculations in Table XII-11 below.

Generally, community parks owned by local governments in Washington state range in size from less than 1 acre to just over 13 acres, and generally serve two or more neighborhoods. Community parks include beach facilities, play structures and equipment suitable for mixed age groups from pre-schoolers to older youth.

Table XII-11 shows the current LOS (Column 3) for community parks at 0.70 acres per 1,000 population (0.00070 acres per capita), which is based on the inventory of 139.56 park acres divided by the OFM "1994 Actual" County population of 198,629. The average LOS (1992-1994) for community parks within several other Washington state local government jurisdictions is approximately 4.9 acres per 1,000 population. A 1991 IAC survey shows a range of 2.5-5.0 acres (average 3.5 acres) per 1,000 population for Washington state counties with populations of 100,000-200,000, while the National Recreation and Park Association recommends a standard of 5-8 acres per 1,000 population. As Column 5 shows, an additional 8.28 acres would be needed through the year 2001 just to maintain the current LOS.

TABLE XII-11 Parks - Community**Current LOS = 0.70 Acres Per 1,000 Population**

1	2	3	4	5
Time Period	Countywide Population	Acres @ 0.00070 Per Capita	Current Acres Available	Net Reserve/Deficiency
1994 Actual	198,629	139.56	139.56	0.00
1995 Transition	1,643	1.15	0.00	-1.15
1996-2001	10,141	7.10	0.00	-7.13
Total As Of 2001	210,413	147.81	139.56	-8.28

Pathways

Pathways provide a system of separated cross-country trails which connect major environmental assets, park and recreational facilities, community centers, and historical features. Generally, pathways accommodate one or more modes of recreational travel (including commuter travel where appropriate), such as hiking and biking. Typically, pathway systems parallel established vehicular or other transportation corridors, but generally are located within separate corridors, such as class 1-3 walking and class 1 bicycle improvements. Pathways also include trail head facilities, sometimes with active play areas or improvements.

While Table XII-12 does not show pathways in the County inventory, the County has actively supported the establishment and improvement of recreational trails and pathways. According to the recreational trails section in the *Parks and Open Space Plan*, there are 13.4 miles of paved trails operated by private nonprofit foundations: Yakima Greenway (7 paved; 3 additional miles planned); Lower Valley Trails (6.4 miles); and Cowiche Canyon (3.2 unpaved miles). The U.S.D.A., Forest Service has 536 miles of non-motorized trails and 320 miles of off highway vehicle trails in its system. The plan includes a proposed Capital Improvement Plan that shows the development of an equestrian trail at Eschbach Park (1996), development of the Ahtanum Trail (1998) and land acquisition for the Greenway (2001).

Table XII-12 shows the current LOS (Column 3) for trails at 0 miles per 1,000 population (0 miles per capita), which is based on the inventory of 0.0 trail mile divided by the "1994 Actual" County population of 198,629. The average LOS (1992-1994) for pathway or trail systems within several other Washington state local government jurisdictions is approximately 0.17 miles per 1,000 population. A 1991 Interagency Committee for Outdoor Recreation survey shows a range of 1.20-1.26 miles (average 1.22 miles) per 1,000 population for Washington state counties with populations of 100,000-200,000.

TABLE XII-12 Parks - County Owned/Operated Pathway

Current LOS - 0.00 MILES Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Miles @ 0.00000 Per Capita	Current Miles Available	Net Reserve/Deficiency
1994 Actual	198,629	0.0	0.0	0.0
1995 Transition	1,643	0.0	0.0	0.0
1996-2001	10,141	0.0	0.0	0.0
Total As Of 2001	210,413	0.0	0.0	0.0

Courts

The current inventory of Superior Court, District Court, and Juvenile Court facilities within the County include 7 Superior Court courtrooms, 7 District Court courtrooms, and 2 Juvenile Court courtrooms, as Table XII-13 below illustrates:

Table XII-13 Court Facilities

Name	Location	Capacity (Courtrooms)
Superior Court	Courthouse	7
District Court	Toppenish	4
District Court	Sunnyside	4
District Court	County Jail	2
District Court	Courthouse	3
Juvenile Court	Juvenile Center	2
	TOTAL	16

Horizon 2040
Capital Facilities Plan Element

Superior Court

Table XII-14 represents the current LOS for the Superior Court (Column 3), which is based on the existing inventory of 7 courtrooms divided by the "1994 Actual" County wide population of 198,629.

The current LOS equates to 0.04 courtrooms per 1,000 population (0.00004 courtrooms per capita). In order to maintain the current LOS, the County would need an additional 0.4 courtrooms through 2001 (Column 5).

TABLE XII-14 Superior Court

Current LOS = 0.04 Courtrooms Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Courtrooms @ 0.00004 Per Capita	Current Courtrooms Available	Net Reserve/Deficiency
1994 Actual	198,629	7.0	7.0	0.0
1995 Transition	1,643	0.1	0.0	-0.1
1996-2001	10,141	0.4	0.0	-0.4
Total As Of 2001	210,413	7.4	7.0	-0.4

District Court

Table XII-15 represents the current LOS for the District Court (Column 3), which is also based on the existing inventory of 7 courtrooms divided by the "1994 Actual" County wide population of 198,629. This equates to 0.04 courtrooms per 1,000 population (0.00004 courtrooms per capita). In order to maintain the current LOS, the County would need an additional 0.4 courtrooms through 2001 (Column 5).

TABLE XII-15 District Court

Current LOS = 0.04 Courtrooms Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Courtrooms @ 0.00004 Per Capita	Current Courtrooms Available	Net Reserve/Deficiency
1994 Actual	198,629	7.0	7.0	0.0
1995 Transition	1,643	0.1	0.0	-0.1
1996-2001	10,142	0.4	0.0	-0.4
Total As Of 2001	210,413	7.4	7.0	-0.4

Juvenile Court

Table XII-16 represents the current LOS for the Juvenile Court (Column 3), which is also based on the existing inventory of 2 courtrooms divided by the "1994 Actual" County wide population of 198,629. This equates to 0.01 courtrooms per 1,000 population (0.00001 courtrooms per capita). In order to maintain the current LOS, the County would need an additional 0.1 courtrooms through 2001 (Column 5).

TABLE XII-16 Juvenile Court

Current LOS = 0.01 Courtrooms Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Courtrooms @ 0.00001 Per Capita	Current Courtrooms Available	Net Reserve/Deficiency
1994 Actual	198,629	2.0	2.0	0.0
1995 Transition	1,643	0.0	0.0	0.0
1996-2001: Growth	10,141	0.1	0.0	-0.1
Total As Of 2001	210,413	2.1	2.0	-0.1

Fairgrounds (Sun Dome and Stadium)

The current County-owned Fairgrounds inventory includes two major public facilities: the Sun Dome, which can seat 7,500, and the Baseball Stadium, which can seat 3,200 people. *It should be noted that the facilities are not satisfactorily measured by a "seats per 1,000" LOS, because the scheduled events dictate demand for seating; therefore, average attendance varies, the size of the structures is fixed, and additional seating is not contemplated.*

Each facility is as follows:

Sun Dome

Table XII-17 shows that the Sun Dome has a seating capacity of 7,500 people. The current LOS (Column 3) for the Sun Dome is 38 seats per 1,000 population (0.03776 seats per capita), which is based on the existing inventory of 7,500 seats divided by the "1994 Actual" County population of 198,629. As Column 5 shows, the County would need an additional 445 seats through 2001 in order to maintain the current LOS, if seats per 1,000 residents is used as a Level of Service measure.

TABLE XII-17 Fairgrounds: Sun Dome

Current LOS = 37.8 Seats Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Seats @ 0.03776 Per Capita	Current Seats Available	Net Reserve/Deficiency (see note)
1994 Actual	198,629	7,500	7,500	0
1995 Transition	1,643	62	0	-62
1996-2001: Growth	10,141	383	0	-383
Total As Of 2001	210,413	7,945	7,500	-445

Baseball Stadium

Table XII-18 shows that the Baseball Stadium has a seating capacity of 3,200 people. The current LOS (Column 3) for the Baseball Stadium is 16.1 seats per 1,000 population (0.0161 seats per capita), which is based on the ADA compliant inventory of 3,200 seats divided by the "1994 Actual" County population of 198,629. As Column 5 shows, the County would need an additional 190 seats through 2001 in order to maintain the current LOS, if this were an accurate measure of need.

TABLE XII-18 Fairgrounds: Baseball Stadium**Current LOS 0.0161 Seats Per 1,000 Population**

1	2	3	4	5
Time Period	Countywide Population	Seats @ 0.0161 Per Capita	Current Seats Available	Net Reserve/Deficiency (see note)
1994 Actual	198,629	3,200	3,200	0
1995 Transition	1,643	26	0	-26
1996-2001: Growth	10,141	163	0	-163
Total As Of 2001	210,413	3,390	3,200	-190

Courthouse Parking Facilities

Table XII-19 (Column 4) shows that County owned parking, located at the Courthouse, has a current capacity of 263 spaces. Parking facilities serve both the unincorporated and incorporated populations (Column 2), including County employees.

The current level of service shown represents 1.32 parking spaces per 1,000 population (0.00132 spaces per capita). In order for the current LOS to be maintained, the County would need an additional 16 parking spaces through 2001 (Column 5).

TABLE XII-19 Courthouse Parking Spaces**Current LOS = 1.32 Spaces Per 1,000 Population**

1	2	3	4	5
Time Period	Countywide Population	Spaces @ 0.00132 Per Capita	Current Spaces Available	Net Reserve/Deficiency
1994 Actual	198,629	263.0	263.0	0.0
1995 Transition	1,643	2.2	0.0	-2.2
1996-2001: Growth	10,141	13.1	0.0	-13.1
Total As Of 2001	210,413	278.6	263.0	-15.6

Section 2. Other Regional Capital Facilities**Emergency Services**

Emergency services in Yakima County are delivered by a variety of agencies. Eleven fire protection districts and ten cities provide emergency medical services (EMS), fire protection, and rescue services for the urban areas and much of the rural parts of Yakima County. (See Figure XII-1) Several of the fire districts and cities employ full time staff. The majority (approximately 80%) of service is provided by volunteer personnel. Not all areas are within fire protection districts or five road miles of a responding fire station. Emergency unit response times in excess of six minutes can result in major structure loss in the case of a fire, and death or disability in a medical emergency.

Ambulance service in the Upper and Central Valley is provided by Medic One, a privately owned and operated corporation. The Yakama Indian Nation is serviced by White Swan Ambulance. The City of

~~Sunnyside and surrounding areas receives ambulance service by the Sunnyside Fire Department. American Ambulance, a commercial ambulance company, serves the Grandview and Mabton areas.~~

~~Access to emergency services is through a centralized 911 call receiving center, established in 1990. The 911 system is scheduled to convert to enhanced status (E 911) in 1997 to further reduce response time. Emergency calls are received via the 911 center and transferred to the appropriate police, fire or ambulance dispatch center. E 911 is funded primarily through a 50 cent/month telephone excise tax. All operational costs through the year 2001 should be covered through this tax revenue source.~~

~~Fire protection and emergency medical services are funded through regular property taxes and through a special EMS levy at a rate of 20 cents/\$1,000 assessed value. Ambulance service is funded through service fees billed to the individual patients.~~

~~In addition to the fire departments and ambulance services, the Yakima County Sheriff's Office maintains special units for Search and Rescue, Mountain Rescue, and a dive team for water rescue and body recovery. The U.S. Army provides a M.A.S.T. helicopter for special rescue operation and for transporting patients from remote areas.~~

~~Four hospitals are located in Yakima County. Providence Toppenish Hospital and Sunnyside Community Hospital and Prosser Memorial in Benton County serve the Lower Valley. Yakima has become the major medical services destination for central Washington with Providence Yakima Medical Center and Yakima Valley Memorial Hospital. Providence Yakima Medical Center and Yakima Valley Memorial Hospital serve the Upper Valley. Each maintains a fully equipped emergency department, and all are in the process of designation as Level III Trauma Centers.~~

Yakima Valley Regional Library (YVRL)

~~The regional library system in Yakima County was formed through the merger of the County and city of Yakima library systems in the early 1950s. Grandview provides both building and services for its public library. It is the only city in Yakima County which does not contract with YVRL.~~

~~The YVRL Board operates or supports twenty-one libraries according to the following excerpted policies:~~

~~"Library service shall be extended to all rural residents of Yakima County and the contracting cities and towns by means of community libraries and mail service."~~

~~"A headquarters shall be maintained where administrative personnel supervise services throughout the area."~~

~~"The Regional Library may contract to provide library service to any City or Town within Yakima County, limited to that which can reasonably be supplied by the Regional Library with its facilities; and therefore, the amount and extent of such services shall remain within the jurisdiction and judgment of the Trustees of the Regional Library Board."~~

~~"The Town shall provide suitable quarters with bookshelves, furniture and equipment for its own Library and shall provide satisfactory heat, electricity, water and janitorial service without cost to the Yakima~~

Valley Regional Library."

~~"The Yakima Valley Regional Library shall provide the salaries of the Community Library staff, supply books and library materials upon the same basis as for the people living in the unincorporated areas of the county and shall supervise the operation, care and management of such library service."~~

~~Since the policy statement was last amended, YVRL has started paying a small maintenance rebate to the entity which provides the library facility, based on the number of hours the library is open per week and the size of the library. Incorporated towns pay the remaining expenses of maintaining the library out of their own budget. Libraries in the unincorporated area have no taxing ability and must rely on volunteer labor, donations and fund-raising activities to provide and maintain their facilities.~~

A synopsis of the YVRL system is as follows:

A. Libraries located in the unincorporated area of Yakima County (community group provides building; YVRL receives property tax from residents, with a limitation of \$.50 per \$1,000 assessed valuation).
Status of these libraries is as follows:

~~Apple Valley Library is located in one room of the Apple Valley Grange Hall at the end of Tieton Drive and Stone Road in the West Valley. It is supported by the Apple Valley Library Board through an agreement with the Washington State Grange.~~

~~Buena Library supporters are looking for a new building while located temporarily in a rental house, supported by the Buena Library Association.~~

~~Gleed Library is located in a room provided by the Gleed Fire District, in the Gleed Fire Station; also supported by the Gleed Women's Club and Gleed Garden Club. It needs a new home when the Fire Station moves.~~

~~Nile Library, located in a room in the Nile Clubhouse, is supported by the Nile Women's Club.~~

~~Terrace Heights Library, located in a room in the Terrace Heights Community Center, is supported by the Terrace Heights Improvement Association.~~

~~White Swan Library is located in a building owned by the White Swan Friends of the Library. Its support comes from the Friends group and the United Way.~~

B. Libraries in incorporated cities and towns which are annexed to YVRL (city or town provides building; YVRL receives property tax directly from residents at the same rate as from the unincorporated area).

~~Harrah Library is located in a room next to Town Hall.~~

~~Moxee Library is located in a complex with City Hall and the Police Department.~~

C. Libraries in incorporated cities and towns which contract with YVRL (city or town provides building and pays contract fee to YVRL at the same rate as from the unincorporated area).

~~Granger Library, located in a separate building, is partially funded by an LSCA grant and donations.~~

~~Mabton Library is in a separate building.~~

~~Naches Library is in the same building as Town Hall (remodeled fire station).~~

~~Selah Library is in the same building as City Hall.~~

~~Sunnyside Library is located in a separate building (built in 1960s with an LSCA grant).~~

~~Tieton Library is in the same building as Town Hall.~~

~~Toppenish Library is in a separate building shared with the museum.~~

~~Union Gap Library is in the same building as City Hall.~~

~~Wapato Library is in a separate building.~~

~~Zillah Library is located in one room of a building owned by the City.~~

~~YVRL provides the main library building in downtown Yakima, and leases space for the Southeast Branch and the Summitview Branch within Yakima City limits. All YVRL libraries are open to all residents of the service area, and the main building functions as both the public service and the administrative center for the system.~~

~~Table XII-20 provides an overview of the YVRL system collection and circulation.~~

TABLE XII-20 – Library Facilities

Library Finance	Community Libraries	Sq. Feet	Hours Per/Week	Cataloged Volumes	Circulation
Unincorp.	Apple Valley	312	8	2,387	3,425
Unincorp.	Buena	221	8	2,796	5,810
Unincorp.	Gleed	715	10	2,944	6,217
Contract	Granger	1,337	22	8,084	9,741
Annexed	Harrah	396	10	2,774	2,401
Contract	Mabton	1,260	28	4,831	10,815
Annexed	Moxee	1,521	45	6,081	18,567
Contract	Naches	356	15	2,447	6,683
Unincorp.	Nile	276	12	1,784	3,552
Contract	Selah	2,791	51.5	19,156	46,069
Contract	Downtown Yakima (inc. outreach, mail, storage)	48,000	64	152,109	334,318
Contract	SE Branch – Yakima	400	15	2,076	2,772
Contract	Summitview Branch – Yakima	3,700	64	32,264	200,072
Contract	Sunnyside	7,451	63	35,925	83,646
Unincorp.	Terrace Heights	876	16	4,717	12,631
Contract	Tieton	431	10	2,076	2,362
Contract	Toppenish	2,438	42	14,725	28,788

Horizon 2040

Capital Facilities Plan Element

Contract	Union Gap	2,021	52	8,924	22,728
Contract	Wapato	989	50	5,100	21,681
Unincorp.	White Swan	991	11	3,943	3,897
Contract	Zillah	672	23	3,925	9,383
Totals:		77,154	n/a	316,068	835,558

C. ANALYSIS OF ASSETS, NEEDS, AND OPPORTUNITIES [Vol. 2]

This section focuses on Yakima County's strengths, needs and opportunities to provide adequate capital facilities for the next six years. These opportunities are based on proposed levels of service requirements to accommodate new growth in the County, as well as the need to maintain the County's current public facilities assets. The alternative opportunities for addressing these needs are reflected in proposed capital improvements projects, and the financing plan to pay for those projects.

This section of the CFP also contains the proposed level of service standard for each category of public facility, concurrency requirements, and maps of existing and proposed capital facilities owned and operated by County government. Each type of public facility is presented in a separate subsection which follows a standard format.

Narrative Summary

Overview of the data, with sections devoted to Current Facilities, Level of Service, Capital Facilities Projects and Financing.

Level of Service Capacity Analysis

A table analyzing facility capacity requirements is presented for each type of public facility. The statistical table at the top calculates the amount of facility capacity that is required to achieve and maintain the standard for level of service. The capital improvements projects that provide the needed capacity are listed below the requirements table, and their capacities are reconciled to the total requirement in the table.

Capital Projects and Financing Plan

A list of capital improvements that will eliminate existing deficiencies, make available adequate facilities for future growth and repair or replace obsolete or worn out facilities through December 31, 2001. Each list of capital improvements begins with a financing plan, then itemizes the individual projects.

Financing Plan

Specific sources and amounts of revenue are shown, which will be used to pay for the proposed capital projects. The forecasts of existing Yakima County revenue and expenditures are provided to (1) determine the County's overall financial position, and (2) identify existing Yakima County revenue that can be used for future capital facility projects. A document produced by the consulting firm of Henderson, Young and Co. entitled "Revenue Sources for Capital Facilities" forecasts new sources of revenue that the County could generate for capital facilities projects. That document is found in Appendix XII-A.

Capital Projects

Each capital improvement project is named, and briefly described. Project locations are specified in the name or description of the project. The cost for each of the next six fiscal years is shown in thousands of dollars (\$1,000). All cost data is in current dollars; no inflation factor has been applied because the costs will be revised as part of the annual review and update of the Capital Facilities Plan.

All capital improvements projects were prepared by the department that provides the public facility. The location of each project is also shown on the map (see number 4, below) using the same number that identifies the project in the table.

Location of Current and Planned Capital Facilities

The locations of existing capital facilities are shown in this element, Figures XII-3 through XII-8, as well as in the Transportation, Utilities, and Parks and Open Space elements. Locations of proposed facilities are described and/or mapped in these same four elements.

Selecting Revenue Sources for the Financing Plan

One of the most important requirements of the Capital Facilities Plan is that it must be financially feasible; GMA requires a balanced capital budget. The following are excerpts from GMA pertaining to financing of capital improvements.

GMA requires "a six year plan that will finance...capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes."

For roads, GMA allows development when "a financial commitment is in place to complete the improvements...within six years" (emphasis added).

The County must be able to afford the standards of service that it adopts, or "if probable funding falls short of meeting existing needs" the County must "reassess the land use element" (which most likely will cause further limits on development).

In keeping with these requirements, the County's Policy CF 7.1 (see Chapter I, Volume 1, Goals and Policies) requires the County to base the financing plan for capital facilities on realistic estimates of current local revenues and external revenues that are reasonably anticipated to be received by the County."

The forecasts of existing revenue and expenditures are provided to (1) determine the County's overall financial position, and (2) identify existing Yakima County revenue that can be used for future capital facility projects. "Revenue Sources for Capital Facilities" forecasts new sources of revenue that Yakima County could generate for capital facilities projects.

The process of identifying specific revenues for the financing plan is as follows:

1. Calculate total costs for each type of public facility.

Horizon 2040

Capital Facilities Plan Element

- ~~2. Match existing restricted revenue sources to the type of facility to which they are restricted.~~
- ~~3. Subtract existing restricted revenues from costs to identify unfunded "deficit." (1-2=3).~~
- ~~4. Apply new restricted revenues to the type of facility to which they are restricted.~~
- ~~5. Subtract new restricted revenues from costs to identify remaining unfunded "deficits" (3-4=5).~~
- ~~6. Allocate new unrestricted revenue to unfunded deficits. The CFP uses two new unrestricted revenues as a total "package": the second 1/4¢ real estate excise tax (REET), and new bond issues (either councilmanic, or voted, or a combination). Decision makers can choose which of the two (REET or bonds) to assign to specific capital projects for the final CFP. As noted in Appendix XII A, some specific limitations do apply to the use of the REET funds, and if the second quarter percent is opted, it affects the use of the first quarter REET already in place.~~

~~Two additional restricted revenue sources were also identified for use in the CFP:~~

- ~~1. The Local Option Vehicle License Fee authorizes a \$15 maximum per vehicle registered in the county to be spent for "general transportation purposes," with a broad listing of such uses. This source could generate over ten million dollars before it sunsets in the year 2000. The source may be particularly useful in that it could take pressure off general revenue sources used for transportation projects.~~
- ~~2. The Conservation Futures Levy authorizes up to \$0.065 per \$1,000 assessed valuation in property taxes for acquisition of shoreline and open spaces. The Parks and Open Space Plan for Yakima County recommended assessment of \$0.05 per \$1,000 expressly to purchase land. This would raise \$1.1 million over the six year span of this CFP. This fund could also offset general revenues needed to meet levels of service for parks and open space.~~

Summary of Proposed Capital Facilities Plan

~~The Capital Facilities Plan is a *Plan 2015* element required by Washington's Growth Management Act. Capital facilities generally have very long useful lives, significant costs, and are generally not mobile. Although the County has systematically and responsibly planned for and funded capital facilities, the GMA's CFP requirement will set in motion a major shift in the budgeting process. The full effect of this collaborative, coordinated CFP process will be experienced in the 1997 and 1998 budget cycles because these are the first budgets prepared in conjunction with the GMA CFP.~~

Population Growth Assumption

~~This CFP is based on the following current and projected populations in Table XII-22, based on data provided by the Washington State Office of Financial Management (OFM). Refer to the Demographics Element for a more thorough understanding of the size and characteristics of Yakima County's population.~~

Table XII-22 Population Growth Assumption

Year	County-wide	Unincorporated County
1994 OFM Estimate	198,629	91,090

1995 OFM Estimate	200,274	91,858
2001 County Forecast	210,413	96,606

Capital Costs

The cost of capital improvements for 1996-2001 is:

Table XII-23 Capital Costs

Type of Facility	1996-2001 Cost (x \$1,000)
Administrative Offices	1,912.0*
Housing	750.0
Corrections	225.0
Law Enforcement	2,800.0*
Maintenance and Storage Facilities	175.0
Parking Facilities	80.0
Parks and Recreation/Open Space	1,716.0
County Fairgrounds (Stadium)	200.0
Wastewater Collection and Treatment	800.0
Solid Waste	1,800.0
Transportation: Funded	48,221.0
Surface Water Management	300.0
Water Supply and Delivery	1,600.0
Total	\$60,579.0

*Yakima County funded a Facilities Space study in 1996; the results of this study will be reflected in 1998 amendments to the CFP.

Financing

The Financing plan for these capital improvements includes:

Table XII-24 Financing

Revenue Source	1996-2001 Revenue (x \$1,000)
Existing Revenues	22,605.0
New Revenues	37,974.0
Total	\$60,579.0

Level of Service Consequences of the CFP

This CFP will enable Yakima County to accommodate 12.5 percent growth during the next six years, resulting in a 2001 population of at least 34,080 additional people, while maintaining the year end 1994 level of service for the following County owned public facilities:

Table XII-25 Level of Service

Facility	LOS Units	1994 LOS	CFP LOS

Horizon 2040

Capital Facilities Plan Element

Surface Water Mgt.	N/A	Refer to Storm water Master Plan & Comprehensive Flood Hazard Management Plan (CFHMP)	Refer to Storm water Master Plan & Comprehensive Flood Management Plan (CFHMP)
Transportation	N/A	Refer to Transportation Plan	Refer to Transportation Plan
Housing	N/A		
Solid Waste	Number of facilities types of pickups per month	Refer to Utilities Element & Solid Waste Master Plan (SWMP)	Refer to Utilities Element & SWMP
Wastewater Collection and Treatment	Percent of Unused Capacity	Refer to Utilities Element	Refer to Utilities Element
Water Supply and Delivery	Percent of Unused Capacity	Refer to Utilities Element	Refer to Utilities Element
Corrections	Beds/1,000 Pop.	3.776	3.77
Juvenile Detention	Beds/1,000 Pop.	0.35	0.35

The level of service for the following facilities will be increased as a result of the CFP:

Facility	LOS Units	1994 LOS	CFP LOS
Community Parks	Acres/1,000 Pop.	0.70	1.00
Pathways	Miles/1,000 Pop.	0.00	0.05
Regional Parks	Acres/1,000 Pop.	0.85	1.10
County Government Administrative Offices	Sq. Ft/1,000 Pop.	707.34	810.75
Law Enforcement	Sq. FT/1,000 Pop.	44.55	50.00

The level of service for the following facilities will be reduced as a result of CFP:

Facility	LOS Units	1994 LOS	CFP LOS
Maintenance and Storage Facilities	Sq. Ft/1,000 Pop.	108.5	102.0
Superior Court	Courtrooms/1,000 Pop.	0.04	0.03
District Court	Courtrooms/1,000 Pop.	0.04	0.03
Juvenile Court	Courtrooms/1,000 Pop.	0.010069	0.00950
Courthouse Parking	Spaces/1,000 Pop.	1.32	1.25
Fairgrounds (Sun-Dome)	Seats/1,000 Pop.	37.8	35.5
Fairgrounds (Baseball Stadium)	Seats/1,000 Pop.	16.1	15.2

Specific Assets, Needs and Opportunities (By Facility Type)

COUNTY GOVERNMENT ADMINISTRATIVE OFFICES

Current Facilities

The County's current 1994 inventory of government administrative office space totals 160,591 square

feet. Table XII-1 in the "Existing Conditions" section of the CFP lists the facilities along with their current capacity and location.

Level of Service

The current LOS of 808.5 square feet per 1,000 population is based on the existing inventory divided by the 1994 actual County population (198,629). The proposed LOS of 810.75 square feet per 1,000 population is 2.25 square feet per 1,000 population higher (0.28 percent) than the County's current LOS, and requires an additional 10,000 square feet of space through the year 2001 (Table XII-26).

This LOS will enable the County to respond to the need for additional square feet of the administrative offices work space as the County-wide population continues to increase over time, based simply on per capita increment, and known projects from an earlier Capital Improvements Plan.

This CFP was completed with a caveat regarding space needs. The County initiated a study of its space requirements in 1995. This study reveals substantial space needs that were not fully evaluated at the time this CFP was prepared. New assumptions regarding space needs and exiting facilities utilization will be reflected in the 1997 CFP annual update. To reflect need and financing.

Capital Facilities Projects and Financing

The County's government administrative offices includes 16 capital projects at a cost of \$2,991,000. The proposed financing plan is shown on Table XII-27.

**Table XII-26 County Government Administrative Offices
 Capital Projects LOS Capacity Analysis**

County Proposed LOS - 811 Square Feet Per 1,000 Population				
1	2	3	4	5
Time-Period	Countywide Population	Sq.Ft @ 0.81075 Per Capita	Current Sq.Ft Available	Net Reserve/Deficiency
1994 Actual	198,629	161,038.0	140,498.0	-20,540.5
1995 Transition	1,643	1,331.0	11,303.0	9,970.9
1996-2001: Growth	10,141	8,221.8	10,000.0	1,778.2
Total as of 2001	210,413	170,592.3	161,801.0	-8,791.3
1. Construct New Lower Valley Service Center				10,000.0

**Table XII-27 CFP Projects and Financing Plan
 Source and Uses of Funds (All Amounts are Times \$1,000)**

County Government Administrative Offices							
1	2	3	4	5	6	7	8
COSTS/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
CAPACITY PROJECTS							
1. LOWER VALLEY SERVICE CENTER CONSTRUCTION							

Horizon 2040

Capital Facilities Plan Element

(+10,000 sq. ft.)							
Cost				300.00	700.00		1,000.00
Rev G.O. Bond Issue				300.00	700.00		1,000.00
NON-CAPACITY PROJECTS							
2. FACILITIES STUDY							
Cost	70.0						70.0
Rev G.O. Bond Issue	70.0						70.0
3. COURTHSE REHAB							
Cost		271.0					271.0
Rev Facil. Maint. Fund							
Rev G.O. Bond Issue		271.0					271.0
4. COURTHOUSE ELEVATOR REHAB.							
Cost	140.0						140.0
Rev G.O. Bond Issue	140.0						140.0
5. OPTICAL IMAGING PROJECT (PILOT)							
Cost	29.0						29.0
Rev G.O. Bond Issue	29.0						29.0
6. COURTHSE/PARKS ADA COMPLIANCE							
Cost	171.0						171.0
Rev G.O. Bond Issue	171.0						171.0
7. COURTHOUSE SECURITY PH. 1 & 2							
Cost	131.0	100.0					231.0
Rev G.O. Bond Issue	131.0	100.0					231.0
SUMMARY: COSTS/REVENUES							
Costs	541.0	371.0	0.0	300.0	700.0	0.0	1,912.0
Revenues:							
G.O. Bond Issue	541.0	371.0	0.0	300.0	700.0	0.0	1,912.0
Indirect Svc Charge	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL REVENUES	541.0	371.0	0.0	300.0	700.0		1,912.0
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	0.0

*The recommendations of the Facilities Space Study will be incorporated in the 1997 amendments to this CFP.

HOUSING

Current Facilities

Yakima County does not have a housing agency or housing facilities, but it has obtained grant funds related to capital facilities, including other work benefiting low and moderate income residents on a pass through basis. Refer to the Housing Element, Chapter XII, for current inventory information.

Capital Projects and Financing

The County's Housing program includes capital projects at a total cost of \$750,000. The proposed financing plan is shown on Table XII-28.

Table XII-28 CFP Projects and Financing Plan
Sources and Uses of Funds (All Amounts are Times \$ 1,000)

HOUSING							
1	2	3	4	5	6	7	8
COSTS/REVENUE	1996	1997	1998	1999	2000	2001	TOTAL
NON-CAPACITY PROJECTS							
1. HOUSING							
Cost			250.0	250.0	250.0		750.0
Rev Federal/State HUD Grants			250.0	250.0	250.0		750.0
SUMMARY: COSTS/REVENUES							
Costs	0.0	0.0	250.0	250.0	250.0	0.0	750.0
Revenues:							
Federal/State HUD Grants	0.0	0.0	250.0	250.0	250.0	0.0	750.0
TOTAL REVENUES	0.0	0.0	250.0	250.0	250.0	0.0	750.0
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	0.0

CORRECTIONS

Current Facilities

The 1994 total bed inventory of the County Jail, which is located at 111 North Front Street in Yakima, totals 862 inmate beds, and serves both the unincorporated and incorporated populations of the County. (See Table XII-3). As noted in the Existing Conditions Analysis, the facility uses a ninety percent of authorized capacity of 836 beds "ceiling," but inmate census has historically been considerably lower, even when city and out-of-county prisoners were housed. Obviously, these trends are subject to change.

Level of Service (LOS)

The current LOS of 3.77 beds per 1,000 population is based on the existing inventory divided by the 1994 "actual" County population (198,629). Maintaining this LOS (3.77 beds per 1,000 population) still provides a net reserve of 42.8 beds in the year 2001. Correction Department trends analyses indicate that the Average Daily Housed (ADH) can be accommodated with the existing facility (Table XII-29). This LOS could be decreased and still enable the County to respond to the need for additional County jail beds as the County-wide population continues to increase over time.

Capital Facilities Projects and Financing

The County's Corrections facilities include two non-capacity capital projects at a cost of \$225,000. The proposed financing plan is shown on Table XII-30.

Table XII-29 Corrections
Capital Projects LOS Capacity Analysis

County Proposed LOS = 3.77 Beds Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Beds @ 0.00377 Per Capita	Current Beds Available	Net Reserve/Deficiency
1994 Actual	198,629	748.8	836	87.2

Horizon 2040

Capital Facilities Plan Element

1995 Transition	1,643	6.2	0	-6.2
1996-2001: Growth	10,141	38.2	0	-38.2
Total As Of 2001	210,413	793.2	836	42.7

**Table XII-30 CFP Projects and Financing Plan
Sources and Uses of Funds (All Amounts Are Times \$1,000)**

CORRECTIONS							
1	2	3	4	5	6	7	8
COSTS/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
NON-CAPACITY PROJECTS							
<u>1. Security Upgrades For Corrections Facility And Secured Courtroom</u>							
Cost	125.0	100.0					225.0
Rev 1/10 of 1%* Sales Tax	125.0	100.0					225.0
SUMMARY: COST/REVENUES							
Cost	125.0	100.0	0.0	0.0	0.0	0.0	225.0
Rev 1/10 of 1% Sales Tax	125.0	100.0	0.0	0.0	0.0	0.0	225.0
Rev G.O. Bond Issue	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL REVENUES	125.0	100.0	0.0	0.0	0.0	0.0	225.0
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	0.0

*Alternative revenue in lieu of all or part of 1/10th of 1% Sales Tax

JUVENILE DETENTION

Current Facilities

The Juvenile Detention Facility, located within the Yakima County Juvenile Justice Center at 1728 Jerome Avenue, has a current capacity of 94 inmate beds, but is only funded to house 70 detainees. The Juvenile Justice Center also includes administrative offices (18,153 sq. ft), juvenile court (2 courtrooms), and multi-purpose area with a kitchen (7,940 sq. ft). The facility serves both the unincorporated and incorporated populations (Column 2).

Level of Service (LOS)

The current LOS of 0.35 beds per 1,000 population is based on the existing funded inventory divided by the 1994 "actual" County population (198,629). LOS could be lowered to reflect budgeted bed space, and historic trends. Maintaining the County's current LOS, requires no additional beds through the year 2001 (Table XII-31), and the net reserve of 19.9 beds could be augmented by reducing or eliminating the number of out-of-county juveniles housed at the facility. As such, the proposed LOS will enable the County to respond to the need for additional County beds as the Countywide population continues to increase over time.

Capital Facilities Projects and Financing

There are no Juvenile Detention capital projects proposed for 1996-2001.

**Table XII-31 Juvenile Detention
 Capital Projects LOS Capacity Analysis**

Current LOS= 0.35 Beds Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Beds @ 0.00035 Per Capita	Current Beds Available	Net Reserve/Deficiency
1994 Actual	198,629	69.5	94	24.5
1995 Transition	1,643	0.6	0	-0.6
1996-2001: Growth	10,141	3.5	0	-3.5
Total As Of 2001	210,413	74.1	94	20.4

LAW INFORCEMENT: SHERIFF'S OFFICE

Current Facilities

The current inventory of Sheriff Department administrative and operations facilities (Courthouse offices, Sunnyside Substation and Cherry Street Storage Facility) totaled 8,848 square feet. At the end of 1994, current facilities accommodated 67 sworn officers, as well as civilian County employees.

The Sheriff's office has been in the midst of a program to establish precinct offices throughout Yakima County: the Central Precinct at the Courthouse; Precinct 1 in Gleed serving the mountain passes and areas of the upper valley East of I-82 and north of SR 12; Precinct 2 serving the upper valley west of I-82 and south of SR 12 to Ahtanum Ridge; and Precinct 3 serving the lower valley. Each of the Precinct substations is to be housed in an 1,800 square foot modular facility.

Precinct 2 opened in West Valley at Nob Hill Blvd. and 48th Ave. in temporary leased space (1,300 square feet) in 1995. A modular Precinct 2 office will move to its permanent site adjacent to and west of Wide Hollow School in 1997. Due to the loss of a leased Sunnyside substation, the new Buena substation opened in 1996 (1,800 square feet). The Precinct 1 facility is anticipated to be relocated from the old Fire station in Gleed to a 1,800 square foot modular substation in 1998, but a site has not yet been acquired. Several small city police departments have provided drop-in office space for the Sheriff's deputies; that arrangement is likely to continue, but is not included within the LOS calculations.

Level of Service

The current LOS of 44.6 square feet per 1,000 population is based on the existing inventory of Precinct administrative and operations office space divided by the 1994 actual County population (198,629). LOS could be increased to 50 square feet per 1,000 population and still through the year 2001 (Table XII-32) enable the County to respond to the need for additional square feet of Sheriff's Office administrative and operations work space as the Countywide population continues to increase over time, and the number of budgeted deputies and support staff increase.

Capital Facilities Projects and Financing

The County Sheriff's Office includes three capital projects at a cost of \$468,000 for the Precinct offices. The proposed financing plan is shown on Table XII-33.

Table XII-32 Law Enforcement: Sheriff's Office

Horizon 2040

Capital Facilities Plan Element

Capital Project LOS Capacity Analysis

County proposed LOS- 50 Square Feet per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Sq. Ft. @ 0.050 Per Capita	Current Sq. Ft Available	Net Reserve/Deficiency
1994 Actual	198,629	9,931.5	8,848	-1083.5
1995 Transition	1,643	82.2	-200	-282.2
1996-2001: Growth	10,141	507.1	4,100+	3,593.0
Total as of 2001	210,413	10,520.7	12,748	2,277.3
1996: Buena Substation added		1,800		
1997: West Valley Substation: New project		1,800		
1997: West Valley Substation: Rental closure		-1,300		
1998: Gleed Substation—New project		1,800		
1998: Gleed Substation—Rental closure		-800		

+4,100 net square ft. additional (e.g., Buena, Gleed and West Valley Precinct Substations minus closures of leased or temporary spaces).

**Table XII-33 CFP Projects and Financing Plan
Source and Uses of Funds (All Amounts Are Times \$ 1,000)**

LAW ENFORCEMENT							
1	2	3	4	5	6	7	8
COST/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
CAPACITY PROJECTS							
<u>1. Precinct 3</u> <u>Substation at Buena</u> <u>(1800 sq. ft.)</u>							
Cost	148.0						148.0
Rev Gen. Fund	148.0						148.0
<u>2. Precinct 2</u> <u>Substation at West Valley</u> <u>(1800 sq. ft.)</u>							
Cost		160.0					160.0
Rev Gen. Fund		160.0					160.0
<u>3. Precinct 1</u> <u>Substation at Gleed</u> <u>(1800 sq. ft.)</u>							
Cost			160.0				160.0
Rev Gen. Fund			160.0				160.0
SUMMARY: COSTS/REVENUES							
Cost	148.0	160.0	160.0				
<u>Revenues:</u>							
Gen. Fund	148.0	160.0	160.0				468.0
Total Revenues	148.0	160.0	160.0				468.0
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	

MAINTENANCE AND STORAGE FACILITIES

Current Facilities

The current inventory of Maintenance and Storage Facilities used for purposes other than administrative offices totals 21,544 square feet, and includes nine County owned and rented facilities at various locations throughout the County, as shown in the "Existing Conditions" section of the CFP.

Level of Service

The current LOS of 108 square feet per 1,000 population is based on the existing inventory divided by the 1994 actual County population (198,629), the proposed LOS of 102 square feet per 1,000 population is about six square feet per 1,000 population lower than the County's current LOS, and requires no additional square feet of maintenance and storage space as the Countywide population continues to increase over time.

Capital Facilities Projects and Financing

The County's maintenance and storage facilities include two non-capacity capital projects at a cost of \$175,000. the proposed financing plan is shown on Table XII-35.

**Table XII-34 Maintenance and Storage Facilities
 Capital Projects LOS Capacity Analysis**

County Proposed LOS- 102 Square Feet Per 1,000 Population				
1	2	3	4	5
Time-Period	Countywide Population	Sq. Ft @ 0.102 Per Capita	Current Sq. Ft Available	Net Reserve/Deficiency
1994 Actual	198,629	20,260.2	21,544.0	1,283.8
1995 Transition	1,643	167.6	0.0	-167.9
1996-2001: Growth	10,141	1,034.4	0.0	-1,034.4
Total as of 2001	210,413	21,462.1	21,544.0	81.9

**Table XII-35 CFP Projects And Financing Plan
 Sources And Uses of Funds (All Amounts Are Times \$ 1,000)**

MAINTENANCE AND STORAGE FACILITIES							
1	2	3	4	5	6	7	8
COSTS/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
NON-CAPACITY PROJECT							
<u>1. Equipment Shop Rehabilitation</u>							
Cost		125.0					125.0
Rev-Internal Svc Fund		125.0					125.0
<u>2. Gravel Pits Property Acquisition</u>							
Cost	50.0						50.0
Rev-Internal Svc Fund	50.0						50.0
SUMMARY: COSTS/REVENUES							
Cost	50.0	125.0	0.0	0.0	0.0	0.0	175.0
Revenues:							
Rev-Internal Svc Fund	50.0	125.0	0.0	0.0	0.0	0.0	175.0

Horizon 2040

Capital Facilities Plan Element

Total Revenues	50.0	125.0	0.0	0.0	0.0	0.0	175.0
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	0.0

PARKS

Level of Service (LOS)

~~Acreage that is currently owned, regardless of its state of development, is counted as "capacity" for the purpose of calculating LOS for County owned parks. The current LOS provided by the County's park system is based on the current inventory of County owned park acres divided by the "actual" 1994 County population. This equates to 0.846 acres per 1,000 population for regional parks, and 0.70 acres per 1,000 population for community parks. The County proposed LOS is 1.1 acres per 1,000 population for regional parks, 1.0 acres per 1,000 population for community parks, based on the Parks and Open Space Plan recommendations.~~

~~A LOS of 0.05 miles per 1,000 population for County pathways is proposed. As noted earlier in the existing conditions analysis, the LOS given here is for County owned and operated trails and under represents the commitment of the County to trail and pathway development. The proposed LOS for regional parks will require 63.36 additional acres through the year 2001, while the proposed LOS for community parks will require an additional 70.85 acres through 2001 and the proposed LOS for pathways will require an additional 10.42 miles through 2001. (Tables XII-36, 37, 38 and 39). The proposed LOS will enable the County to respond to the need for additional park acres and facilities, and for trail miles as the County population continues to increase over time, consistent with Park and Open Space Plan. Table XII-39 includes proposed 2.25 miles of pathway development projects, and 8.9 miles of land acquisition for future pathway construction.~~

Current Facilities

~~Plan recommended project schedule through the year 2010. It should be noted that within the scope of this CFP, the County anticipates acquiring 150 acres of additional Regional park land which as a total exceeds the total community and regional park deficiencies by nearly sixteen acres. Community park development in North Selah and Terrace Heights is slated to occur in 2002-2003.~~

~~Recreational trail development by the County needs to be viewed in the context of the other public and private non-profit trail miles within the County, because the level of cooperation in ensuring expansion of the trail system within Yakima County has been and will continue to be shared responsibility.~~

Capital Facilities Projects and Financing

~~Parks and Recreation facilities include four capacity related capital projects and two non-capacity related project at a cost of \$1,716,000. The proposed financing plan is shown on Table XII-40. Figure IX-1 shows the location of Regional and Community Parks described in this CFP. The current County owned parks inventory includes 307.65 acres of parks. Table XII-36 below shows the current parks acreage.~~

Table XII-36 Acres of County Owned Park Land*

Regional Parks	168.09
Community Parks	139.56
Total*	307.65

*Note: Excludes County-owned "Sun Targets" shooting range (244 ac.) and Special Use Areas (5.6 ac.)

**Table XII-37 Parks: Regional
Capital Projects LOS Capacity Analysis**

County Proposed LOS= 1.1 Acres per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Acres @ 0.0011 Per Capita	Current Acres Available	Net Reserve/Deficiency
1994 Actual	198,629	218.5	168.1	-50.4
1995 Transition	1,643	1.8	0.0	-1.8
1996-2001: Growth	10,141	11.2	150.0	138.8
Total As Of 2001	210,413	231.5	318.1	86.6
3. Mid Valley Regional Park Acquisition				150.0

**Table XII-38 Parks: Community
Capital Projects LOS Capacity Analysis**

County Proposed LOS= 1.0 Acres per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Acres @ 0.001 Per Capita	Current Acres Available	Net Reserve/Deficiency
1994 Actual	198,629	198.6	139.6	-59.1
1995 Transition	1,643	1.6	0.0	-1.6
1996-2001: Growth	10,141	10.1	9.2	-0.9
Total As Of 2001	210,413	210.4	148.8	-61.7
2. West Valley Park Expansion				9.2

**Table XII-39 Parks: Pathways
Capital Projects LOS Capacity Analysis**

County Proposed LOS= 0.050 Miles per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Miles @ 0.000050 Per Capita	Current Miles Available	Net Reserve/Deficiency
1994 Actual	198,629	9.93	0.00	-9.93
1995 Transition	1,643	0.08	0.00	-0.08
1996-2001: Growth	10,141	0.51	11.15	10.64
Total As Of 2001	210,413	10.42	11.15	-0.63
1. Construct New Pathways				2.25
6. Acquire additional path right-of-way				8.90

**Table XII-40 CFP Projects and Financing Plan
Sources and Uses of Funds (All Amounts Are Times \$1,000)**

PARKS AND RECREATION							
1	2	3	4	5	6	7	8
COST/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
CAPACITY PROJECTS							
4. Regional Mid Valley Park Property Master plan/ Acquisition/ Development (est. 150 Acres)							
Cost					750.0		750.0

Horizon 2040

Capital Facilities Plan Element

Rev Interagency for Outdoor Recreation				300.0			300.0
Rev Conservation Futures				450.0			450.0
<u>1. Pathways Development/ Construction (2.25 Miles)</u>							
Cost	66.0		180.0				246.0
Rev ISTEA	52.0		90.0				142.0
Rev Trust Fund *	14.0						14.0
Rev I.A.C.			90.0				90.0
<u>6. Pathways P.O.W. Acquisition (8.9 Miles)</u>							
Cost						100.0	100.0
Rev Conservation Futures						50.0	50.0
Rev I.A.C.						50.0	50.0
<u>2. West Valley Park Development (9.2 Acres)</u>							
Cost		400.0					400.0
Rev local Internal Service Fund **		200.0					200.0
Rev Interagency for		200.0					200.0
NON-CAPACITY PROJECTS							
<u>4. Ahtanum Youth Activities Park (pave 3500' of road)</u>							
Cost		100.0					100.0
Rev Gen. Fund		100.0					100.0
<u>5. Sunnyview Park Restroom Concession</u>							
Cost					120.0		120.0
Rev Gen. Fund					120.0		120.0
SUMMARY: COSTS/REVENUES							
Costs	66.0	500.0	180.0	750.0	120.0	100.0	1,716.0
Revenues:							
Interagency For Outdoor Recreation	0.0	200.0	90.0	300.0	0.0	50.0	640.0
Trust Fund	14.0*	0.0	0.0	0.0	0.0	0.0	14.0
Local Internal Svc Fund	0.0	200.0**	0.0	0.0	0.0	0.0	200.0
Conservation Futures	0.0	0.0	0.0	450.0	0.0	50.0	500.0
General Fund	0.0	100.0	90.0	0.0	120.0	0.0	310.0
ISTEA	52.0	0.0	0.0	0.0	0.0	0.0	52.0
Total Revenues	66.0	500.0	180.0	750.0	120.0	100.0	1,716.0
BALANCE	0.0						

*Alternative revenue in lieu of all or part of ISTEA revenue

** Alternative revenue in lieu of all or part of IAC revenue

COURTS

Current Facilities

The current inventory of Superior Court, District Court, and Juvenile Court facilities within the County include 7 Superior Court courtrooms, 7 District Court courtrooms, and 2 Juvenile Court courtrooms, as shown below (See also Table XII-42):

Table XII-41 COURTS

Name	Location	Capacity (Courtrooms)
Superior Court	Courthouse	7
District Court	Toppenish	1
District Court	Sunnyside	1
District Court	County Jail	2
District Court	Courthouse	3

Juvenile Court	Juvenile Center	2
TOTAL		16

Level of Service

The County proposed LOS is 0.03 courtrooms per 1,000 population for Superior Court, 0.03 courtrooms per 1,000 population for District Court, and 0.01 courtrooms per 1,000 population for Juvenile Court. The proposed LOS for Superior Court, District Court, and Juvenile Court will require no additional courtrooms through the year 2001 (See tables XII-42, XII-43, XII-44).

Capital Facilities Projects and Financing

There are no proposed capital projects for Court facilities during 1996-2001.

Table XII-42 Superior Court
Capital Projects LOS Capacity Analysis

County Proposed LOS= 0.03 Courtrooms per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Courtrooms @ 0.00003 Per Capita	Current Courtrooms	Net Reserve/Deficiency
1994 Actual	198,629.0	6.0	7.0	1.0
1995 Transition	1,643.0	0.0	0.0	0.0
1996-2001: Growth	10,141.0	0.3	0.0	-0.3
Total As Of 2001	210,413.0	6.3	7.0	0.7

Table XII-43 District Court
Capital Projects LOS Capacity Analysis

County Proposed LOS= 0.03 Courtrooms per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Courtrooms @ 0.00003 Per Capita	Current Courtrooms Available	Net Reserve/Deficiency
1994 Actual	198,629.0	6.0	7.0	1.0
1995 Transition	1,643.0	0.0	0.0	0.0
1996-2001: Growth	10,141.0	0.3	0.0	-0.3
Total As Of 2001	210,413.0	6.3	7.0	0.7

Table XII-44 Juvenile Court
Capital Projects LOS Capacity Analysis

County Proposed LOS= 0.0095 Courtrooms per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Courtrooms @ 0.0095 Per Capita	Current Courtrooms Available	Net Reserve/Deficiency
1994 Actual	198,629.0	1.9	2.0	0.1
1995 Transition	1,643.0	0.0	0.0	0.0
1996-2001: Growth	10,141.0	0.1	0.0	-0.1
Total As Of 2001	210,413.0	2.0	2.0	0.0

COUNTY FAIRGROUNDS
(Sun Dome and Baseball Stadium)

Current Facilities

The current County owned Fairgrounds inventory includes two major public facilities: Sun Dome and Baseball Stadium (See Table XII-45 and Figure XII-5). The year end 1994 seating capacity of each facility is shown below. The Sun Dome and Baseball Stadium serve both the unincorporated and incorporated populations of the County and surrounding areas within Central Washington, depending on the events scheduled into the facilities.

Table XII-45 Fairgrounds Major Facility Seating Capacity

SUN DOME	7,500
BASEBALL STADIUM	3,200
TOTAL	10,700

Level of Service

The proposed LOS of 0.0355 seats per capita for the Sun Dome is about 0.002 seats per capita lower (6 percent) than the County's current LOS, and requires no additional seating capacity through the year 2001 (Table XII-46).

The proposed LOS of 0.0152 seats per capita for the Baseball Stadium is lower than the current LOS, and in effect requires no additional seating capacity through the year 2001 (Table XII-47).

As noted in the Existing Conditions Analyses for these facilities, a seat per 1000 based LOS measure, because the nature of the events scheduled will continue to establish demand for seating, and the size of both facilities is fixed.

Capital Facilities Projects and Financing

The County Fairgrounds includes one capital project for the Baseball Stadium at a cost of \$250,000. The proposed financing plan is shown on Table XII-48.

Table XII-46 Fairgrounds: Sun Dome Capital Projects LOS Capacity Analysis

County Proposed LOS= 0.0355 Seats Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Seats @ 0.0355 Per Capita	Current Seats Available	Net Reserve/Deficiency
1994 Actual	198,629	7,051	7,500	449
1995 Transition	1,643	58	0	-58
1996-2001: Growth	10,141	360	0	-360
Total As Of 2001	210,413	7,470	7,500	30

Table XII-47 Fairgrounds Base Ball Stadium Capital Projects LOS Capacity Analysis

County Proposed LOS= 0.0152 Seats Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Seats @ 0.0152 Per Capita	Current Seats Available	Net Reserve/Deficiency
1994 Actual	198,629	3,019	3,200	181
1995 Transition	1,643	25	0	-25
1996-2001: Growth	10,141	154	0	-154
Total As Of 2001	210,413	3,198	3,200	2

Table XII-48 Projects and Financing Plan
Source and Uses of Funds (All Amounts Are Times \$ 1,000)

COUNTY FAIRGROUNDS: BASEBALL STADIUM							
1	2	3	4	5	6	7	8
COST/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
NON-CAPACITY PROJECTS							
<u>1. Stadium ADA Compliance</u>							
Cost	200.0						200.0
Rev G.O. Bond Issue	200.0						200.0
SUMMARY: COSTS/REVENUES							
Cost	200.0	0.0	0.0	0.0	0.0	0.0	200.0
<u>Revenues:</u>							
G.O. Bond Issue	200.0	0.0	0.0	0.0	0.0	0.0	200.0
Total Revenues	200.0	0.0	0.0	0.0	0.0	0.0	200.0
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	0.0

PARKING FACILITIES

Current Facilities

The current 1994 inventory of County owned public parking spaces totals 263 spaces, primarily located in the Courthouse area. (See Figure XII-3)

Level of Service

The current LOS of 1.32 parking spaces per 1,000 population is based on the existing inventory divided by the 1994 actual County population (198,629). The proposed LOS of 1.25 parking spaces per 1,000 population is 0.07 parking spaces per 1,000 population lower (5 percent) than the County's current LOS, and requires no additional parking spaces through the year 2001 (Table XII-49). This LOS will enable the County to respond to meet the need for parking space as the Countywide population continues to increase over time.

Capital Facilities Projects and Financing

The County's parking facilities includes one capital project at a cost of \$80,000. The proposed financing plan is shown on Table XII-50.

Table XII-49 Parking Facilities
Capital Projects LOS Capacity Analysis

Horizon 2040
Capital Facilities Plan Element

County Proposed LOS= 1.25 Spaces Per 1,000 Population				
1	2	3	4	5
Time Period	Countywide Population	Spaces @ 0.00125 Per Capita	Current Spaces Available	Net Reserve/Deficiency
1994 Actual	198,629	248	263	15
1995 Transition	1,643	2	0	-2
1996-2001: Growth	10,141	13	0	-13
Total As Of 2001	210,413	263	263	0

Table XII-50 CFP Projects and Financing Plan
Source and Uses of Funds (All Amounts Are Times \$ 1,000)

PARKING FACILITIES							
1	2	3	4	5	6	7	8
COST/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
NON-CAPACITY PROJECTS							
<u>1</u> Paving of Parking Lots							
Cost	80.0						80.0
Rev G.O. Bond Issue	80.0						80.0
SUMMARY: COSTS/REVENUES							
Cost	80.0	0.0	0.0	0.0	0.0	0.0	80.0
<u>Revenues:</u>							
G.O. Bond Issue	80.0	0.0	0.0	0.0	0.0	0.0	80.0
Total Revenues	80.0	0.0	0.0	0.0	0.0	0.0	80.0
BALANCE	0.0						

SOLID WASTE

Current Facilities

Yakima County is responsible for the management of solid waste generated within the County. The County recently completed its Solid Waste Management Plan (November, 1993), and the County has entered into a Solid Waste Interlocal Agreement with all of the incorporated cities within the County.

Currently, there are two active landfills within the County that accept municipal solid waste: Terrace Heights and Cheyne Road landfills (See Figures XII-6 and 7). The Terrace Heights landfill is expected to reach capacity between 2003-2006, and the Cheyne Road Landfill has the capacity to handle waste from the existing service area until 2005-2008.

Level of Service (LOS)

The current LOS is established in the Utilities Element and is based on the availability of different services (e.g., number of landfills, dropboxes, number and types of pickup days per month [garbage, yard waste, curbside recycling, etc.]). The LOS varies with the types of service, but is expected to be maintained.

Capital Facilities Projects and Financing

The County's solid waste management program includes two capital projects at a cost of \$1,800,000. The proposed financing plan is shown on Table XII-51.

Table XII-51 CFP Projects and Financing Plan
Source and Uses of Funds (All Amounts Are Times \$ 1,000)

SOLID WASTE							
1	2	3	4	5	6	7	8
COST/ REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
CAPACITY PROJECTS							
<u>1. SOLID WASTE MANAGEMENT PLAN IMPLEMENTATION</u>							
Cost	600.0						600.0
Rev-Tipping Fees	480.0						480.0
Rev-State Grant	120.0						120.0
<u>1. SOLID WASTE MANAGEMENT PLAN IMPLEMENTATION-2</u>							
Cost	750.0	250.0	100.0	100.0			1,200.0
Rev-Tipping Fees	600.0	200.0	80.0	80.0			960.0
Rev-State Grant	150.0	50.0	20.0	20.0			240.0
SUMMARY-COSTS/REVENUES							
Cost	1,350.0	250.0	100.0	100.0	0.0	0.0	1,800.0
<u>Revenues:</u>							
Tipping Fees	1,800.0	200.0	80.0	80.0	0.0	0.0	1,440.0
State Grant	270.0	50.0	20.0	20.0	0.0	0.0	360.0
Total Revenues	1,350.0	250.0	100.0	100.0	0.0	0.0	1,800.0
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	0.0

SURFACE WATER MANAGEMENT

Flood Control and Stormwater Management

Current Facilities

~~YAKIMA COUNTY IS RESPONSIBLE FOR FLOOD HAZARD MANAGEMENT AND SEVERAL RIVER LEVEE SYSTEMS WITHIN THE COUNTY. COUNTY RESIDENTS ARE PROTECTED BY THE COUNTY'S FLOOD HAZARD MANAGEMENT SERVICES BY OWNING OR LIVING ON LAND PROTECTED BY LEVEES, AND THROUGH FLOOD FIGHTING ACTIVITIES TO PROTECT TRANSPORTATION FACILITIES FROM FLOOD WATERS IN AREAS NOT SPECIFICALLY PROTECTED BY THE LEVEES. THE FLOODS OF 1995 AND 1996 EMPHASIZED THE NEED FOR FLOOD HAZARD MANAGEMENT.~~

~~In 1994 (through 1996), Yakima County initiated a Comprehensive Flood Hazard Management Plan (CFHMP) for the Yakima River from the Yakima River Canyon to the Union Gap and the lower portion of the Naches River from Cowiche Creek to its confluence with the Yakima. The structural and nonstructural flood management policy recommendations will be incorporated into **Plan 2015** at its first annual update (See Figure XII-8).~~

Horizon 2040

Capital Facilities Plan Element

The County is a partner with the cities of Yakima and Union Gap in the development of a Stormwater Management Plan for the Yakima Urban area. The implementation of this Plan and its recommendations will be incorporated into **Plan 2015** as future annual updates upon the concurrence of the entities and the formation of a drainage utility district.

Level of Service

The current and proposed LOS reflects the Corps of Engineers Maintenance and Operations Manual for levees.

Capital Facilities Projects and Financing

The County's surface water management program includes capital projects at a cost of \$300,000. The proposed financing plan is shown on Table XII-52.

Table XII-52 CFP Projects and Financing Plan

Sources and Uses of Funds (All Amounts Are Times \$ 1,000)

SURFACE WATER MANAGEMENT (Flood Control)							
1	2	3	4	5	6	7	8
COST/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
CAPACITY PROJECTS							
<u>1-Surface Water Projects</u>							
Cost	50.0	50.0	50.0	50.0	50.0	50.0	300.0
Rev-Developer Contributions	50.0	50.0	50.0	50.0	50.0	50.0	300.0
Rev-RID's							0.0
SUMMARY: COSTS/REVENUES							
Cost	50.0	50.0	50.0	50.0	50.0	50.0	300.0
Revenues:							
Developer Contributions	50.0	50.0	50.0	50.0	50.0	50.0	300.0
RID's	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Revenues	50.0	50.0	50.0	50.0	50.0	50.0	300.0
BALANCE	0.0						

TRANSPORTATION

Current Facilities

The existing roadway system in the County totals about 1737 miles. Rural roads account for 92 percent of this total (1,601 miles), and urban roads account for eight percent (135 miles). The County is also responsible for 361 bridges and 843 culverts associated with the roadways. Other current inventory information and maps can be found in Chapter XI, the Transportation Element.

Level of Service

Level of service information is located in the transportation element.

Capital Projects and Financing

The county's 1997-2002 transportation improvement program includes funded capital projects at a cost of \$48,221,000. The summarized proposed financing plan is shown on Table XII-53. More project by project descriptions, cost, financing, and timing are included in the County 1997-2002 TIP, which is included by reference as a part of this Capital Facility Plan.

Table XII-53 CFP Projects and Financing Plan
Source and Uses of Funds (All Amounts Are Times \$ 1,000)

TRANSPORTATION					
1	2	3	4	5	6
COST/REVENUES	1997	1998	1999	2000 to 2002	TOTAL
FUNDED PROJECTS					
Costs	16,561.0	8,880.0	6,740.0	16,040.0	48,221.0
Rev Federal	3,031.0	887.0	0.0	1,821.0	5,739.0
Rev State	5,077.0	4,173.0	2,616.0	4,548.0	16,424.0
Rev Local	5,138.0	3,420.0	4,114.0	9,671.0	22,343.0
Rev Other	3,315.0	400.0	0.0	0.0	3,715.0
Total Revenue	16,561.0	8,880.0	6,740.0	16,040.0	48,221.0
BALANCE	0.0	0.0	0.0	0.0	0.0

WASTEWATER COLLECTION AND TREATMENT

Current Facilities

The majority of waste water collection and treatment systems in the unincorporated areas of the County are on-site systems (i.e., septic tanks and drain fields), permitted by the Yakima Health District. Generally, any residential unit in the County not served by a collection system may be considered to be using an on-site system. All on-site systems in the County are permitted and regulated by the County Health District. The only County owned collection system is the Buena waste water collection and treatment system, 10 miles east-southeast of Yakima and north of Toppenish.

Level of Service

The current and proposed level of service for the County owned Buena waste water collection and treatment system is based on Washington State Department of Ecology (DOE) sewer design standard for residential development. The permitted discharge capacity of the treatment plant, under the current NPDES permit, is 52,000 gallons per day (gpd) averaged over a one month period. The peak hour flow to the waste water treatment plant has been measured at 70 gallons per minute. LOS information can be found in Chapter X, the Utilities Element (See Figure X-4 and Table X-11).

Capital Facilities Projects and Financing

The County's waste water collection and treatment facilities include two capital projects at a cost of \$800,000. The Buena waste water collection and treatment system project will upgrade the filtering system resulting in an additional 26,000 gallons per day for an addition 80 Equivalent Residential Units (ERUs). The proposed financing plan is shown on Table XII-54.

Table XII-54 CFP Projects and Financing Plan
Source and Uses of Funds (All Amounts Are Times \$ 1,000)

WASTEWATER COLLECTION AND TREATMENT							
1	2	3	4	5	6	7	8

Horizon 2040

Capital Facilities Plan Element

COST/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
CAPACITY PROJECTS							
<u>1. Buena Sewer Upgrade Project</u>							
Cost			300.0				300.0
Rev-State Grant			300.0				300.0
<u>2. Other Satellite Sewer Systems Development</u>							
Cost	0.0	100.0	100.0	100.0	100.0	100.0	500.0
Rev-Developer Contributions		100.0	100.0	100.0	100.0	100.0	500.0
SUMMARY: COSTS/REVENUES							
Cost	0.0	100.0	400.0	100.0	100.0	100.0	800.0
Revenues:							
State Grants	0.0	0.0	300.0	0.0	0.0	0.0	300.0
Rev-Developer Contributions	0.0	100.0	100.0	100.0	100.0	100.0	500.0
Total Revenues	0.0	100.0	400.0	100.0	100.0	100.0	800.0
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	0.0

WATER SUPPLY AND DELIVERY

Current Facilities

Yakima County operates four water supply and delivery systems: three in the unincorporated communities of Terrace Heights and Buena, and one serving the Gala Estates development north of Selah. The County recently assumed the management and planning role for these systems. In 1994, the first phase of improvements for the Terrace Heights water system was constructed, which included a new supply well, booster station, storage reservoir, and transmission main. The second phase of improvements is scheduled for construction during 1995-1996. Starcrest is a small two-connection system immediately outside the current Terrace Heights service area. The Buena water system was constructed during 1985-1986, and included a supply well, pump station, storage reservoir, transmission main, and distribution network. The Buena water system has remained virtually unchanged since it was constructed.

Treatment of the water supply for these systems is accomplished by chlorination process equipment at each well. Additional information about each water system's distribution system, well source, and other facilities can be found in the Utilities Element.

Level of Service

The current and proposed level of service for the County managed Terrace Heights and Buena water systems is based on Washington State Department of Health guidelines. Other LOS information can be found in the Utilities Element, Chapter X (See Figures X-1 and X-2).

Capital Facilities Projects and Financing

The County's water supply and delivery facilities include three capital projects at a cost of \$1,600,000. The Buena water system proposed project will add a back-up well. Inter ties and pump station improvements

in the Terrace Heights water system will increase capacity by 800 gpm or roughly 800 ERU's. the proposed financing plan is shown on Table XII-55.

Table XII-55 CFP Projects and Financing Plan
Source and Uses of Funds (All Amounts Are Times \$1,000)

WATER SUPPLY AND DELIVERY							
1	2	3	4	5	6	7	8
COST/REVENUES	1996	1997	1998	1999	2000	2001	TOTAL
CAPACITY PROJECTS							
<u>1. Buena Water Syst.</u> <u>Dev. (2nd Well)</u>							
Cost		450.0					450.0
Rev-State Grant		450.0					450.0
<u>2. Terrace Height</u> <u>Water Syst. Dev.</u>							
Cost	700.0						700.0
Rev-Public Works Trust Fund	700.0						700.0
<u>3. Other Satellite Water Syst. Dev.</u>							
Cost	150.0	150.0	150.0				450.0
Rev-Developer Contributions	150.0	150.0	150.0				450.0
SUMMARY: COSTS/REVENUES							
Cost	850.0	600.0	150.0	0.0	0.0	0.0	1,600.0
Revenues:							
State Grant	0.0	450.0	0.0	0.0	0.0	0.0	450.0
Public Works Trust Fund	700.0	0.0	0.0	0.0	0.0	0.0	700.0
Developer Contributions	150.0	150.0	150.0	0.0	0.0	0.0	450.0
Total Revenues	850.0	600.0	150.0	0.0	0.0	0.0	1,600.0
BALANCE	0.0	0.0	0.0	0.0	0.0	0.0	0.0

6.5 CAPITAL FACILITIES PLAN: GOALS AND POLICIES

Some policies in this section were incorporated from the West Valley Neighborhood Plan. These policies have a subscript to the right of the policy, identifying them as follows:

- West Valley Neighborhood Plan – WVNP.

PURPOSE STATEMENT CF 1

The Capital Facilities Plan (CFP) is the element that makes the rest of Horizon 2040~~Plan 2015~~ real. ~~B~~by establishing minimum levels of service standards as the basis for providing capital facilities, ~~and for achieving concurrency, the CFP determines the quality of life in the County.~~ The following goal and the related policies are designed to maintain~~improve~~ the quality of life in Yakima County through the planned provision of capital facilities.

GOAL CF 1: Maintain the quality of life in Yakima County through the planned provision of capital facilities, either directly by the County or through coordination with other public entities and the development industry.	
POLICIES:	
CF 1.1	Determine needed capital facilities based on adopted <u>minimum</u> levels of service <u>standards</u> and forecasts of growth in accordance with the land use element of <u>Plan 2015</u> Horizon 2040 .
CF 1.2	<u>Utilize sub-agreements with cities to establish and implement appropriate locations for focused public investment corridors as contemplated by the Interlocal Agreement.</u> Prepare an annual update of the Capital Improvement Plan, including the inventory of facilities, list of capital projects, and financing plan. The annual update should be coordinated with the annual budget process, and the annual amendment of Plan 2015.
CF 1.3	The most recently adopted version of the Capital Improvement Plan shall be considered the <u>adopted strategic</u> “ <u>at least six-year finance plan</u> ” portion of the Capital Facilities Plan and shall be incorporated <u>by reference</u> into the Yakima County Comprehensive Plan, <u>Horizon 2040</u> Plan 2015 . {Amended 12/07}

PURPOSE STATEMENT CF 2

The Capital Facilities Plan (CFP) is a six-year plan for capital improvements that support the County's current and future population and economy. The capacity of capital facilities that are provided in the CFP affects the size and configuration of the urban growth areas. The following goal and the related policies are designed to provide a variety of options for balancing growth and the availability of capital facilities.

GOAL CF 2: Provide a variety of responses to the demands of growth on capital facilities.	
POLICIES:	
CF 2.1	Establish land use patterns that optimize the use of capital facilities.
CF 2.2	Make the most efficient use of existing capital facilities, including such techniques and programs as: <ul style="list-style-type: none">• conservation• demand management• improved scheduling• encouraging development that uses existing facilities• other methods of improved efficiency
CF 2.3	Provide additional capital facility capacity when existing facilities are used to their maximum level.

CF 2.4	Restrict the amount and/or direct the location of new development where necessary, in order to preserve the adopted <u>minimum</u> level of service <u>standards for</u> capital facilities if responses CF 2.1 - 2.3 are insufficient to meet the demands of growth.
CF 2.5	Restrict Revise development regulations to require not approving new development if the <u>adopted minimum</u> level of service <u>standard for</u> capital facilities cannot be maintained by requiring efficient land use patterns (CF 2.1), by applying techniques that optimize use of capital facilities (CF 2.2), and <ins>or</ins> by providing additional capacity when maximum efficiency is reached (CF 2.3).

PURPOSE STATEMENT CF 3

Level of service standards are measures of the County's quality of life. The standards should be based on the County's values and its vision of the future. -The following goal and the related policies represent the County's ~~recommended~~ adopted level of service standards for the existing and future population.

GOAL CF 3: Provide adequate capital facilities that achieve and maintain <u>the County's adopted</u> level of service standards for existing and future population.	
POLICIES:	
CF 3.1	Establish level of service standards that are achievable within the finances of this Capital Facilities Plan.
CF 3.2	Use <ins>t</ins> The following <u>capital facility types</u> , as noted below, are hereby determined to be necessary for development; and the <u>minimum</u> level of service standards <u>are hereby adopted for each</u> :
TABLE I—2 CAPITAL FACILITIES OWNED BY YAKIMA COUNTY:	
Capital Facility Type	<u>Adopted Minimum LOS Standards</u>
Streets/Roads/etc. (County): (1) Arterials and Collectors (2) Access Roads	(1) See Transportation Element Policies (2) To be determined in Yakima County Comprehensive Transportation Plan
Storm <u>sewer systems</u> Water :	None. Yakima County hereby determines that these facilities are not necessary for development because the County's strategy and development regulations will require on-site retention facilities that are owned and maintained by the property owners. (Privately-owned facilities are not considered capital facilities by GMA.) See Stormwater Management Plan
	<u>See YCC 19, Table 19.25-2 (Sewer) as it existed on 6-30-17.</u>

	<u>Sanitary sewer systems</u> <u>Wastewater collection and treatment:</u> <u>Buena Wastewater System</u>	100 Gallons per Day per Capita*; refer to Utilities Element, Tables X-9 & X-11
	<u>Domestic Water systems supply and delivery:</u> <u>Buena Water System</u> <u>Terrace Heights Water System</u> <u>Crewport Water System</u> <u>Gala Estates Water System</u>	See YCC 19, Table 19.25-1 (Water) as it existed on 6-30-17. To be determined by comprehensive water plan meeting state requirements and level of service thresholds in Utilities Element, Tables X-8 and X-11.
	<u>Schools:</u>	<u>None. Yakima County hereby determines that these facilities are not necessary for development.</u>
	<u>Parks and recreation facilities:**</u> <u>(1) Regional and Community parks</u> <u>(2) Pathways and trails</u>	<u>See Parks and Recreation Element Policies.</u> <u>(1) 2.1 acres per 1,000 population</u> <u>(2) 0.05 miles per 1,000 population</u> <u>*Washington State DOE sewer design standard for residential development</u> <u>**Non-County owned parks and pathways with public access are used to help meet these County owned LOS standards. See the Parks and Open Space Element for details.</u>
TABLE I — 3. CAPITAL FACILITIES — NOT OWNED BY YAKIMA COUNTY:		
	Capital Facility	LOS Standard
	<u>Roads (State)</u>	<u>See Transportation Element Policies</u>
	<u>Wastewater collection and treatment:</u> <u>Cowiche Sewer District</u> <u>Terrace Heights Sewer District</u>	To be determined by each District based on a comprehensive wastewater plan meeting state standards and approved in an open public forum
	<u>Water supply and delivery:</u> <u>Nob Hill Water Association</u>	To be determined by comprehensive water plan meeting state standards.
	<u>Fire protection</u>	Rural: Within 5 road miles of a year round responding fire station. Urban: Under six minutes response time.
	<u>Parks and recreation</u>	

	To be determined in an open public forum
Schools	To be determined by each district in an open public forum

TABLE I – 4. OTHER CAPITAL FACILITIES IMPORTANT TO YAKIMA COUNTY

Flood Control
Corrections
Courtrooms (Superior, District, Juvenile)
Juvenile Detention
Law Enforcement
Solid Waste Disposal
County Government Administrative Offices
Maintenance and Storage Facilities
Cemetery
County Fairgrounds
Parking Facilities
Animal Shelters
Airport
Library
Museum
Natural and Cultural Facilities
Performing Arts Facilities

PURPOSE STATEMENT CF 4

Among the reasons to plan for capital facilities are 1) growth management and 2) good management. The Growth Management Act requires that the Capital Facilities Plan contain level of service standards for capital facilities and that new development be served by adequate facilities when the impacts of development occur (i.e., the "concurrency" requirement). The following goal and the related policies are designed to ensure that capital facilities necessary ~~to support new~~^{for} development are available, and adequate, and concurrent with the development.

GOAL CF 4: Ensure that capital facilities necessary to support new for development are available and adequate to serve the development, based on the County's adopted <u>minimum</u> level of service standards.	
POLICIES:	
CF 4.1	Provide, or arrange for others to provide, the capital improvements listed in this Capital Facilities Plan needed to achieve and maintain <u>the minimum level of service</u> standards adopted in this <u>Capital Facilities</u> Plan. <ol style="list-style-type: none">1. Update the six-year schedule of capital improvements <u>Program annually during the GMA-required periodic update or, when deemed necessary, more often</u> in conjunction with the <u>County's</u> annual budget process.2. Pursuant to the Growth Management Act, the CFPschedule of capital improvements may be amended one time during any calendar year.3. In addition to an annual amendment, the schedule of capital improvements may be adjusted by ordinance for corrections, updates and modifications of costs, revenues, acceptance of facilities pursuant to dedications which are consistent with the plan, or project construction dates (so long as it is completed within the 6-year period).
CF 4.2	Evaluate each application for development proposal to ensure that it will not cause the <u>adopted minimum</u> level <u>service standards for</u> of <u>Category A.1 and Category B.1</u> capital facilities to decline below the standards adopted in Policy 3.2.
CF 4.3	Revise development regulations to <u>E</u> nsure that levels of service are adequate for all capital facilities <u>with minimum level of service standards adopted in Policy 3.2.</u> <u>in Categories A.1 and B.1 except transportation facilities no later than occupancy and use of the development. Transportation facilities shall be adequate no later than six years after occupancy and use of the development.</u>
CF 4.4	Provide the following options for each development for which adequate capital facilities are not available concurrent with the impacts of development: <ol style="list-style-type: none">1. Mitigate all their impacts on levels of service. Concurrency requirements may be identified using the County's Mitigation Model. Developers may fulfill their mitigation obligation by using the County's Mitigation Cafeteria Plan; or,2. Revise the proposed development to reduce impacts to maintain satisfactory levels of service; or3. Phase the development to coincide with the availability of <u>Category A.1 and B.1</u> facilities.
CF 4.5	Exempt the following from the concurrency management program: <ol style="list-style-type: none">1. Development vested per state statute.2. Development that creates no added impact on capital facilities.3. Expansions of existing development that were disclosed and tested for concurrency as part of the original application.
CF 4.6	Adopt land development regulations that: <ol style="list-style-type: none">1. Establish the criteria for determining the vested rights of previously issued development permits;2. Establish procedures for reserving capacity of capital facilities needed to address the impacts of vested development permits.

CF 4.7	The Board of Yakima County Commissioners should appoint an <i>ad hoc</i> committee made up of representatives of the development industry (home builders, developers, Realtors), school district representatives, financial and banking interests, and County Public Services Department staff to develop recommendations on how to pay for a proposed development's off-site impacts on facilities that must be adequate to serve it by the time that its impacts are felt.
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PURPOSE STATEMENT CF 5

Capital facilities should be planned for and constructed in a manner consistent with the other goals and policies of this comprehensive plan which address conservation and environmental issues. The following goal and the related policies are designed to protect public health and environmental quality through the placement and design of capital facilities.

GOAL CF 5: Protect public health and environmental quality through the appropriate design and installation of capital facilities.	
POLICIES:	
CF 5.1	Promote conservation of energy, water and other natural resources in the location and design of capital facilities.
CF 5.2	Practice efficient and environmentally responsible maintenance and operating procedures.
CF 5.3	<u>Revise development regulations to establish minimum distances between sanitary sewers and surface channels to minimize the transmission of pollution to creeks.</u> WVNP

PURPOSE STATEMENT CF 6

Planning for capital facilities includes at least two elements: 1) the quantity of public facilities (i.e., capacity) and 2) the quality of those facilities (i.e., aesthetic design, compatibility with surrounding areas, etc.). Both elements determine the quality of life in the County. The following goal and the related policies are designed to preserve and enhance the quality of life through the placement and design of capital facilities.

GOAL CF 6: Preserve and enhance the visual quality of Yakima County through the placement and design of capital facilities.	
POLICIES:	
CF 6.1	Encourage capital facilities which serve as amenities and catalysts for beneficial development.
CF 6.2	Maintain public spaces and enhance their appearance.
CF 6.3	Preserve, to the extent possible, significant natural vegetation and features in the development of capital facilities.

PURPOSE STATEMENT CF 7

The capital improvement in the Capital Facilities Plan (CFP) must be fully funded (i.e., not a "wish list"). The requirement to fully finance the CFP (or revise the land use plan) provides a reality check on the vision set forth in Horizon 2040 Plan 2015. The following goal and the related policies are designed to ensure that the required capital facilities are financially feasible.

Horizon 2040

Capital Facilities Plan Element

GOAL CF 7: Provide needed capital facilities that are within the ability of the County to fund or within the County's authority to require others to provide.	
POLICIES:	
CF 7.1	Base the financing plan for capital facilities on realistic estimates of current local revenues and external revenues that are reasonably anticipated to be received by the County <u>or the providers of the facilities</u> .
CF 7.2	Capital Facilities should generally, where appropriate, be financed from the following: first, from other sources (such as donations, grants, other outside sources); second, from benefited groups (such as LIDs and RIDs, user fees, connection charges, dedicated capital reserves); third, from the general population (such as general obligation bonds, commissioners' bonds, other loans, and general capital reserves); and fourth, from mitigation.
CF 7.3	Finance the six-year Capital Facilities Plan within the County's financial capacity to achieve a balance between available revenue and needed capital facilities and utilities. If the projected funding is inadequate to finance needed capital facilities <u>and utilities</u> based on adopted level of service standards and forecasted growth, the County should consider one or more of the following: <ul style="list-style-type: none">• lower the level of service standard; and/or• change the Land Use Element; and/or• increase the amount of revenue from existing sources; and/or• adopt new sources of revenue enhancements.
CF 7.4	Ensure that both existing and future development pay a proportionate share of the costs of needed capital improvements. <ol style="list-style-type: none">1. Ensure that existing development pays for capital improvements that reduce or eliminate existing deficiencies, and pays for some or all of the cost to replace obsolete or worn out facilities. Existing development may also pay a portion of the cost of capital improvements needed by future development. <u>—</u>Existing development's payments may take the form of user fees, charges for services, special assessments, taxes, etc.2. Ensure that future development pays a proportionate share of the cost of new facilities, which it requires. <u>—</u>Future development may also assist in paying a proportionate share of the cost to upgrade existing facilities to provide for future development. <u>—</u>Future development's payments may take the form of voluntary contributions for the benefit of any capital facility, <u>impact fees</u>, mitigation payments, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, charges for services, special assessments, taxes, etc.

PURPOSE STATEMENT CF 8

The Capital Facilities Plan (CFP) contains minimum level of service standards for each all capital facility types that are determined necessary for development (both County owned and/or operated and non-county owned and/or operated facilities). —These levels of service standards are the basis for identifying needed capital improvements and for achieving concurrency. The following goal and the related policies

are designed to ensure that the County coordinates with other providers of capital facilities to make sure that the level of service standards are maintained and the required facilities will be provided as needed.

GOAL CF 8: Make the Capital Facilities Plan consistent with other county, local, regional and state adopted plans.	
POLICIES:	
CF 8.1	Reassess Yakima County's Horizon 2040 Plan 2015 annually during each GMA-required periodic update to ensure that capital facilities' needs, financing, and levels of service are consistent, and that the plan is internally consistent.
CF 8.2	Coordinate with non-county providers of capital facilities on a joint program for maintaining adopted levels of service standards, concurrency requirements , funding, and construction of shared public facilities.
CF 8.3	The recommendations of Comprehensive Flood Hazard Management Plans that are adopted by Yakima County are hereby incorporated by reference. <small>WVNP</small>

PURPOSE STATEMENT CF 9

The location of "hard-to-site" facilities (e.g., solid and hazardous waste handling facilities and disposal sites, major utility generation and transmission facilities, regional education institutions, airports, regional park and recreation facilities, etc.) is an issue which the Growth Management Act (GMA) requires comprehensive plans to address. The GMA calls for the establishment of a cooperative process to determine the need for and to choose the best sites for such facilities in a manner which equitably distributes the sites within a region. The following goal and the related policies are designed to ensure the efficient and equitable siting of essential regional capital facilities through cooperative and coordinated planning.

GOAL CF 9: Ensure the efficient and equitable siting of essential public facilities and those of a countywide or statewide nature regional capital facilities through cooperative and coordinated planning with other jurisdictions and the population in general within the region, and through streamlining of Yakima County's zoning permit process.	
POLICIES:	
CF 9.1	Develop criteria for the evaluation of siting proposals for County-wide or state-wide capital facilities consistent with adopted Consistent with the Yakima's County-wide Planning Policies (CWPP), the County and its cities should create a common list of essential public facilities after considering WAC 365-196-550's recommendations for establishing such lists.
CF 9.2	Follow the procedures and review criteria in Section C.3. of the Yakima CWPP for siting essential public facilities and those of a countywide or statewide nature. Provide early public notice and opportunity for public review of the proposed location of essential regional such capital facilities. Public notification efforts should be appropriate to the type of facility and its potential for controversy.

PURPOSE STATEMENT CF 10

Planning for "growth management" and "good management" requires that development be directed to areas in which capital facilities and services can be provided in a manner which preserves the desired

Horizon 2040

Capital Facilities Plan Element

quality of life in the County. The Growth Management Act mandates the establishment of urban growth areas and coordinated land use and capital facilities planning to ensure orderly growth. The following goal and the related policies are designated to ensure the provision of adequate public facilities to urban growth areas.

GOAL CF 10: Provide adequate public facilities to urban growth areas.	
POLICIES:	
CF 10.1	The identification of responsibility for <u>planning and</u> providing capital facilities in Urban Growth Areas will be determined in accordance with the <u>Yakima</u> County-wide Planning Policy <u>ies</u> (CWPP) <u>and the Interlocal Agreement</u> .
CF 10.2	The County <u>may</u> <u>will</u> enter into urban growth management agreements with municipalities and other providers of capital facilities to coordinate planning for and development of the Urban Growth Areas.
CF 10.3	The County <u>may</u> <u>will</u> enter into agreements with cities and other providers of capital facilities for sharing of resources (fees, assessments, land, etc.) based on the location of the development and the location of its impacts on capital facilities.

D. GOALS AND POLICIES

The goals and policies contained in the Capital Facilities element are consistent with, and further existing County planning framework tools. The shaded boxes below are from the Vision 2010, Focus 2010, and County-wide Planning Policy documents.

The Upper and Lower Valley visioning efforts resulted in numerous goals, objectives and strategies dealing with capital facilities.

VISION OF THE FUTURE

The Upper Valley's Vision 2010 includes the following goals, objectives, and strategies related to capital facilities:

Support for Growth and Development

"Provide adequate services to properties to promote diversified economic growth."

"Improve and/or establish standardized "municipal type" services in the more densely populated rural areas."

"Identify appropriate areas to which services should be extended to facilitate development."

"Improve and/or establish standardized "municipal type" services in the more densely populated rural areas."

"Maintain adequate supply of serviced lots at competitive prices."

~~"Provide water and sewer services to enough areas to make land available at competitive prices. Investigate ways to make subdivisions and other developments less expensive (e.g., LID city financing up front; lesser development standards on carefully selected sites; phasing of subdivisions, etc.)"~~

~~"Upgrade and build service infrastructure in a manner as aesthetically pleasing, timely, affordable and efficient as practical, as well as make services available to regional areas."~~

Coordination and Cooperation

~~"Combine private, business and city/county financing for capital improvements in the parks (repairing bleachers, installing equipment, etc., plus underwriting arts/entertainment activities)."~~

~~"Combine services to facilitate planned growth."~~

~~"Combine and assist in service areas such as criminal justice, fire protection, public transit, water/sewer, and administration, where such combinations implement efficient, cost effective delivery of such services."~~

~~"Identify areas for siting of public facilities such as wastewater treatment plants, jails, prisons, schools, etc."~~

Parks and Recreation, Culture, Quality of Life

~~"Develop youth centers/programs"~~

~~"Provide creative funding [for the arts]."~~

~~"Broader financial support [for youth activities]."~~

~~"Develop a compensation plan for public purchase of development rights to secure land uses."~~

~~"Develop a Comprehensive Parks Plan."~~

~~"Establish a Metropolitan Park District."~~

~~"Form a private/public business partnership to aid in creating the arts park."~~

~~"Lobby the state for more public funding for the arts."~~

~~"Plan schools with trees and outside picnic tables so families can use the facilities nights, weekends and summer."~~

Horizon 2040

Capital Facilities Plan Element

~~Use existing public elementary schools as neighborhood parks & recreation/community center locations. Run summer and evening programs from these locations for the young and old so local areas can be drawn together for social, recreational and educational activities.”~~

~~“We must make better use of educational facilities. Year around schools and other solutions being used by other school districts must be studied and adopted.”~~

Health and Safety

~~“Maximize existing resources with shared use of high cost pieces of technology [for health care].”~~

~~“Establish satellite health clinics in outlying areas, including seasonable mobile clinics for migrant workers.”~~

~~“Improve safety services in outlying areas.”~~

~~“Expand and help maintain fire protection units.”~~

~~“Support comprehensive fire and emergency medical services.”~~

~~“Plan and maintain a street lighting program that will enhance a street’s safety while retaining the neighborhood aesthetics.”~~

Environment and Resources

~~“Continue evaluation of potential storage reservoir sites in the Yakima River watershed followed by establishment of prioritized construction schedules.”~~

~~“Create resources or incentives that will promote actions which enhance the natural environment.”~~

~~“Review incremental water pricing policies to encourage conservation.”~~

~~“Encourage coordination between governmental agencies for better water resource management.”~~

~~“Expand sewer facilities to new and existing users, and reduce number of private onsite systems.”~~

~~“Expand water services to new and existing users, and reduce number of private wells.”~~

~~“Extend the dike to Union Gap, providing protection and safety from gap to gap.”~~

~~“Encourage the Federal government to frequently update cost/benefit analyses for water projects.”~~

~~“Manage ground water use so as not to exceed recharge.”~~

Education

~~“Develop a secure, dependable financial base to support education and employment training needs.”~~

~~“To establish a branch of the state university in Yakima.”~~

~~“To broaden the source of school and employment training funding.”~~

Finance

~~“Encourage privatization of services where applicable.”~~

~~“Identify and explain all sources of financing that could be used [to] acquire and develop industrial campus sites.”~~

~~“Individuals and the private sector sometimes lack the resources or incentives to take action that will enhance the natural environment. A regional fund to finance technology improvements at the plant and home needs to be established.”~~

Solid Waste

~~“Provide garbage collection in outlying communities.”~~

~~“Reduce the community’s reliance on land filling as a finite solution to the area’s solid waste disposal needs.”~~

~~In the Lower Valley, **Focus 2010** includes the following statements:~~

Support for Growth and Development

~~“Provide infrastructure to accommodate residential growth.”~~

~~“Develop infrastructure and facilities to support diversified industry and value added agricultural products.”~~

~~“Develop complementary commercial districts through economic restructuring, infrastructure improvements, and new business recruitment.”~~

~~“Development must make provisions for adequate sources of potable water, sewer, etc. (roads, sidewalks, gutters, etc.).”~~

~~“Development outside UGAs should not be of a density that necessitates urban level services (i.e. water and sewer).”~~

Horizon 2040

Capital Facilities Plan Element

~~“Within UGAs urban services shall be required when it is economically feasible. When services are not economically feasible, covenants should be used to require connection to those services when they become available.”~~

~~“...Parcels of one acre or less in size should be required to have urban level services.”~~

~~“Commercial and industrial development should be permitted outside UGAs only when it is within a designated industrial park which has been strategically sited to allow clustering of agriculturally supportive industry which can use common water and wastewater facilities and other necessary utilities.”~~

~~“Within UGAs urban services shall be required when it is economically feasible. When services are not economically feasible, covenants should be used to require connection to those services when they become available.”~~

~~“Establish a moratorium on well permits for areas with declining supplies.”~~

~~“Establish a moratorium on all new water usage until proven beyond a reasonable doubt that sufficient water supply exists.”~~

Coordination and Cooperation

~~“Promote coordinated planning and balanced delivery of services among federal, state, county, municipal and tribal governments especially in areas of overlapping influence such as urban growth areas.”~~

~~“Coordinate city and county utility plans.”~~

Finance

~~“Determine funding options for future city and county utility needs.”~~

~~“Ensure that costs to increase levels of service are allocated equitably through time among all potential benefactors.” [transportation]~~

Health and Safety

~~“Promote coordination among federal, state, county, municipal, and tribal law enforcement and fire protection agencies.”~~

~~“Formalize periodic meetings between all law enforcement and fire protection agencies to coordinate activities, set common goals and resolve problems.”~~

~~“Promote an assertive, effective criminal justice system.”~~

Environment and Resources

~~"Utilize current world wide, state of the art technology to achieve year to year improvements in the quality of the ground water."~~

~~"Provide sufficient treatment to ensure the discharge of wastewater does not lower the quality of surface and groundwater."~~

~~"Develop a system of windbreaks to minimize wind erosion and reduce dust problems."~~

~~Other~~

~~"Encourage and promote improved handicapped access for existing and future public use facilities."~~

~~CONSISTENCY WITH COUNTY WIDE PLANNING POLICIES AND WITH OTHER LAWS, PLANS AND ELEMENTS~~

~~The Capital Facilities Plan is to be consistent with County wide Planning Policies and with other County, local, regional, and state adopted plans. To this end, the County will: (1) reassess **Plan 2015** annually to ensure that capital facilities needs, financing and level of service are consistent, and that the plan is internally consistent; and (2) coordinate with non County providers of public facilities on a joint program for maintaining adopted levels of service standards, concurrency requirements, funding and construction of shared public facilities. It is expected that consistency will be systematically achieved through annual budgeting cycles, interlocal agreements and other measures identified in **Plan 2015** to implement this CFP.~~

~~County wide Planning Policies~~

~~The Yakima County wide Planning Policies recognize the need to promote orderly development, with the appropriate urban services provided. The following County wide policies apply to capital facilities issues:~~

~~Areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services. (A.3.1.)~~

~~Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas. [RCW 36.70A.110 (3)] (B.3.1.)~~

~~Urban growth management interlocal agreements will identify services to be provided in an urban growth area, the responsible service purveyors and the terms under which the services are to be provided. (B.3.2.)~~

~~The capital facilities, utilities and transportation elements of each local government's comprehensive plan will specify the general location and phasing of major infrastructure improvements and anticipated revenue sources. [RCW 36.70A.070 (3) (c) (d)]. These plan elements will be developed in consultation with special purpose districts and other utility providers. (B.3.4.)~~

~~New urban development should utilize available/planned urban services. [RCW 36.70A.110(3)] (B.3.5.)~~

~~Formation of new utility special purpose districts should be discouraged within designated urban growth areas. (B.3.6.)~~

~~From the local inventory, analysis and collaborations with state agencies and utility providers, a list of county wide and state wide public capital facilities needed to serve the Yakima County region will be developed. These include but are not limited to, solid and hazardous waste handling facilities and disposal sites, major utility generation and transmission facilities, regional education institutions, airports, correctional facilities, in patient facilities including hospitals and those for substance abuse and mental health, group homes and regional park and recreation facilities. (C.3.2.)~~

~~Some public facilities may be more appropriately located outside of urban growth areas due to exceptional bulk or potentially dangerous or objectionable characteristics. Public facilities located beyond urban growth areas should be self contained or be served by urban governmental services in a manner that will not promote sprawl. Utility and service considerations must be incorporated into site planning and development. (C.3.5.)~~

~~The multiple use of corridors for major utilities, trails and transportation right of way is encouraged. (C.3.6.)~~

~~The County and cities will work with special purpose districts and other agencies to establish a process for mutual consultation on proposed comprehensive land use plan policies for lands within urban growth areas. Actions of special purpose districts and other public service providers shall be consistent with comprehensive plans of the County and the cities. [RCW 56.08.020, RCW 57.16.010] (F.3.1.)~~

~~The use of interlocal agreements is encouraged as a means to formalize cooperative efforts to plan for and provide urban governmental services. (F.3.2.)~~

~~Joint financing ventures should be identified to provide services and facilities that will serve the population within the urban growth area. (F.3.3.)~~

~~Each interlocal agreement will require that common and consistent development and construction standards be applied throughout that urban growth area. These may include, but are not limited to standards for streets and roads, utilities and other infrastructure components. (F.3.5.)~~

~~The County and the cities will work with special purpose districts, adjacent counties, state tribal and federal governments to formalize coordination and involvements in activities of mutual interest. (I.2.)~~

~~Special districts, adjacent counties, state agencies, the tribal government and federal agencies will be invited to participate in comprehensive planning and development activities that may affect them, including the establishment and revision of urban growth areas; allocation of forecasted population; regional transportation, capital facility, housing and utility plans; and policies that may affect natural resources. (I.3.)~~

E. ENVIRONMENTAL ANALYSIS

~~The CONCERNS identified in the Major Issues section of the Capital Facilities Element have been placed into the following matrix, Table XII-56. This table evaluates these issues against the four land use alternatives detailed in Chapter III, Environmental Analysis. The adverse environmental impacts are briefly discussed. The Capital Facilities Goals and Policies will provide the chief means of mitigating growth.~~

Table XII-56 Environmental Matrix: Capital Facilities

Major Issues	Significant Impacts			
	Alternative A	Alternative B	Alternative C	Alternative D
Mitigation of Development Impacts	Mitigation of development impacts will continue on a case-by-case basis, primarily under SEPA.	The analysis of development impacts of anticipated growth consistent with the County's comprehensive plan will determine mitigation requirements for future development.		
Infrastructure Cost Recovery	Cities and the County will continue to approach this problem on a case-by-case basis as annexations occur.	The coordination of infrastructure improvements between cities and the County will make it easier to determine methods of infrastructure cost recovery.		
Siting of Essential Public Facilities		No significant adverse impact.		
Service Agreements	The random pattern of development under existing zoning will make service agreements difficult.	Growth in anticipated areas will be managed by service agreements between districts, cities, and the County.		
Focused Public Investment	Infrastructure will be constructed on an as-needed basis as development occurs.	Focused public investment corridors will concentrate infrastructure improvements within these areas so that the land is "fully served" upon development.		Focused public investment more likely with this alternative's emphasis on regional services and community systems. Policies creating public investment corridors will improve service efficiency of public utilities.
Level of Service Measures		No significant adverse impact.		

Horizon 2040

Capital Facilities Plan Element

Level of Service in Urban and Rural Areas	Urban levels of service may be found within rural lands as the market demands.	The level of service in rural lands will be consistent with the level of development in the different types of designated rural lands.	Urban levels of service will be found within urban areas while rural levels of service will be found within all rural lands.	Same as B, except that Policies governing the type and level of service for each type of land designation are more clearly distinguished in this alternative.
Regional Infrastructure and Service Delivery	The random pattern of development under existing zoning will regional coordination difficult.	The ability to anticipate growth in designated areas throughout the county will make it easier to coordinate and provide public facilities and services on a regional basis.		Alternative D provides a clear commitment to support equitable delivery of urban services within the UGAs. Policies regarding intergovernmental coordination will provide a foundation for the provision of regional services.

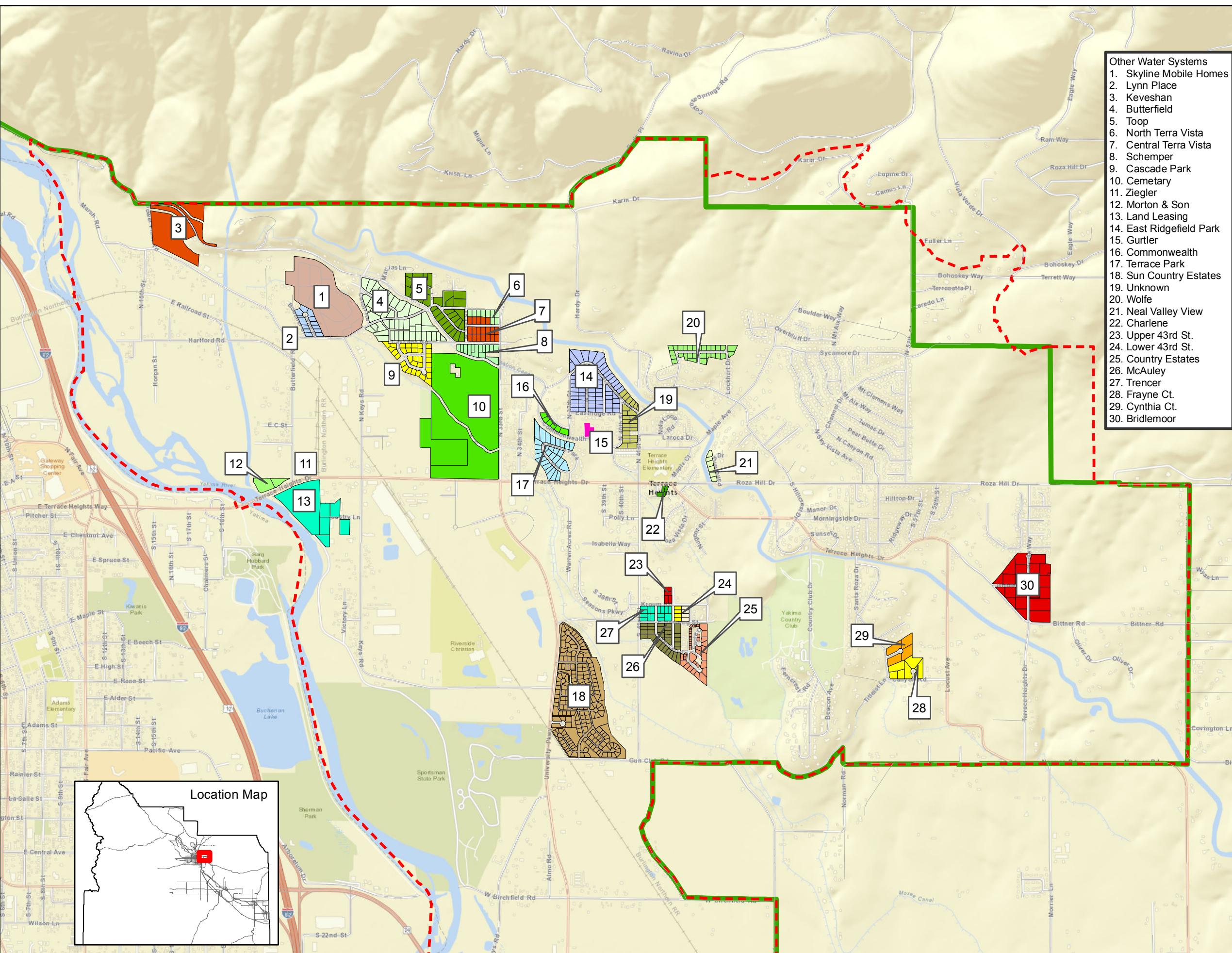
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Capital Facilities Plan Element



YAKIMA COUNTY

Map 6.4.1.1-1 Private Small Water Systems within the Future Service Area of Terrace Heights Water System

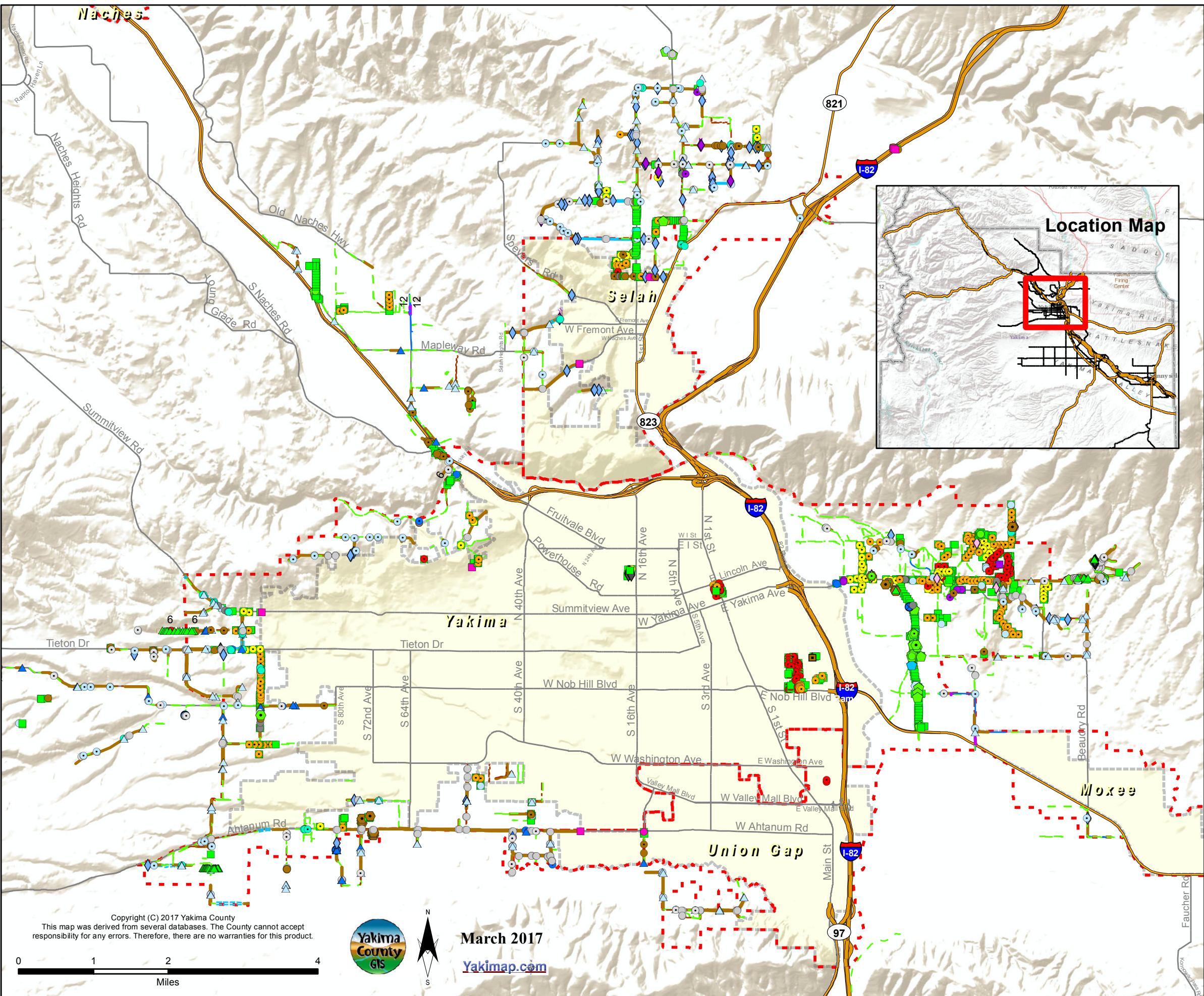


Capital Facilities Plan Element



YAKIMA COUNTY

Map 6.4.3-1 Storm Sewer System North Yakima County



- Culvert Inlet (Stream)
- Culvert Outlet (Stream)
- Culvert Inlet
- Culvert Outlet
- Catch Basin
- Manhole
- Dry Well
- Dry Well (Non-Stormwater)
- Dry Well & Infiltration Trench
- Infiltration Trench
- Infiltration Trench (Non-UIC)
- Bio-Infiltration Swale
- Infiltration Swale
- Infiltration Pond
- Wet Pond
- Biofiltration Swale
- Stormfilter
- Ditch to Pipe
- Pipe to Ditch
- Pip to BMP
- BMP to Pipe
- ▲ BMP to Ditch
- ▲ Curb Cut
- Non-Regulatory Outfall
- Non-Regulatory Outfall (Ditch Culvert)
- Non-Regulatory Outfall (Ditch)
- Outfall
- Outfall (Ditch Culvert)
- Outfall (Ditch)
- Outfall (Abandoned)
- Catch Basin (Other Gov)
- Manhole (Other Gov)
- Private Catch Basin
- Private Ditch Connection
- Private Manhole
- Private Non-Regulatory Outfall
- Irrigation Tailwater Connection
- Roof Drain
- Floor Drain
- Illicit Connection
- Unknown Connection
- Authorized Connection
- Culvert
- Culvert (S)
- Ditch
- Ditch (NO)
- Ditch (ITW)
- Drain (OG)
- IT Pipe
- Irrig Canal
- Nat Disp
- Nat Drain
- Pipe
- Pipe (OG)
- Priv Ditch
- Priv Pipe
- UDD
- UDP
- Unk Pipe
- Stormwater Utility Area 2017
- UGA Boundary
- City Limits

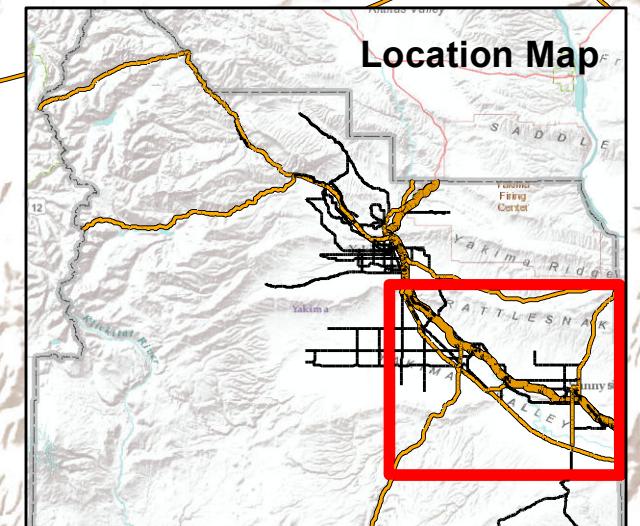
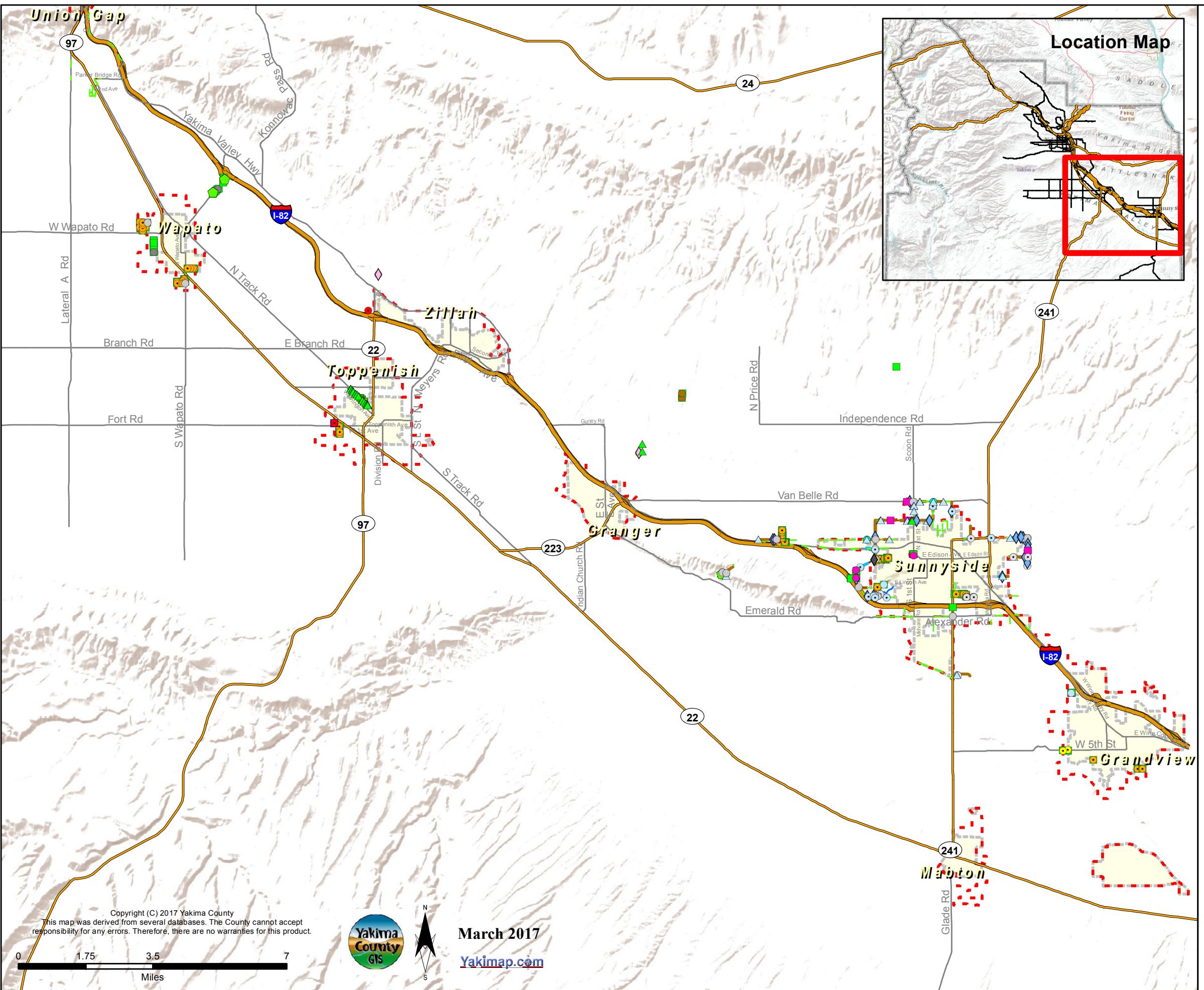
Date: 4/7/2017

Capital Facilities Plan Element



YAKIMA COUNTY

Map 6.4.3-2 Storm Sewer System South Yakima County



- Culvert Inlet (Stream)
- Culvert Outlet (Stream)
- Culvert Inlet
- Culvert Outlet
- Catch Basin
- Manhole
- Dry Well
- Dry Well (Non-Stormwater)
- Dry Well & Infiltration Trench
- Infiltration Trench
- Infiltration Trench (Non-UIC)
- Bio-Infiltration Swale
- Infiltration Swale
- Infiltration Pond
- Wet Pond
- Biofiltration Swale
- Stormfilter
- Ditch to Pipe
- Pipe to Ditch
- Pip to BMP
- BMP to Pipe
- ▲ Ditch to BMP
- Culvert
- Culvert (S)
- Ditch
- Ditch (NO)
- Ditch (ITW)
- Drain (OG)
- IT Pipe
- Irrig Canal
- Culvert
- Culvert (S)
- Ditch
- Ditch (NO)
- Ditch (ITW)
- Drain (OG)
- IT Pipe
- ▲ BMP to Ditch
- ▲ Curb Cut
- Non-Regulatory Outfall
- Non-Regulatory Outfall (Ditch Culvert)
- ▲ Non-Regulatory Outfall (Ditch)
- Outfall
- Outfall (Ditch Culvert)
- ▲ Outfall (Ditch)
- Outfall (Abandoned)
- Catch Basin (Other Gov)
- Manhole (Other Gov)
- Private Catch Basin
- Private Ditch Connection
- Private Manhole
- Private Non-Regulatory Outfall
- Irrigation Tailwater Connection
- Roof Drain
- Floor Drain
- Illicit Connection
- Unknown Connection
- Authorized Connection
- Nat Disp
- Nat Drain
- Pipe
- Pipe (OG)
- Pipe (ITW)
- Priv Ditch
- Priv Pipe
- UDD
- UDP
- Unk Pipe
- Stormwater Utility Area 2017
- UGA Boundary
- City Limits

Capital Facilities Plan Element



YAKIMA COUNTY

Map 6.4.4-1 East Valley School District

- █ East Valley Schools
- East Valley School District
- UGA
- City Limits

0 0.15 0.3 0.6 0.9 1.2 Miles

East Valley Elementary

East Valley High

East Valley Central Middle

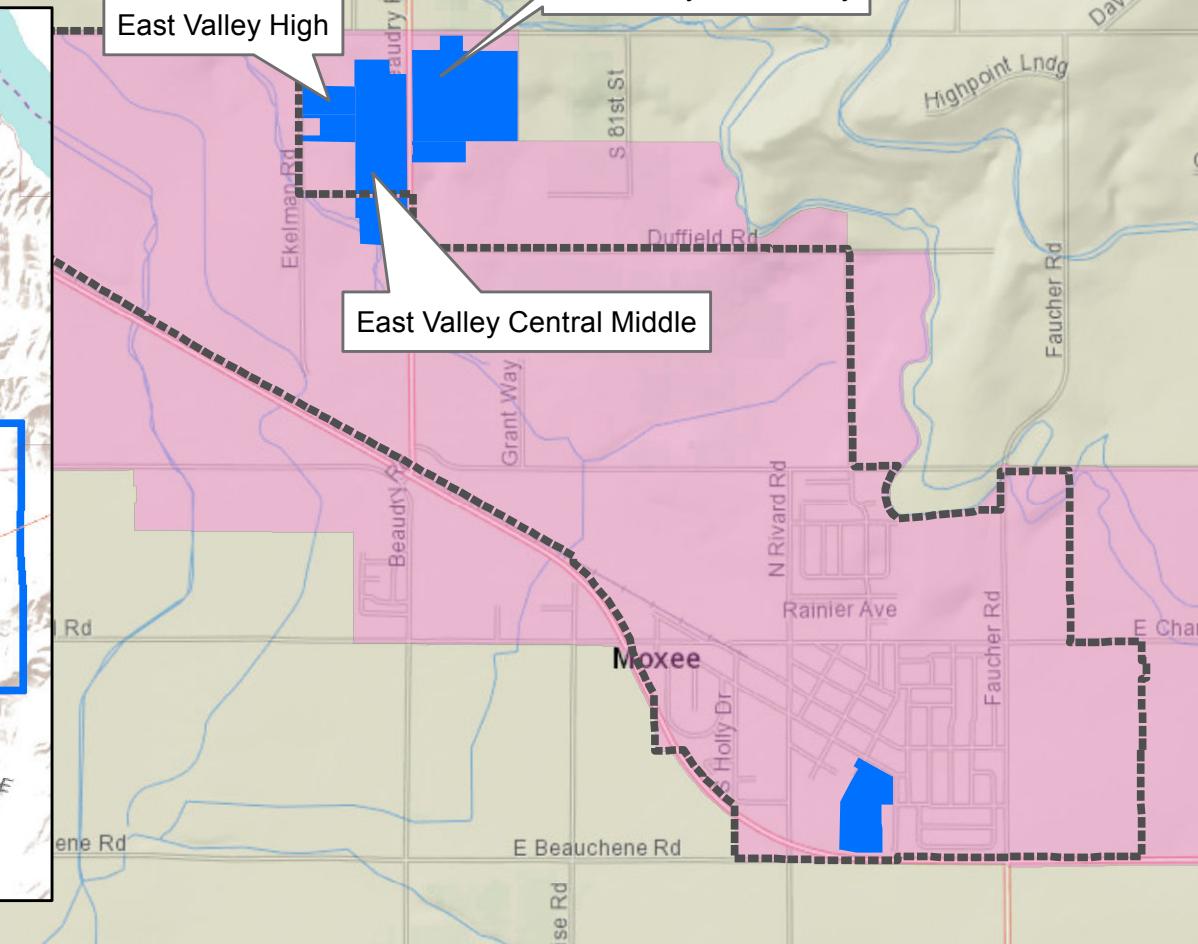
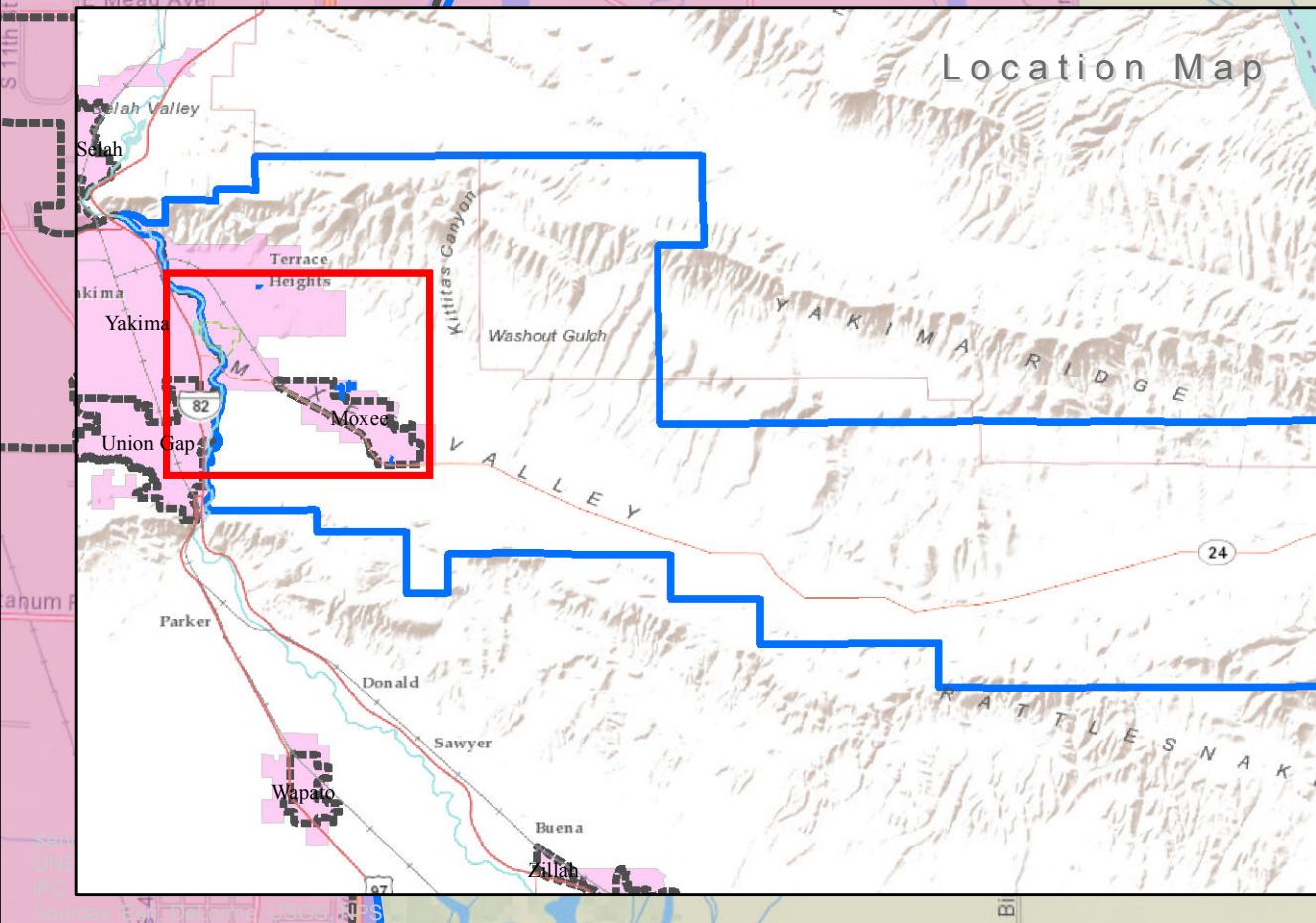
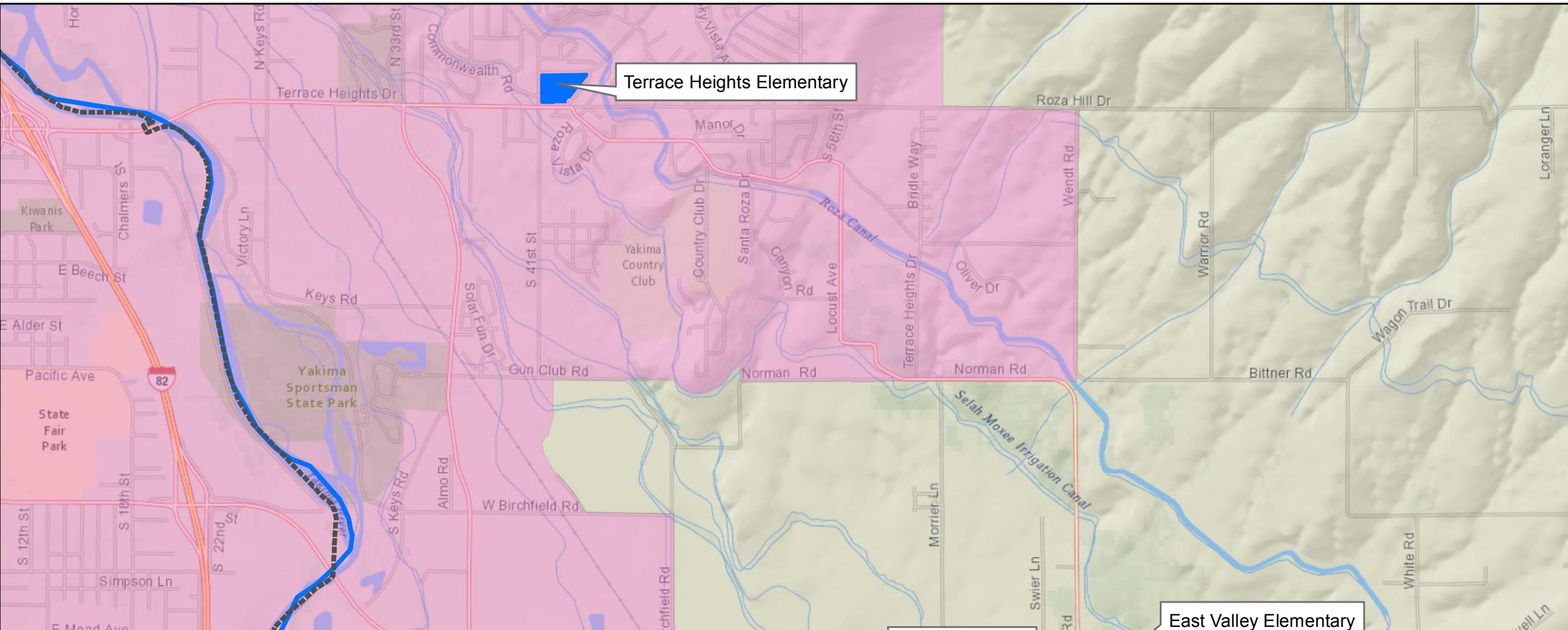
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Capital Facilities Plan Element



YAKIMA COUNTY

Map 6.4.4-2 Highland School District

- Highland Schools
- Highland School District
- UGA
- City Limits

0 0.05 0.1 0.2 0.3 0.4 Miles

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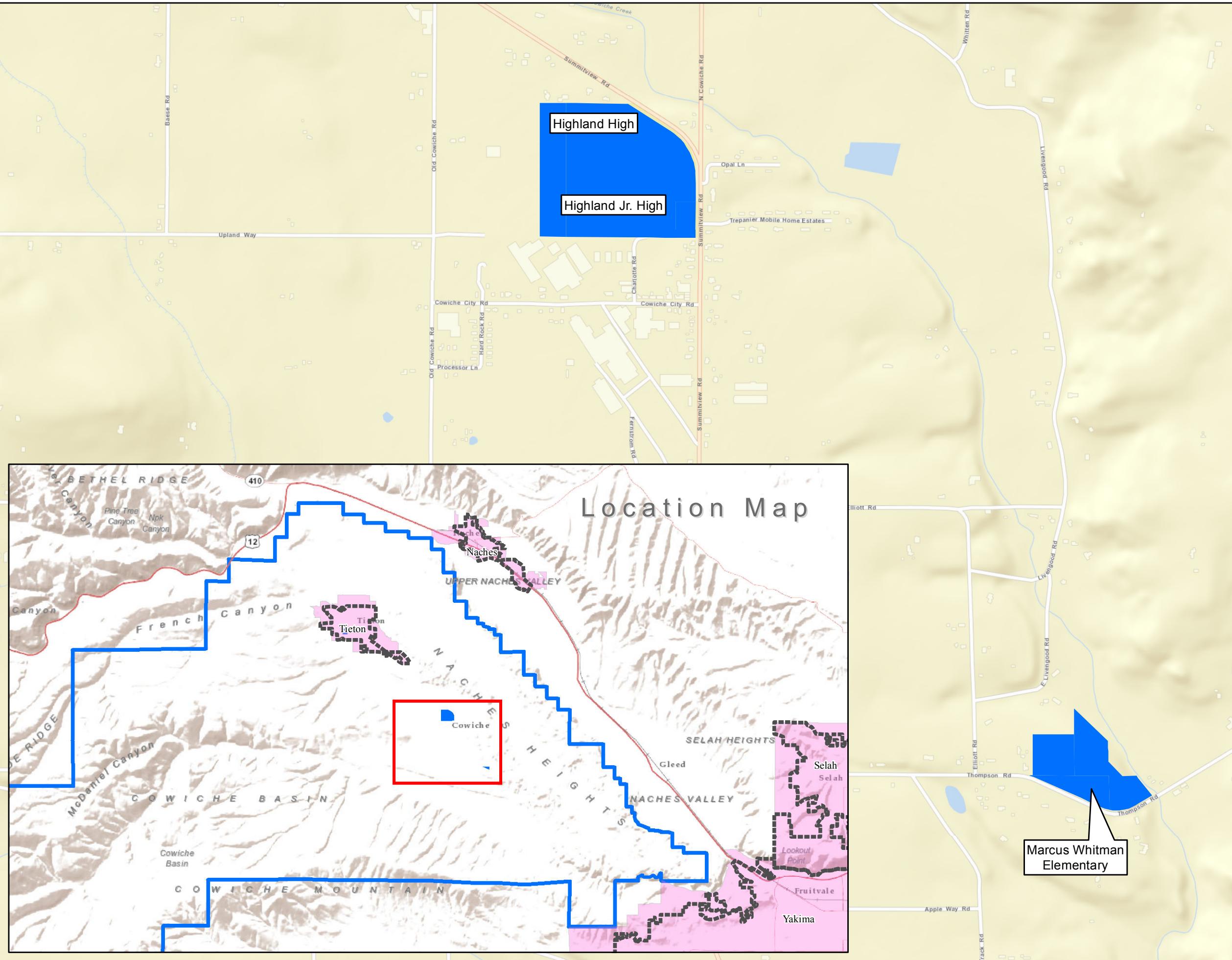


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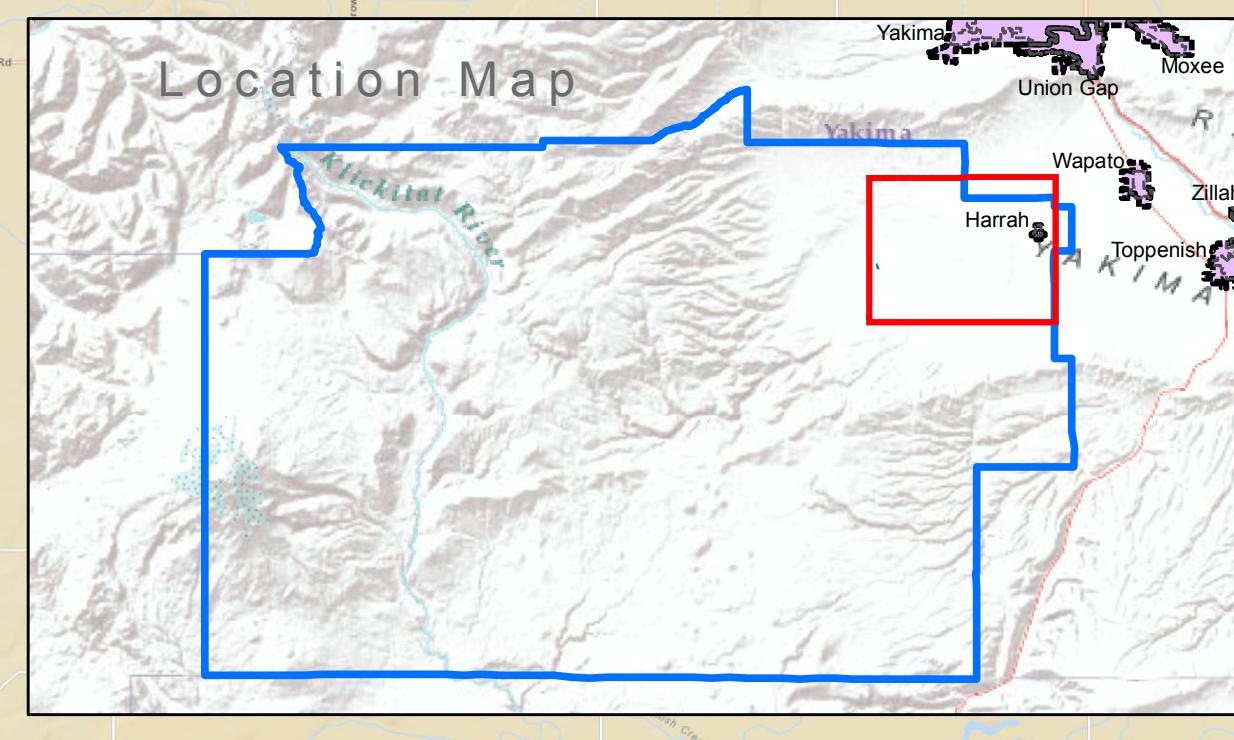


YAKIMA COUNTY

Map 6.4.4-3 Mt Adams School District

- █ Mount Adams Schools
- █ Mount Adams School District
- █ UGA
- █ City Limits

0 0.25 0.5 1 1.5 2 Miles



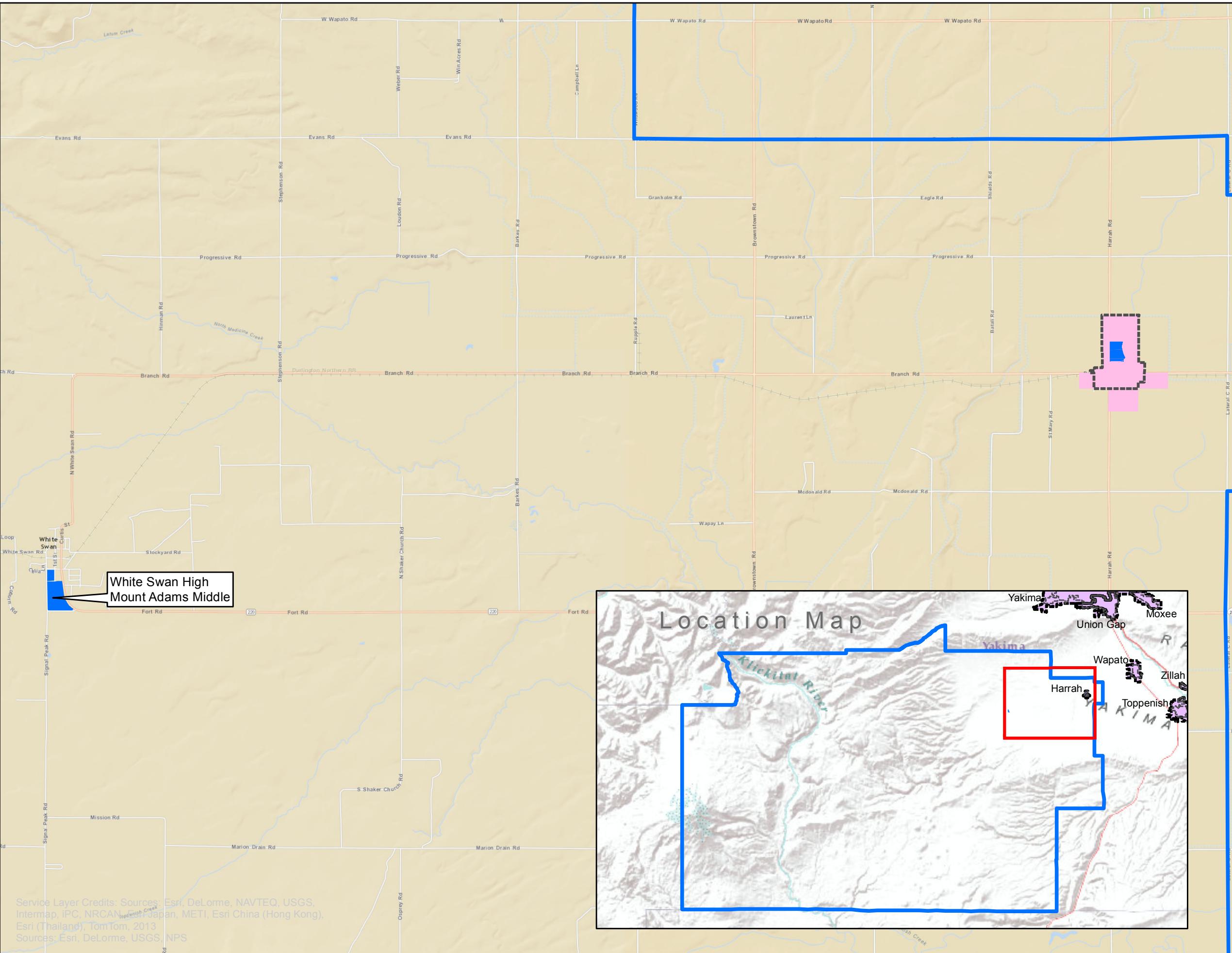
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Capital Facilities Plan Element



YAKIMA COUNTY

Map 6.4.4-4 Naches Valley School District

- Naches Valley Schools
- Naches Valley School District
- UGA
- City Limits

0 0.2 0.4 0.8 1.2 1.6 Miles

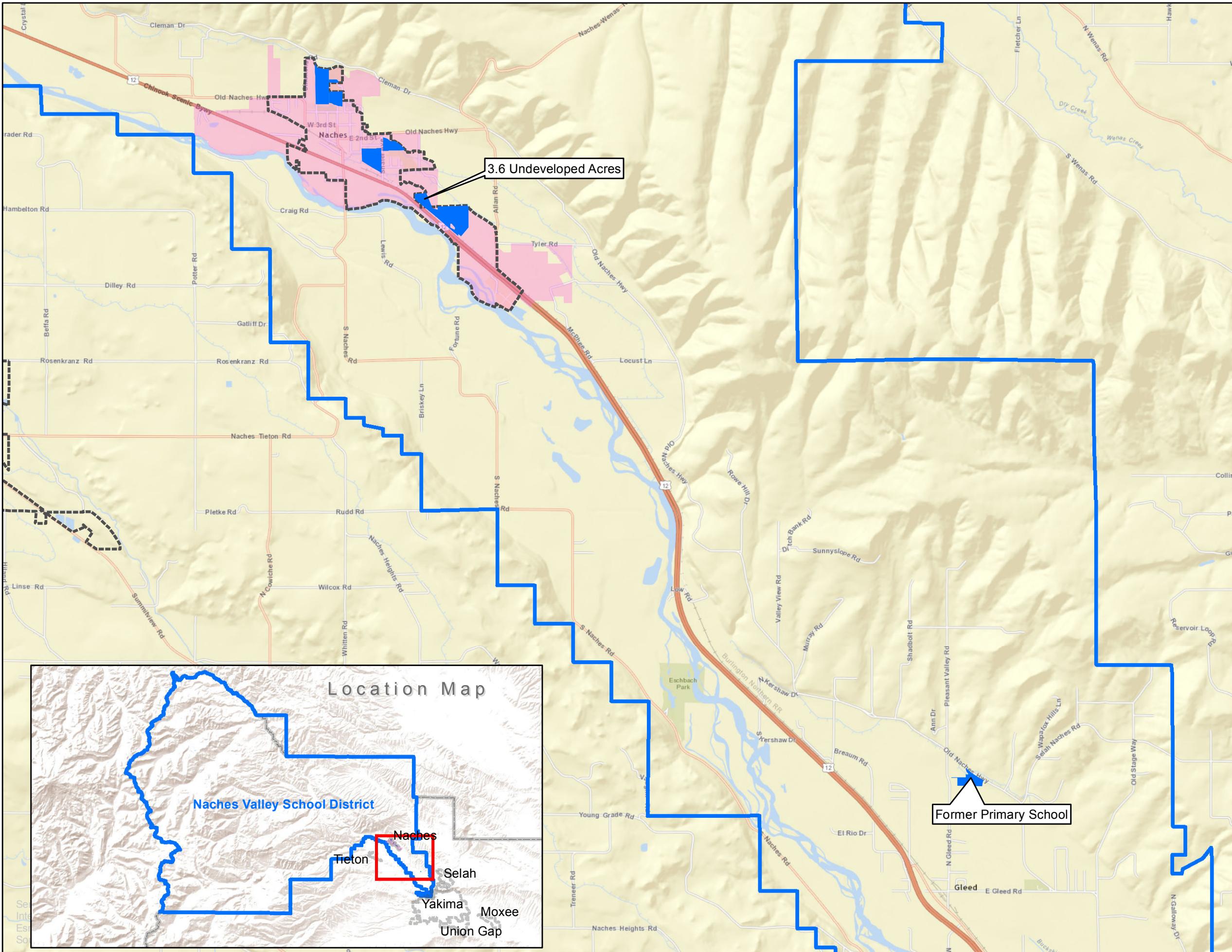
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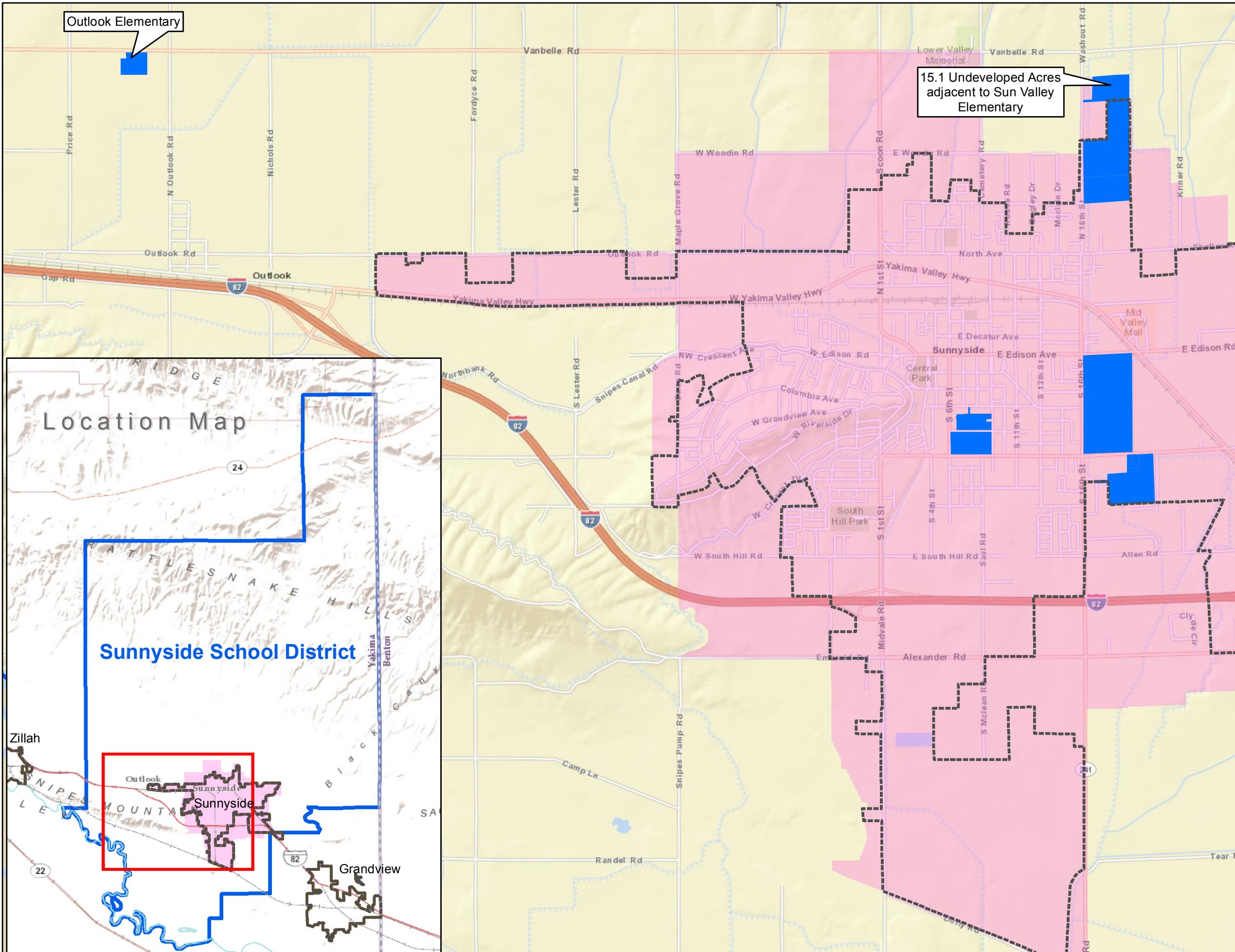


**Capital Facilities
Plan Element**



YAKIMA COUNTY

**Map 6.4.4-5
Sunnyside School
District**



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Capital Facilities Plan Element



YAKIMA COUNTY

Map 6.4.4-6 West Valley School District

- West Valley Schools
- West Valley School District
- UGA
- City Limits
- Yakima County Boundary

0 0.1 0.2 0.4 0.6 0.8 Miles

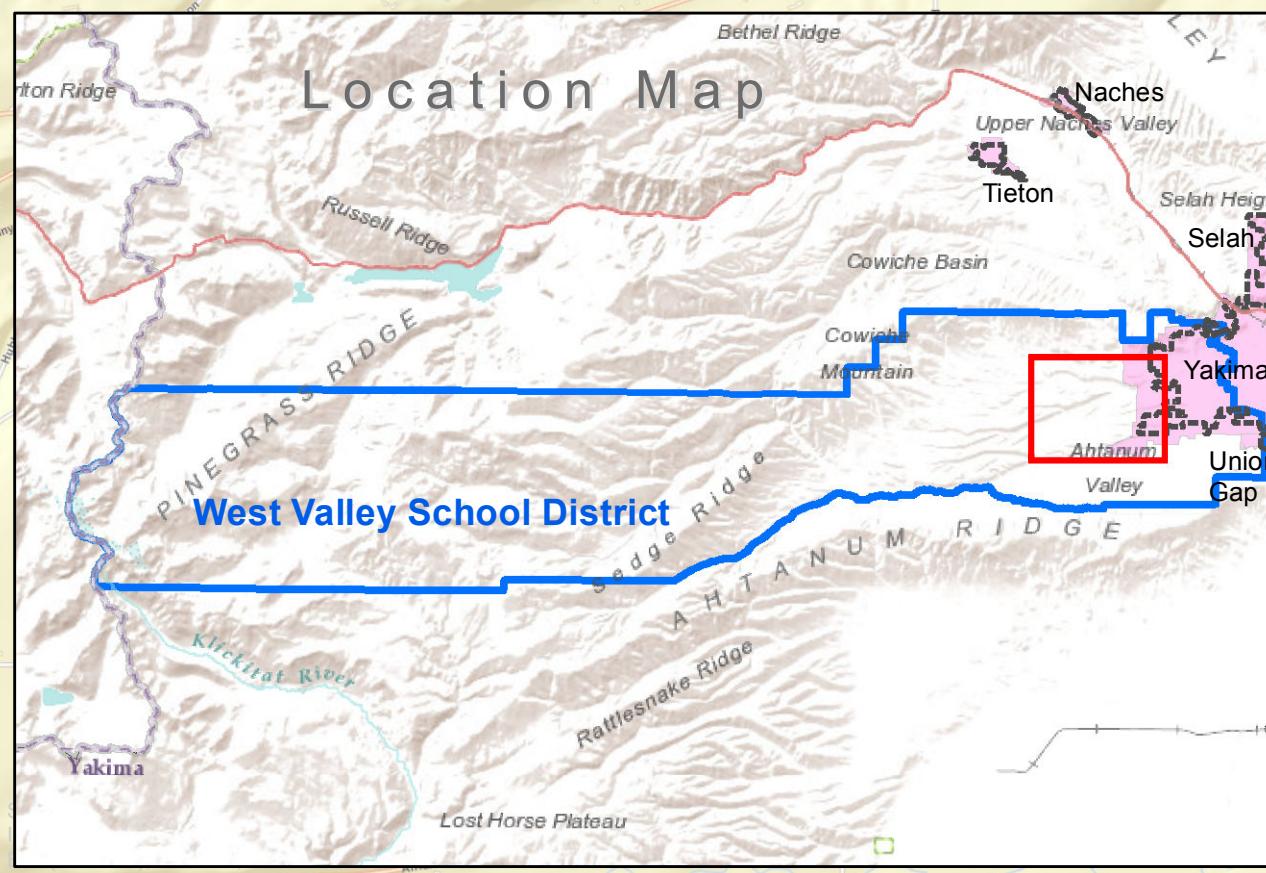
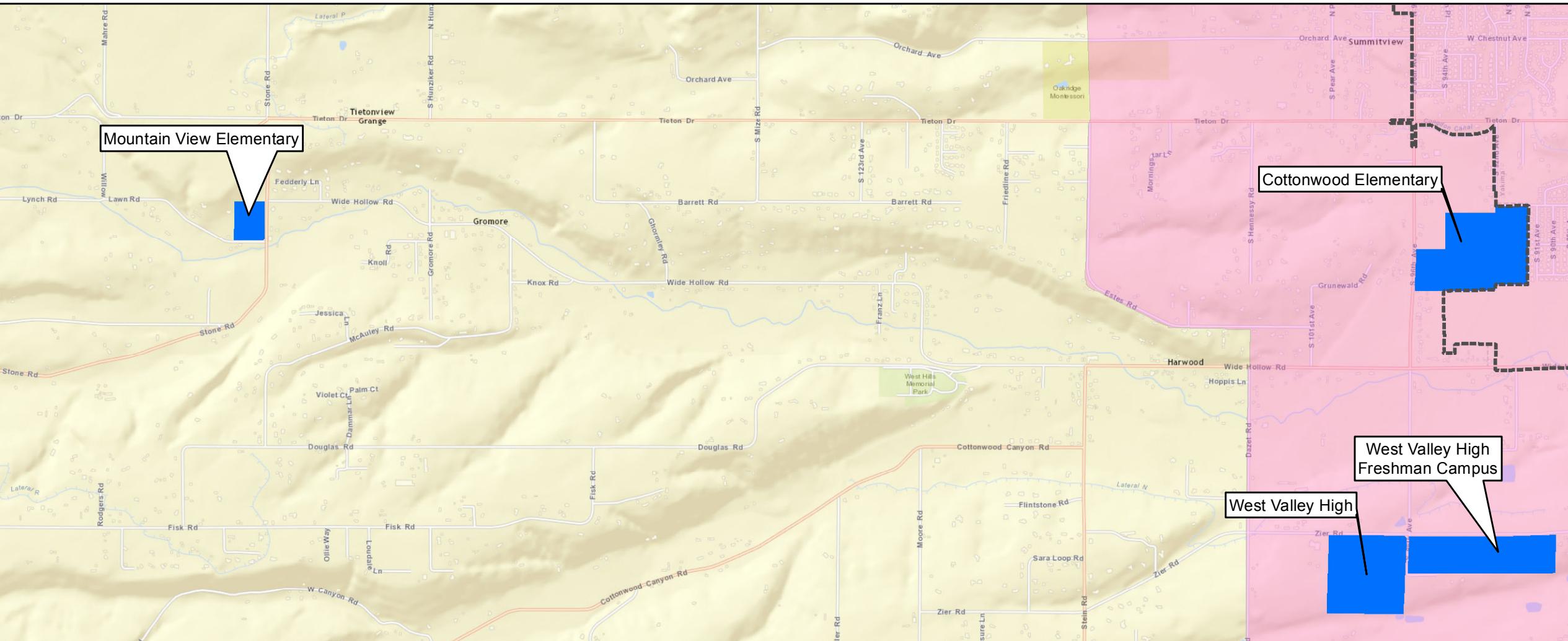
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Capital Facilities Plan Element



YAKIMA COUNTY

Map 6.4.4-7 Zillah School District

- Zillah Schools
- Zillah School District
- UGA
- City Limits

0 0.05 0.1 0.2 0.3 0.4 Miles

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