

# CAPITAL FACILITY ELEMENT

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# CAPITAL FACILITY ELEMENT

## I. INTRODUCTION

### A. Growth Management Act Requirements

The Washington State Growth Management Act requires jurisdictions to prepare a capital facilities element that contains the following features:

1. An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities.
2. A forecast of the future needs for such capital facilities.
3. The proposed locations and capacities of expanded or new capital facilities.
4. 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.
5. 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, and financing plan within the capital facilities plan are coordinated and consistent.

## 2. Purpose of the Capital Facilities Element

The Capital Facilities Element represents the community's policy plan for the financing of public facilities over the next 6 years. It outlines the City's needs and sets policy direction for determining capital improvement needs and for evaluating proposed capital facility projects. It establishes funding priorities and a strategy for utilizing various funding alternatives.

For the purposes of this Element, a capital facility is defined as a structure or equipment that generally costs at least \$10,000 and has a useful life of 10 years or more. Capital investments may include rehabilitation or maintenance of capital assets, the construction of new buildings, streets, acquisition of land, or the purchase of equipment.

The Capital Facilities Element addresses all public facilities except for the transportation facilities, utilities, and parks and recreation which are addressed in the separate Transportation, Utilities, and Parks and Recreation Elements of the Comprehensive Plan. However, the Capital Facilities Element includes a six-year Capital Facilities Plan that includes City financing of all capital improvements from 2004 to 2009. This financing plan is updated annually and identifies capital project expenditures and the availability of funds.

The following text describes the major goals and areas of concern that are addressed in the Capital Facilities Element:

1. The Capital Facilities Element is the mechanism the City uses to coordinate its physical and fiscal planning. It coordinates the provision of future capital facilities with the land development that is envisioned by the Land Use Element of the Comprehensive Plan.
2. Levels of service standards are established for each capital facility as a measurable standard, in order to maintain a quality of life for existing and future development, in accordance with the community's vision.
3. The Capital Facility Element can insure the timely provision of adequate services and facilities to serve future development without negatively impacting existing facilities or placing a financial burden on residents. One of the goals of the Growth Management Act is to have capital facilities in place concurrent with development.
4. The Capital Facility Element promotes efficiency and fiscal responsibility. The six-year Capital Facility Plan requires local governments to document capital improvement projects and to identify the sources of revenue that will be used to fund the facilities. The identification of adequate funding sources results in the prioritization of needs and allows the evaluation of trade-offs between capital projects. Long range financial planning presents the opportunity to schedule projects with regard to relative urgency, economic desirability, and community benefit.
5. The Capital Facility Element provides a reality check on the vision set forth in the Comprehensive Plan. The Element specifically evaluates the City's fiscal capability to provide the public facilities necessary to achieve the community's goals and to support the other comprehensive plan elements.

## **II. CAPITAL FACILITIES INVENTORIES**

The Capital Facilities Element addresses the following public facilities and services:

1. Fire Protection
2. Police Protection
3. Schools
4. Libraries
5. Building Facilities

The locations of public facilities within the City of Brier are mapped on Figure 1.

Capital facilities that provide infrastructure necessary to support basic life needs such as water and sanitary sewer are addressed in the Utilities Element of this Plan. Streets and other transportation needs are addressed in the Transportation Element of the Plan. Parks, recreation, and open space needs are addressed in the Parks and Recreation Element of the Plan. Funding for capital improvements to all systems, including those addressed in this and other elements, will be evaluated in the Capital Facilities Plan of this element.

## **1. Fire Protection**

The City of Brier contracts with Snohomish County Fire Protection District No. 1 for the provision of fire protection and emergency medical response services. The District covers a total service area of approximately 37 square miles, including Mountlake Terrace and Brier. It operates eight fire stations: the headquarters are located in Station 11 at 12310 Meridian Avenue, Everett. There are plans for the expansion of facilities – see section III below.

The District has 132 firefighters plus administrators. In 2004 the District responded to 12,942 calls, including automatic aid given.

The District has a fire service protection rating of 4, as assigned by the Washington Survey and Rating Bureau which rates fire districts from 1 to 10, with one representing the highest score. The fire protection rating is a measure of the available water supply, fire department staff and equipment, fire alarm system, fire protection program, building department enforcement of building laws, and structural conditions of buildings.

The District is funded through several sources. One Source of funding is the contract for services to the Cities of Brier and Mountlake Terrace. The vast majority of the District's income is from property tax. There are two forms of property tax; a fire levy and an EMS levy. In addition the District receives transport fees.

The District plans to build a new station at the north end of Brier in the near future. It would combine the services that stations 18 and 22 currently provide.

## **2. Police Protection**

The City of Brier operates its own police force that serves the area within city limits. The Police Department is in the same location as the City Hall/Administrative Building. The building is open from 8 a.m. to 5 p.m. Brier police schedule shifts so that one commissioned officer is on duty at all times, thus providing 24-hour coverage.

The police force consists of the police chief and 6 commissioned full time officers. There are also 4 volunteer reserve officers, committed to working at least 15 hours per month, as well as 2 civilian employees.

In 2004, the Police Department received 5,238 calls. The Department's calls involve property crimes, traffic management, and miscellaneous calls. In addition to the calls, the Department also was involved in arrests, processing activities (e.g., record checks, licenses, and incident and/or case reports) and preparing cases for prosecution. The City uses the Lynnwood and Snohomish County jail facilities, and the Snohomish County South District Court located in Lynnwood.

The Police Department is entirely funded through the City's general fund. No major capital improvements or expansion of the Department is anticipated in the near future.

### **3. Schools**

Brier residents are served by two school districts: the Northshore School District #417 and the Edmonds School District. School district boundaries in Brier are identified on Figure 1, Public Facilities. The Northshore School District covers approximately 62 square miles in King and Snohomish Counties, and has a total enrollment of 19,053 (full time equivalents as of October 2003). The District has 32 schools and multiple operational support facilities. They project a total enrollment of 18,916 in 2012 and 21,187 in 2025.<sup>1</sup> They project a surplus capacity for 4,427 students in the 2008-2009 year as well as an excess capacity at all grade levels by the year 2025.

The Edmonds School District covers approximately 36 square miles in southwest Snohomish County and has a total enrollment of 20,175 students in 2004 in 35 schools. The District also owns and operates five facilities providing operational support function to the schools (for example, the Administration Center and the Maintenance/Transportation facility). They project a total enrollment of 23,585 students in 2014 and 27,108 in 2024. They estimate that there will be 826 unhoused students in 2014.<sup>2</sup>

Because both of the School Districts serve such large areas and student populations, a breakdown of the number of students and school facilities specific to Brier is unavailable. The Edmonds School District has two school facilities located within the City limits of Brier: Brier Elementary School and Brier Terrace Middle School. Other schools attended by Brier residents are located in adjacent areas.

Table 1 summarizes the school facilities that serve Brier directly.

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<sup>1</sup> Northshore School District #417, "2004 Capital Facilities Plan," April 27, 2004.

<sup>2</sup> Edmonds School District, "2004-2009 Capital Facilities Plan," September 2004.

**TABLE 1  
School Facilities Inventory**

<b>SCHOOL FACILITY</b>	<b>LOCATION</b>	<b>ENROLLMENT</b>	<b>ENROLLMENT CAPACITY</b>
<b><u>Edmonds School District</u></b>			
Brier Elementary	3625 232 <sup>nd</sup> St. SW	520	474
Brier Terrace Middle School	22200 Brier Road	687	801
Mountlake Terrace High School	21801 44 <sup>th</sup> Ave. W., Mountlake Terrace	1,848	1,848
<b><u>Northshore School District #417</u></b>			
Lockwood Elementary	24118 Lockwood Rd. , Bothell	480	481
Kenmore Jr. High	20323 66 <sup>th</sup> Ave. NE, Bothell	800	679
Inglemoor High School	15400 Simonds Rd. NE Bothell	1,889	1,111

Source: Edmonds and North Shore School Districts, March 2005.

The School Districts develop school attendance to serve neighborhood populations. However, due to increasing enrollments and the existence of District-wide programs/ schools of choice, students may not always attend the school nearest to their home. Brier students may attend other schools in the Edmonds School District such as: Cedar Valley Elementary School, Madrona Non-graded, Terrace Park, or Maplewood Parent Co-op.

Both School Districts have developed Capital Facilities Plans for compliance with the Growth Management Act. The Capital Facilities Plans forecast future needs for school facilities based on enrollment projections and adopted level of service standards, and include a budget/financing plan for capital improvement projects and the construction of new schools. Future capital facilities development generally requires a vote by the citizens within the respective districts and are funded through district-wide school bond issues or other sources as noted above. School capital projects will not be listed in Brier's CFP.

#### **4. Libraries**

The City of Brier is annexed into the Sno-Isle Regional Library system, which is a special taxing district that provides library services to unincorporated areas and cities in Snohomish and Island counties. Sno-Isle Regional Library system is headquartered in Marysville. The system contains approximately 1,195,400-catalogued items (bound books, videotapes, audiotapes, records and art prints). Other services offered by Sno-

Isle include a bookmobile and three Outreach Vans to serve residents unable to get to library facilities.

The Brier Library is housed in a 2,980 square foot building at 23303 Brier Road. The library was opened in 1996. The City owns the building and pays for the maintenance and utilities. The library contains approximately 21,561-catalogued items, which include books, and audio and visual cassettes. Computer terminals are also available at the library.

The libraries in Mountlake Terrace and Lynnwood are also served by the Sno-Isle Regional Library system and are used by residents of Brier. The Mountlake Terrace Library is located on 232<sup>nd</sup> Street S.W. and 58<sup>th</sup> Avenue W., near the City Hall. It contains approximately 56,096-catalogued items. The Lynnwood Library is located to the north of Brier, on 44<sup>th</sup> Avenue W. and 192<sup>nd</sup>. St. S.W., and contains approximately 126,875-catalogued items in a 25,920 square foot building. An addition of approximately 12,000 square feet was completed in 1999. The Sno-Isle Regional Library system does not presently own library-building facilities but it has its own capital facility plan for the system.

The Sno-Isle Regional Library system is funded by library tax levies and contract services. City of Brier residents presently pay a library levy of .50/\$1,000 of assessed property value, which is paid directly to the Sno-Isle Regional Library system. Costs associated with the library building are funded through the City's general fund.

## **5. City-Owned Building Facilities**

The City of Brier owns and operates the following building facilities:

- |   |                    |
|---|--------------------|
| • City Hall / Administrative / Police Department / Public Works Administrative Office | 14,790 square feet |
| • Public Works Maintenance & Shop Building  | 4,600 square feet  |
| • Brier Park Rest Room  | 250 square feet    |
| • Brierwood Park Rest Room  | 336 square feet    |
| • Brier Library   | 2,980 square feet  |

Several of the City's offices (City Hall / Administrative / Police Department Building, Public Works Administrative Office) are located together just west of Brier City Park at 2401 228<sup>th</sup> Street S.W., just east of Brier Road. The City Hall building provides offices for the Mayor, City Clerk, Deputy Clerk, Secretary, Community Development Director, Public Work Administrative office, Building Department, Police Department and other tenants. It also includes a City Council Chamber, Conference Room, Media Room, lobby, and rest rooms. The Public Works Maintenance and Shop building is located at the east end of Brier Park, at 22750 Old Poplar Way. The Public Works Maintenance and Shop Building has undergone a limited interior remodel, for archives storage and a fuel island canopy. The library was completed in 1996.

Figure 1 Public Facilities

### **III. LEVEL OF SERVICE STANDARDS (LOS) AND CAPITAL FACILITIES NEEDS PROJECTIONS**

Levels of Service (LOS) standards are quantifiable measures of the amount or quality of public facilities and services that are provided to the community. The standards are established to ensure the availability and adequacy of capital facilities to serve a level of growth that is anticipated in the Land Use Element. Level of service standards is used to determine the future needs for capital facilities and services over the 20-year time frame of the Comprehensive Plan. Level of service standards are measures of the quality of life of the community and should be based on the community's vision and values. With the use of level of service standards, the future needs of capital facilities are based on quantifiable, objective measures of necessary capacity. The level of service standards reflects a desired provision of facilities and services, with recognition of the financial capability of providing a capital facility at the defined standard. Adopted level of service standards offer policy direction to prioritize future capital improvement funding.

The following lists the capital facilities provided in Brier. With the exception of Fire services which has a unique LOS, in the text below each type of capital facility, the existing level of service, the level of service standard adopted by the City, and projected needs and capital facility improvements are identified. The projected needs and improvements are calculated by applying the adopted level of service standards to the population projected for Brier over the 20-year time frame of the Comprehensive Plan.

#### **1. Fire/EMS Level of Service**

Fire and EMS services are contracted with Snohomish County Fire Protection District No. 1. The contract with the District specifies the level of service that the District will maintain. The contract sets forth the maximum Reflex Time in the response to emergencies and the deployment and utilization of personnel as the agreed-upon level of service:

**Fire and Basic Life Support Medical Emergencies:** Eight (8) minutes for ninety percent (90%) of all fire and BLS incidents evaluated on a rolling twelve- (12) month period.

**Advanced Life Support Medical Emergencies:** Eight (8) minutes for ninety percent (90%) of all ALS incidents evaluated on a rolling twelve- (12) month period.

**Effective Response Force:** Ten (10) minutes for ninety percent (90%) of all incidents requiring an effective response force evaluated on a rolling twelve- (12) month period.

**Discussion: The District would increase its resources and personnel to continue to meet these standards through 2025. In addition, the District plans to build a new fire station at the north end of Brier that would combine functions currently provided by station 18 (immediately west of Brier) and station 22. Both of these stations are currently underutilized.**

## **2. Police Level of Service**

The City of Brier has its own police force with one police chief and six police officers.

<b>Current Level of Service (2004):</b>	1 Officer/921 population 7 Officers (6,450 pop/921 LOS=7 Officers)
<b>Level of Service Standard:</b>	1 Officer/1,000 population
<b>Projected Needs (2025)</b>	7 Officers (7,790 pop/1,000 LOS=7 Officers)
<b>Projected Surplus/Deficit:</b>	None

**Discussion:** For the City to maintain the current staffing level of police officers, the level of service will need to increase to 1 officer per 1,000 persons. By 2025, the net effect is that the City of Brier will continue to need seven officers for police protection services.

## **3. Schools Level of Service**

The City of Brier is served by the Edmonds and North Shore School Districts. The schools LOS is determined by the respective Districts.

The Northshore District states that, while no growth related projects are scheduled in their current Capital Facilities Plan, they do have several construction projects planned for 2004 through 2009. These projects include remodeling existing facilities, upgrading technology, and replacing and upgrading building systems. In particular, upgrades to Lockwood Elementary commons began in 2004 and modernization of Kenmore Junior High, Phase I is expected to begin in 2008.

The Edmonds School District estimates that no additional classroom capacity will be required at the end of the six-year forecast period (year 2009). While in May of 2004, voters approved a capital levy for technological, structural and facility improvements, voters rejected Capital Construction funding for remodeling, rebuilding and renovating schools and building systems in 2002 and 2003. At this time the District is in the process of re-evaluating the construction needs of two high schools and has plans but not funding laid out for several construction projects.

For 2024 the District "...does not expect to construct new schools to accommodate students in established service areas. The District does not plan capital construction projects that are not identified in its Six Year Facilities Plan...The District appears to have adequate undeveloped sites for the construction of a new middle school and a new high school. However, if student enrollment exceeds projections, the District may need to acquire additional property."<sup>3</sup>

School capital improvements generally are funded district-wide through bonds or levies by a super majority of the electorate. Other sources of funding include statewide

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<sup>3</sup> Edmonds School District, "2004-2009 Capital Facilities Plan," September 2004, page 28.

matching funds, development fees and mitigation. The proposed capital projects at schools serving Brier children are identified in this Element for information only -- they are not included in the Six Year Capital Facilities Plan.

#### **4. Library Level of Service**

The City of Brier owns the library, but it is a part of and operated by the Sno-Isle Regional Library System. The new library is 2,980 square feet.

<b>Current Level of Service (2004):</b>	462 square feet/1,000 population (2,980 sq. ft./6450 pop=462sq. ft.)
<b>Level of Service Standard:</b>	400 square feet/1,000 population
<b>Projected Needs (2025)</b>	None (See discussion below.) (7,790pop/1,000 X 400 =3,116 sq. ft.)
<b>Projected Surplus/Deficit:</b>	None (See discussion below.)

**Discussion:** The Brier Library was opened in 1996 and is nearly 4 times as large as the previous library building that served the City for many years. When built, it was intended that this library would serve the City for at least 20 years, or more and was built to accommodate an increase in population. In discussions with administrators of the Sno-Isle Library System, the Brier library is considered a “small” library. In determining the appropriate size of the Brier library, it took into consideration the building site available along with the close proximity to the Mountlake Terrace and Lynnwood libraries, both of which are much larger. In addition, Lynnwood library is also a regional reference center. Therefore, it is unlikely that a larger library would be needed in Brier, and it is recommended that the LOS be reduced to 400 square feet or less per 1,000 population.

#### **5. Building Facilities Level of Service**

The City of Brier City Hall (including Administrative, Police, Mayor, Community Development, Public Works and Building Department Offices) totals 14,790 square feet. When this square footage is added to all other city-owned buildings (including the 4,600 square foot Public Works Maintenance and Shop Building, the 250 square foot Brier Park Rest Room and the 336 square foot Brierwood Park Rest Room and excluding the library), the building facilities square footage is 19,976 square feet.

<b>Current Level of Service (2004-2005):</b>	3,097sq. ft./1,000 population (19,976/6,450 pop X 1,000 = 3,097 sq. ft.)
<b>Level of Service Standard:</b>	446 sq. ft./1,000 population
<b>Projected Needs (2025)</b>	None (7,790 pop/1,000 X 446 =3,474 sq. ft.)
<b>Projected Surplus/Deficit:</b>	16,502 square feet – (Surplus) (19,976 sq. ft. - 3,474 sq. ft. = 16,502 sq. ft.)

**Discussion:** The new City Hall / Administrative / Police Department Building was completed in the spring of 2005. It provides offices for the Mayor, City Clerk, Deputy Clerk, Secretary, Community Development Director, Public Work Administrative office, Building Department, Police Department and other tenants. The building also includes a City Council Chamber, Conference Room, Media Room, lobby, and rest rooms.

**6. Parks and Recreation Level of Service**

The parks, recreation, and open space inventory and analysis are contained in the Parks and Recreation Element of the Comprehensive Plan. The City currently has 23.5 acres of Active parkland, 42.4 acres of Passive Open Space, and 1.24 miles of developed trails.

<b>Existing Level of Service (2004):</b>	<p><b>Active Parks:</b> 3.6 acres/1,000 (23.5 acres/6450 X 1000 = 3.6)</p> <p><b>Passive Open Space:</b> 6.6 acres/1,000 (42.4 acres/6450 X 1000 = 6.6)</p> <p><b>Trails:</b> .2 miles/1,000 pop. (1.24 miles/6450 X 1000 = .2)</p>
<b>Level of Service Standard:</b>	<p><b>Active Parks:</b> 5.5 acres/1,000 pop.</p> <p><b>Passive Open Space:</b> 7 acres/1,000 pop.</p> <p><b>Trails:</b> .5 miles/1,000 pop.</p>
<b>Projected Needs (2025)</b>	<p><b>Active Parks:</b> 43 acres (7,790/1000 X 5.5 = 43)</p> <p><b>Passive Open Space:</b> 55 acres (7,790/1000 X 7 = 55)</p> <p><b>Trails:</b> 3.9 miles (7,790/1000 X .5 = 3.9)</p>
<b>Projected Surplus/Deficit:</b>	<p><b>Active Parks:</b> 19.5 acres (deficit) (43 ac. (2025) – 23.5 ac. existing=19.5 ac.)</p> <p><b>Passive Open Space:</b> 12.6 acres (deficit) (55 ac. (2025) – 42.4 ac. existing = 12.6 ac.)</p> <p><b>Trails:</b> 2.7 miles (deficit) (3.9 miles (2025) – 1.24 miles existing = 2.7 miles)</p>

**Discussion:** The total parks level of service of 12.5 acres/1,000 population is comparable to nearby cities and to the region as a whole for small cities. The Trails LOS is the same as the Snohomish County and the NRPA standards of .5 miles per 1,000 population. As development occurs and the amount of vacant or open space land diminishes, acquiring land for future park, open space, and trails to address both the existing needs for parks as well as year 2025 needs will be especially important.

## **7. Utilities –Level of Service – Sewer**

A separate sewer study (“Comprehensive Sanitary Sewer Plan”) was prepared for Brier by Hammond, Collier & Wade-Livingstone Associates. This sewer plan was used for background information.

**Existing Level of Service (2004):** 248 gallons/connection/day (av. res. gpd)  
Peak Middle School Wastewater Flow: 13,600 gpd  
Peak Elementary Wastewater Flow: 6,150 gpd  
Peak Commercial Wastewater Flow: 5,000 gpd  
Peak Library Wastewater Flow: 250 gpd

**Level of Service Standard:** WSDOE Criteria for Sewer Works Design

**Projected Needs (2025)** 248 gallons/connection/day (average res. gpd)  
Peak Middle School Wastewater Flow: 13,600 gpd  
Peak Elementary Wastewater Flow: 6,150 gpd  
Peak Commercial Wastewater Flow: 5,000 gpd  
Peak Library Wastewater Flow: 250 gpd

**Projected Surplus/Deficit:** Proposed projects to address needs are listed in Tables 6 and 7, below.

**Discussion:** The primary sanitary sewer needs in the City are to construct sewer extensions to serve currently unsewered areas of Brier. These will be paid for through ULID’s or developer extensions. And to eliminate the Golden View lift Station once Gravity flow sewer becomes available.

## **8. Utilities Level of Service – Stormwater**

A separate stormwater study (“Stormwater Management Plan”) was prepared for Brier by Hammond, Collier & Wade-Livingstone Associates. This stormwater plan was used for background information.

**Existing Level of Service (2004):** Conveyance: 25 Year Storm  
Detention: Up to 100-Year Storm

**Level of Service Standard:** 2000 Washington State Department of Ecology  
Stormwater Manual

**Projected Needs (2025)** Same Standard

**Projected Surplus/Deficit:** Proposed projects to address needs are listed in Tables 6 and 7, below.

**Discussion:** In 1999 the City adopted a stormwater management ordinance with specific requirements for different types of projects. This ordinance was updated in 2004 to include requirements for residential projects.

#### **IV. CAPITAL FACILITIES FINANCING**

The GMA requires adoption of a six-year capital facilities plan that identifies the capital projects for the six years following adoption of the Comprehensive Plan. The capital projects are based on needs or improvements identified in the Comprehensive Plan Elements and include potential funding sources. The capital facilities plan is updated annually to incorporate capital improvements into the annual budget.

The following discussion reviews existing and potential revenue sources available to the City for funding capital improvements. This review discusses how Brier has funded capital improvements in the past, and indicates options and projections for future revenue scenarios. Following the discussion of potential revenue sources, Brier's revenues and expenditures for the years 2004 - 2009 will be discussed. Revenue projection alternatives that are based on past trends are presented as a guide for estimating potential future revenues. Finally, the draft six-year capital facilities plan, which includes both project cost estimates and potential revenue sources to pay for projects is presented.

##### **1. Potential Revenue Sources**

The following section will present additional, potential revenue sources or funding mechanisms that may be available to the City. The discussion will first present options for tax and fee revenue sources that are presently used by the City. It will specifically compare the City's existing use of these revenue sources with statutory limitations or the City's legal capacity to collect additional revenues. The discussion will identify whether the revenue sources are available to fund all types of capital facilities or if they are restricted to specific types of capital facilities. This section will also discuss the use of general obligation bonds as a revenue source. Following this discussion, listings of grant and loan programs that are available for funding capital facilities will be presented.

###### **a. Tax and Fee Revenue Sources**

###### **1) Real Estate Excise Tax**

The real estate excise tax (REET) has been the principal revenue source for the Capital Improvement Fund #111 and Fund #300. REET is a tax levy that is collected on the purchase price of real estate excise tax levy of .25 percent. The Growth Management Act authorized jurisdictions to collect another .25 percent, for a total of .50 percent.

The City of Brier enacted REET 1, the first .25 percent real estate excise tax, in 1982 (funds # 105 and # 111). The average annual revenue in the past six-year period (1998 - 2003) was \$79, 629. In 1998, the City enacted REET 2, the second .25 percent real estate excise tax (fund # 300). In 2004, the REET 2 revenue was \$106,318. In the 2004 final budget, the REET 1 revenue, including interest, is estimated at \$84,000 and the REET 2 revenue is estimated at \$82,000.

###### **REET 1**

The first quarter percent of REET may be spent by jurisdictions that are planning under GMA solely for the capital projects that are listed in the Capital Facilities Plan. "Capital projects" are defined in RCW 82.46.010(6) as:

Those public works projects of a local government for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets, roads, highways, street and road lighting systems, traffic signals, bridges, domestic water systems, storm and sanitary sewer systems, parks, recreational facilities, law enforcement facilities, fire protection facilities, trails, libraries, administrative and judicial facilities, river and / or waterway control projects...

### REET 2

For spending the second quarter percent of the real estate excise tax, "capital projects" are defined in RCW 82.46.035(5) as:

Public works projects of a local government for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement, of streets, road, highways, sidewalks, street and road lighting systems, traffic signals, bridges, domestic water systems, storm and sanitary sewer systems, and planning, construction, reconstruction, repair, rehabilitation, or improvement or parks.

Because these revenue sources have a dedicated purpose, it must be accounted for separately in a capital projects fund. Jurisdictions levying both REET 1 and REET 2 need to keep track of each of these revenues separately because the uses to which they may be put are different.

### 2) Property Tax Levy

Property tax levies go into general and street fund revenues, and are most often used by the City for operating and maintenance costs rather than capital improvements. However, there are no statutory limitations on the use of property tax revenues for capital facility improvements. Because this is a principle source of revenue that is available to pay for future increases in operating and maintenance costs, it may not be prudent to project this revenue as a future source of capital improvements. However, a strategy that the City may wish to consider is to raise the tax levy rate for a limited period and earmark the funds for a specific capital project that benefits the community.

The property tax rate in the City of Brier was \$1.939 per \$1,000 assessed valuation (AV) in 2000. In addition, Brier has an Emergency Medical Service (EMS) levy of \$0.350 per \$1,000 AV and a Library levy of \$0.083 per \$1,000. These levies total \$0.433 per \$1,000, and when added to the property tax rate of \$1.982 per \$1,000 total tax of \$2.415 per \$1,000 AV. The maximum rate allowed by state law is \$5.90 per \$1,000 AV. Therefore, the City is currently levying less than half the tax rate permitted by state law.

Under state law, local governments are prohibited from raising the property tax levy more than six percent of the highest amount levied in the last three years (before adjustments for new construction and annexation). This is known as the "106 percent lid." However, the state authorizes temporary or permanent increases above the 106 percent lid, up to the statutory limit, upon local voter approval. A proposal for a

temporary lid life must specify the proposed levy rate, the time period the levy would be in effect, and the purpose of the levy increase. A proposal for a permanent lid life need not identify a time period or purpose.

### 3) Impact Fees

The Washington State Growth Management Act (GMA) authorizes local governments to charge impact fees to collect for a development's fair share of off-site capital facility improvements that are related to the development. Impact fees may be collected only for capital facilities that are owned and operated by government entities and only for those facilities that have been addressed in the Capital Facilities Element. Growth impact fees must be used for capital facilities needed by growth, and not for current deficiencies in levels-of-service or operating expenses. Impact fees must show a rational nexus in benefit between the payer of the fee and the expenditure of the fee.

Impact fees, as authorized by RCW 82.02.050, do not include any other form of developer contributions or exactions. For example it does not include mitigation or voluntary payments authorized by the Washington State Environmental Policy Act (SEPA), local improvement districts or other special assessment districts, linkage fees or land donations or fees in lieu of land.

### 4) State Environmental Policy Act (SEPA) Mitigation Fees

The Washington State Environmental Policy Act (SEPA – RCW 43.21C) allows local governments to impose mitigation including on-site improvements or fee assessments with which to finance off-site improvements that are caused by a property's development. SEPA mitigations may cover a variety of physical improvements that are affected by the property's proposed land use including sidewalks, roads, parking areas, utilities and other supporting infrastructure systems. SEPA mitigations must be proportionately related to the property's impact on infrastructure.

## b. Long-Term Bonded Debt

Local government jurisdictions commonly finance large capital projects through long-term bonded debt or other grants or loan programs. Long-term bonds include general obligation bonds, revenue bonds, and special assessment bonds.

### 1) General Obligation Bonds

General Obligation Bonds are backed by the value of the property within the jurisdiction (its full faith and credit). There are two types of General Obligation Bonds: voter-approved and councilmanic.

Councilmanic bonds may be approved by the City Council without the need for voter approval. Principal and interest payments for councilmanic bonds must come from general government revenues, without a corresponding increase in taxes. This method does not use a dedicated funding source for repaying the bondholders. As a result, the general fund moneys required for payback will not be available for other government operations.

Voter-approved bonds will increase the property tax rate, with the increased revenues dedicated to paying principal and interest on the bonds. Local governments are

authorized “excess levies” to repay voter approved bonds. Excess levies are increased in the regular property tax levy above the statutory limit (\$5.90 per \$1,000). Approval requires a 60 percent majority vote in favor and a turnout of at least 40 percent of voters from the preceding general election.

The amount of local government debt allowable for GO bonds is restricted by law to 7.5 percent of the taxable value of property within the City limits. This may be divided as follows: 2.5 percent for general-purpose bonds, 2.5 percent for utility bonds, and 2.5 percent for open space and park facilities. Of the 2.5 percent for general-purpose bonds, the City may issue up to .75 percent in the form of councilmanic bonds. State law allows cities an additional separate debt capacity of .75 percent of taxable value of property for non-voted lease obligations.

Brier has one general obligation bond debt of \$45,153 for the debt service for the recently constructed library. The 2000 City-wide assessed property valuation is \$602,966,931. Therefore, the City has a total approximate borrowing capacity of \$45,177,367 (7.5 percent of the citywide property valuation minus the general obligation bond).

## 2) Revenue Bonds

Revenue bonds are backed by the revenue received from the project that the bonds helped to fund. Such bonds are commonly used to fund utility improvements. A portion of the utility charge is set aside to pay off the bonds.

Currently, the City of Brier has no revenue bond debts.

## 3) Special Assessment Bonds –(Local Improvement Districts, Road Improvement Districts, and Utility Local Improvement Districts)

Special assessment bonds, repaid by assessments against the property benefited by the improvements, are used to finance projects within a specific geographic area, as opposed to those that will serve the entire jurisdiction.

Currently, the City of Brier has one Utility Local Improvement District (ULID 89-01) with assessment bonds for sewage system improvements.

## c. Grant and Loan Programs

The following discussion will present grant and loan programs that are most relevant to Brier. First, multi-use revenue sources that may be used for funding various types of capital facilities are discussed. Then, single-use revenue sources, which may be used only for particular types of capital facilities, are described. These revenue sources are presented as potential revenue opportunities only because it is not feasible to forecast the availability of grant or loan program revenues.

### 1) Multi-Use Grant and Loan Programs

*Public Works Trust Fund* – The State Department of Community, Trade and Economic Development (CTED) provides low interest loans available for capital facilities planning, emergency planning, and construction of bridges, roads, domestic water, sanitary sewer, and storm sewer. Applications must have a capital facilities plan in place and must be

levying the original .25 percent real estate excise tax. Construction and emergency planning projects must be for construction or reconstruction of existing capital facilities only. Capital improvement planning projects are limited to planning for streets and utilities.

Loans for construction projects require a local match generated only from local revenues or state share entitlement (gas tax) revenues. The required local match is 10 percent for a 3 percent loan, 20 percent for a 2 percent loan, and 30 percent for a 1 percent loan.

Emergency planning loans are at a 5 percent interest rate. If state or federal disaster funds are received, they must be applied to the loan for life of the project (20 years). Capital improvement planning loans have a 0 percent interest, but require a 25 percent local match.

Community Development Block Grant – Approximately \$8.5 million in Community Development Block Grant (CDBG) funding is available annually statewide through the federal Department of Housing and Urban Development for public facilities, economic development, and housing projects which benefit low and moderate income households. Funds may not be used for maintenance and operations.

Community Economic Revitalization Board Grant (CERB) – The State Department of Community, Trade and Economic Development provides low interest loans and occasionally grants to finance sewer, water, access roads, bridges and other facilities for a specific private sector development. Funding is available only for projects that support specific private developments or expansions which promote the trading of goods and services outside the state. The average requirement is to create one job per \$3,000 of CERB financing.

## 2) Single-Use Grant and Loan Programs

### Sanitary Sewer/Stormwater Facilities

Centennial Clean Water Fund – The State Department of Ecology administers grants and loans for the design, acquisition, construction, and improvement of Water Pollution Control Facilities and related activities to protect water quality and to meet state and federal requirements. State grants and loans are available based on a 50% - 25% local matching share range.

State Revolving Loan Fund – The State Department of Ecology administers grants, low interest loans and loan guarantees for water pollution control projects. Applicants must show a water quality need, have a facilities plan for treatment works, and show the ability to pay back the loan through a dedicated source of funding. Funds must be used for construction of water pollution control facilities (wastewater treatment plants, stormwater treatment facilities, etc.)

## 3) Transportation Facilities

Surface Transportation Program (STP) Grants – The Puget Sound Regional Council (PSRC) provides grants for road construction, transit capital projects, bridge projects, transportation planning, and research and development. Projects must be on the

Regional TIP list, and must be for roads with higher functional classifications than local or rural minor collectors.

Funds are available on a Federal / local match, based on the highest ranking projects from the Regional TIP list.

Urban Arterial Trust Account Grants (UATA) – The Washington State Transportation Improvement Board (TIB) provides funding for projects to alleviate and prevent traffic congestion. In order to be eligible, roads should be structurally deficient, congested by traffic, and have geometric deficiencies or a high incidence of accidents. Funds are awarded on an 80% Federal / 20% local matching basis.

Transportation Improvement Account Grants (TIA) – The State TIB provides funding for projects to alleviate and prevent traffic congestion caused by economic development or growth. Eligible projects should be multi-agency, multi-modal, congestion and economic development-related, and partially funded locally. Funds are awarded on an 80% Federal / 20% local matching basis.

#### 4) Parks and Recreation Facilities

State Parks and Recreation Commission Grants – The Parks and Recreation Commission administers grants for parks capital facilities acquisition and construction. These grants require a 50% local match.

Outdoor Recreation Grant-in-Aid Funding – the Interagency Committee for Outdoor Recreation (IAC) provides grant-in-aid funding for the acquisition, development, and renovation of outdoor recreation facilities. Park and boating program grants require 50% local match.

## **2. Current Revenue Sources**

### **a. General Fund**

Brier does not typically allocate revenues in the General Fund for large capital projects. General Fund revenues are used mostly for operating and maintenance costs. General Fund revenues and expenditures for the years 1998 to 2003 are summarized in Table 2 below.

Brier's revenues have increased from \$1,742,635 in 1998 to \$2,115,999 in 2004, a 21% increase. The average annual increase for this period is 3.5% per year. On the expenditure side for the general fund, there was a 25% increase, or 4.9% average annual increase. The slightly larger expenditure category is due to carryover amounts in the general fund.

### **b. Revenue Funds**

Capital facility projects are most commonly funded through intergovernmental shared revenues, taxes, grants, and revenues from enterprise funds. These revenues or funding sources go into various funds that are allocated for capital improvements, as well as the operation and maintenance of facilities. Table 3 identifies the City revenue

funds and compares revenues received between 1998 and 2003. The average annual increase for the revenue fund accounts, which are used primarily for capital expenditures, is 9.7%. (Note: this figure was adjusted due to the large DOT grant in 1998 shown in Table 3.) The total revenues increased from \$3,655,355 in 1998 to \$5,436,851 in 2003.

Expenditures for the revenue funds for the years 1998 to 2003 are summarized on Table 4. Between 1998 and 2003, the expenditures from the revenue funds grew from \$3,514,433 in 1998 to \$6,258,697 in 2003. That growth represented an average annual increase of 15.6%. Although the expenditures are greater than the revenues in some years, fund balances that work like a savings account for more expensive projects cover the larger expenditures.

**TABLE 2**  
**General Fund #001 Revenues and Expenditures**  
**1998-2003**

	1998		1999		2000	
<b>REVENUES</b>						
Taxes	\$ 895,413	51.4%	\$ 945,061	45.4%	\$ 1,121,454	46.7%
Licenses & Permits	72,643	4.2%	115,791	5.5%	69,857	2.9%
Intergovernmental	598,684	34.4%	797,335	38.3%	1,001,461	41.7%
Charges for Services	52,624	3.0%	97,832	4.7%	31,787	1.3%
Fines & Forfeits	68,013	3.9%	64,454	3%	70,016	2.9%
Misc. Revenue	55,259	3.2%	58,128	2.7%	101,876	4.2%
Total Current Revenue	\$1,742,635		\$2,079,868		\$ 2,396,454	
<b>EXPENDITURES</b>						
General Gov't Services	\$ 41,064	2.4%	\$33,751	1.85%	54,601	3.1%
Financial/Administrative	175,887	10.3%	219,056	12.03%	220,752	12.8%
Legal	106,839	6.3%	90,057	4.95%	78,565	4.5%
Other Governmental Services	36,465	2.1%	41,675	2.29%	25,915	1.5%
Security	1,118,875	65.8%	1,174,571	64.52%	1,233,568	71.5%
Physical Environment	6,380	0.4%	7,107	.4%	2,656	.15%
Minority & Aging	2,030	0.1%	2,000	.11%	75	.004%
Planning, Housing, & Community Devel.	140,436	8.3%	176,726	9.71%	39,347	2.2%
Mental/Physical Dev.	1,477	0.1%	1,151	.06%	849	.05%
Culture & Recreation	70,142	4.1%	74,356	4.08%	56,807	3.4%
Total Current Expend.	\$1,699,595		\$1,820,450		1,724,380	
<b>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</b>						
Excess (Deficit)	\$43,040		\$32,310		672,074	

	2001		2002		2003	
<b>REVENUES</b>						
Taxes	\$ 1,190,519	56.8%	\$ 1,223,681	62%	\$1,351,660	68.1%
Licenses & Permits	66,323	3.1%	122,518	6.2%	116,688	5.8%
Intergovernmental	638,975	30.4%	408,544	20.7%	198,223	9.9%
Charges for Services	44,934	2.1%	71,810	3.6%	65,237	3.2%
Fines & Forfeits	67,630	3.2%	66,858	3.4%	70,439	3.5%
Misc. Revenue	87,274	4.1%	77,475	3.9%	54,579	2.7%
Total Current Revenue	\$ 2,095,658		\$ 1,970,888		\$ 1,983,066	
<b>EXPENDITURES</b>						
General Gov't Services	\$ 58,623	3.3%	\$63,271	3.5%	\$58,922	3.3%
Financial/Administrative	219,393	12.4%	196,858	11.1%	212,174	11.9%
Legal	60,818	3.4%	316,438	17.9%	340,740	19.2%
Other Governmental Services	25,582	1.4%	31,841	1.8%	24,535	1.3%
Security	1,249,121	70.6%	1,183,310	67.2%	1,243,468	70.1%
Physical Environment	3,221	.0018%	4,018	.22%	2,323	.13%
Minority & Aging	25	.0001%	75	.0004%	25	.001%
Planning, Housing, & Community Devel.	119,539	6.7%	163,986	9.3%	107,055	6.0%
Mental/Physical Dev.	1,478	.08%	1,129	.064%	1,247	.07%
Culture & Recreation	87,534	4.9%	59,402	3.3%	50,203	2.8%
Total Current Expend.	\$ 1,768,222		\$ 1,759,823		1,772,512	
<b>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</b>						
Excess (Deficit)	\$ 468,128		\$211,065		\$43,040	

Source: City of Brier Annual Reports

**TABLE 3**  
**Revenues - Revenue Fund Accounts, 1998-2003 <sup>4</sup>**

<b>FUND</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>Ave. Annual Change 98-03</b>
<b>#001-General</b>	\$1,742,635	\$2,079,868	\$ 2,396,454	\$2,095,658	\$1,970,888	\$ 1,983,066	<b>3%</b>
<b>#101-Street</b>	650,228	512,476	1,138,356	403,952	468,041	350,466	<b>(9%)</b>
<b>#102-Arterial</b>	254,187*	506,250	803,112	53,141	78,601	45,209	<b>(16.4%)**</b>
<b>#105-Parks</b>	33,369	167,762	203,964	238,015	268,099	303,342	<b>161.8%</b>
<b>#106 Council Contingency</b>	0	14,651	27,105	46,205	61,598	94,858	<b>136.9%</b>
<b>#107 Law Enforcement Blk Grant</b>	0	0	7,255	10,077	0	0	<b>38.9%</b>
<b>#108 Capital Equipment purchase fund</b>	0	0	0	170,000	362,684	515,076	<b>101.5%</b>
<b>#111 Capital Improvement</b>	76,371	616,349	606,349	571,000	628,886	621,730	<b>142.8%</b>
<b>#113-Street Light</b>	23,411	48,964	27,659	0	0	0	<b>9.1%</b>
<b>#114-236<sup>th</sup> St. SW</b>	9,087	186,414	162,840	148,325	149,806	29,199	<b>44.3%</b>
<b>#115-NW Quadrant</b>	54	0	0	33,220	10,020	9,798	<b>6002.5%</b>
<b>#117 South Corridor improvement fund</b>	0	0	0	0	0	0	<b>0</b>
<b>#200 Library Debt service</b>	0	44,700	46,381	51,367	51,172	50,690	<b>3.4%</b>
<b>#300-Capital Facilities</b>	62,227	133,322	214,816	296,467	375,327	161,431	<b>31.9%</b>
<b>#400-Sewers</b>	803,786	812,404	1,751,145	899,405	966,187	1,029,655	<b>5.6%</b>
<b>#406 ULID 89-01</b>	0	653,935	607,446	103,702	126,237	96,398	
<b>#407 Storm Management fund</b>	0	0	82,107	113,624	89,134	126,237	<b>17.9%</b>
<b>#620 Deposit fund</b>	0	23,398	21,036	21,547	24,636	19,696	<b>(4%)</b>
<b>TOTAL</b>	<b>\$3,655,355</b>	<b>\$5,789,748</b>	<b>\$ 8,088,770</b>	<b>\$ 5,255,728</b>	<b>\$5,002,430</b>	<b>\$5,436,851</b>	<b>9.7%</b>

Source: City of Brier Annual Reports

\* The City received a DOT grant of \$187,706 for a major street project.

<sup>4</sup> Table 3 data is based on actual revenues for 1998-2003.

**TABLE 4**  
**Expenditures - Revenue Fund Accounts, 1998-2003 <sup>5</sup>**

<b>FUND</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>Ave. Annual Change 93-98</b>
#001-General	\$1,699,595	\$1,936,013	\$ 1,724,380	\$2,231,028	\$2,502,563	\$2,318,483	7.3%
#101-Street	836,276	572,629	508,474	380,404	614,614	673,306	(3.9)%
#102-Arterial	180,599	416,000	559,516	25,000	100,000	100,000	(8.9)%
#105-Parks	0	0	0	130,000	22,000	250,000	46.2%
#106 Council Contingency	0	0	0	16,000	15,000	13,000	(9.4)%
#107 Law Enforcement Blk Grant	0	7,255	0	0	10,000	10,000	18.9%
#108 Capital Equipment purchase fund	0	0	0	0	0	249,000	
#111 Capital Improvement	0	0	190,152	330,000	330,000	530,000	59.6%
#113-Street Light	20,802	21,304	27,659	0	0	0	(33.3)%
#114-236 <sup>th</sup> St. SW	31,964	33,030	165,300	40,000	133,000	30,500	(.9)%
#115-NW Quadrant	6,368	0	41,000	36,000	0	13,500	22.4%
#117 South Corridor improvement fund	0	0	0	0	0	12,000	
#200 Library Debt service	0	27,496	27,033	31,543	30,793	30,145	2.4%
#300-Capital Facilities	0	0	0	100,000	100,000	390,000	145%
#400-Sewers	738,829	757,697	779,507	1,065,611	1,121,107	1,358,869	16.8%
#406 ULID 89-01	0	92,979	89,605	0	0	132,000	10.5%
#407 Storm Management fund	0	0	53,436	110,594	56,567	126,558	45.6%
#620 Deposit fund	0	0	25,900	21,100	21,000	21,336	(5.7)%
<b>TOTAL</b>	<b>\$3,514,433</b>	<b>\$3,864,403</b>	<b>\$ 4,191,962</b>	<b>\$4,517,280</b>	<b>\$5,056,644</b>	<b>\$6,258,697</b>	<b>15.6%</b>

Source: City of Brier Annual Reports

### **3. Capital Facilities Revenue Projections**

Many of the revenue sources contributing to the various City fund accounts come from a wide variety of state-shared revenues, state entitlements, and tax sources. Each revenue source has a different formula or methodology for determining the amount that

<sup>5</sup> Table 4 data is based on appropriated expenditures for 1998-2003.

is distributed to the City. Rather than attempt to project the potential future revenues accorded to the City from each individual source, the existing trend revenue projection indicates the potential revenues to the fund accounts that are presently established in the City. Initiative 695, passed in 1999, reduced projected revenues for the general fund and the street fund substantially.

Given the anticipated sharp decrease in future revenues from the State, revenues are projected to increase by only 3 % per year. At that growth rate, the revenues will grow from \$4,121,098 in 2004 to \$4,777,482 in 2009, for a total of \$26.6 million in future revenues. The projected future revenues are shown in Table 5. Note that the 2004 revenues are from the adopted City of Brier 2004 Final Budget.

**TABLE 5  
Revenue Projections  
2004-2009**

FUND	2004	2005	2006	2007	2008	2009	TOTAL
001 General	\$2,115,999	\$2,179,479	\$2,244,863	\$2,312,209	\$2,381,576	\$2,453,023	<b>\$13,687,149</b>
101 Street	\$470,539	\$484,655	\$499,195	\$ 514,171	\$ 529,596	\$545,484	<b>\$3,043,639</b>
102 Arterial*	\$163,135	\$168,029	\$ 173,070	\$ 178,262	\$ 183,610	\$ 189,118	<b>\$1,055,224</b>
105 Parks	\$34,000	\$35,020	\$ 36,071	\$ 37,153	\$ 38,267	\$ 39,415	<b>\$219,926</b>
106 Council Contingency	\$15,345	\$15,805	\$ 16,280	\$ 16,768	\$17,271	\$17,789	<b>\$ 99,258</b>
111 Capital Imp.	\$59,000	\$60,770	\$ 62,593	\$ 64,471	\$ 66,405	\$ 68,397	<b>\$381,636</b>
113 Street Light	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	<b>\$ -</b>
114 236th St. SW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	<b>\$-</b>
115 NW Quadrant	\$53,420	\$55,023	\$ 56,673	\$ 58,373	\$ 60,125	\$ 61,928	<b>\$345,542</b>
116 Central corridor	\$ 15,025	\$15,476	\$15,940	\$16,418	\$ 16,911	\$ 17,418	<b>\$ 97,188</b>
119 Park Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	<b>\$ -</b>
300 Capital Fac.	\$86,000	\$ 88,580	\$ 91,237	\$ 93,975	\$ 96,794	\$99,698	<b>\$ 556,283</b>
400 Sewers	\$1,004,300	\$1,034,429	\$1,065,462	\$1,097,426	\$1,130,348	\$1,164,259	<b>\$ 6,496,224</b>
407 Stormwater	\$104,335	\$107,465	\$ 110,689	\$ 114,010	\$ 117,430	\$ 120,953	<b>\$ 674,882</b>
<b>TOTAL</b>	<b>\$4,121,098</b>	<b>\$4,244,731</b>	<b>\$4,372,073</b>	<b>\$ 4,503,235</b>	<b>\$ 4,638,332</b>	<b>\$ 4,777,482</b>	<b>\$26,656,951</b>

Source: City of Brier for 2004, and 3% projections

#### **4. Capital Facilities Plan Project List**

##### **a. CFP Project List**

The Capital Facilities project summary list is identified below in Table 6. The projects in the Capital Facilities Plan reflect the goals, policies, and implementation strategies of the Capital Facilities Element and the Comprehensive Plan, including the desired level of service for public facilities. These projects are shown in a summary list format with the estimated cost and funding source(s) for each project. The total cost of the proposed projects is \$8,209,585. The schedule of capital improvements and financing is located in Table 7.

**TABLE 6  
2004-2009 Capital Facilities Project Summary List**

<b>PROJECT DESCRIPTION</b>	<b>TOTAL COST</b>	<b>FUNDING SOURCE</b>
<b>CITY FACILITIES</b>		
New City Hall	\$2,225,000	City
Fire Services <i>Annual Capital Amortization per Contract Services</i>	\$4,200,000	City
State Local Loan Debt Payment	\$530,874	City
<b>CITY FACILITIES SUBTOTAL</b>	<b>\$6,955,874</b>	
<b>TRANSPORTATION</b>		
Brierwood Curb, gutter, sidewalks	\$20,000	City
Crestview Hills sidewalks	\$10,000	City
Castle Crest sidewalks	\$ 20,000	City
Old Poplar sidewalk construction	\$ 170,000	City
228th Place SW full Width Overlay, East/West	\$12911	City
Hickory Way Grade, re-configure, provide drainage & new gravel.	\$20,000	City
228th Place SW Full Width Overlay, North/South	\$13,000	City
232nd St SW Grind and full width overlay	\$31,600	City
243rd PL SW Grind and full overlay	\$10,500	City
26th Ave W Grind and full overlay	\$16,500	City
27th Place W Grind with full overlay	\$17,700	City
241st Pl. SW full overlay	\$26,000	City
28th Place W Full overlay	\$25,000	City
214th Place SW Full width overlay	\$5,000	City
217th PL SW Grind with full overlay	\$11,000	City
215th Place SW Full width overlay	\$5,000	City
232nd Street SW Mill and provide full width overlay	\$50,000	City
243rd Place SW Mill, correct drainage and overlay full width	\$10,000	City
224 <sup>th</sup> Place SW Full width overlay 04	\$ 54,000	City
33 <sup>rd</sup> Place West Full width overlay 04	\$ 11,000	City
224 <sup>th</sup> Court SW Full width overlay 04	\$ 6,000	City
226 <sup>th</sup> Place SW Full width overlay	\$ 26,000	City
Replace Sidewalks curbs and gutter in various location in the city	\$ 55,000	City
37 <sup>th</sup> Place West Full width overlay	\$ 47,500	City
<b>TRANSPORTATION SUBTOTAL</b>	<b>\$673,711</b>	
<b>UTILITIES</b>		
<b>Sewer</b>		
Golden View Pump Station <i>Permanent Standby Generator</i>	\$65,000	Developer Extension or ULID
38 <sup>th</sup> Pl. W., north of 214 <sup>th</sup> St. SW <i>8" Sewer Extension for Balsam Park</i>	\$72,000	ULID

Shop pole building	\$22,000	City
<b>Sewer Subtotal</b>	<b>\$ 159,000</b>	
<b>UTILITIES SUBTOTAL</b>	<b>\$ 159,000</b>	
<b>PARKS AND RECREATION</b>		
4.85 Acres of Open Space	\$ 31,000	City, IAC, Developer Contribution
13.6 Acres of Active Parkland <i>Acquisition of Land for Active Parks</i>	\$150,000	City, IAC, County Grants, Developer Contribution
Citywide Trails System Implementation <i>Acquisition and Development of Trails</i>	\$40,000	City, IAC, County Grants, Developer Contribution
Locust Creek Park (Cons. Futures Land) <i>Open Space, Parking, Trailhead, and Trails Design and Development</i>	\$25,000	City
Brier Park Amphitheater	\$12,000	Community Donations
Brier Park Restroom	\$100,000	City, CDBG Grant
Tree Planting Program <i>Citywide</i>	\$10,000	Community Donations; grants; Developer Contribution
Brier Park Field Drainage and Enhancement	\$35,000	City \$10,000, YAFA Grant \$25,000
Brierwood Irrigation System	\$2,000	City
Picnic Shelter Repair	\$16,000	City
<b>PARKS AND RECREATION SUBTOTAL</b>	<b>\$421,000</b>	
<b>CAPITAL FACILITIES PLAN TOTAL</b>	<b>\$8,209,585</b>	

b. Other Related Projects

The following projects are needs that have been identified in the Comprehensive Plan, but do not meet the criteria of capital projects. They are listed below for information purposes only, but will not be included in the City's CFP.

<b>PROJECT DESCRIPTION</b>	<b>TOTAL COST</b>	<b>FUNDING SOURCE</b>
Parks, Open Space, and Trails Facilities Needs Plan <i>Action Plan with Sample Specifications, Trail Details, and Individual Parks and Open Space Needs Analysis</i>	\$5,000	City
All-Event City Banners and New Poles City Gateway at 228 <sup>th</sup> St. SW and 35 <sup>th</sup> Ave. W	\$5,000	City
Picnic Tables and Misc. Park Amenities (ex: benches, exercise course) <i>Brierwood and Bobcat Parks</i>	\$5,000	City
<b>OTHER PROJECTS TOTAL</b>	<b>\$15,000</b>	

**5. Capital Facilities Plan, 2004-2009**

The Capital Facilities Plan contained within this element is a six-year financing plan for capital expenditures to be incurred each year between 2004-2009. It sets forth each capital project that the City of Brier plans to undertake and presents estimates of project costs and funding sources available for financing the projects. One of the GMA requirements is that you must balance the projected revenues with the proposed project.

This CFP is a balanced budget overall that uses not only current revenue sources, but also uses grant sources such as IAC and TEA-21.

The first year of the Capital Facilities Program will be converted to the annual capital budget, while the remaining five-year program will provide long-term planning. Only the expenditures and appropriations in the annual budget are binding financial commitments. The projections for the remaining five years are not binding, and the capital projects recommended for future development may be altered or not developed due to cost or changing circumstances. The Capital Facilities Program is a six-year rolling plan that will be revised and extended annually to reflect changing circumstances.

The total of the 2004-2009 Capital Facilities Plan is \$8,209,585. The City's estimated share of the CFP is \$8,050,585 (98%), while the other, non-city funding totals \$159,000. The budgets are larger for the first few years, and decline each year. One of the reasons for this approach is that there are a number of revenue funds that have been accumulating funds in anticipation of a capital facilities plan. For example, in 1999, the estimated ending balance for Fund #111 Capital Improvement (REET 1) was \$295,353. These funds may be applied to a larger expenditure such as parkland acquisition.

There are four major funding areas in the 2004-2009 CFP: City Facilities; Transportation; Parks and Recreation; and Utilities (including sewer and stormwater). Some of the larger capital expenses include a new city hall, citywide sidewalks, and parkland acquisition and development.

Specific primary funding sources for this CFP include City revenue funds, federal, state, and county grants, developer contributions, and LID's (local improvement districts). Upon completion of the 2000 Plan Update, the City became eligible for transportation and recreation grants. Brier was successful in some of its grant applications, the cost of the desired capital improvements were greatly reduced, because most of the grants required only a 50% match. The developer contributions will also defray the cost of new improvements that are necessary due to impacts of new development in Brier. These contributions can come in the form of impact fees, mandatory "setasides" (e.g., percentage of land being developed), or SEPA mitigation. Overall, at this time, it is anticipated that with the combination of the different funding sources, the City will be able to afford this capital facilities plan.

**TABLE 7  
2004-2009 Capital Facilities Plan**

<b>Project Description</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>TOTAL</b>
<b>CITY FACILITIES</b>							
<b>SOURCES OF FUNDS</b>							
City General Fund	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	<b>\$4,200,000</b>
101 Street	\$ 80,000	\$ 5,611	\$5,612	\$5,994	\$6,048	\$5,776	<b>\$109,041</b>
111 Capital Imp	\$ 540,000	\$ 37,880	\$37,880	\$40,464	\$40,827	\$38,992	<b>\$736,043</b>
300 Capital Fac.	\$350,000	\$ 24,551	\$24,552	\$26,226	\$26,462	\$25,272	<b>\$477,063</b>
400 Sewer	\$ 200,000	\$ 14,033	\$14,033	\$14,990	\$15,125	\$14,445	<b>\$272,626</b>
407 Storm	\$ 55,000	\$ 3,858	\$3,858	\$4,122	\$4,159	\$3,972	<b>\$74,969</b>
State local Loan program	\$1,000,000	0	0	0	0	0	<b>\$1,000,000</b>
<b>Total Sources</b>	<b>\$ 2,225,000</b>	<b>\$85,933</b>	<b>\$85,935</b>	<b>\$91,796</b>	<b>\$92,621</b>	<b>\$88,457</b>	<b>\$6,869,742</b>
<b>USES OF FUNDS</b>							
New City Hall	\$ 2,225,000	0	0	0	0	0	<b>\$2,225,000</b>
Fire Services <i>Annual Capital Amortization per Contract Services</i>	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	<b>\$4,200,000</b>
State Local Loan Debt Payment	\$86,000	\$86,000	\$86,000	\$91,796	\$92,621	\$88,457	<b>\$530,874</b>
<b>Total Costs</b>	<b>\$ 3,011,000</b>	<b>\$786,000</b>	<b>\$786,000</b>	<b>\$791,796</b>	<b>\$792,621</b>	<b>\$788,457</b>	<b>\$6,955,874</b>
<b>BALANCE</b>	<b>(\$786,000)</b>	<b>(\$700,067)</b>	<b>(\$700,065)</b>	<b>(\$700,000)</b>	<b>(\$700,000)</b>	<b>(\$700,000)</b>	<b>(\$86,132)</b>
<b>TRANSPORTATION</b>							
<b>SOURCES OF FUNDS</b>							
Street Fund #101	\$470,539	\$355,845	\$366,520	\$377,516	\$388,841	\$400,506	<b>\$2,359,767</b>
Arterial Street Fund #102	\$163,135	\$43,550	\$44,857	\$46,203	\$47,589	\$49,016	<b>\$394,350</b>
N.W. Quadrant Traffic Street Improvement fund	\$53,420	\$36,000	\$37,080	\$38,192	\$39,338	\$40,518	<b>\$244,548</b>
TEA-21 or TIB Grants	\$126,000						<b>\$ 126,000</b>
Developer Contribution		\$20,000					<b>\$ 20,000</b>
ULID							
<b>Total Sources</b>	<b>\$813,094</b>	<b>\$455,395</b>	<b>\$448,457</b>	<b>\$461,911</b>	<b>\$475,768</b>	<b>\$490,040</b>	<b>\$3,144,665</b>
<b>USES OF FUNDS</b>							
Brierwood Curb, gutter, sidewalks		\$ 20,000					<b>\$20,000</b>
Crestview Hills sidewalks		\$ 10,000					<b>\$10,000</b>
Castle Crest sidewalks		\$ 20,000					<b>\$20,000</b>
Old Poplar sidewalk construction	\$ 170,000						<b>\$ 170,000</b>
228th Place SW Overlay, East/West		\$12,911					<b>\$12,911</b>
Hickory Way Grade, re- configure, provide drainage & new gravel.		\$20,000					<b>\$20,000</b>
228th Place SW Overlay, North/South		\$13,000					<b>\$13,000</b>
232nd St SW Overlay		\$31,600					<b>\$31,600</b>
243rd PL SW Overlay		\$10,500					<b>\$10,500</b>
26th Ave W Overlay		\$16,500					<b>\$16,500</b>
27th Place W Overlay		\$17,700					<b>\$17,700</b>

241st Pl. SW Overlay		\$26,000					\$26,000
28th Place W Overlay		\$25,000					\$25,000
214th Place SW Overlay		\$5,000					\$5,000
217th PL SW Overlay		\$11,000					\$11,000
215th Place SW Overlay		\$5,000					\$5,000
232nd Street SW Overlay		\$50,000					\$50,000
243rd Place SW Mill, correct drainage and overlay full width		\$10,000					\$10,000
224 <sup>th</sup> Place SW Full width overlay	\$54,000						\$54,000
33 <sup>rd</sup> Place West Full width overlay	\$11,000						\$11,000
224 <sup>th</sup> Court SW Full width overlay	\$6,000						\$6,000
226 <sup>th</sup> Place SW Full width overlay			\$ 26,000				\$ 26,000
Replace Sidewalks curbs and gutter in various location in the city		\$ 55,000					\$ 55,000
37 <sup>th</sup> Place West Full width overlay					\$ 47,500		\$ 47,500
<b>Total Costs</b>	<b>\$ 241,000</b>	<b>\$359,211</b>	<b>\$26,000</b>	<b>0</b>	<b>\$47,500</b>	<b>0</b>	<b>\$673,711</b>
<b>BALANCE</b>	<b>\$572,094</b>	<b>\$96,184</b>	<b>\$422,457</b>	<b>\$461,911</b>	<b>\$428,268</b>	<b>\$490,040</b>	<b>\$2,470,954</b>
<b>UTILITIES</b>							
<b>SOURCES OF FUNDS</b>							
Sewer Fund #400	\$1,004,300	\$1,018,500	\$1,049,055	\$1,080,527	\$1,112,943	\$1,146,331	\$6,411,656
Stormwater Utility Fund # 407	\$104,335	\$104,000	\$107,120	\$110,334	\$113,644	\$117,053	\$656,486
<b>Total Sources</b>	<b>\$1,108,635</b>	<b>\$1,122,500</b>	<b>\$1,156,175</b>	<b>\$1,190,861</b>	<b>\$1,226,587</b>	<b>\$1,263,384</b>	<b>\$7,068,142</b>
<b>USES OF FUNDS</b>							
Golden View Pump Station Generator			\$ 20,000	\$ 20,000	\$ 25,000		\$ 65,000
38 <sup>th</sup> Pl. W., north of 214 <sup>th</sup> St. SW Balsam Pk. Sew. Ex.			\$ 72,000				\$ 72,000
Shop pole building			\$22,000				\$ 22,000
<b>Total Costs</b>	<b>0</b>	<b>0</b>	<b>\$114,000</b>	<b>\$ 20,000</b>	<b>\$ 25,000</b>	<b>0</b>	<b>\$159,000</b>
<b>BALANCE</b>	<b>\$1,108,635</b>	<b>\$1,122,500</b>	<b>\$1,042,175</b>	<b>\$1,170,861</b>	<b>\$1,201,587</b>	<b>\$1,263,384</b>	<b>\$6,909,142</b>
<b>PARKS AND RECREATION</b>							
<b>SOURCES OF FUNDS</b>							
Park Acq. & Devel. #105	\$ 34,000	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$193,274
IAC Grant*	\$ 11,500						\$11,500
Developer Contribution	\$62,500	\$40,000	\$30,000	\$30,000	\$30,000	\$30,000	\$222,500
<b>Total Sources</b>	<b>\$108,000</b>	<b>\$70,000</b>	<b>\$60,900</b>	<b>\$61,827</b>	<b>\$62,782</b>	<b>\$63,765</b>	<b>\$427,274</b>
*Assumes one IAC grant to be disbursed over the planning period.							
<b>USES OF FUNDS</b>							
<b>Project Description</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>TOTAL</b>
4.85 ac. Open Space			\$31,000				\$ 31,000
13.6 ac. Active		\$ 24,000		\$42,000	\$42,000	\$42,000	\$ 150,000
Citywide Trails	\$10,000	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$ 40,000
Locust Cr. Pk. Devel.		\$25,000					\$ 25,000

Brier Pk. Amphitheater			\$12,000				\$ 12,000
Brier Park Restroom		\$10,000	\$15,000	\$25,000	\$25,000	\$25,000	\$ 100,000
Brierwood Irrigation System			\$2,000				\$ 2,000
Picnic Shelter Repair		\$16,000					\$ 16,000
Tree Planting Program		\$10,000					\$ 10,000
Brier Park Field Drainage and Enhancement		\$35,000					\$ 35,000
<b>Total Costs</b>	<b>\$ 10,000</b>	<b>\$130,000</b>	<b>\$ 65,000</b>	<b>\$72,000</b>	<b>\$72,000</b>	<b>\$72,000</b>	<b>\$ 421,000</b>
<b>BALANCE</b>	<b>\$98,000</b>	<b>(\$60,000)</b>	<b>(\$4,100)</b>	<b>(\$10,173)</b>	<b>(\$9,218)</b>	<b>(\$8,235)</b>	<b>\$6,274</b>
<b>TOTAL CFP SOURCES:</b>	<b>\$4,254,729</b>	<b>\$1,733,828</b>	<b>\$1,751,467</b>	<b>\$1,806,395</b>	<b>\$1,857,758</b>	<b>\$1,905,646</b>	<b>\$17,509,823</b>
<b>TOTAL CFP COSTS:</b>	<b>\$3,262,000</b>	<b>\$1,275,211</b>	<b>\$991,000</b>	<b>\$883,796</b>	<b>\$937,121</b>	<b>\$860,457</b>	<b>\$8,209,585</b>

## **V. CAPITAL FACILITIES ELEMENT GOALS AND POLICIES**

GOAL CF 1.0: To enhance the quality of life in Brier through the planned provision of public capital facilities, whether directly provided by the City or via coordination with other public entities.

Policy CF 1.1: The City shall strive to maintain or achieve the following adopted level of service standards. The level of service standards shall be used as guidelines to evaluate the adequacy of public facilities:

### Fire/EMS:

Fire and Basic Life Support Medical Emergencies: Eight (8) minutes for ninety percent (90%) of all fire and BLS incidents evaluated on a rolling twelve- (12) month period.

Advanced Life Support Medical Emergencies: Eight (8) minutes for ninety percent (90%) of all ALS incidents evaluated on a rolling twelve- (12) month period.

Effective Response Force: Ten (10) minutes for ninety percent (90%) of all incidents requiring an effective response force evaluated on a rolling twelve- (12) month period.

Fire Rating of "4"

Police: 1 Police Officer / 1,000 Population

Schools: The Levels of Service are determined by the respective School Districts.

Libraries: 400 Building square feet / 1,000 Population

Building  
Facilities: 446 Administrative Office square feet / 1,000 Population

Parks and  
Recreation: Active Parks – 5.5 acres / 1,000 Population  
Natural Open Space 7.0 acres / 1,000 Population  
Trails – 0.5 miles/1,000 Population

### **UTILITIES**

Sewer: WSDOE "Criteria for Sewer Works Design"

Water Supply: 800 Gallons / Residential Equivalent / Day

### Water

Distribution: Minimum Water Pressure – 30 PSI  
Minimum Fire Flows – Residential – 500 Gallons / Min. for 30 minutes  
Commercial – 750 Gallons / Minute for 30 minutes

Stormwater Detention: 2000 Washington State Department of Ecology Stormwater Manual Requirements for New Development:  
1-4 lots – 25 Year, 24 Hour Storm (peak Discharge release rate)  
>4 lots – 100 Year, 24 Hour Storm (peak discharge release rate)

Stormwater Quality: On-Site biofiltration requirements on new subdivision development

## **TRANSPORTATION**

Streets “B” for all Minor Traffic and Neighborhood Streets; and  
“D” for all Major Traffic Streets;

Intersections “B” for Neighborhood-Minor Traffic Streets/Neighborhood-Minor Traffic Streets;  
“C” for Neighborhood-Minor Traffic Streets/Major Traffic Streets;  
and;  
“D” for Major Traffic Streets/Major Traffic Streets.

Policy CF 1.2: Ensure that the public capital facilities improvements are consistent with the adopted land use plan map and goals/policies of the other Elements of this Plan.

Policy CF 1.3: The City shall coordinate with other public entities which provide public services within the Brier planning area in the development of consistent level of service standards. These entities include Edmonds School District, Northshore School District, Alderwood Water District, and Snohomish County.

Policy CF 1.4: The City shall coordinate with other jurisdictions to ensure the efficient and equitable siting of essential regional capital facilities and that they are not precluded in the City of Brier.

Policy CF 1.5: Establish a process for the siting and construction of essential public facilities that is consistent with the process established in the Countywide Planning Policies.

GOAL CF 2.0: To assure the timely and adequate provision of public facilities to accommodate planed land uses.

Policy CF 2.1: Provide, or arrange for others to provide, the capital improvements listed in the Six Year Capital Facilities Plan.

Policy CF 2.2 Review and evaluate development proposals to ensure that there is sufficient capacity to meet the levels of service standards and the impacts of the proposed development concurrent with the proposed development. Developers shall provide information relating to impacts that the proposed development will have on public facilities and services.

For sewer, stormwater, water, and new streets, “concurrent with” is determined to mean at the time of completion and occupancy of the development which impacts the facility.

For all other public facilities, “concurrent with” is determined to mean within six years of completion and occupancy of the development which impacts the facility. The City will determine its preferred timeline for completion at the time of development review.

Policy CF 2.3 Allow development to meet the requirements for adequate public facilities concurrency by donation or construction of needed capacity (such as roads or park land) or accepted demand management strategies that reduce the impact on public facilities.

GOAL CF 3: The financing of needed capital facilities shall be economically feasible, fiscally sound, and equitable.

Policy CF 3.1 The costs of all projects scheduled in the City’s Capital Facilities Plan shall not exceed anticipated revenues.

Policy CF 3.2 Provide needed public facilities in a manner which protects investments in existing facilities, and maximizes the use of existing facilities.

Policy CF 3.3 Ensure that new growth and future development pay a proportionate fair share of the cost of capital facilities needed to serve such growth and development and to maintain adopted level of service standards. The developer will not be charged for existing deficiencies.

Policy CF 3.4: If adequate facilities are unavailable and public funds are not committed to provide such facilities, developers must provide the facilities at their own expense in order to develop.

Policy CF 3.5: Make financing decisions for capital improvements in accordance with sound fiscal policy.

Policy CF 3.6 Reassess the Comprehensive Plan’s Land Use Element if the City determines that adequate funding will not be available for public facility capital improvements.

Policy CF 3.7: Consider long term borrowing as an appropriate method of financing large facilities that benefit more than one generation of users.

Policy CF 3.8: Use special assessment, revenue and other self-supporting bonds instead of tax supported general obligation bonds, where possible.

## **APPENDIX A**

### **ESSENTIAL PUBLIC FACILITIES SITING PROCESS**

#### ***Background***

The Washington State Growth Management Act (GMA) requires local governments to develop a process for identifying and siting “essential public facilities.” This process is required to be incorporated into the City’s comprehensive plan and must be consistent with GMA and the Snohomish County county-wide planning policies.

Essential public facilities include facilities of a state-wide or county-wide nature, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities and in-patient facilities including substance abuse facilities, mental health facilities, and group homes (excluding those facilities covered by the Washington Housing Policy Act). Snohomish County characterizes an essential public facility as follows: 1) “It is a necessary component of a system or network which provides a public service or good; and 2) It may be difficult to site because of potential significant opposition.”

The Growth Management Act states that “no local comprehensive plan or development regulations may preclude the siting of essential public facilities.” The GMA does, however, allow cities to have input into the siting process. The review process and essential public facility designation are discussed in more detail below.

#### **Essential Public Facility Designation**

A facility may be designated as an essential public facility under the following conditions:

1. The Snohomish County Steering Committee or the Brier City Council determines that the proposed facility meets the definition of an essential public facility;
2. The facility appears on the State Office of Financial Management (OFM), county, or Brier’s list of essential public facilities; and
3. Either the City of Brier or the sponsoring agency determines that the facility will be difficult to site.

At this time, the City of Brier has one essential public facility located within its city limits: the Seattle City Light electrical transmission lines.

## ***Site Review Process***

The City Council or an ad-hoc review committee established by the City Council will review the request to site an essential public facility in Brier. The following review process shall be followed:

1. Determination of Eligibility. The project applicant must receive a determination of eligibility from the City that the proposed facility is an essential public facility.
2. Local Land Use Review. The City will conduct its review of the proposed essential public facility using both the site evaluation criteria listed below and other local regulations.
3. Permit Application. Upon receipt of the required land use approvals by the City, the applicant may then apply for construction permits.

## ***Site Evaluation Criteria***

The following criteria will be used in the City of Brier's evaluation of the appropriate siting of an essential public facility. The applicant shall provide information needed for the City's evaluation in order for the City to make a recommendation or decision on a proposal.

1. Documentation of Need. The applicant(s) must demonstrate the need for the proposed essential public facility. The analysis of need shall include the projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.
2. Consistency with Applicant's Plans. The proposed project shall be consistent with the applicant's own long-range plans for facilities and operations.
3. Consistency with Other Plans. The proposal must be consistent with the City's Comprehensive Plan and other adopted plans, Snohomish County General Policy Plan, and the State Growth Management Act.
4. Relationship of Service Area to Population. The facility's service area population shall include a significant share of the City's population, and the proposed site should be able to reasonably serve its overall service area population. [Note: electrical transmission facilities are exempt from this criterion.]
5. Minimum Site Requirements. The applicant(s) must submit documentation showing the minimum siting requirements and future expansion needs for the proposed facility. Site requirements may be determined by the following factors: minimum size of the facility, access, support facilities (such as availability of necessary utilities and services), topography, geology, and mitigation needs.

6. Alternative Site Selection. The applicant(s) shall search for and investigate alternative sites before submitting a proposal for siting review. An analysis of alternative sites considered for the proposed facility, including a description of the methodology used for the site selection, must be submitted to the City.
7. Concentration of Essential Public Facilities. The City will examine the overall concentration of essential public facilities within Snohomish County to avoid placing an undue burden on any one community.
8. Public Notice and Participation. The applicant shall be required to give notice 90 days prior to the submittal of the permit application to the City through a letter sent through certified mail to the City Clerk, display ads in the Enterprise newspaper, and a sign on the property. These notices shall clearly state the name, general type, nature, and size of the proposed facility, and the name, address, and telephone number of the proposing entity. Local public participation is encouraged, especially for prospective neighbors, to inform them about the project and to engage in site planning and mitigation design prior to the initiation of formal hearings. The applicant's efforts in this regard will be evaluated.
9. Consistency with Local Land Use Regulations. The proposed facility must conform to City land use and zoning regulations, and other applicable City regulations.
10. Compatibility with Surrounding Land Uses. The applicant(s) must demonstrate that the proposed facility, as developed on a particular site, will be compatible with adjacent and nearby land uses.
11. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted areas and communities. Mitigation measures may include, but are not limited to, natural features that will be preserved or created to serve as buffers, other site design elements used in the development plan, and/or operational or other programmatic measures contained in the proposal. The proposed measures shall be adequate to substantially reduce and compensate for anticipated adverse impacts on the local environment and the City of Brier, overall. The applicant(s) shall be required to mitigate significant adverse impacts as the City may deem appropriate and reasonable.
12. Financial and Infrastructure Impacts. The City shall determine if the proposal results in any disproportionate financial burden falling on Brier resulting from a facility of state-wide or county-wide nature locating within Brier. In such a case, an interjurisdictional agreement shall be sought to mitigate or avoid this expense.