

5. CAPITAL FACILITIES ELEMENT

The City of Lynden is responsible for ensuring that development occurs concurrently with the public facilities needed for safety and efficiency, which include utilities and public services. The public utilities that are provided by the city include water, sanitary sewer, and stormwater. Public services that help to provide security and recreational activities include police, fire, and parks. Transportation planning is also a public service and is included in the Transportation Element.

Over the next 20 years, Lynden will continue to invest in capital improvement and maintenance projects to maintain the adequate provision of services to support a high quality of life in Lynden.

The background information used to develop the goals and policies of this element and the city's capital facility inventory and needs assessments can be found in the Capital Facilities Appendix.

GMA Requirements

The Capital Facilities Element identifies funding priorities and opportunities for the city. Under the GMA, it is required to include:

- An inventory of existing capital facilities owned by public entities, including green infrastructure, showing the locations and capacities of the capital facilities.
- A forecast of the future needs for such capital facilities.
- The proposed locations and capacities of expanded or new capital facilities.
- 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.
- 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.
- The identification of public facilities on which money collected through impact fees is to be spent.
- The identification of public entities that own capital facilities.
- Park and recreation facilities shall be included in the capital facilities plan element.

Capital Facilities Goals and Policies

ADEQUATE PROVISION OF SERVICES

Goal CF-1: Construct, improve, or maintain capital facilities and provide public services at levels of service that ensure a high quality of life for the projected population of the Lynden UGA throughout the 20-year planning horizon.

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| Policy CF-1.1 | Implement the 6-year CIPs for the public water, sanitary sewer, and stormwater systems to ensure adequate supply capacity to meet projected demand, while meeting applicable water quality standards. |
| Policy CF-1.2 | Secure funding sufficient to further develop parks (e.g., add new facilities or amenities) and acquire new ones, when opportunities arise. |
| Policy CF-1.3 | Secure funding for the Fire Department CIP in order to maintain targeted response times. |
| Policy CF-1.4 | Coordinate with the WCLS to ensure the Lynden Library meets demand throughout the 20-year planning period. |
| Policy CF-1.5 | Apply for WSDOT Aviation Division grants, as necessary to implement improvements to the Lynden Municipal Airport. |

i The following policy was drafted based on the community survey.

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| Policy CF-1.6 | Coordinate with local school districts to encourage maintenance and investment in school facilities and planning for schools that can accommodate projected growth. |
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Goal CF-2: Continue to require adequate levels of service (LOS) be provided at or above minimum LOS standards and concurrent with development.

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| Policy CF-2.1 | Require developers to provide information regarding the impact the proposed development will have on public facilities and services. |
| Policy CF-2.2 | Continue to require developers extend and improve all affected infrastructure concurrent with development and to meet or exceed accepted minimum levels of service standards. |

PUBLIC FACILITIES

Goal CF-2: Ensure that essential public facilities are developed in a manner consistent with the Comprehensive Plan and state law.

- Policy CF-2.1 Ensure that neither the Comprehensive Plan nor development regulations preclude the siting of an essential public facility or make the siting of an essential public facility impossible or impracticable, as defined in WAC 365-196-550(3).
- Policy CF-2.2 Develop and adopt regulations that ensure that facility siting is consistent with all adopted City ordinances and meet growth targets in the adopted City Comprehensive Plan.
- Policy CF-2.3 Require public facilities that generate sufficient travel demand to be sited along or near major transportation and public transit corridors, where feasible.
- Policy CF-2.4 Ensure public facilities and services are placed and sized to meet the long-term growth outlined in this Comprehensive Plan.
- Policy CF-2.5 Designate the zoning of lands intended for public uses such as parks, airports, or other facilities as "Public Use".

Goal CF-3: Ensure adequate funding is available to meet level of service standards.

- Policy CF-3.1 Make capital budget decisions consistent with the Comprehensive Plan.
- Policy CF-3.2 Reassess the Land Use Element of this Comprehensive Plan, or re-evaluate LOS, project priorities, or sources of revenue if probable funding is insufficient to meet existing needs.
- Policy CF-3.3 Ensure that new development pays for its share of new infrastructure through fees or mitigation measures.

i The following policy was drafted based on a suggestion by Laura Scholl (Finance Dept).

- Policy CF-3.4 Ensure collaboration among all City departments to encourage and promote citywide financial stability and economic growth.