

WA State Growth Management Act



GMA – RCW 36.70A.070

- Sec1. Land Use
- Sec2. Housing
- **Sec3. Capital Facilities Plan**
- Sec4. Utilities
- Sec5. Rural (for counties)
- Sec6. Transportation
- Sec7. Economic Development
- Sec8. Parks and Recreation
- Sec9. Climate Change and Resiliency



Discussing tonight

Capital Facilities Element

RCW 36.70A.070(3) – Mandatory Elements

- Inventory of existing capital facilities
- Forecast of future capital facility needs
- Locations and capacities of new capital facilities
- Six year funding plan
- Reassess land use element if funding falls short

Public Facility Element Contents



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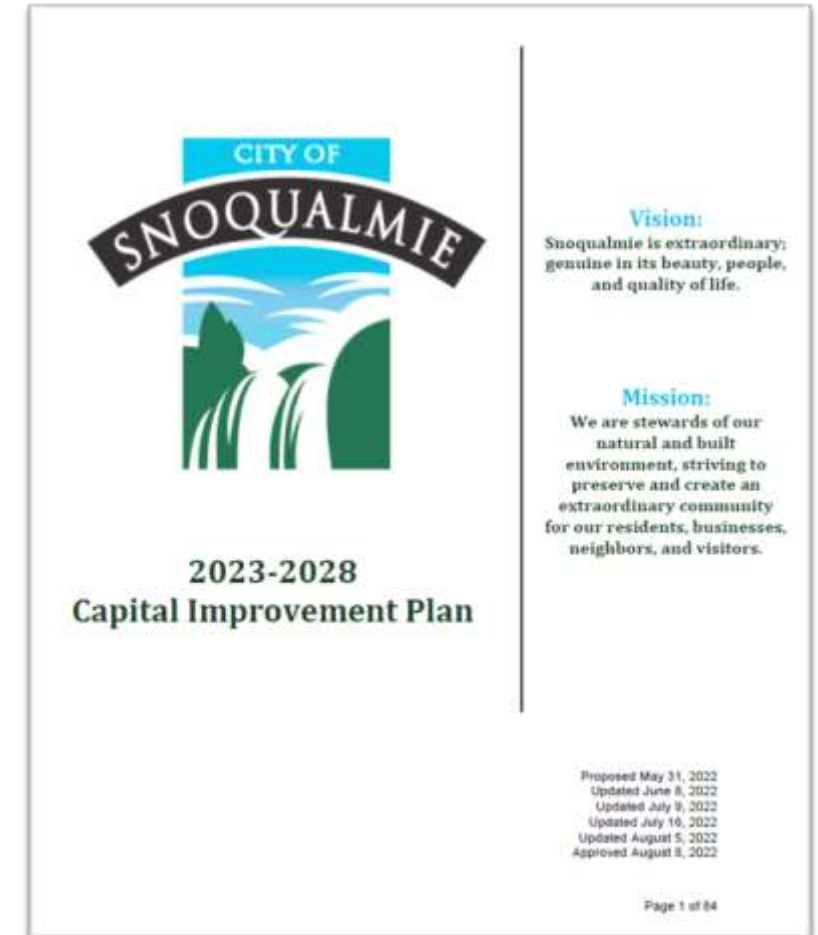
- Introduction
 - Definitions and Growth Management Act
 - Capital Facilities Plan and Legal Requirements
 - Service / Policy Standards for Level of Service
 - Current Sources of Funding and Financial Constraints
- Driving Factors
 - Goals and Policies
- Six Year Growth Projections
- Staffing
- Capital Facilities Inventory
 - General Facilities (city buildings, assets, cemetery, etc.)
 - Utility Facilities (water, sewer, storm, communications, schools, electric)
 - Non-Utility
 - Parks & Recreation Facilities (reference chapter)
 - Transportation Facilities (reference chapter)
 - Police, Fire/EMS
- GMA Essential Public Facilities
- Appendices
 - Funded Projects
 - Unfunded Projects
 - Sources of Available Funds

} Start of Discussion

2023-2028 Capital Improvement Plan



- Guides acquisition and improvement of city infrastructure investments
- Inclusion in 2023-2024 biennial budget



Capital Facilities Element Goals



- **Goal 9: The City provides, and encourages other public and private entities to provide, high quality public services and infrastructure facilities to Snoqualmie's current and future residents.**

Source: Snoqualmie 2032: Snoqualmie
Comprehensive Plan. Amended 2017

Capital Facilities Element



Table 9.1
2022 & 2032 PROJECTED POPULATION

	Interim Year 2022			Total Year 2032		
	Low	Middle	High	Low	Middle	High
2010-2032 Est. Population Gain	3,206	3,504	3,504	3,912	4,782	5,077
2010 Census Base Population	10,670					
Total Population	13,876	14,174	14,174	14,582	15,462	15,747

Table 9.2: 6-Year Population Growth indicates the 2018 population projection for the City and UGA.

Table 9.2
6-YEAR POPULATION GROWTH*

	2018		
	Low	Med	High
2010-2018 Est. Population Gain	3,281	3,281	3,281
City population at 2010 Census	10,670		
Total Population	13,951	13,951	13,951

9-II FINANCIAL PRIMER: CAPITAL FACILITIES & UTILITIES

Multiple components affect a City's financial terrain at any given time, including internal financial policies and practice; federal or state legal requirements; which funding mechanisms or strategies are deployed; and, as always, local context. This section provides an overview of City finance, and some of the tools available to plan for capital expenditures.

Overview

Since 2010, the City has averaged a projected spending revenue and budget of between \$30-\$40 million annually, with roughly

- \$10-13 million in the General Fund;
- \$5-8 million Utility Funds;
- \$3-8 million Capital Project Funds;
- \$3-5 million Special Reserve funds; and
- \$2-3 million Internal Service Funds.

Funds with lesser totals include debt service of about \$300-\$600 thousand (TBD) Fund of about \$100-\$150 thousand annually.



F. CAPITAL FACILITIES INVENTORY

This section provides a brief summary of existing publicly-owned capital facilities that support services to those who live and work in the City of Snoqualmie. The descriptions are intentionally brief, with pertinent background information added as warranted. The facilities described below were assessed for potential expansions for additional staff that may be needed during the near- and long-term planning period. Although no near-term facility expansions are anticipated at this time, some alternatives for select facilities are described in case expansions must be considered for unexpected innovations or unique service needs within the planning term. The documents listed at the conclusion of this element contain more detailed information on existing and planned capital facilities in Snoqualmie.

F.1 EMERGENCY FACILITIES

Fire & Emergency Response Facilities

The Snoqualmie Fire Station, located at 37600 SE Snoqualmie Parkway, was constructed in 2005. The Station is approximately 17,360 square feet with five apparatus bays, an Emergency Operations Center, and the capacity to accommodate 36 to 40 full time equivalent (FTE) Fire Department staff. Given the size of the Fire Station, no expansions are anticipated within the span of this planning document, though if additional areas of the UGA are annexed into the city a satellite station may need to be considered to meet travel time Level of Service Standards (see Capital Facilities policies under LOS). The Fire Station's estimated replacement year is 2055.



Fleets & Emergency Vehicles

All city vehicles, including police, fire & special service equipment, is rented from the City Equipment Repair & Replacement (ERR).

9-III CITY OF SNOQUALMIE FLEETS INVENTORY

For equipment with existing or purchase value above \$70,000

VEHICLE #	MAKE	YEAR	DEPARTMENT USER	DEPT #	SIZE	FUEL	PURCHASE DATE	PURCHASE \$	VA
2	CHEVY	2001	Finance & Administration/City Hall	14	M	U	6/20/2001	\$32,300	
505	HONDA	2005	Finance & Administration/City Hall	14	M	U	5/20/2005	\$33,000	
305	TOYOTA	2008	Finance & Administration/City Hall	14	L	U	2/20/2008	\$25,000	
501	CHEV.	2012	Building	24	M	U	10/1/2011	\$27,200	
504	CHEV.	2012	Building	24	M	U	10/1/2011	\$27,200	
310	BACK HOE/CASE	1997	Water	34	H	D	6/19/1997	\$68,000	
228	DUMP TCK- GMC	1998	Water	34	H	D	6/19/1998	\$77,000	\$51,801
240	TRAILER-ETNYRE	1998	Water	34	H	N	6/19/1998	\$20,000	\$13,325
232	CHEVY	2003	Water	34	H	U	6/20/2003	\$45,000	\$22,311
237	FORD	2003	Water	34	M	U	6/20/2003	\$41,800	\$4,180
455	CHEVY	2004	Water	34	M	U	6/20/2004	\$27,000	\$17,988
303	CHEV.	2010	Water	34	M	U	6/1/2010	\$31,200	\$29,613
233	CHEVROLET	2011	Water	34	M	U	5/1/2011	\$28,500	\$34,096
236	FORD	2000	Wastewater	35	H	D	6/20/2000	\$40,000	\$26,650

Source: Snoqualmie 2032: Snoqualmie Comprehensive Plan. Amended 2017

Local Funding Options (Prelim. Example)



Funding Technique	Evaluation Criteria						
	Near-term Funding Raised	Long-term Funding Raised	Flexible Funding	Ease of Implementation	Ongoing Admin. Costs to City	Market Acceptance	Risk to City
Update Impact Fees Citywide							
Utility Fees							
City Bond or Debt Issue (councilmatic)							
Special Assessment District							
City Tax Revenues							
Impact Fee & Connection Fee Surcharge							
Local Improvement District							

* assumes developer(s) advance financing through development agreement(s) for new district.

Legend

- Most positive or least negative effect
- Positive or low to moderately negative effect
- Neutral or moderate effect
- Moderately high negative effect
- Most negative effect

Other Misc. Funding Techniques

1. LID Levy Lift
2. Transportation Benefit District
3. Tax Increment Area
4. Utility LIDs
5. Local Option Taxes (property, sales, REET, etc.)
6. Grants
7. Developer Dedications

Major Projects – Funded or Conditional Funding Identified



Non-Utility Projects (\$71.1M)

- Community Center Expansion (\$28.4M)
- Town Center Improv Phase 3 (\$7.2M)
- Snoqualmie Pkway Rehab (\$6.4M)
- Riverwalk Project Boardwalk (\$4.8M)
- Street Resurfacing (\$3.5M)
- Riverwalk Project NW of Sandy Cove Park (\$2.7M)

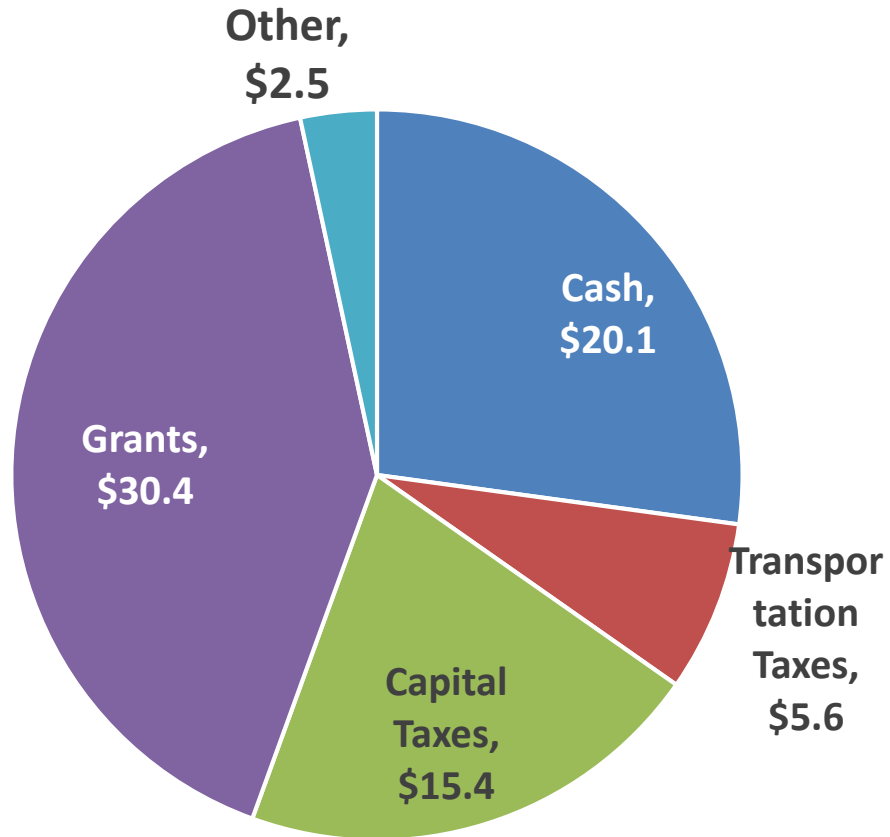
Utility Projects (\$72.0M)

- Water Reclamation Facility Phase 3 (\$14.7M)
- Utility Main and Drainage System Replacement (\$12.8M)
- Snoqualmie Mill Water Main Loop (\$6.8M)
- Sandy Cove Park Riverbank Restoration (\$5.5M)
- 1040 Zone Reservoir (\$5.4M)
- 599 Zone Reservoir (\$4.1M)
- SR202 Bridge Utility Main Replacement (\$3.9M)

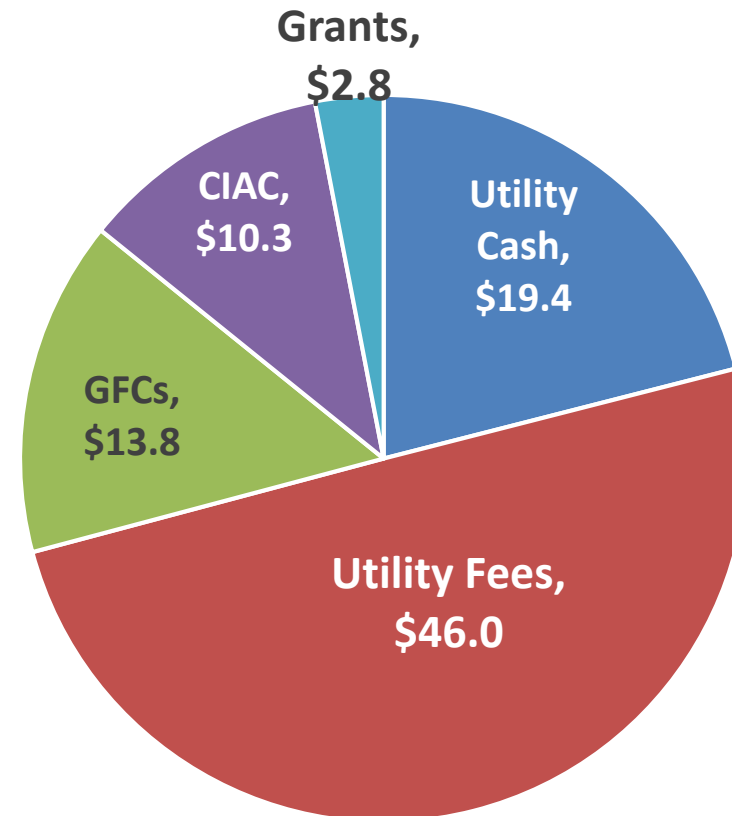
Sources of CIP Funds (2023-2028)



Non-Utility (\$74.0M)

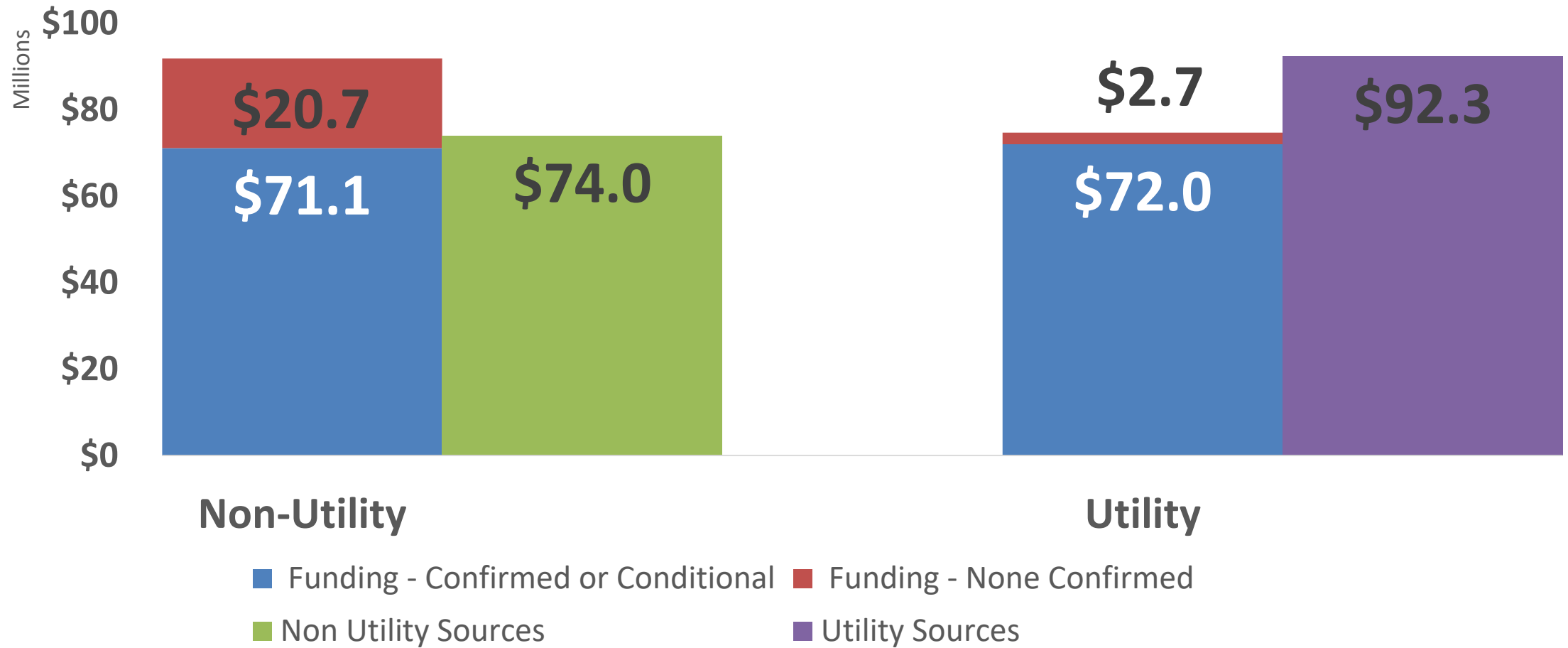


Utility (\$92.3M)



CIP = Capital Improvement Plan
GFCs = General Capital Facility Charges
CIAC = Contributions in Aid of Capital (direct contributions from a developer in support of a specific project)

2023-2028 CIP (\$166.5M)



Capital Facilities Element Next Steps (Nov.-Feb.)



- Review land use scenarios, transportation analysis, background documents
- Evaluate growth assumptions and long-term facility needs
- Compile Overall Public Facilities Plan and Capital Costs
- Confirm Growth and Level of Service Standards
- Identify Supplemental Funding Options

Planning Commission Next Steps



- **Nov 6 – Overview**
- **Dec 4 – Refine Goals and Policies**
- **Dec 18 – Finalize Goals and Policies**
- **Feb-Mar 2024 – Review Draft Capital Facilities Element**