

4. Capital Facilities

The Washington State Growth Management Act mandates that each jurisdiction planning under the GMA shall prepare a Capital Facilities Plan. The Capital Facilities Plan determines the infrastructure and services needed to support development and aides the City with physical and fiscal planning.

The Capital Facilities Plan requires the City to prioritize capital improvement projects for a longer period of time than a single budget year. It also identifies potential funding sources and helps the City evaluate and prioritize the need for both short- and long-term projects.

The Capital Facilities is revised annually as projects may be altered or not developed because of changing costs and/or circumstances.

Included within the framework of the Capital Facilities Plan are public facilities and public services. The Growth Management Act defines public facilities to include “streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, park and recreational facilities and schools. Public services are defined as “fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services.

Capital Improvements include facilities that need to be developed to accommodate the City’s projected growth as well as facilities that need upgrades, replacement and repairs.

- ❖ The City shall manage its fiscal resources to support capital improvements.
- ❖ The City must seek out all possible resources for funding to finance capital improvements.
- ❖ Capital improvement projects need to be prioritized to be consistent with the other Elements of the Comprehensive Plan
- ❖ New development shall pay for their fair share of infrastructure improvement necessary to serve the project or proportional to the project’s impact
- ❖ The City shall emphasize capital improvement projects that promote preservation, conservation or revitalization of residential and commercial areas.
- ❖ The City will work cooperatively with Lewis County and implement capital facility projects
- ❖ All development shall comply with adopted city plans for utilities, transportation, police and fire protection, parks, the municipal code and city ordinances, and adopted engineering standards.

4.1 Purpose

The primary purpose of the Winlock Capital Facilities Plan is to provide necessary public facilities and services concurrent with private development and to prioritize and direct the development of growth centers and transit corridors within the Winlock UGA.

Winlock welcomes private development; however, all development shall be consistent with the City’s Comprehensive plan, the municipal code and the Capital Facilities Plan.

By planning for capital facilities, Winlock can realize several benefits:

- ❖ Capital facility planning will be integrated into the city’s annual budget.
- ❖ The City will be able to use identified financial resources as they become available.
- ❖ Capital facilities development will occur pursuant to the Comprehensive Plan and the plan will lead development.
- ❖ Public infrastructure and service will develop “concurrently” with proposed private development.

4.2 Development Standards

Development standards are the basic performance requirements a community places upon proposed developments. They are an important element of growth management and can be based on issues of safety, industry standards, government regulations, or aesthetics. Examples include trails, streets or sidewalk width and composition, material requirements for valves and pipes or frontage road improvements. The City’s primary objective is to protect and enhance the health, safety and general welfare of its citizens.

4.3 Project Improvements

Project improvements are site improvements and infrastructure which are planned and designed to provide services for a particular development project and which are necessary for the use and convenience of the occupants or users of the project. Construction of interior local streets within a subdivision are usually project improvements. Likewise, abutting streets and intersections adjacent to a development could be considered as project improvements. Project improvements are normally paid for by the developer and are made a condition of development approval. Project improvements are not included in the city’s capital facilities plan since they do not involve the expenditure of public funds.

4.4 System Improvements

System improvements are public facilities which are designed to serve areas within the community at large, such as collector or arterial roads. System improvements are generally included in a community’s capital facilities plan.