Chapter 10. Capital Facilities

10.1. Plan Context

The purpose of the Capital Facilities Element is to provide policy direction to decision makers regarding development regulations and expenditures for capital facilities associated with fire protection and emergency medical services, law enforcement, parks, schools, water, sewer, stormwater and solid waste collection and disposal. The policies of the Capital Facilities Element call for adequate facilities and services that meet the needs of the sub-area.

One of the principal goals of the GMA is for cities to provide for compact urban development that accommodates the majority of growth in a community so that the necessary urban facilities and services are provided and delivered efficiently and cost effectively. Urban level facilities and services are permitted only within UGAs.

Certain public facilities and services must be provided at a specific level of service (LOS), concurrently with development. This requirement is intended to ensure that development will not occur without the necessary infrastructure. Developers and property owners are typically required to construct the necessary infrastructure or provide a fee to compensate for their fair share of facilities and services. This is necessary to maintain an established LOS as defined by Port Orchard.

The Capital Facilities Element is an element in the Port Orchard’s Comprehensive Plan that uses sound fiscal policies to provide facilities consistent with the Land Use Element and concurrent with, or prior to the impacts of development in order to achieve and maintain adopted standards for levels of service, and to exceed the adopted standards, when possible. Capital facilities generally have very long useful lives, significant costs, and are not mobile. This plan incorporates and adopts by reference the 2006 Port Orchard Capital Facilities Plan Update (Ordinance 026-06), the joint Port Orchard/South Kitsap Sub-Area Plan data and analysis, and the 2006 Kitsap County Comprehensive Plan 10-Year Update, Capital Facilities Plan (Appendix D) and associated Environmental Impact Statement.

One of the principal criteria for identifying needed capital improvements is standards for levels of service (LOS). The referenced Capital Facilities Plans contains LOS standards for each public facility, and requires that new development be served by adequate facilities (i.e., the "concurrency" requirement of the Growth Management Act). The Capital Facilities element within this plan also contains goals and policies that guide and implement the provision of adequate public facilities.
10.2. **Capital Facilities Vision**

Our vision for Port Orchard is a community which continually strives to become a regional leader in organized, well planned growth to improve the quality and cost effectiveness of municipal services and which results in a larger more efficient City.

10.3. **Background**

The Growth Management Act requires that the Capital Facilities Plan consist of: an inventory of existing capital facilities owned by public entities showing their locations and capacities; a forecast of the future needs for such capital facilities; the proposed locations and capacities of expanded or projected capital facilities; at least a six-year plan that will finance such capital facilities; and 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, within the Capital Facilities Plan Element are coordinated and consistent.

The City of Port Orchard staff has developed individual parks, sewer, water, fire, and capital facilities plans which are available at City Hall. These plans have been adopted individually and are adopted as part of this Comprehensive Plan by reference. As they are updated the revisions and amendments will be incorporated into this document. New stormwater ordinance based on Kitsap County’s model will be added to this document in subsequent updates as soon as it is adopted.

The Growth Management Act also requires coordination and consistency with the plans of other service providers such as schools and libraries. Adequate public facilities must be provided for these services as well. Six-year plans are provided as required. Summaries of the Fire, Sewer, and Water Plans are provided in this element. The Parks Plan can be found in the Parks and Open Space Element. The Capital Facilities Plan analyzes and forecasts needs to the year 2015 and shows the location and capacities of existing City facilities. Levels of service have been established for each type of facility based upon the level of service provided in 1994. The level of service is identified based upon the basic unit of the facility or activity per 1,000 population so that facilities providing different types of services can be compared.

For the remainder of the Capital Facilities Element, please see the 2013 Capital Facilities Plan as adopted by City Council Resolution 028-13.