



**Snohomish County**

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**Planning and Development Services**

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**MEMORANDUM**

TO: Snohomish County Planning Commission

FROM: Eileen Canola, Senior Planner

SUBJECT: Capital Facilities and Utilities Element (CUE)

DATE: June 28, 2023

**Dave Somers**  
*County Executive*

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**INTRODUCTION**

The purpose of this staff report is to outline and provide information on the staff-recommended amendments to Snohomish County’s Growth Management Act (GMA) Comprehensive Plan for the Capital Facilities and Utilities Element (CUE). A briefing on the recommended amendments will occur at the July 25, 2023, Planning Commission meeting.

**BACKGROUND**

Capital facilities and utilities are central to the GMA for planned and coordinated growth to ensure that infrastructure, facilities, and services accommodate existing and projected growth in a coordinated and timely fashion. An overarching intent of the GMA is to reduce sprawl and direct growth into urban areas where infrastructure and services can be provided in a more efficient and cost-effective manner, and to protect and conserve rural areas, farm and agricultural lands, commercially productive forests, mineral lands, and environmentally sensitive areas.

The GMA 10-year periodic update required by RCW 36.70A.130 is the primary driver for the update to Capital Facilities and Utilities Element to ensure that public facilities, services, and utilities are available to support the projected growth to 2044. Accordingly, sources for amendments include Puget Sound Regional Council’s Vision 2050 Regional Growth Strategy and Multicounty Planning Policies (MPPs), the Snohomish County Countywide Planning Policies (CPPs), updated information and data from providers of public facilities, services, and utilities, and input from the public.

**Growth Management Act (GMA)**

For jurisdictions fully planning under GMA, such as Snohomish County, comprehensive plans must contain the mandatory elements listed in RCW 36.70A.070 that include capital facilities plan element

and a utilities element.<sup>1</sup> Capital Facilities and Utilities Element (CUE) addresses these GMA requirements. The GMA specifies what must be included as part of a capital facilities element:

RCW 36.70A.070(3) A capital facilities plan element consisting of:

- (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- (b) a forecast of the future needs for such capital facilities;
- (c) the proposed locations and capacities of expanded or new capital facilities;
- (d) 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; and
- (e) 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 element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.

The Washington Administrative Code (WAC) provides further guidance in WAC 365-196-415 as to which capital/public facilities should be included in the GMA-required inventory. At a minimum, the inventory should include water systems, sanitary sewer systems, storm water facilities, reclaimed water facilities, schools, parks and recreational facilities, and police and fire protection facilities. Jurisdictions can choose to include other capital/public facilities.

RCW 36.70A.070(4) A utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.<sup>2</sup>

A transportation element and a parks and recreation element are also mandatory. These elements are referenced in the Capital Facilities and Utilities Element but are separate documents that address state, regional, and local requirements.

Jurisdictions are also required to list those public facilities and services necessary to support development with associated levels of service standards that differentiate between urban and rural services. This distinction is important to support the GMA's objective to direct growth toward urban areas where public facilities, services, and utilities can be provided in an orderly and cost-effective manner while limiting growth in rural areas.

WAC 365-196-200 Statutory definitions:

(19)"Rural governmental services" or "rural services" include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police

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<sup>1</sup> Engrossed Second Substitute (ESS) House Bill 1181, effective July 23, 2023, included amendments to RCW 36.70A.070(3) and (4) as well as other state provisions. ESS HB 1181 provides a schedule for jurisdictions to comply with provisions of the bill.

<sup>2</sup> Approved Engrossed Second Substitute (ESS) House Bill 1181, effective July 23, 2023, included amendments to RCW 36.70A.070(3) and (4) as well as other state provisions. ESS HB 1181 provides a schedule for jurisdictions to comply with provisions of the bill.

protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas. Rural services do not include storm or sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4).

(20)"Urban governmental services" or "urban services" include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.

The GMA planning goals help guide jurisdictions with the development and adoption of their comprehensive plans and development regulations. GMA Planning Goal 12 specifically addresses the planning for public facilities and services and the County's planning for public facilities and services considers and supports the other planning goals:

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Other GMA planning goals that are strongly applicable to the Capital Facilities element include:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(14) Climate change and resiliency. Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

The following definitions for capital facilities / public facilities, public services, and utilities were used to guide policy development for the CUE. As indicated in Commerce's Capital Facilities Guidebook, the GMA uses "capital facilities" and "public facilities" interchangeably.

"Public facilities" include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. (RCW 36.70A.030(20))

"Public services" include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other government services. (RCW 36.70A.030(21))

“Utilities” or “public utilities” means enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water, and for the disposal of sewage. (WAC 365-196-210(36))

### **PSRC VISION 2050 – Multicounty Planning Policies (MPPs)**

Puget Sound Regional Council’s VISION 2050 includes Multicounty Planning Policies (MPPs) and a Regional Growth Strategy (RGS) for the Central Puget Sound to accommodate an increase of 1.5 million people by 2050. In general, the RGS directs projected growth to urban areas, regional growth centers, countywide centers, local centers, and high-capacity transit station areas, while minimizing rural growth. The MPPs support the RGS and cover a range of topics to support the development of countywide plans and those of local jurisdictions toward a regional vision. VISION 2050 emphasizes equity, sustainability, and resiliency throughout the MPPs. In terms of public facilities and services, the MPPs provide thirty Public Service policies that informed the update to the Capital Facilities and Utilities Element.

### **Snohomish County Countywide Planning Policies (CPPs)**

The Snohomish County Countywide Planning Policies (CPPs) are guided by the GMA and VISION 2050 but reflect the county’s local circumstance and reinforce coordination between and among the comprehensive plans of the County and the 19 cities and towns within its boundary. The CPPs also emphasize coordination between local jurisdictions, tribal governments, special purpose districts, and other agencies. The CPPs contain twenty-two Public Service policies and five Essential Public Facilities policies (which informed amendments to the Capital Facilities and Utilities Element).

### **Washington State Department of Commerce Climate Change Guidance**

The scope of the 2024 Update to the Snohomish County comprehensive plan includes a proposed Climate Change and Resiliency Element that is modeled after guidance from the Washington State Department of Commerce (Commerce). As mentioned, ESS HB 1181 includes amendments to GMA (RCW 36.70A) that adds Climate Change and Resiliency as a new mandatory element of comprehensive plans for which Snohomish County must comply with by 2029 (5 years after the 2024 update).

Commerce’s climate change guidance document helped inform policy amendments to the Capital Facilities and Utilities Element that focused on greenhouse gas emissions reductions, climate resiliency, and support of renewable and innovative energy sources that help to decarbonize and reduce pollution.

## **PROPOSED COMPREHENSIVE PLAN AMENDMENTS**

Due to the significant changes involved, a repeal of the 2015 Capital Facilities Plan (CFP) and a replacement with the proposed 2024 Capital Facilities and Utilities Element (CUE) is proposed. The proposed 2024 CUE reflects the following changes:

1. The 2015 Capital Facilities Plan is retitled as the 2024 Capital Facilities and Utilities Element (CUE).
2. The CUE contains the policy framework that was part of the General Policy Plan of the County’s 2015 comprehensive plan.

3. Updated existing inventories, forecast of future needs, and funding analysis, informed by the adopted initial growth targets for Snohomish County.
4. The appendices have been eliminated.
  - a. Appendices A and B, existing inventories matrix and figures, respectively, have been updated and integrated into their respective subsections of the CUE.
  - b. Appendix C, the North Snohomish County Coordinated Water System Plan (CWSP) is being updated and will be a standalone document incorporated by reference into the comprehensive plan.
  - c. Appendix D, the summary of the Hazard Mitigation Plan, is integrated into the Hazard Mitigation Planning subsection with revised information. The HMP will be updated in 2025 and will be incorporated by reference into the comprehensive plan.
5. Policy Amendments: Attachment A to this staff report contains the draft policies for the CUE. Amendments include:
  - a. Consistency with CPPs - public service policies and essential public facilities policies including.
  - b. Consistency with MPPs – public service policies.
  - c. Alignment with Commerce climate change guidance.
  - d. Broadband/telecommunication policies based on Council Motion No. 22-097.
6. Updated text or narratives for the sections of the CUE (Attachment B to this staff report) provide context and help meet the GMA requirements for the capital facilities and utilities elements.

## **ANALYSIS**

The following analysis provides a summary of the proposed amendments compliance with state law, Vision 2050, and the Countywide Planning Policies.

### **Compliance with State Law**

As described in the Background section above, the CUE addresses the GMA requirement for a capital facilities element based on the County's adopted initial growth targets and consistent with the RGS, which includes:

- A list of public facilities, services deemed necessary to support development with a distinction between urban and rural service and associated level of service standards.
- Updated existing inventories. Information on existing inventories was derived from service providers and their existing plans and is conveyed through several means including text descriptions, a matrix, and maps.
- Forecasts of future needs: This information was submitted by service providers and gathered from the providers' existing plans. Forecasting of future needs is informed by the County's adopted initial growth targets and the Regional Growth Strategy.

- Funding analysis: This information was gathered from service providers and their existing plans and is updated annually in the County’s six-year Capital Improvement Program (CIP) that is adopted as part of the County’s budget.

The CUE addresses the GMA requirements for a Utilities element by providing updated information for existing inventories, forecasts of future needs, and funding for electric power and natural gas. This information was provided by the service providers. Information for telecommunication broadband was largely based on FCC data and information, the County is working with service providers to improve local inventories which will be updated during the 5-year GMA check-in in 2029.

**GMA planning goals**

GMA Planning Goal 12 is addressed in the proposed CUE by identifying the public facilities and services deemed necessary to support development and stating the associated level of service standard (LOS). The CUE contains updated information regarding inventory, capacity, and forecast of future needs. To assist in meeting the GMA requirements service system plans from external providers such as water, sewer/wastewater collection and treatment The County’s Capital Improvement Program, updated annually as part of the County’s budget adoption process, contains a “Statement of Assessment” (SOA) that serves to review the status of those public facilities deemed necessary to support development in maintaining their level of service standards. Included with the SOA are potential actions, consistent with GMA, to take if LOS is not being met. Through policies and programs, the CUE supports other GMA planning goals either directly or indirectly.

**Compliance with the Multi-County Planning Policies**

VISION 2050 public service MPPs have a strong focus on equity, climate change, and resiliency. The draft policies of the CUE address the public service MPPs, for example, Goal CUE 3 and associated policies address MPP-PS 2 and 29:

MPP-PS-2

Promote affordability and equitable access of public services to all communities, especially the historically underserved. Prioritize investments to address disparities.

MPP-PS-29

Site or expand regional capital facilities in a manner that (1) reduces adverse social, environmental, and economic impacts on the host community, especially on historically marginalized communities, (2) equitably balances the location of new facilities away from disproportionately burdened communities, and (3) addresses regional planning objectives.

Goal CUE 2, and associated policies address MPP-PS-20:

MPP-PS-20

Consider climate change, economic, and health impacts when siting and building essential public services and facilities.

<b>VISION 2050 Public Service Multicounty Planning Policies</b>
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<p>MPP-PS-1</p> <p>Protect and enhance the environment and public health and safety when providing services and facilities.</p>	<p>MPP-PS-17</p> <p>Coordinate, design, and plan for public safety services and programs, including emergency management. These efforts may be interjurisdictional.</p>
<p>MPP-PS-2</p> <p>Promote affordability and equitable access of public services to all communities, especially the historically underserved. Prioritize investments to address disparities.</p>	<p>MPP-PS-18</p> <p>Locate community facilities and health and human services in centers and near transit facilities for all to access services conveniently.</p>
<p>MPP-PS-3</p> <p>Time and phase services and facilities to guide growth and development in a manner that supports the Regional Growth Strategy.</p>	<p>MPP-PS-19</p> <p>Support efforts to increase the resilience of public services, utilities, and infrastructure by preparing for disasters and other impacts and coordinated planning for system recovery.</p>
<p>MPP-PS-4</p> <p>Promote demand management and the conservation of services and facilities prior to developing new facilities.</p>	<p>MPP-PS-20</p> <p>Consider climate change, economic, and health impacts when siting and building essential public services and facilities.</p>
<p>MPP-PS-5</p> <p>Do not provide urban services in rural areas. Design services for limited access when they are needed to solve isolated health and sanitation problems, so as not to increase the development potential of the surrounding rural area.</p>	<p>MPP-PS-21</p> <p>Consider the potential impacts of climate change and fisheries protection on the region's water supply.</p>
<p>MPP-PS-6</p> <p>Encourage the design of public facilities and utilities in rural areas to be at a size and scale appropriate to rural locations, so as not to increase development pressure.</p>	<p>MPP-PS-22</p> <p>Provide residents of the region with access to high quality drinking water that meets or is better than federal and state requirements.</p>
<p>MPP-PS-7</p> <p>Obtain urban services from cities or appropriate regional service providers. Encourage cities, counties, and special purpose districts, including sewer, water, and fire districts, to coordinate planning efforts, agree on optimal ways to provide efficient service, and support consolidations that would improve service to the public.</p>	<p>MPP-PS-23</p> <p>Promote coordination among local and tribal governments and water providers and suppliers to meet long-term water needs in the region in a manner that supports the region's growth strategy.</p>
<p>MPP-PS-8</p>	<p>MPP-PS-24</p>

Develop conservation measures to reduce solid waste and increase recycling.	Reduce the per capita rate of water consumption through conservation, efficiency, reclamation, and reuse.
MPP-PS-9 Promote improved conservation and more efficient use of water, as well as the increased use of reclaimed water, to reduce wastewater generation and ensure water availability.	MPP-PS-25 Protect the source of the water supply to meet the needs for both human consumption and for environmental balance.
MPP-PS-10 Serve new development within the urban growth area with sanitary sewer systems or fit it with dry sewers in anticipation of connection to the sewer system. Alternative technology to sewers should be considered only when it can be shown to produce treatment at standards that are equal to or better than the sewer system and where a long-term maintenance plan is in place.	MPP-PS-26 Work cooperatively with school districts to plan for school facilities to meet the existing and future community needs consistent with adopted comprehensive plans and growth forecasts, including siting and designing schools to support safe, walkable access and best serve their communities.
MPP-PS-11 Replace failing septic systems within the urban growth area with sanitary sewers or alternative technology that is comparable or better.	MPP-PS-27 Site schools, institutions, and other community facilities that primarily serve urban populations within the urban growth area in locations where they will promote the local desired growth plans, except as provided for by RCW 36.70A.211.
MPP-PS-12 Use innovative and state-of-the-art design and techniques when replacing septic tanks to restore and improve environmental quality.	MPP-PS-28 Locate schools, institutions, and other community facilities serving rural residents in neighboring cities and towns and design these facilities in keeping with the size and scale of the local community, except as provided for by RCW 36.70A.211.
MPP-PS-13 Promote the use of renewable energy resources to meet the region's energy needs.	MPP-PS-29 Site or expand regional capital facilities in a manner that (1) reduces adverse social, environmental, and economic impacts on the host community, especially on historically marginalized communities, (2) equitably balances the location of new facilities away from disproportionately burdened communities, and (3) addresses regional planning objectives.
MPP-PS-14 Reduce the rate of energy consumption through conservation and alternative energy forms to	MPP-PS-30 Do not locate regional capital facilities outside the urban growth area unless it is demonstrated



extend the life of existing facilities and infrastructure.	that a non-urban site is the most appropriate location for such a facility.
MPP-PS-15 Support the necessary investments in utility infrastructure to facilitate moving to low-carbon energy sources.	
MPP-PS-16 Plan for the provision of telecommunication infrastructure to provide access to residents and businesses in all communities, especially underserved areas.	

### Compliance with the Countywide Planning Policies

The CPPs implement the MPPs and therefore also have integrated equity, climate change, and resiliency. As noted above, draft policies in the CUE address these focus areas and those CPPs related to essential public facilities. The CPPs stress coordination between the County, cities, Tribal governments, and special purpose districts in providing public facilities and services. This is evidenced in the CPPs and is incorporated in the draft policies of the CUE. CPPs related to Public Service:

- PS-1**
  - Jurisdictions should support cities as the preferred urban service providers.
- PS-2**
  - Cities shall determine the appropriate methods for providing urban services in their incorporated areas including any annexations thereto. Cities that currently have no territory in Snohomish County shall have an interlocal agreement in place with the County prior to annexations into the county, to address the provision of public services.
- PS-3**
  - Jurisdictions should support the County as the preferred provider for regional services, rural services, agricultural services, and services for natural resource areas.
- PS-4**
  - The County and cities should support the planned development of jobs and housing through strategic investment decisions and coordination of public services and facilities.
- PS-5**
  - Public services and infrastructure provided by jurisdictions in rural and resource areas should be at a level, scale, and in locations that do not induce urban development pressures.
- PS-6**
  - The County and cities should design infrastructure and public services to promote conservation of natural resources.
- PS-7**
  - To ensure long-term water availability for both human use and environmental needs, jurisdictions should work collaboratively to reduce per capita water consumption through conservation, improvements in efficiency, and if applicable, reclamation and reuse.

- PS-8**
  - The County and cities shall work collaboratively, in coordination with tribal governments, for the planning of water and wastewater utilities to meet the area's long-term needs and support the regional growth strategy.
- PS-9**
  - The County and cities, in collaboration with water providers and utilities, should consider the potential impacts of climate change, including impacts exacerbated by seasonal or cyclical conditions, when engaged in planning efforts to ensure the county's long-term water supply.
- PS-10**
  - Jurisdictions should coordinate with solid waste service providers in order to meet and, if desired, exceed state mandates for the reduction of solid waste and promotion of recycling.
- PS-11**
  - The County and cities shall permit new development in urban areas only when sanitary sewers are available with the exception of where sewer service is not likely to be feasible for the duration of the jurisdiction's adopted plan.
- PS-12**
  - Jurisdictions should promote the use and investment in renewable and alternative energy sources to meet the local and countywide energy needs.
- PS-13**
  - The County and cities should support energy conservation and efficiency in new and existing public facilities in order to achieve fiscal savings and reduce environmental impacts associated with energy generation and use.
- PS-14**
  - Jurisdictions in Urban Growth Areas shall coordinate on the data, analysis and methodologies relating to the Levels of Service (LOS) standards for all public facilities and services that are required by the Growth Management Act. Each jurisdiction may implement and monitor its own LOS standards in accordance with each jurisdiction's adopted comprehensive plan.
- PS-15**
  - Jurisdictions should adopt capital facilities plans, and coordinate with other service providers, to provide the appropriate level of service to support planned growth and development in Urban Growth Areas.
- PS-16**
  - The County and cities should develop and coordinate compatible capital facility construction standards for all service providers in individual Urban Growth Areas.
- PS-17**
  - The County and cities should encourage the location of new human services facilities near access to transit.
- PS-18**
  - The County and cities should work collaboratively at a local and countywide level to promote equitable access of public services and facilities for all residents, especially those that are historically underserved.
- PS-19**
  - The County and cities should promote connection to sanitary sewers for residents and businesses within urban growth areas as the preferred alternative to resolving failing septic systems.
- PS-20**
  - The County and cities should support planning for the provision of telecommunication infrastructure in order to improve and facilitate access to telecommunication for all residents and businesses, especially those in underserved areas.
- PS-21**
  - The County and cities should work collaboratively with school districts to plan for the siting and improvement of school facilities to meet the current and future community

needs. Considerations should include recent growth, 6-year projections of population and student enrollment growth, adopted comprehensive plans including capital facilities plans, and the growth targets in Appendix B.

- PS-22**
- Sanitary sewer mains shall not be extended beyond Urban Growth Areas (UGAs) into rural areas except when necessary to protect basic public health and safety and the environment, and when such sewers are financially supportable at rural densities and do not result in the inducement of future urban development outside of UGAs. Sewer transmission lines may be developed through rural and resource areas to meet the needs of UGAs as long as any extension through resource areas does not adversely impact the resource lands. Sanitary sewer connections in rural areas are not allowed except in instances where necessary to protect public health and safety and the environment and as allowed in RCW 36.70A.213. Sanitary sewer mains are prohibited in resource areas.

### **CPPs related to Essential Public Facilities**

- EPF-1** The County and each city may impose reasonable conditions and/or mitigation of adverse environmental impacts on approval of a development agreement or other land use approvals as a result of the siting of local, regional, statewide, or federal essential public facilities.
- EPF-2** The County and each city may establish a process through their respective comprehensive plans and implementing development regulations to identify and site local essential public facilities that are consistent with the provisions of the GMA and ensure long-term resilience of these facilities. This process should include:
- a. A definition of these facilities;
  - b. An inventory of existing and future facilities;
  - c. Economic and other incentives to jurisdictions receiving facilities;
  - d. A public involvement strategy;
  - e. Assurance that the environment and public health and safety are protected;
  - f. Consideration of impacts from climate change when selecting locations for facilities, including, but not limited to, potential flood risk and sea-level rise; and
  - g. A consideration of alternatives to the facility.
- EPF-3** Local essential public facilities should be sited or expanded to support the countywide land use pattern, minimize public costs, and protect the environment and public health, including reducing adverse impacts upon historically marginalized populations and disproportionately burdened communities.
- EPF-4** Local essential public facilities shall first be considered for location inside Urban Growth Areas unless it is demonstrated that a non-urban site is the most appropriate location for such a facility. Local essential public facilities located outside of an Urban Growth Area shall be self-contained or be served by urban governmental services in a manner that shall not promote sprawl.

**EPF-5** The County and each city should collaborate with public agencies and special districts to identify opportunities for the co-location of local essential public facilities.

### **PUBLIC PARTICIPATION**

The GMA requires early and continuous public participation (GOAL 11) and includes:

- Providing an opportunity through SEPA Scoping, which began in November 2021 and ended in February 2022.
- Making draft policies available for a 30-day early public comment period, which began on March 31, 2023, and ended on May 1, 2023.
- Periodic meetings and correspondence with service providers (water and sewer service; Snohomish Public Utility District No. 1; Puget Sound Energy; school districts; fire districts and Regional Fire Authorities; and municipalities)
- Continuously through the 2024 Update project website and periodic newsletters.

The direct consultation with service providers consisted of calls, emails, and meetings, as well as a review of their system plans. Public comments are available in the index of records.

### **ENVIRONMENTAL REVIEW**

The County issued a Determination of Significance (DS) for the 2024 Update to the Plan on November 1, 2021. A Draft Environmental Impact Statement (DEIS) will likely be issued in September 2023, satisfying State Environmental Policy Act (SEPA) review.

### **NOTIFICATION OF STATE AGENCIES**

Pursuant to RCW 36.70A.106, a notice of intent to adopt the proposed regulations and standards will be transmitted to the Washington State Department of Commerce for the entirety of the 2024 Update to the Plan in September 2023.

### **STAFF RECOMMENDATION**

Staff recommends approval of the proposed comprehensive plan amendments and findings contained in this staff report.

### **ACTION REQUESTED**

The Planning Commission is requested to hold a public hearing, consider the proposed comprehensive plan amendments, and provide a recommendation to the County Council. The Planning Commission can recommend approval of the amendments with supporting findings of fact as proposed or modified, deny the proposal with findings, or amend the proposal with appropriate findings.

cc: Ken Klein, Executive Director  
Mike McCrary, PDS Director  
Lori Burke, Assistant Fire Marshal  
David Killingstad, PDS Long Range Planning Manager

Ryan Countryman, Senior Legislative Analyst  
Tom Teigen, Director, Department of Conservation and Natural Resources (DCNR)  
Gregg Farris, Director, Surface Water Management, DCNR  
JaNae Nelson, Director, Facilities  
Kelly Snyder, Director, Department of Public Works (DPW)  
David Schonhard, Director, Solid Waste Division, DPW

#### Attachments

Attachment A— Draft Policies for the Capital Facilities and Utilities Element  
Attachment B— Draft Narrative for Capital Facilities and Utilities Element



**Attachment A**  
**Draft Policies for the Capital Facilities and Utilities Element**

**Attachment B**  
**Draft Narrative for the Capital Facilities and Utilities Element**





