

CAPITAL FACILITIES

Purpose

This element addresses capital facilities in West Richland that make the city a safe, vibrant, and convenient place to live and do business. West Richland's public facility needs are served by city-owned and managed facilities and resources, and also by the Washington State Department of Transportation, Ben Franklin Transit, Benton County, the Richland School District, Benton County Fire District #4, the Mid-Columbia Library District, and the Benton Rural Electric Association. The city coordinates with these providers on growth and land use planning.

The Growth Management Act (GMA) requires that public facilities and services necessary to support development are concurrent with new development so they do not go below the city's minimum level of service (LOS) standards.

The Capital Facilities Element is used to coordinate physical and fiscal planning. This element enables projects to be scheduled and to occur in a logical order respecting community priorities. This element is reviewed and updated as needed, to address changing needs and the long-term goals of this plan.

The plan deals with large expenses that have a life expectancy of more than ten years, are non-recurring, and can require financing over many years. A project may include design, engineering efforts, permitting, environmental analysis, land acquisition, construction, major maintenance, site improvements, energy conservation projects, landscaping, initial furnishings, and equipment.

Capital facilities inventory and future needs planning under the GMA differs from traditional capital improvement plans. Under the GMA, municipalities must identify specific facilities, include a realistic financing plan, and adjust the plan if funding is inadequate or if development requires previously unanticipated expansion. A key requirement is concurrency; public facilities must be available when the impacts of development occur. The City has reviewed needed facilities, project funding, projected city revenues, and confirmed they are able to meet its capital goals and LOS standard.

Six-Year Capital Improvement Plan

The City of West Richland reviews, updates, and adopts the Six-Year Capital Improvement Plan during the [annual-biennial](#) budget process. The current version will be maintained as Appendix 2 to this plan.

Comment [NS1]: The Planning Commission has not reviewed this chapter in a workshop. However, an advance copy was provided to the Planning Commission members and some members provided notes which are included.

This version has been reviewed by the City's Public Works department.

Finally, this version show goals first, followed by Policies / Strategies.

Additional Plans

Additional plans that are incorporated by reference into this document (as currently adopted, or subsequently amended by resolution) include:

- [Benton County Comprehensive Solid Waste Management Plan](#)
- [BCFD4 Strategic Leadership Plan](#)
- [City of West Richland ADA Assessment and Transition Plan \(*parks*\)](#)
- [City of West Richland ADA Assessment and Transition Plan \(*streets*\)](#)
- [City of West Richland Comprehensive Water System Plan](#)
- [City of West Richland Stormwater Management Plan](#)
- [City of West Richland Stormwater Pollution Prevention Plan \(SWPPP\)](#)
- [City of West Richland Parks and Recreation Master Plan Update \(2012\)](#)
- [Quad Cities Water Right Regional Water Forecast and Conservation Plan](#)
- [Richland School District Facilities Master Plan](#)

Schools

Local schools support the community's residential uses and the Richland School District #400 (RSD) serves the City of West Richland.

The RSD also serves the City of Richland, as well as some surrounding, outlying areas. The District enrolls approximately 13,000 students and has approximately 1,500 employees with a total annual operating budget of \$140 Million. In total, there are ten elementary schools, three middle schools, and three high schools, including:

- Three elementary schools (preschool, kindergarten, grades 1-5) schools serve West Richland: Tapteal Elementary located on 62nd Avenue, Wiley Elementary located at 2820 South Highlands Blvd and White Bluffs Elementary, located on 1250 Kensington Way in the city of Richland. The Richland School District owns an additional 14-acre site on Belmont Blvd, south of the Mountain View Estates subdivision, which will serve West Richland as an elementary school, once constructed.
- Two middle schools (grades 6-8) serve West Richland: Enterprise Middle School (located on Paradise Way), and [Leona Libby Middle School](#) on Belmont Blvd.
- High School Students (grades 9-12) attend schools located in the city of Richland: in the southern portions of West Richland, students attend Richland High and students in the northern portions of West Richland attend Hanford High. [The school district owns an additional 72-acre site on Keene road, immediately west of Leona Libby Middle School. The site will serve as the district's third high school once constructed. The school district has announced that construction of the high school will not be included in the 2017 bond issue; instead, the district will wait until the bond election planned for 2021 in order to qualify for state matching funds.](#)

In February 2017, voters **passed / did not pass** a \$99 Million bond issue to fund facility improvements throughout the district, which includes the following West Richland projects:

- Replace Tapteal Elementary School (built in 1978)
- Build a new elementary school on Belmont Boulevard
- Build a new elementary school at a site to be determined
- Classroom additions / land purchases (*this may or may not include West Richland schools*)

With the City’s expected growth rate over the next twenty years, we anticipate the need for three additional elementary schools and, one new middle school, ~~and one high school~~ (in addition to those currently planned) within the West Richland city limits.

Higher Education

The city benefits from the presence of higher educational opportunities within the region. Columbia Basin College and Washington State University – Tri-Cities operate within the region. The Tri-Cities region has the distinction of having one of the most highly education populations, per capita, in the nation.

Municipal Buildings and Facilities

The City complex on the 3800 block of Van Giesen currently includes four buildings housing the City of West Richland offices, Police Station, and West Richland Mid-Columbia Library, which holds the City Council Chambers, as shown in Table CF-2. In addition, there city retains ownership of additional buildings as listed in the table:

Table CF-2: City of West Richland Buildings and Facilities

Building name	Address	Description	Current Uses
Finance Building City Hall	3801 W Van Giesen	Approx. 2192 square foot building, constructed In 1977	City Clerk Office, City administration and finance, Mayor’s office
Development Services	3801 W Van Giesen	Approx. 5000 square foot building, constructed in 2003	Public Works, Community Development (Planning and Building), Conference Room
Police	3805 W Van Giesen	Approx. 3032 square foot building, constructed in 1977	Police department building including interview room, administrative offices, front

			counter
Library	3803 W Van Giesen	Approx. 6136 square foot building, constructed in 1996	Library (leased) Council Chambers / meeting space
City Maintenance Shop	5456 W Van Giesen	Approx. 1170 square foot structure	Offices, storage
Senior Center	616 60 th Avenue	Under 1200 square foot, built in 1950's	Senior Center and related activities
Wastewater Treatment Plant	N/A	Various buildings, equipment and facilities located on a 15-acre site	Laboratory, street waste decant facility, biosolids facility, treatment plant
Wine Effluent Industrial Wastewater Treatment Plant	7655 Keene Road Van Giesen	Small steel-structure building located on a one-acre site	Influent and effluent storage tanks, modular treatment tanks, laboratory
Parks Restrooms and Other Facilities	Various locations	Multiple facilities	The city owns and maintains restroom facilities in the city's park system, as well as additional facilities such as small kitchens

New Municipal Services Facility

The City is building a new, 14,000 square-foot maintenance and municipal services building at 3100 Belmont (in the city's Belmont Business District) because current facilities are inadequate for the City's needs. The new building [is scheduled to be completed in 2017, and](#) will contain the offices for the city's public works, [and](#) community development, [finance, and city clerk](#) departments, as well as space for the City Council Chambers. The site will also include a sand/salt shed, asphalt-paved parking, landscaping, a crushed-gravel surface yard, and various exterior concrete hardscapes. There will also be a 9,300 square foot [garage shop](#) to house the city's Public Works maintenance vehicles and equipment, [in addition to a 3,700 square foot shop building for storing construction materials, tools, and supplies.](#) The project will be on a [seven 7.5](#)-acre site and will include office space for approximately 50 city employees.

The exterior colors, materials, and design will comply with the established Belmont Business District design standards. Interior features will include low-voltage design elements such as telecommunications/ IT, SCADA system support, security (access control, intrusion detection, and video surveillance), fire alarm, [audio and visual and](#) phone systems.

In the future, the city's finance [and city clerk](#) departments will ~~also~~ relocate to the new facility ~~in the future~~, when a 4,000 square foot addition is completed (a "shell" [for the](#) building will be constructed in 2017, [with completion planned for a later date](#)).

New Animal Control Facility

The city plans to build an animal control facility ~~in the next few years in the future~~. ~~The cost of the facility is estimated to be one million dollars, and~~ ~~and the facility~~ will be located next to the new municipal services facility, [on an adjacent one-acre site](#).

Comment [NS2]: AHBL note: The city's budget says the new animal control facility will be \$1M

Future Police Station and Community Center

[The city recognizes the future need for a new police station and community center. However, potential locations, costs, and other programming aspects have not been determined at this time.](#)

City-Owned Equipment and Property

The City owns several types of [capital-intensive](#) equipment, including a backhoe, snowplowing and sanding vehicle attachments, landscape maintenance equipment, and a street sweeper. The city owns a fleet of public works vehicles, including a vactor truck. The public works department and the police department require the most amount of city equipment and property, to provide their services to the community.

Comment [NS3]: *Written comment from a Planning Commissioner:* "Do you need to list this equipment?"

Library Collection and Services

The Mid-Columbia Library system began providing services at their West Richland branch in 1996. The system is governed by a seven-member board of trustees jointly appointed by the Commissioners of Benton and Franklin counties.

The library system includes a large collection of books, audiobooks, movies, magazines, and there are many options for customers to gain access to thousands of digital items such as eBooks, as well. For those who are unable to visit, the library branch offers homebound services in West Richland, where homebound or convalescent customers can have library items delivered to their home.

The Mid-Columbia Library's Strategic Plan for Success (2016-2018) is the system's guiding business document, which defines how service is provided to meet communities needs and sets goals and objectives by which success can be measured.

~~The city is not included in the Mid-Columbia tax district, and therefore all services are provided according to a service contract. This will be completed after November – pending the levy lid lift vote outcome,~~ [funded through a dedicated, voter-approved property tax levy.](#)

Comment [NS4]: *Written comment from a Planning Commissioner:* Delete this section

Fire Department Facilities and Services

Benton County Fire District #4 (BCFD4) provides fire protection and emergency medical service to the City of West Richland and nearby residents, over an area of 52 square miles. The fire district is a “special service district” which responds to fires, but also carries out the responsibilities related to fire prevention, technical and water rescue, hazardous materials response, infectious diseases control, Emergency Medical Service, and non-emergency care.

BCFD4 was formed on March 15, 1954 to provide fire protection service for the area. The City of West Richland was formed in approximately 1955 and annexed into BCFD4 on June 15, 1981. BCFD4 covers 52 square miles including the City of West Richland and employs around 50 full-time and volunteer firefighters operating out of two fire stations. BCFD4 provides a full range of emergency services (fire, medical, and rescue response as well as special operation disciplines such as technical rescue, water rescue, wildland firefighting and hazardous materials response, and non-emergency services) to the citizens living in the service area.

The headquarters for BCFD4 is Station #420 located at 2604 Bombing Range Road on a patented five-acre piece of Bureau of Land Management (BLM) land. In addition to Station #420, BCFD4 has another station #410 located at 1400 Harrington Road, which is a five-acre piece of property that is leased from the Washington Department of Natural Resources (DNR).

In 2015, BCFD4 responded to 1,322 calls with an overall response time of six minutes and thirty-three seconds for EMS calls and an overall average for all calls was twelve minutes and fifty-nine seconds. A breakdown of the 1,322 calls for the entire BCFD4 area is provided below:

Table CF-3: BCFD4 Emergency Calls for Service (2015)

Call Type	Number of Calls	Percentage of Calls
False Alarm & False Call	46	3.48%
Fires	135	10.21%
Good Intent Call	205	15.51%
Hazardous Condition (No Fire)	12	0.91%
Overpressure Rupture, Explosion, Overheat(no fire)	1	0.08%
Rescue & Emergency Medical Service Incident ¹	835	63.16%
Service Call	84	6.35%
Special Incident Type	4	0.30%
False Alarm & False Call	46	3.5%

¹ including emergency medical calls for vehicle crashes

Comment [NS5]: Add text as proposed by BCFD4.

Comment [NS6]: *Written comment from a Planning Commissioner:* Delete this section and below.

BCFD4 has a fire service protection rating of four for the City of West Richland, as assigned by the Washington Survey and Rating Bureau (WSRB). WSRB fire service protection ratings are on a scale from one to ten, with one representing the best score. The fire protection rating is a measure of the available water supply, fire department staff and equipment, fire alarm systems, fire protection program, building department enforcement of building laws, and structural conditions of buildings.

Property taxes make up approximately 90 percent of the revenue collected by BCFD4, which consist of a fire levy and an emergency medical services (EMS) levy. In 2015, the fire levy was one dollar and fifty cents per thousand dollars of assessed value and the EMS levy was forty-six cents per thousand dollars of assessed value. EMS fees for service, resulting from the transport of almost 616 patients in 2015. EMS accounted for approximately 63 percent of all calls for BCFD4 in 2015.

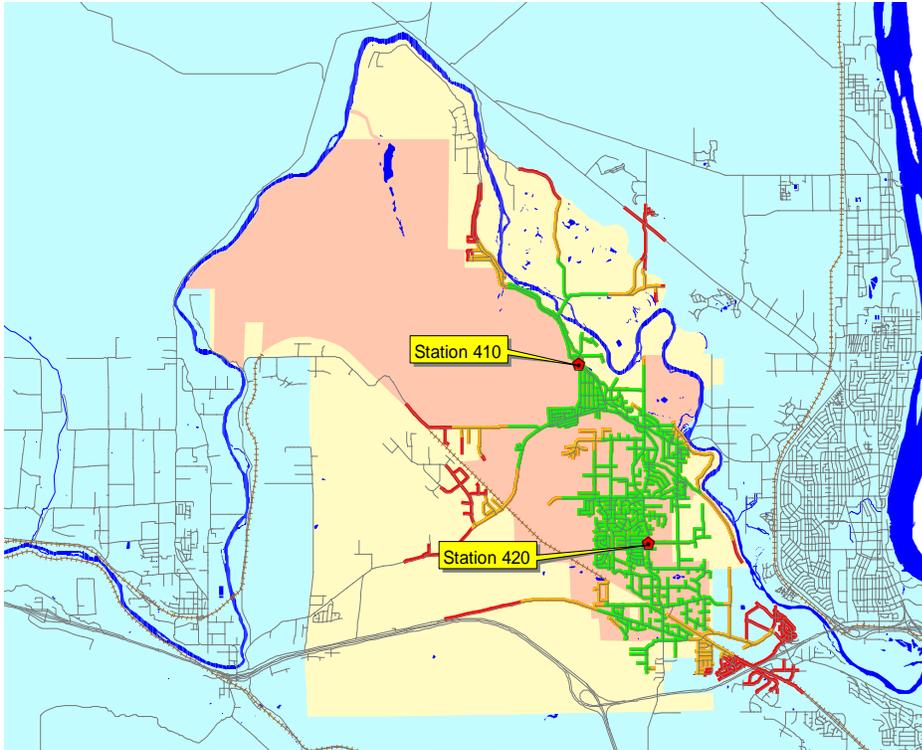
Comment [NS7]: This needs updating

The remaining revenue comes from other sources, which includes contract for service with the Barker Ranch, grants, leasehold tax, and energy generation tax.

BCFD4 has adopted the following Response Time Level of Service (RTLOS) for the City of West Richland:

Incident	Response Time Goal
Arrival of the first arriving engine company at a fire suppression incident	4 Minutes
Arrival of the first arriving engine company to all other fires	4 Minutes
Arrival of the 4th firefighter at a fire suppression incident (Building or Dwelling Only)	5 Minutes
Deployment of a full first alarm assignment at a fire suppression incident (Building or Dwelling Only)	14 Minutes
Arrival of a unit with first responder or higher-level capability at an emergency medical incident	4 Minutes
Arrival of an advanced life support unit at an emergency medical incident, where this service is provided by the fire department	8 Minutes

Compliance with the RTLOS is not subject to the City’s concurrency requirements. Figure CF-1 illustrates the areas of the City within the BCFD4 response area. The modeled travel times do not include turnout time, but only travel. Based on the current street network and fire station location, there are portions of the City that cannot be reached within four minutes.



4:00 travel time	Green
6:00 travel time	Yellow
8:00 travel time	Red

Figure CF-1: Modeled Emergency Travel Response Times

Comment [NS8]: Note to staff: If the city wants to include this graphic, AHBL can create an updated version (this does not show new development.)

The BCFD4’s Strategic Leadership Plan serves as the long-range capital facilities plan for BCFD4, and is hereby adopted by the City of West Richland as part of the Community Services and Facilities Element. The City has reviewed BCFD4’s Strategic Leadership Plan and determined that it is consistent with and provides sufficient capacity to handle the growth projections established in the Land Use Element.

Police Protection Facilities and Services

The city’s police department provides a variety of services including call response, proactive patrol, special operations, traffic enforcement, investigation, security checks for vacationing homeowners, and animal control. The department also provides community services such as fingerprinting, concealed pistol permits and the [security-secure](#) medicine return program. The

police department responds to calls 24 hours per day, seven days per week through the Southeast Communications (SECOMM) dispatch center.

The police fleet consists of over a dozen patrol vehicles and an animal control vehicle.

DRAFT

Capital Facilities Goals, Policies, and Strategies

The Capital Facilities goals, policies, and strategies are provided below, [with a separate section addressing policies for siting Essential Public Facilities](#). *(Goals are shown and numbered in boldface type, with strategies listed in bullets below the policies.)*

[inset – use icons]

Additional related goals and policies are located in the Utilities, Transportation, and Parks and Recreation Elements of this plan.

Capital Facilities Goals:

1. Enhance the quality of life in West Richland through the planned provision of public and private capital facilities, both through the city and through coordination with other public and private providers.
2. Ensure that capital facilities elements of the Comprehensive Plan are fiscally achievable.
3. Leverage City of West Richland capital expense funds to maximize the effectiveness of city resources.
4. Assist the Richland School District in providing for adequate school facilities for the educational needs of the growing community.
5. Provide municipal building resources for community services.
6. Coordinate with Fire District No. 4 to help ensure delivery of essential emergency services to residents in a fiscally responsible manner.
7. Ensure that sufficient fire protection services and emergency medical services are provided to meet the needs of the city's current residents and to support future development.
8. Adopt the levels of service shown in Table CF-3 to promote the community's quality of life.

Comment [NS9]: *Written comment from a Planning Commissioner:* Examples?

Comment [NS10]: *Written suggested edit from a Planning Commissioner*

Comment [NS11]: *Written comment from a Planning Commissioner:* "Not under our purview"

Comment [NS12]: AHBL Comment: the city does have a role, as the city must ensure that adequate protection and services are available when permitting.

Table CF-3: Minimum Level of Service Standards

Service Type	Minimum Level of Service Standard
Municipal Buildings	City offices: XX SF / 1,000 Population
	City Maintenance Shops: XX SF / 1,000 Population
	Facilities that are safe and meet all applicable building standards, codes, state and federal regulations, and environmental quality aspects.

Comment [NS13]: Roscoe Noted: Probably will not be supported.

Comment [NS14]: Roscoe Noted: Probably will not be supported.

	Facilities that are properly sized, designed for their intended purpose, and evolve to meet future demands, such as population growth, expanded infrastructure, and changes in regulatory requirements.
Police Protection	Public capital facility needs are associated with police protection, operations, special operations, and support services. The service standards is to have facilities and equipment sufficient to meet the demand for police services.
Fire Service	Response times objectives consistent with the fire district's Response Time Level of Service
Schools	The school district establishes standards for class sizes according to grades for elementary students, and enrollment to FTE ratios for secondary schools
Stormwater	<u>Drainage Swales:</u> Ability to accommodate a 25-year, 24-hour storm event <u>Storm water management systems:</u> Ability to retain on-site the runoff from 25-year, 24-hour storm at peak discharge rates <u>New facilities:</u> new facilities will be constructed in accordance with the Eastern Washington Phase II Municipal Stormwater NPDES Permit
Transportation	TBD
Water	<u>Potable water:</u> 200 gallons of potable water per household, per day, for summer time domestic use <u>Flow volume:</u> meets instantaneous demand together with project fire flows
Wastewater	100 gallons per dwelling unit, per day (where sanitary sewer is available)
Irrigation water	1900 gallons of water per household, per day, during the dry season
Electric	
Solid Waste	Per the Benton County Solid Waste Inter-local agreement
Parks	<u>Regional Park:</u> 2 acres per 1,000 residents <u>Community Park:</u> 2.75 acres per 1,000 residents <u>Neighborhood Park:</u> 1.25 acres per 1,000 residents <u>Open Space:</u> 1 acre per 1,000 residents <u>Trails:</u> 1 mile per 1,000 residents
Public Works Services	<u>Street sweeping:</u> <u>Parks and landscape maintenance:</u> <u>Municipal facility maintenance:</u> <u>Snow removal:</u>

Comment [NS15]: Should we say "Maintain a fire service protection rating of 4 or less"

Comment [NS16]: *Written comment from a Planning Commissioner:* "Yes"

Comment [NS17]: Circled by Roscoe with Question mark

Comment [NS18]: Circled by Roscoe with indecipherable comment

Comment [NS19]: Circled by Roscoe with Question mark

Comment [NS20]: *Written comment from a Planning Commissioner:* "City or Irrigation water?"

Comment [NS21]: Circled by Roscoe with Question mark

Comment [NS22]: *Written comment from a Planning Commissioner:* "Are we meeting these?"

Comment [NS23]: Circled by Roscoe with the question: "Is this correct?"

Comment [NS24]: *Written comment from a Planning Commissioner:* "Recycling?"

Capital Facilities Policies and Strategies:

- A. When planning, developing, and administering the city's capital investment program, give consideration to: public health and safety, supporting the West Richland future vision as described in the Comprehensive Plan, meeting the adopted level of service standards, and developing and operating capital investments in a fiscally responsible manner.
- B. Maintain, rehabilitate, or replace the city's facilities and infrastructure as necessary to extend the useful life of existing facilities, and to ensure continued efficiency and conservation of energy and resources.
- C. Provide capital improvement funds to correct existing deficiencies, replace worn out or obsolete facilities, and accommodate desired growth.
 - Proposed capital improvement projects shall be evaluated and priorities set, considering: Financial feasibility; the purpose of the project (elimination of capacity deficits, elimination of public hazards, or City needs based on projected growth patterns); the type of project (new development or redevelopment); and plans of other state and local agencies.
- D. Maintain an up-to-date six-year schedule of improvements for capital improvement projects of a relatively large scale and high cost of \$10,000 or more. Capital improvements with costs of less than \$10,000 should be reviewed for inclusion in the Six-Year Capital Improvement Program and the biennial capital budget.
- E. Require developers to contribute a fair share of facility improvement costs required by their developments as supported by the GMA.
 - Periodically review the city's impact fees ordinances to address the fair share of improvement costs required by new development.
- F. Manage fiscal resources to support the provision of needed capital improvements.
 - Adopt a biennial capital budget and a six-year capital improvement program.
 - Manage debt limits on general obligation debt to remain under the state limit of 1.5 percent of assessed value.
 - Work to secure grants or private funds to finance capital improvements.
 - Maintain an excellent bond rating of AA or higher.
- G. Coordinate land use decisions and a schedule of capital improvements with financial resources.

Comment [NS25]: This threshold should be discuss among staff.

Comment [NS26]: *Written comment from a Planning Commissioner: "?"*

Comment [NS27]: *Written comment from a Planning Commissioner: "?"*

Comment [NS28]: *Written comment from a Planning Commissioner: Really? Under 1.5%? Bonds?*

- Require the city and/or developers to provide public facilities and services concurrent with the impact of their development.
 - Support and encourage the joint development and use of cultural and community facilities.
 - Emphasize capital improvement projects promoting conservation, preservation, or revitalization of local commercial, industrial, and residential areas.
 - If funding falls short of what is needed for proposed projects, the city will reassess the land use element, funding sources, and level of service standards.
- H. Establish public/private partnerships to increase funds available to the city as well as encourage developments that meet the goals of the Comprehensive Plan, focusing on multimodal transportation, variety of housing types, and increased retail activity.
- I. Actively pursue grant funding to offset capital costs.
- J. Ensure adequate space is available for future school sites in the city.
- Work closely with the school district's operations and facilities office, and provide frequently updates on platting and permitting activity (housing) within the city.
- K. Continue to work with the school district to establish joint-use facilities.
- L. Provide suitable facilities including building space, technology, and related amenities for the provision of municipal services.
- M. Provide adequate space for community interaction, fellowship, and recreation.
- Consider the feasibility of providing a Community Center.
 - Continue to facilitate volunteer-coordinated improvements to the West Richland Senior Center.
- N. Cooperate with other public jurisdictions and agencies for the provision of building space and services.
- O. Provide an Animal Control facility in the city.
- P. Establish a policy to determine how city-owned real property may be surplusd when no longer needed, to attain the highest value for tax payers
- Q. Enact policies and ordinances that will help the fire district achieve and maintain favorable fire insurance ratings for the District.
- R. Work with the Fire District to plan for the needs of a growing community and provide information to the Fire District on new land development as it occurs.

Comment [NS29]: *Written comment from a Planning Commissioner:* Examples?

Comment [NS30]: *Written comment from a Planning Commissioner:* "?"

Comment [NS31]: *Written comment from a Planning Commissioner:* "Yes! How?"

Comment [NS32]: *Written comment from a Planning Commissioner:* "Where?"

Comment [NS33]: *Written comment from a Planning Commissioner:* "Why? Who Runs it?"

Comment [NS34]: If I recall correctly, buildings in WR can not exceed a certain height due to the limitations of not having an adequate ladder truck. Perhaps a strategy should be added related to this issue?

- S. Coordinate with BCFD4 to assure adequate fire flow needs are provided by the city's water system.
- T. Coordinate and facilitate, as needed, with BCFD4's long range planning efforts to develop potential new facilities for the District.
- U. Consider requiring that all new or substantially remodeled residential and commercial buildings within the city install automatic sprinkler systems.
- V. Support and coordinate with BCFD4 future road development and planning with a goal of reducing response times for current and future emergency response facilities.
- W. Support public education programs of BCFD4 that inform and educate citizens in fire/medical safety issues that will prevent fires, injuries and promote citizen safety.

Comment [NS35]: *Written comment from a Planning Commissioner: "?"*

Comment [NS36]: This came from the fire district. We re-worded it from saying "Require..." to "Consider requiring..."
Does the city want to include this? If so, this should probably be relocated to Land Use – to address buildings and permitting requirements.

Comment [NS37]: *Written comment from a Planning Commissioner: IBC? VCB?*

Comment [NS38]: *Written comment from a Planning Commissioner: "No"*

Comment [NS39]: *Written comment from a Planning Commissioner: "?"*

Comment [NS40]: Proposed goal and policies as provided by the Fire Dist.

Comment [NS41]: *Written comment from a Planning Commissioner: "?"*

Additional Policies for Siting Essential Public Facilities:

The city will maintain a process to regulate the siting of essential public facilities pursuant to RCW 36.70A.200:

- A. Define Essential Public Facilities, consistent with the Growth Management Act.
- B. Coordinate with neighboring jurisdictions and Benton County by participating in interjurisdictional processes to develop coordinated approaches to siting of essential public facilities and to address impacts.
- C. Condition proposals to be consistent with the city's Vision Statement, Comprehensive Plan, other adopted plans, and development regulations.
- D. Promote the execution of interlocal agreements regarding the siting, operation and/or expansion of such facilities within the community. Agreements are encouraged to the extent they would result in locally beneficial siting decisions, facilitate the sponsor's voluntary provision of enhanced mitigation measures exceeding those required by applicable regulatory standards, and/or provide for mitigation of any disproportionate financial burden on the city created by the proposed facility.
- E. To the extent legally permissible, it is the policy of the city that no essential public facility be located within a residential zoning district unless no reasonable alternative sites in other zoning districts are or practicably can be made available.

- F. The city's regulations for essential public facilities shall provide a public process that includes, at a minimum, noticing as required by [WRMC Title 14 the city's development code](#) and provides for at least one public hearing to be heard by the [city's planning commission review authority](#).

DRAFT