

STAFF REPORT**CAPITAL FACILITIES ELEMENT – 2010 AMENDMENTS**

To: Members of Planning Advisory Board

Date of Report: October 19, 2010

Staff Contact: Larry E. Cort, Director of Community Planning

Meeting Date: October 27, 2010

Subject: PUBLIC HEARING – Amendments to Capital Facilities Element

Attachments: Draft Amendments to the Capital Facilities Element

This staff report presents draft amendments to the City of Langley Comprehensive Plan, comprising a major update to the six-year Capital Improvement Program (CIP) and a revised definition of “capital improvement.” The Planning Advisory Board will conduct a public hearing on the proposed amendments and, following due deliberation, forward a recommendation to the City Council.

BACKGROUND

In accordance with the Capital Facilities Element of the Langley Comprehensive Plan, the six-year Capital Improvement Program will be reviewed on an annual basis “to verify that fiscal resources are available to provide public facilities needed to support adopted LOS standards and measurable objectives.” Proposed in 2010 is the first major update to the list of projects in the Capital Improvement Program (CIP) since 2003. The sources for the projects listed in the revised CIP are the 2002 Water Plan, the 2006 Sewer Plan, the 2009 Stormwater Plan and the Six-Year Transportation Improvement Program. In addition, it is proposed for the first time that capital projects planned for City-owned buildings be included in the CIP. Also proposed is an amendment to definition of a capital project that would remove the strict \$10,000 project cost threshold in favor of a means test.

While the proposed amendments and updates to the Capital Improvement Program are a necessary first step in insuring that capital planning in Langley is internally consistent with adopted plans, it is also recognized that the current version of the Capital Facilities Element is missing some key ingredients. Namely, a comprehensive list of capital facilities (both City and other public agencies), a discussion of deficiencies both today and foreseeable into the future, and a more exhaustive list of funding strategies are not part of the current Element. These pieces should be part of the City’s plan and will be part of the planning work program for 2011.

PLANNING ADVISORY BOARD ROLE

The matter before the Planning Advisory Board is a proposed amendment to the Langley Comprehensive Plan. In accordance with LMC 18.36.040, the Board must conduct a public

hearing on this proposal and make a recommendation to the City Council. The public hearing has been scheduled for October 27, 2010 after proper notice. The order of business will be to open the public hearing, hear a report from the staff, accept public testimony (the Board may set a time limit on public comment), ask questions of the public or staff, close the public hearing, deliberate on the draft amendments and pass a recommended action on to the City Council. The Board may also choose to continue the public hearing (leaving the public record open or closing it to additional information) to a day and time certain.

FORM OF MOTION

I move to recommend that the City Council approve amendments to the Capital Facilities Element of the Langley Comprehensive Plan as drafted/as amended.