



**EPHRATA PLANNING COMMISSION
AGENDA
January 14, 2020**

Board: Joe Dennis
Jo Maedke
Tom Moncrief
Don Guillemette
David Spencer

- A. Regular Commission Meeting: Open to the Public.
- B. Ephrata City Hall - 121 Alder Street S.W.
- C. Call meeting to order - 7:00 p.m.
- D. Roll Call
- E. Approval of Commission Minutes: December 12, 2019
- F. Correspondence:
- G. Additions and/or revisions to Published Agenda:

Business:

- 1. Public Hearing-Amendment to the 20-year Capital Facilities Plan which is part of the Capital Facilities Element of the Ephrata Comprehensive Land Use Plan

Adjourn

Please contact Stacy Hooper at 754-4601 extension 123 if you will not be able to attend this meeting.

January 7, 2021

TO: Planning Commission

SUBJECT: 20-year Capital Facilities Plan Update and Comprehensive Land Use Plan Amendment

Background:

Every year with the approval of a new city budget, the City Council also updates the 6-year Capital Facilities Plan. Since the 6-year plan comes from the Comprehensive Land Use Plan's 20-year Capital Facilities Plan, the 20-year plan must also be updated.

Attachments:

Attachment 1: Comprehensive Land Use Plan's Capital Facilities Element, 43 pages (*proposed changes begin on page 21 and are lined-out or highlighted in yellow and underlined*).

Staff Comments:

1. Ephrata Municipal Code 17.02.035 states that proposed changes or amendments to the comprehensive plan are presented to the Planning Commission in a public hearing. In that hearing the Commission takes public testimony if any, considers the proposal, then makes a recommendation to the City Council.
2. The purpose of capital facilities planning is to provide adequate public facilities to serve existing and new development, reduce the cost of serving new development with public facilities, and ensure that these facilities will be in place when development occurs.
3. The capital facilities plan is a six or more year plan of capital projects with estimated costs and proposed methods of financing that is updated annually.
4. The Washington State Growth Management Act requires jurisdictions fully planning under the GMA to include a capital facilities element in their comprehensive plans.

Public Hearing: A public hearing has been scheduled. Public notices have been published. The Planning Commission should hold a public hearing and take testimony on the proposed 20-year Capital Facilities Plan update and comprehensive plan amendment.

Action: The Planning Commission should consider the proposed 20-year Capital Facilities Plan update and comprehensive plan amendment and make a recommendation of approval to the City Council.

Respectfully submitted,



Daniel Leavitt
Community Development Director