

GOAL, OBJECTIVES AND POLICIES - CAPITAL IMPROVEMENTS

Capital Improvements Goal: Provide or pursue the provision of public facilities and services on a fair-share cost basis, in a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly growth.

Objective CII: Use the Capital Improvements Element to annually determine funding sources for identified deficiencies in capital improvement needs, and annually amend the Five-Year Schedule of Capital Improvements to include capital projects and funding sources to correct existing deficiencies and accommodate future growth.

Policy CII.1:

Work with County and State agencies to maintain level of service standards for public facilities which have been established in other elements of this Comprehensive Plan, including the road system, surface water management system, potable water systems, sanitary sewer systems and parks or recreation facilities.

Policy CII.2:

Work with the appropriate County agencies to evaluate local capital improvements projects which are related to applicable elements of this Comprehensive Plan. Consider the following factors:

- 1) whether the proposed project will eliminate a public hazard;
- 2) whether the proposed project will eliminate capacity deficits;
- 3) local budget impacts;
- 4) locational needs based on projected growth patterns;
- 5) accommodation of new development or redevelopment;
- 6) financial feasibility; and
- 7) plans of state or county agencies that provide facilities in the Township

Policy CII.3:

Rank proposed capital improvements projects in order of priority according to the following guidelines:

Priority 1: The project is needed to protect public health and safety, to fulfill the Township's legal commitment to provide facilities and services, or to achieve full use of existing facilities or support the existing economy.

Priority 2: The project increases the efficiency of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.

Priority 3: The project represents a logical extension of facilities and services within a designated service area.

Policy CII.4:

Use the following level of service standards for public facilities, as identified in the applicable elements of this Comprehensive Plan:

<u>Limited Access Facilities:</u>	C
<u>Principal Arterials:</u>	C
<u>Minor Arterials:</u>	D
<u>Collectors:</u>	D
<u>Local Roads:</u>	D
<u>Sanitary Sewer:</u>	100 gallons per capita per day
<u>Potable Water:</u>	100 gallons per capita per day
<u>Storm Water Facilities:</u>	To be designed to accommodate a 24-hour storm in accordance with the Butler County Engineer's standards and with recommendations described in the Jackson Ditch Watershed Study on file in the Butler County Engineer's Office.
<u>Recreation:</u>	National Recreation and Park Association standards

Objective CI2: Provide or require the provision of needed public facilities based on levels of service set forth in the several elements of this Plan. Determine public facilities needs within the Township's jurisdiction based on previously-issued development orders, the Township's planning and zoning process and the Township's annual budget process.

Policy CI2.1:

Work with the appropriate County agencies prior to the issuance of a development permit to determine whether public facilities and services that meet adopted level of service standards will be available to support the proposed development. In determining if sufficient public facilities and services will be available for proposed development, consider whether the public facilities and services for a development are phased, or if the development is phased so that its impacts are addressed,

Policy CI2.2:

Evaluate potential revenue available for public facility expenditures through alternative sources such as user fees, special benefit units and/or special assessments.

Policy CI2.3:

Endeavor to secure public or private funds, whenever available, to finance needed capital improvements.

Policy CI2.4:

Adopt a Five-Year Schedule of Capital Improvements and annual capital budget as part of the Township's annual budgeting process.

Policy CI2.5:

Analyze the impacts of development orders issued in the Township since 2000 on public facilities and services within the Township's jurisdiction, and integrate the results of the analysis into the annual budgeting process.

Policy CI2.6:

Integrate planning and budgeting processes by 2010 so that expenditures which are budgeted for capital improvements recognize policies related to public facilities and services set forth in the elements of this Comprehensive Plan.

Objective CI3: Make the Capital Improvements Element of this Plan the basis for determining the funding priority for capital facilities necessary to meet existing deficiencies, to accommodate future growth, and to replace obsolete or worn-out facilities.

Policy CI3.1:

Within budget constraints, provide for or pursue the provision of replacing obsolete or worn-out capital facilities and eliminating current capital facility deficiencies.

Objective CI4: Strive to increase the Township's tax base and raise its revenue potential.

Policy CI4.1:

Encourage a fair taxable value of all properties and an equitable distribution of the tax burden.

Objective CI5: Consider available or projected public and private fiscal resources and the Township's schedule of capital improvements when making land use decisions, and maintain adopted LOS standards and the capacity to meet existing and future public facility needs.

Policy CI5.1: Strive to avoid land use decisions that degrade levels of service for public facilities below adopted minimum standards.

Policy CI5.2: Consider available or projected public or private fiscal resources and the Township's schedule of capital improvements when making land use decisions that affect deficient public facilities.