

Planning for Infrastructure:

Water and Sewer and Streets! Oh, My!

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Washington State
Department of
Commerce

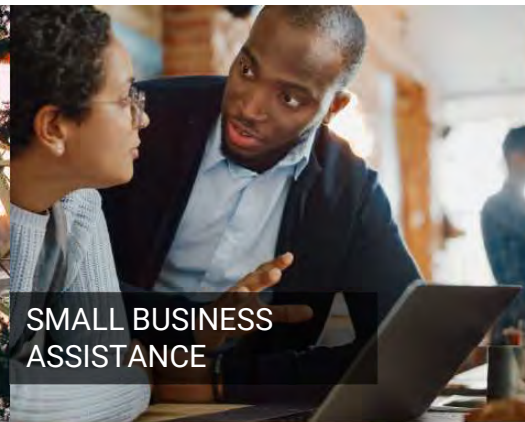
We strengthen communities



HOUSING AND HOMELESSNESS



INFRASTRUCTURE AND BROADBAND



SMALL BUSINESS ASSISTANCE



ENERGY



PLANNING AND TECH ASSISTANCE



COMMUNITY SERVICES AND FACILITIES



CRIME VICTIMS AND PUBLIC SAFETY



ECONOMIC DEVELOPMENT

Agenda: Planning for Infrastructure

GMA & Comp Plan Overviews

Comp Plan: Capital Facilities Element

Budgeting & Source Funds for Capital Facilities

Recent Legislative Changes

Resource Lists

Q&A



The GMA & Comprehensive Plans

Overview



Why do we plan?

- Land use decisions have **long-term effects**.
- Many individuals and groups **must work together**.
- Accomplishing your goals requires **persistent effort**.
- Infrastructure has **long lead times** and **long payback periods**.
- The public expects **fairness and transparency**.



The Growth Management Act (GMA)



- **Adopted in 1990 to:**
- Address urban sprawl
- Manage threats to quality of life in WA
- Establish statewide planning framework

See **RCW 36.70A** (state law) & **WAC 365-196** (advisory recommendations)

GMA: Planning Goals

- **Encourage** compact urban growth
- **Reduce** sprawl
- **Encourage** efficient multimodal transportation
- **Plan for and accommodate** affordable housing for all economic segments
- **Encourage** economic development
- **Protect** property rights
- Timely and fair permit processes to **ensure** predictability
- **Maintain and enhance** natural resource-based industries
- **Retain** open space, **enhance** recreation
- **Protect and enhance** the environment
- **Encourage** citizen participation and **ensure** coordination
- **Ensure** availability of public facilities and services
- **Identify and encourage** historic preservation
- **Ensure** comprehensive plans adapt to and mitigate effects of a changing climate
- Manage shoreline development (per SMA set forth in RCW 90.58.020)



Comp Plan: Required Elements

- **Land Use:** Land uses, stormwater planning, ground water, physical activity
- **Housing:** Identifies the character of residential areas, inventories existing and projected housing needs and types, identifies sufficient land for all types of housing
- **Capital Facilities:** Inventory, assessment of current and future needs, coordination of planning affordability analysis of serving the land use plan



Comp Plan: Required Elements

- **Utilities:** Inventory, assessment of current and future needs, coordination between providers and land development
- **Rural (counties only):** Protect rural character with limited development and a variety of rural densities
- **Transportation:** Inventory, assessment of current and future needs, bicycle and pedestrian component
- **Climate Resilience (2023):** Must enhance resiliency to and avoid the adverse impacts of climate change



Countywide Planning Policies (CPPs)



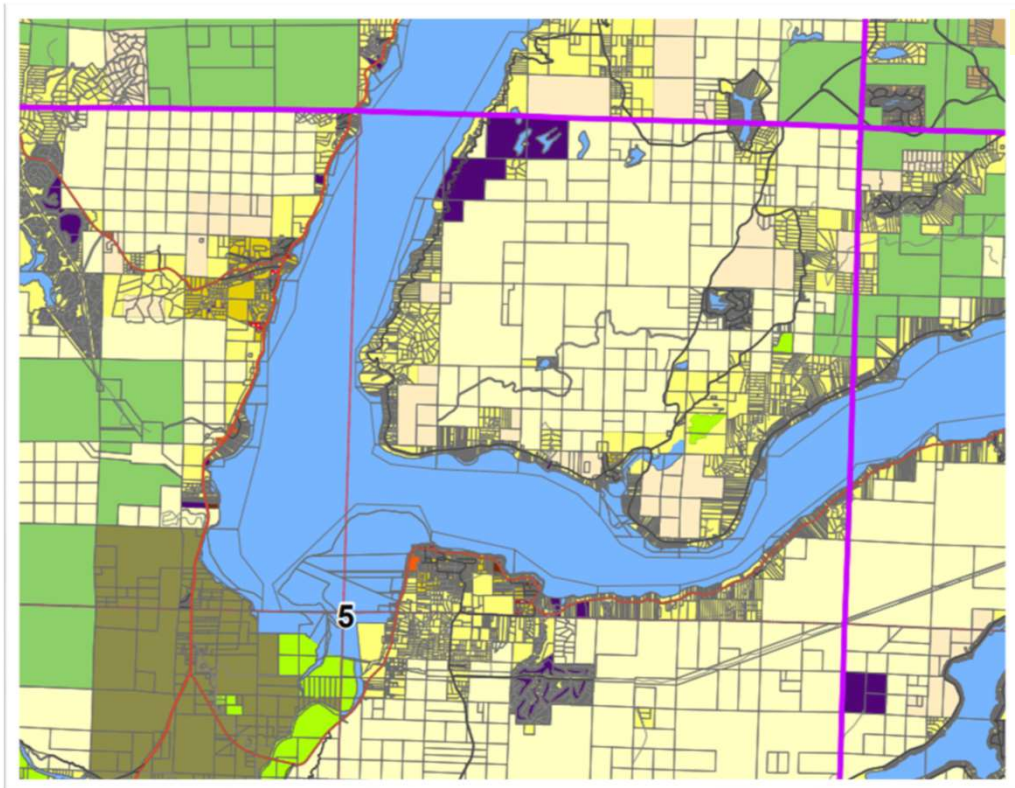
Regional framework to:

- Plan for future growth & address countywide population projections (from OFM)
- Consider affordable housing needs
- Designate & plan for UGAs and expansions to designated urban areas
- Plan for countywide facilities (e.g. highways or airports)
- Plan for countywide economic development
- Ex: Puget Sound region has multicounty planning policies assembled in Vision 2050

Development regulations

- Traditional zoning**
- Critical area regulations**
- Subdivision regulations**
- Public works standards**
- Design standards**
- Signs, parking, landscaping, etc.**

*Clip of Mason County
Development Areas Map*



Slide 11

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Replace?

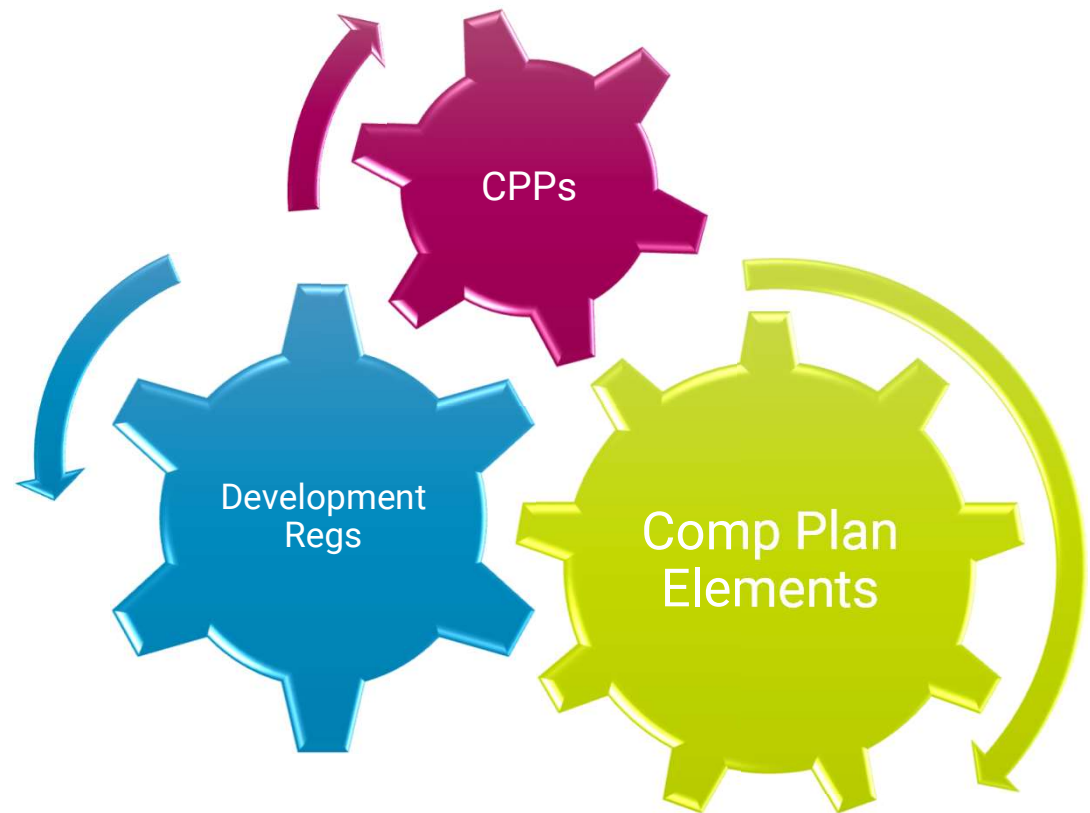
Holman, Carol (COM), 9/19/2023

Mandatory Consistency & Coordination

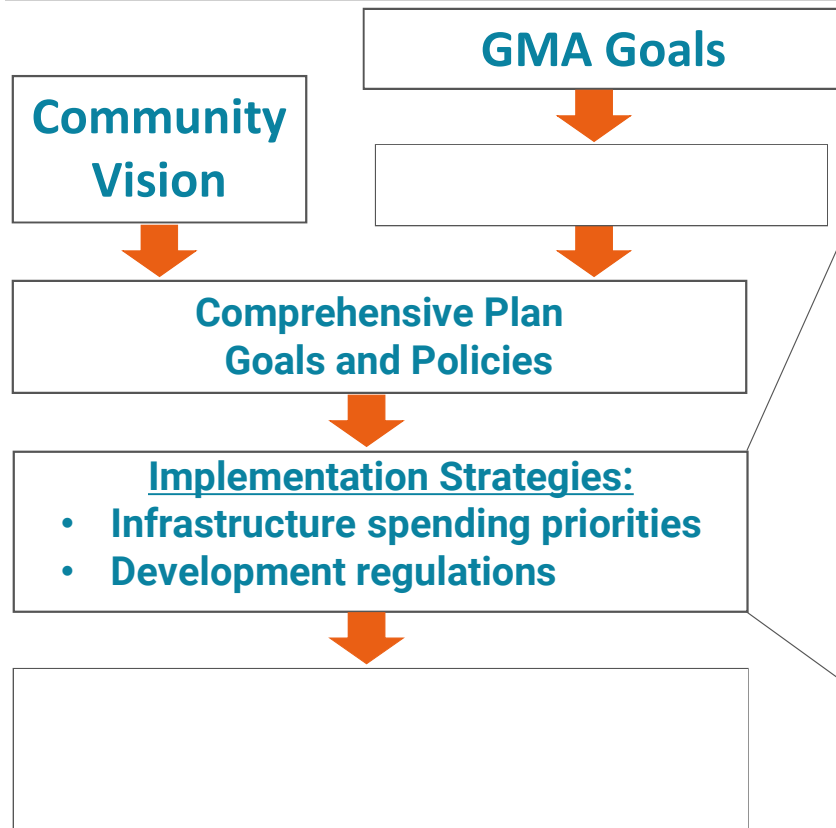
Internal consistency – differing parts of the plan must fit together

Interjurisdictional (external) consistency – consistent with and carry out CPPs

Comprehensive plans **must be consistent and coordinated** with other county and city plans.



Implementing your Comprehensive Plan



Capital Improvement Plans (CIP) priorities for local infrastructure investments must be consistent with the comprehensive plan.

Development regulations must be consistent with and implement the comprehensive plan.

Comp Plan: Capital Facilities Element

“CAP FAC 101”



What are Capital Facilities?

Not specifically defined by the GMA

GMHB guidance (2007) holds that **CFPs must include** →

Required CFP features under WAC 365-196-415

Public Facilities

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.

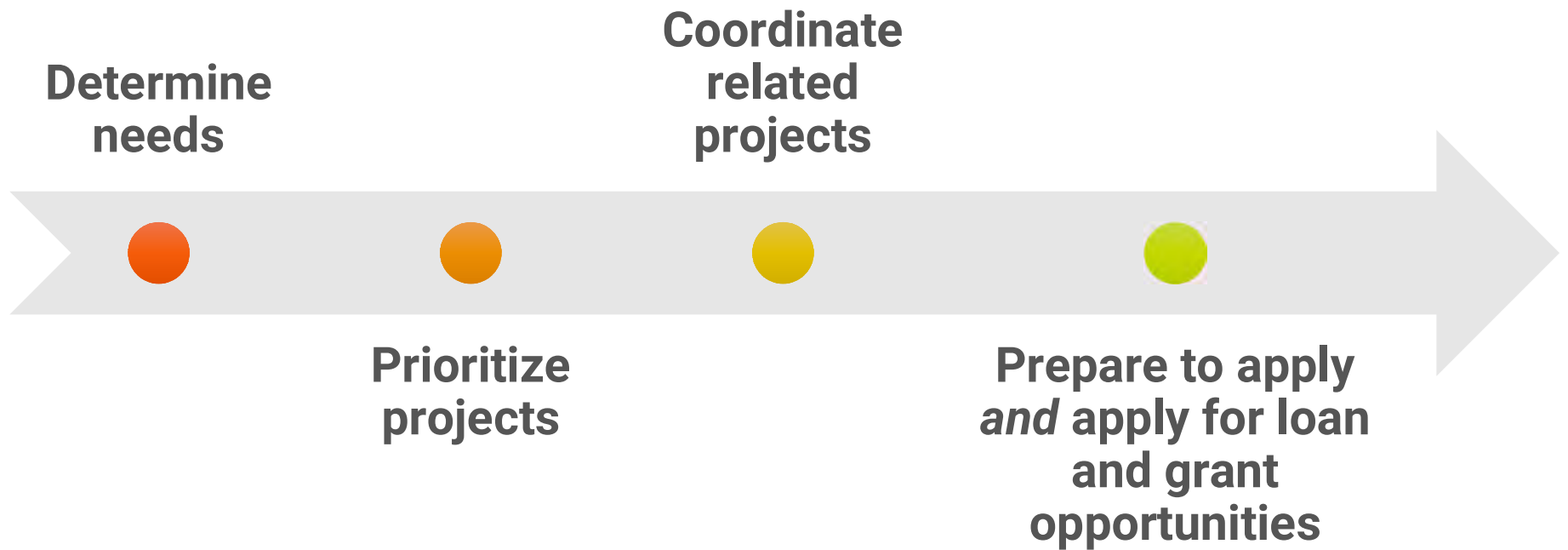
RCW 36.70A.030(32)

Public Services

Fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

RCW 36.70A.030(33)

Why Plan for Capital Facilities?



Capital Facilities Plan (CFP)

RCW 36.70A.070(3)

a. Inventory of existing capital facilities...

b. Forecast of future need for such capital facilities...

c. Proposed locations of expanded or new facilities...

d. At least 6-year plan that will finance CFP...

e. Requirement to reassess if probable funding falls short...

Reminder: Include park and recreation *facilities* in the CFP.

See WAC 365-196-415(1) & Chapter 1 of the Capital Facilities Planning Guidebook for additional guidance.

Inventory of Capital Facilities

- Water Systems
- Sanitary Sewer Systems
- Stormwater Facilities
- Reclaimed Water Facilities
- Schools
- Parks and Recreational Facilities
- Police and Fire Protection Facilities

What do we have?

Where is it located?

What is its capacity?

What condition is it in?

What is its useful life?

Who owns and is responsible for it?

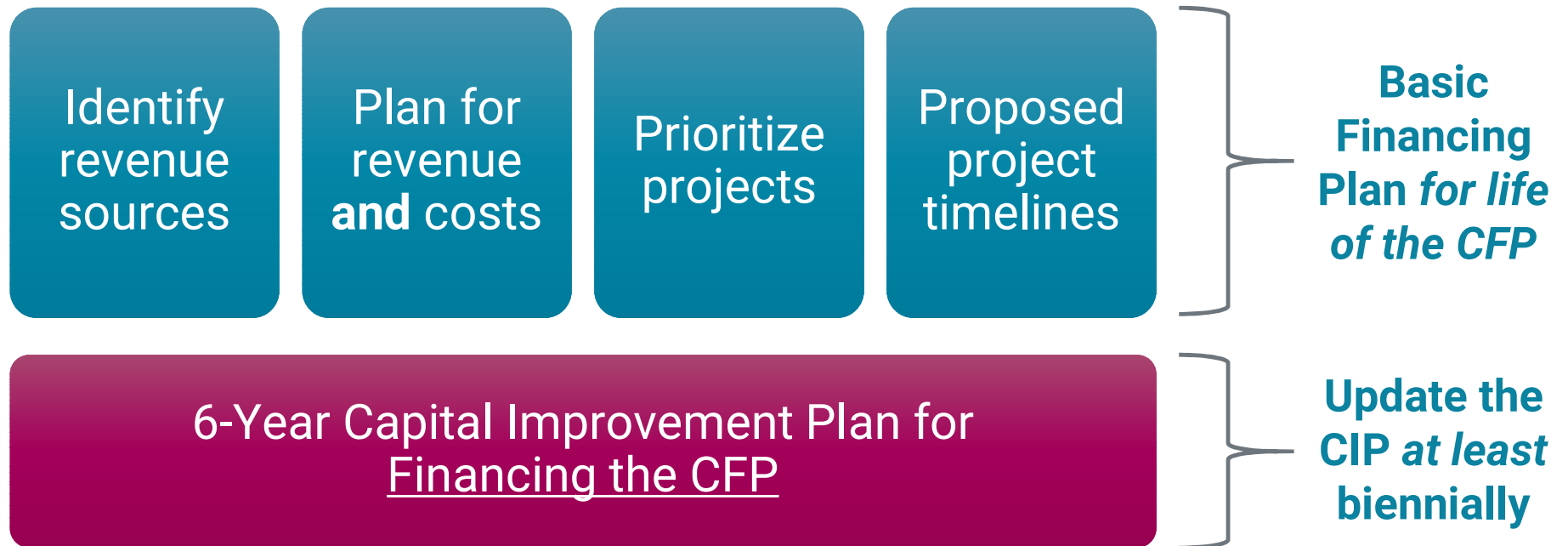
See WAC 365-196-415(2)(a) & Chapter 2 of the Capital Facilities Planning Guidebook for additional guidance.

Forecast of Future Needs

Operating and maintaining existing facilities	<ul style="list-style-type: none">• Plan for long-term costs (e.g. replacement).• Where applicable, analysis of user rates to ensure user fair share of O&M.
Addressing any existing deficiencies	<ul style="list-style-type: none">• What LOS standard needs to be achieved?• What improvements will address existing deficiencies?• What improvements will preserve the ability to maintain existing capacity?
New growth and projected demand	<ul style="list-style-type: none">• Consider local and regional growth patterns.• Where will growth occur and at what density or intensity?

See WAC 365-196-415(2)(b) & Chapters 3-4 of the Capital Facilities Planning Guidebook for additional guidance.

Financing Plan & 6-Year CIP



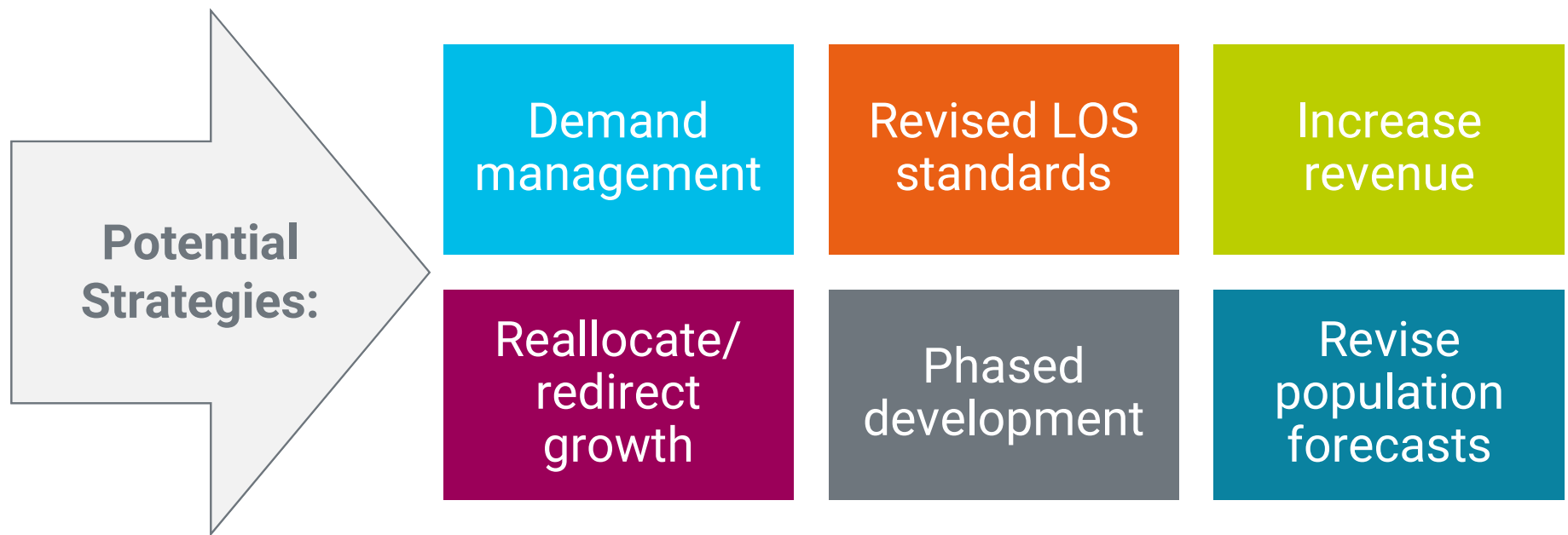
See WAC 365-196-415(2)(c) & Chapter 5 of the Capital Facilities Planning Guidebook for additional guidance.

Reassessment



See WAC 365-196-415(2)(d) & the *Capital Facilities Planning Guidebook* for additional guidance.

When Funding Falls Short



See WAC 365-196-415(2)(d) & the Capital Facilities Planning Guidebook for additional guidance.

Recap: CFP & CIP

CFP (20-year plan)

- Implements the Comprehensive Plan vision
- Cost **estimates** for services by area across the 20-year horizon
- Must identify needs and “probable funding” (revenues)

CIP (6-year plan)

- Implements at least 6-year growth strategy according to the CFP
- **Detailed, project-specific** plan for financing need within that timeframe
- Must identify sources of public money

Budgeting & Source Funds for Capital Facilities

Key Considerations



Budgeting for Capital Facilities

Budgeting decisions should be consistent with the CFP and the Comp Plan

Consider revenue and expenditure projections required for 7-20 years

Identify funding gaps and discuss options to overcome those gaps

Truth in Planning

i.e. a reality check for cost and funding of the CFP to implement the vision of the Comp Plan

“Smart Growth” Considerations

38% reduction in up-front infrastructure costs

- i.e. roads, sewers, water lines and other infrastructure. Other studies show savings as high as 50%.

10% reduction in ongoing delivery costs

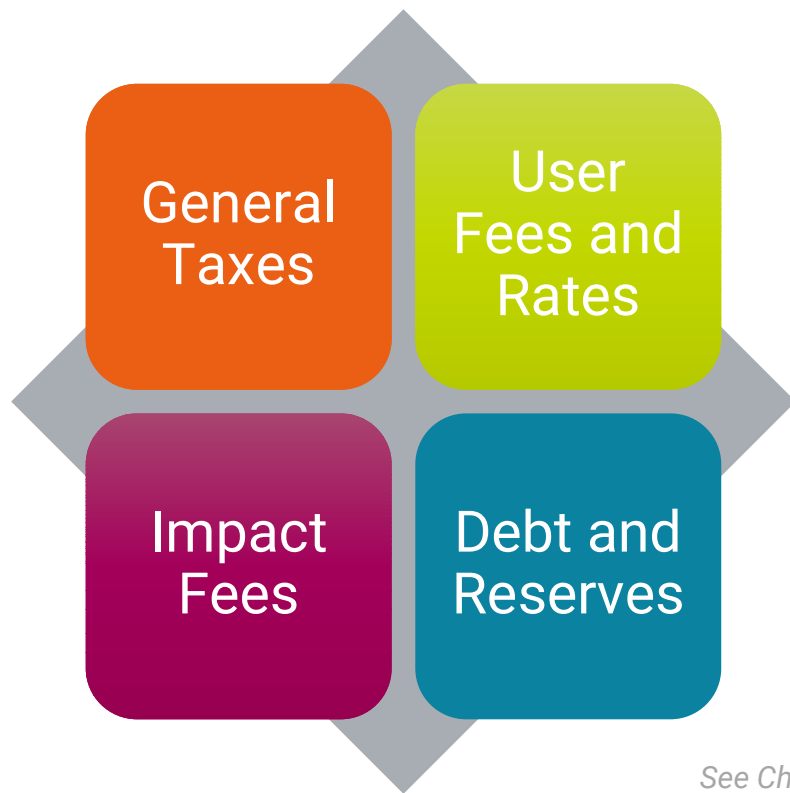
- i.e. police, ambulance, and fire.

10X more tax revenue on average per acre

- In compact, mixed-use developments compared to conventional suburban development counterparts

Source: [building-better-budgets.pdf](#) ([smartgrowthamerica.org](#))

Source Funds for Capital Facilities



- How much revenue can it raise?
- Can it be used for a variety of projects?
- How dependable is the source over time?
- How sensitive is it to political and economic uncertainty?
- How much technical work is needed to set up and maintain the revenue source?

See Chapter 5 of the Capital Facilities Planning Guidebook for additional guidance.

Funding Sources – Don't Miss Out



2024 Due December 31st 2025 Due June 30th 2026 Due June 30th 2027 Due June 30th

★ Starred counties are partially planning under the Growth Management Act

Grant and Loan Programs Requiring Periodic Update Completion*:

- [Public Works Board](#)
- [Drinking Water State Revolving Fund](#)
- [Centennial Clean Water Fund](#)
- [Recreation and Conservation Office](#)
- [Pre-Disaster Mitigation Grants](#)

**and no active appeals*

Recent Legislative Changes

Related to Updating Your Capital Facilities Element



GMA Amendments: 2022 - 2023

- **SB 5457** – Small cities may opt out of update process but still must update critical areas and capital facilities and transportation elements.
 - **HB 1337** – Easing barriers to construction of ADUs includes limitations on impact fees charged, adjustment of bulk and scale regulations, and parking requirements. Exemptions for lack of sewer.
 - **HB 1110** – Middle Housing Bill requires some cities, based on population size, to allow higher densities where not already permitted. Timeline extensions available for infrastructure deficiencies, for those choosing to use the alternate density path.
-

GMA Amendments: 2022 - 2023

- **HB 1220** – Identify sufficient land and zoning capacities for a multitude of housing types across the income spectrum and identify barriers (i.e. gaps in funding, barriers in development regulations, deficiencies in capital facilities).
- **HB 1181** – The land use, capital facilities, park and recreation, utilities, and transportation elements must be updated to include certain climate change related topics.
- **SB 5258** – Impact fees must reflect proportionate impact of new housing units based on multiple factors.
- **HB 1717** – Federal agencies and tribes with a reservation or ceded lands within a county are required to be invited to participate in the countywide planning process.

GMA Amendments: 2022 - 2023

- **SB 5275** – Allowing for development and redevelopment within a LAMIRD with confirmation that existing providers of public facilities and services have sufficient capacity.
- **SB 5593** - A jurisdiction's transportation and capital facilities plan elements must identify the transportation facilities, public facilities, and related services needed to serve the added areas to the UGA, including funding sources.
- **SB 1799** – Beginning January 1, 2027, each county or city that implements a local solid waste plan must provide source-separated organic waste collection services at least either biweekly or 26 weeks annually (some exceptions apply).

Read each bill in full at: [Bill Information \(wa.gov\)](https://leg.wa.gov/Bills/2022/Bills_5000-5999)

Resource Lists



Resources

- [Capital Facilities Planning Guidebook, 2014 \(PDF\)](#)
- [GMS-CFP Webinar- How to Develop a Capital Facilities Plan, 2014 \(PDF\)](#)
- [GMS-CFP Webinar-Capital Facilities Planning Under the Growth Management Act, Nov. 2014 \(PDF\)](#)
- [Chapter 6: Smaller Jurisdictions Overview \(PDF\)](#)
- [Chapter 10: Review, Update and Evaluate the Capital Facilities Element \(PDF\)](#)

Resources (continued)

- [Small Communities Initiative](#)
- [Infrastructure Assistance Coordinating Council](#)
- [MRSC – Capital Facilities Planning](#)
- [MRSC – Revenue Guide for Washington Counties \(2022\)](#)
- [MRSC – Revenue Guide for Washington Cities and Towns \(2022\)](#)

Key Takeaways

Data collection and planning conversation should occur early and often.

Talk and work closely with your planning department.

Think holistically about the update process.

Infrastructure has long lead times and long payback periods.

Q&A



Thank you for attending!



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