

Chapter 5
Capital Facilities & Utilities
Proposed Amendments Z10000-55-COMP
[July 2011](#)

These proposed changes are limited to the Goals & Policies section of the chapter only; the Capital Facilities Program is not included.

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5.1 INTRODUCTION

Capital facilities and utilities provide services that are essential to a community and its ability to grow in the future. Capital facilities consist of facilities owned by public entities, such as water and sewer systems and fire and police stations. Utilities consist of electrical lines, telecommunication lines, and gas lines. The purpose of this chapter is to guide how these crucial services coordinate with and support the future growth and development of Spokane.

Background and Key Issues

The essential services provided by capital facilities and utilities are crucial to the health, safety, and welfare of community residents. Water, heat, and light are among the necessities of life; today, people also depend on other services such as communications and police and fire protection. Both current and future residents should be assured that service capacity is adequate to meet demand. In this regard, it is particularly important to ensure that efforts to provide for future growth do not degrade or diminish services to existing users. Even more fundamentally, the location of capital facilities and utilities (where service is available) should be in sync with community plans to support and foster development where it is desired.

In an age of scarce fiscal and environmental resources, it is important that capital facilities and utilities be provided efficiently. Efficiencies can be gained through greater coordination between service providers and jurisdictions, more predictable and orderly patterns of development, and by using capital facilities and services to serve multiple purposes. Careful planning of capital facilities and utilities is needed to achieve such efficiencies.



The importance of planning for capital facilities and utilities is also reflected by the fact that the GMA provides a great deal of direction for their planning, more so than most other plan elements. For example, one GMA goal encourages growth to take place in urban areas where public facilities and services can be provided efficiently. Another GMA goal includes the need to consider the capacities of public facilities and services when planning for economic development. Yet a third GMA goal requires that the public facilities and services necessary to support development be provided concurrent with development. Known as “concurrency,” this is one of the most important principles and requirements of the GMA. (Further detail on the GMA goals and specific requirements for capital facilities and utilities are found in section 5.2, GMA Goal and Requirements and Countywide Planning Policies”).

While the planning of capital facilities and utilities is important, it is also extremely challenging. The GMA requirements for capital facilities and utilities are both specific and complex, particularly given the capital facilities and utilities service environment. For example, not all capital facilities and utilities are owned and operated by the City of Spokane. Some are owned and operated by private companies, while others, such as schools, are owned and operated by different public entities, such as school districts. Furthermore, the geographical boundaries of service providers rarely correspond to the city’s borders, which change continually through annexation.

Overview



The GMA requires that comprehensive plans include elements for capital facilities and utilities. For the City of Spokane's comprehensive plan, they have been combined into one element. This chapter addresses the City of Spokane's planning for capital facilities and utilities and consists of:

Capital Facilities Goals and Policies Plan ~~is a long-range policy plan containing the~~ contains the city's main guidelines for implementation of long-term capital improvements. It contains broad goals and specific policies and levels of service for the provision of adequate public facilities and services to support the current and future population and employment growth within the city's urban growth area. The plan provides policy guidance for the Capital Facilities Program (CFP).

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Capital Facilities Program (CFP) establishes the city's long-range work program for capital facilities, carries out the intents and policies of the comprehensive plan, and gives further direction to implement the plan. It specifically identifies public facilities that will

be required in the next six years. Water, sewer and street facility improvements are addressed in the annually updated six-year capital improvement (CIP) programs. These CIP programs are reviewed for consistency with the Comprehensive Plan and are updated by the Plan Commission and adopted by the City Council.

The CFP contains an inventory of existing and proposed capital facilities, establishes level of service (LOS) standards, identifies long-range facility service capacities and projected deficiencies, and outlines the actions necessary to meet such deficiencies. The program also provides the GMA-required six-year financing plan. This financing plan ensures that needed capital facilities will be financed and that the growth envisioned in the comprehensive plan can really happen. The available capacity of public facilities will affect the type, amount, and rate of growth. The CFP also contains twenty-year capital facility needs, projected improvements, and estimated expenditures required to adequately serve population and job growth while maintaining desired LOS standards. Operational and maintenance costs are not included in the CFP.

The goals and policies for parks and recreational facilities are contained in Chapter 12, Parks, Recreation, and Open Spaces, although the six-year plan for parks is located in the Capital Facilities Program of this chapter, Section 5.9, "Parks, Recreation and Open Space Facilities." Furthermore, planning related to streets is contained in Chapter 4, Transportation.

5.2 GMA GOAL AND REQUIREMENTS AND COUNTYWIDE PLANNING POLICIES

GMA Capital Facilities and Utilities Planning Goals (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 13 goals that are intended to guide the content of comprehensive plans and development regulations. Following are the GMA goals that relate to capital facilities and utilities:

- ◆ Urban growth. “Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.”
- ◆ Economic development. “Encourage economic development throughout the state that is consistent with the adopted comprehensive plans, ... and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state’s natural resources, public services, and public facilities.”
- ◆ Public facilities and services. “Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.”

GMA Requirements for Capital Facilities and Utilities Planning (RCW 36.70A.070)

Capital facilities and utilities are two of the required elements of a comprehensive plan under the GMA. They are both combined into one chapter in this comprehensive plan.

Capital facilities elements must include at least the following (RCW 36.70A.070(3)):

- ◆ An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities.
- ◆ A forecast of the future needs for such capital facilities.
- ◆ The proposed locations and capacities of expanded or new capital facilities.
- ◆ At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.
- ◆ A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.

The utilities element must describe the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines (RCW 36.70A.070(4)). Local criteria for siting utilities should address locations and densities of projected growth and land use, public service obligations, optimal siting for effective service, and design considerations (WAC 365-195-320,2,f). The Washington Administrative Code further outlines recommendations for meeting requirements relative to capital facilities (WAC 365-195-315) and utilities (WAC 365-195-320).

Checks and Balances

This capital facilities and utilities element should function as a check on the practicality of achieving other elements of the plan. For example, in order to prevent new development’s service demands from lowering the community’s existing level of service, concurrency requirements demand that adequate public facilities be available when the service demands of development occur. Taken in conjunction with the transportation and land use goals and policies, the following goals and policies related to capital facilities and utilities complete the framework for implementation of the GMA requirements for concurrency, consistency, and conformity.

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Countywide Planning Policies

The Countywide Planning Policies (CWPPs) adopted by the Spokane Board of County Commissioners require the capital facilities and utilities chapter to address the siting of public capital facilities, joint city and county planning within urban growth areas, and the promotion of contiguous and orderly development and provision of urban services to such development (RCW 36.70A.210(3)).

For the entire text of the policy topics that relate to capital facilities and utilities, consult the Countywide Planning Policies for Spokane County, adopted December 22, 1994.

5.3 VISION AND VALUES

Spokane Horizons volunteers identified important themes in relation to Spokane’s current and future growth. A series of visions and values was crafted for each element of the Comprehensive Plan that describes specific performance objectives. From the Visions and Values document, adopted in 1996 by the City Council, the Comprehensive Plan’s goals and policies were generated.

Capital facilities and utilities are services and facilities that support the physical development and growth of the city.

Vision

“Public facilities and utilities will be provided concurrently with a growing population to meet the safety, utility, transportation, educational, and cultural needs of residents.”

Values

The things that are important to Spokane’s future include:

- ◆ Developing police and fire services that accompany growth.
- ◆ Ensuring good parks, schools, libraries, and streets in the neighborhoods.
- ◆ Continuing to provide facilities for cultural and entertainment opportunities.
- ◆ Providing services and facilities as growth occurs.
- ◆ Maintaining quality education and avoiding overcrowding in the schools.”

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5.4 GOALS AND POLICIES

Goals and policies provide specificity for planning and decision-making. Overall, they indicate desired directions, accomplishments, or aims in relation to the growth and development of Spokane.

CFU 1 ADEQUATE PUBLIC FACILITIES AND SERVICES

Goal: Provide and maintain adequate public facilities and utility services and reliable funding in order to protect investment in existing facilities and ensure appropriate levels of service.

Policies

CFU 1.1 Level of Service

Adopt written level of service standards for each type of public facility or utility service, and provide capital improvements to achieve and maintain such standards for existing and future development.

Discussion: Urban governmental services and public facilities for which level of service standards should be in place include fire, police, parks and recreation, libraries, public wastewater, public water, solid waste disposal and recycling, transportation, and schools. (CWPP 3.1). The level of service shall be defined as the optimum level of service desired from a service provider, which may differ from the current level of service.

CFU 1 CAPITAL FACILITY LEVEL OF SERVICE STANDARDS – LONG-TERM	
Emergency Medical Services	6 minutes 30 seconds/80 percent of the time for Basic Life Support (BLS) 8 minutes/ 80 percent of the time for Advanced Life Support (ALS)
Fire	7 minutes/80 percent of the time for the first engine on scene 8 minutes/80 percent of the time for the first ladder on scene
Law Enforcement	1.5 officers per 1000 residents
Libraries	3.25 books per person
Parks	Neighborhood – 1.17 acres per 1000 persons Community – 1.49 acres per 1000 persons Major - 2.59 acres per 1000 persons
Recycling	4.33 collections per household per month
Schools	Elementary – 1 teacher per 26 students Middle and High – 1 teacher per 30 students
Solid Waste	4.33 collections per household per month
Stormwater*	10 year design rainfall frequency for public right of way Prevent flooding of property during a 25-yr 24-hour rainfall event Prevent damage to buildings for a 100-year rainfall event
Wastewater	100 gallons per capita per day
Water	Minimum water pressure of 45 pounds per square inch
* The City of Spokane is in the process of developing a Stormwater Management Plan. A final Stormwater Management LOS will be established once the city adopts the Stormwater Management Plan.	

CFU 1.2 Operational Efficiency

Require the development of capital improvement projects that either improve the city's operational efficiency or reduce costs by increasing the capacity, use, and/or life expectancy of existing facilities.

Discussion: The concept of increased use infers a more intense development pattern, not the physical extension of services to more consumers. The idea is to utilize the capacity of existing utilities to the fullest extent possible, in strategic coordination with and support of land use objectives.

CFU 1.3 Maintenance

Require the maintenance, rehabilitation, and renovation of existing capital facilities.

CFU 1.4 Use of Existing Structures

Require the use and adaptive reuse of existing buildings before new community facilities are constructed.

Discussion: It is good stewardship of public resources to utilize what exists before consuming land and expending funds to build new facilities. New uses should be consistent with neighborhood criteria established through a stakeholder involvement process.

CFU 1.5 Utility Construction Standards

Ensure that construction standards for public and private utilities are adequate to withstand the anticipated frequency and severity of natural and man-made hazards.

Discussion: Service interruptions can be both inconvenient and expensive for users. Clients expect any breaks in service to be as brief as possible. However, efforts to guard against such inevitabilities should be tempered so they do not unnecessarily increase user rates.

CFU 1.6 Regulation Changes

Evaluate continually the impact of new state or federal regulations on the capacity of existing and planned facilities to meet the needs of future growth and make adjustments as needed in the way services are provided.

CFU 1.7 Management Plans

Establish and maintain management plans and systems for capital facilities, storm drainage, and other city services whose level of service standards could be affected by future growth and development.

Discussion: Examples of useful management plans include, but are not limited to, the following: Wastewater Facility Plan, Combined Sewer Overflow Reduction Plan, Spokane Area Wellhead Protection Program, Coordinated Water System Plan, Water Quality Management Plan, Stormwater Management Plan, Drainage Design and Erosion Control Manual, Comprehensive Solid Waste Management Plan, and such other plans as relate to fire and police protection and emergency services.

CFU 1.8 Funding

Identify and pursue all practical and equitable ways to fund the capital improvement projects necessary to serve existing and future development.

Discussion: It is necessary to leverage and supplement city funds to the fullest extent possible in order to maximize limited city resources. In addition to the grants and loans available to cities, certain other funding mechanisms are available locally. ~~In addition, Tax Increment Financing (TIF) has been codified as RCW 39.89, which represents another very important tool for financing infrastructure and focusing those improvements in targeted areas of the inner city that are most in need of revitalization.~~

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CFU 1.9 Intangible Costs and Benefits

Include intangible costs and benefits in any cost/benefit analysis when considering the development and life span of proposed capital facilities.

Discussion: Consistency and conformity between plans and budgets are important aspects of the GMA. However, siting decisions should be based on more than the standard fiscal analysis. In order to evaluate fully the impacts and consequences, these decisions should also be informed by considerations such as the preservation of neighborhood character and environmental quality.

CFU 1.10 Public Safety Capital Funding Plans

Strive to establish separate capital funding plans for police and fire services to ensure that capital requirements will be met without further negative impact upon staffing and level of service.

Discussion: Police Services: Declining law enforcement funding causes the current level of services to fall below the acceptable minimum of 1.5 officers per thousand city residents. This will be compounded by the lack of a capital facility fund to meet projected law enforcement needs. A capital facility funding plan will be established which will include but not be limited to: (1) Evaluate lease/purchase of ~~Monroe Court~~ office buildings to utilize rental income stream toward capital needs, (2) Evaluate a county-wide Law Enforcement Bond Issue with the Sheriff, and (3) establish a separate law enforcement (police) capital reserve account sufficient to meet anticipated capital requirements. The funding plan will be reviewed/revised annually.

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Fire Services: Public bonds presently fund Fire Department capital improvements. At such time when bonds don't adequately fund capital improvements, the city should pursue a separate capital funding plan to avoid negative impacts to Fire Department level of service.

CFU 2 CONCURRENCY

Goal: Ensure that those public facilities and services necessary to support development are adequate to serve the development and available when the service demands of development occur without decreasing current service levels below locally established minimum standards.

Policies

CFU 2.1 Available Public Facilities

Consider that the requirement for concurrent availability of public facilities and utility services is met when adequate services and facilities are in existence at the time the development is ready for occupancy and use, in the case of water, wastewater and solid waste, and at least a financial commitment is in place at the time of development approval to provide all other public services within six years.

Discussion: Public facilities are those public lands, improvements, and equipment necessary to provide public services and allow for the delivery of services. They include, but are not limited to, streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, solid waste disposal and recycling, fire and police facilities, parks and recreational facilities, schools and libraries.

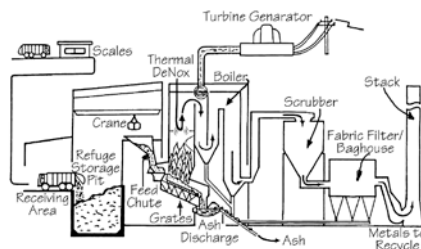


Illustration of a waste-to-energy facility

It must be shown that adequate facilities and services are available before new development can be approved. While occupancy and use imply an immediate need for water, wastewater and solid waste services, other public services may make more sense to provide as the demand arises. For example, a certain threshold of critical mass is often needed before construction of a new fire station, school, library, or park is justified. If these facilities and services do not currently exist, commitments for services may be made either from the public or the private sector. Public commitments are documented through the Capital Facilities Program and the relevant Six-Year Capital Improvement Plans.

If there is no public commitment to provide needed resources, the development could still proceed if the developer assumes responsibility for provision of all needed facilities and services, either through actual provision of the facility or service, or appropriate financial assurances that facilities and services will be provided in a timely manner. In this case, the City of Spokane may enter into an agreement with the developer for repayment through latecomer fees, special connection fees, or other payments earmarked for or pro-ratable to the particular system improvement.

CFU 2.2 Concurrency Management System

Maintain a concurrency management system for all capital facilities.

Discussion: A concurrency management system is defined as an adopted procedure or method designed to ensure that adequate public facilities and services needed to support development and protect the environment are available when the service demands of development occur. The following facilities must meet adopted level of service standards and be consistent with the concurrency management system: fire protection, police protection, parks and recreation, libraries, public wastewater (sewer and stormwater), public water, solid waste disposal and recycling, transportation, and schools.

The procedure for concurrency management includes annual evaluation of service levels and land use trends in order to anticipate demand for service and determine needed improvements. Findings from this review will then be addressed in the Six-Year Capital Improvement Plans, Annual Capital Budget, and all associated capital facilities documents to ensure that financial planning remains sufficiently ahead of the present for concurrency to be evaluated.

The City of Spokane must ~~either~~ ensure that adequate facilities are available to support development or ~~else~~ prohibit development approval when such development would cause service levels to decline below standards currently established in the Capital Facilities Program.

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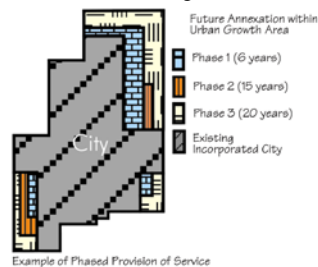
In the event that reduced funding threatens to halt development, it is much more appropriate to scale back land use objectives than to merely reduce level of service standards as a way of allowing development to continue. This approach is necessary in order to perpetuate a high quality of life. All adjustments to land use objectives and service level standards will fall within the public review process for annual amendment of the Comprehensive Plan and Capital Facilities Program.

CFU 2.3 Phasing of Services

Develop and implement a phasing schedule for the provision of services within the Urban Growth Area that is reflected in six-year capital improvement plans and strategically coordinates planned service levels with anticipated land use and development trends.

Discussion: This schedule should set guidelines for prioritizing the provision of service. Exceptions to this will only be granted to address public health concerns.

It can be more cost-effective and less disruptive to provide service capacity in excess of current service demands if it extends the useful life of the facility in terms of accommodating future growth. Therefore, this program should also require that transmission, distribution, and storage facilities in newly developing areas be sized to serve future growth as well as immediate needs. For example, water and sewer main sizes and storage reservoirs should be designed to meet both current and anticipated future fire flow and domestic supply needs.



Insofar as this process anticipates demand from future development, it should also describe and implement mechanisms to ensure an equitable allocation of the costs incurred. Fees and billing mechanisms should be in place, such as latecomer fees and special connection fees to cover costs of oversized mains or related facilities, and hook-up fees so new users share in the cost of system-wide facilities. However, costs associated with project-specific improvements (such as pump stations for low lying property) should be paid for by those who benefit from the improvement.

Facility phasing serves to integrate the concurrency requirements of the GMA with the environmental assessment requirements of the State Environmental Policy Act (SEPA). This, in turn, provides a high level of predictability for both developers and the community regarding what type of development is permitted and what infrastructure is provided to support that development.

CFU 2.4 Impact Fees

Include impact fees as one possible mechanism to fund capital improvements, so new growth and development activity that has an impact upon public facilities pays a proportionate share of the cost of the relevant facilities.

Discussion: Approval of the GMA included new statutes (RCW 82.02.050-.090) authorizing impact fees in counties or cities planning under the GMA. These sections authorized local jurisdictions to impose impact fees on development activity as part of the financing for public facility system improvements in order to ensure that adequate facilities are available to serve new growth and development. The purpose is also to ensure fair share: those who benefit should pay, and those who pay should benefit. In particular, residents who live where services are adequate should not have to bear the costs of new growth at the outside edges of the city where adequate services are not yet available.

The City of Spokane may charge impact fees relative to both new public facilities that are necessitated by new development and previously constructed system improvements that serve the new growth and development activity. The proportionate share of public facility system improvement costs is calculated based on the extent to which the improvement is reasonably related to or reasonably benefits the new development. Financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees. In no case may the impact fee charged exceed the proportionate share of the costs of system improvements that are reasonably related to the new development.

Impact fees may be collected and spent only for the public facilities that are addressed in the capital facilities program. These facilities must be system improvements designed to provide service to the community at large, as opposed to project improvements that provide service only for a particular development project. According to RCW 82.02.090(7), public facilities for which impact fees can be applied are as follows: (a) public streets and roads, (b) publicly owned parks, open space, and recreation facilities, (c) school facilities, and (d) fire protection facilities in jurisdictions that are not part of a fire district. Impact fees shall be expended or encumbered for a permissible use within six years of receipt, unless the governing body of the city identifies in written findings that an extraordinary and compelling reason exists for fees to be held longer than six years. A person required to pay an impact fee for system improvements shall not be required to pay a SEPA mitigation fee (pursuant to RCW 43.21C.060) for those same system improvements.

CFU 2.5 Exemptions from Impact Fees

Exempt development activities with broad public purposes from growth-related impact fees.

Discussion: Development activities with broad public purposes may include low-income housing, special needs housing, transit, and childcare facilities. Exemptions are contingent on the impact fees for such development activity being paid from public funds other than impact fee accounts. (RCW 82.02.060,2).

CFU 2.6 Funding Shortfalls

Reassess the land use element whenever probable funding falls short of meeting existing needs in order to ensure that development patterns and level of service standards remain consistent with financing capabilities related to capital facilities plans.

Discussion: The GMA requires consistency and conformity between plans and budgets so that development does not occur before there are adequate services to support it. In this regard, the land use element, capital facilities plan element, and financing plan within the capital facilities plan element should be coordinated and consistent.

In the event that reduced funding threatens to halt development, it is much more appropriate to scale back land use objectives than to reduce level of service standards as a way of allowing

development to continue. This approach is necessary in order to perpetuate a high quality of life. All adjustments to land use objectives and service level standards will fall within the public review process for annual amendment of the comprehensive plan and Capital Facilities Program.

CFU 2.7 Utility Permits

Endeavor to consider utility permits simultaneously with the proposals requesting service and, when possible, approve utility permits when the project to be served is approved.

Discussion: It is important to process permits and approvals for utility facilities in a fair and timely manner in order to foster predictability and help ensure reliable private utility service. Approval of new private utility facilities should require that their design is compatible with the surrounding land uses, natural environment and future service area.

CFU 3 COORDINATION

Goal: Promote contiguous, orderly development and provision of urban services through the regional coordination of land use and public services related to capital facilities and utilities.

Policies

CFU 3.1 Special Purpose Districts

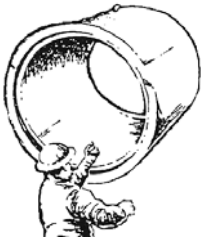
Enter into agreements with special purpose districts within the City of Spokane's Urban Growth Area (UGA) to address the provision of urban governmental services and public facilities.

Discussion: Interlocal agreements between jurisdictions and special purpose districts relating to the provision of urban governmental services and public facilities shall address fiscal impacts, revenue sharing, use of existing facilities, and level of service standards.

CFU 3.2 Utility Installations

Facilitate coordination of public and private utility trenching activities by giving interested utilities timely and effective notification of road projects that would afford them an opportunity for utility installation and maintenance.

Discussion: The goal of such coordination should be to reduce the disruption of public streets and the negative economic and visual impacts incurred when developing utilities. To further this effort, the City of Spokane should encourage joint use of transportation rights-of-way and utility corridors where possible. In addition, utility service providers should receive copies of all six-year street programs on an annual basis.



CFU 3.3 Utilities Coordination

Work with adjacent planning jurisdictions and private utility providers to develop a process that ensures consistency between each jurisdiction's utilities element and regional utility plans, as well as coordinated and timely siting of regional and countywide utility facilities.

Discussion: Local criteria for siting utilities should address locations and densities of projected growth and land use, public service obligations, optimal siting for effective service, and design considerations (WAC 365-195-320,2,f). Both public and private utility providers should coordinate with land use planning so that future development does not obstruct utility corridors as described in the CWPP's under Regional Utility Corridor Planning.. Land use plans should also take into consideration any possible environmental or health issues associated with regional utility corridors.

CFU 3.4 Natural and Man-Made Disasters

Participate in a coordinated regional plan for the provision of public services in the event of natural or man-made disasters.

CFU 3.5 Uniformity of Standards

Last Revisions Effective 1-17-07

Apply the City of Spokane's engineering, land use and related level of service standards throughout the City of Spokane's designated Urban Growth Area (UGA), regardless of governing jurisdiction.

Discussion: Regardless of which jurisdiction administers development in the unincorporated portions of the City of Spokane's UGA, it is imperative that engineering standards, land use patterns and development densities correspond to city standards so that services may be provided by the city in an efficient and cost effective manner once those lands are annexed by the city.

CFU 3.6 Limitation of Services Outside Urban Growth Areas

Limit the provision of water and sewer service by the City of Spokane outside Urban Growth Areas (UGAs) to areas where exceptions apply.

Discussion: It is appropriate for the City of Spokane to extend or expand water and sewer services outside UGAs in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development. (RCW 36.70A.110(4)). The intent of this policy is to provide for connection and/or expansion of the city's public utility infrastructure outside Urban Growth Areas in limited situations consistent with the Growth Management Act and the County Wide Planning Policies for Spokane County, where the long term viability of the City and the health and safety of residents of the rural areas are balanced with maintaining the character of the rural areas and sound planning principles.

A. City of Spokane Sewer Service

1. Sewer Service Connections

Sewer Service Connections to property outside UGAs will be approved only if the connection is to existing infrastructure with surplus capacity, and one or both of the following conditions for exception exists:

- a The Spokane Regional Health District or the Washington State Department of Health has determined that an existing development poses an immediate threat to public health or safety.
- b A written commitment for service to a vested development was made by the City of Spokane prior to the adoption of the City of Spokane's Comprehensive Plan under RCW 36.70A.
- c Contingent upon mutual agreement of the City Council and the Board of County Commissioners, sewer service outside designated urban growth areas may be allowed for the purpose of protecting the sole source Aquifer, subject to additional conditions and as allowed by state law.

2. Sewer Main Extensions

Any mains extended outside UGAs after May 31, 2001, shall be for the overall operational benefit and efficiency of the City of Spokane's sewer utility system. Such extensions shall be for transmission purposes only with no connections allowed except for as allowed in 1. (a.), (b.) and (c.) above.

B. City of Spokane Water Service

Expansion of City of Spokane water service outside an UGA may be allowed in the following limited cases:

1. Water Service Connections

Service connections outside an UGA may be allowed only under the following conditions:

- a. Connections required under 2.(a), (b), (c), and (d) below:

- b. Connections may be allowed to parcels directly adjacent to a main if the parcel existed and the main was installed prior to May 31, 2001, or the main is located along an UGA boundary.

2. Water Main Extensions

- a. The Spokane Regional Health District or Washington State Department of Health has determined that an existing development poses an immediate threat to public health or safety.
- b. A written commitment for service to a vested development was made by the City of Spokane prior to the adoption of the City of Spokane's Comprehensive Plan under RCW 36.70A.
- c. The main may supply services to premises used to provide public services typically provided by government-owned facilities which are allowed outside a UGA. A public service may include, but is not limited to, law enforcement, fire protection, public utilities, schools, libraries, parks and recreation services.
- d. The main may supply service to a Rural Cluster Development approved by the County within an area zoned Urban Reserve subject to the platted streets directly bordering each lot meeting City Standards and sewer mains being installed in these platted streets concurrent with water main installations. If conditions 1 and 2 in Section A are not met, the sewer mains shall be "dry lines" until connections are allowed by State Law and orders to connect are issued by the City as addressed in Section C.
- e. All costs associated with the extension of water infrastructure subject to this policy will be borne by the proponent.
- f. Any water infrastructure extended or located outside an UGA after May 31, 2001, shall be for the overall operational benefit and efficiency of the City of Spokane's water utility system. Such extensions shall be for transmission purposes only with no connections allowed except for as allowed in (a), (b), (c), (d), and (e) above.

C. General Provisions

All owners of property outside UGAs that are allowed to connect to the City's utilities shall sign a binding agreement to annex when requested to do so by the City. In the case of connections to the Water Utility only, the binding agreement shall also provide that the property owner agrees to connect to the City of Spokane's sewer system at the property owner's sole expense when requested to do so by the City. In addition, all exceptions shall be considered within the context of overall cumulative impacts on capacity and level of service obligations in accordance with the city's Capital Facilities Program, Six-Year Capital Improvement Plans and Concurrency Management System. Except for the limited exceptions addressed herein, the rural population allocation shall be accommodated without reliance on the extension of public services.

This policy does not limit the City's authority to impose additional conditions, require a developer agreement that includes a requirement for payment of mitigation fees, or modify existing conditions on extensions of water or sewer service outside of urban growth areas.

In all cases, water or sewer service can be extended only if:

- 1. it can be done in a timely and reasonable manner; and,
- 2. ground water resources and the sole source Aquifer can be protected by concurrently connecting the premise to a public sewer or reasonable accommodations are made to connect to a public sewer as soon as allowed by law; and,
- 3. a developer agreement incorporating mitigation requirements is approved by City Council.

CFU 4 SERVICE PROVISION

Goal: Provide public services in a manner that facilitates efficient and effective delivery of services and meets current and future demand.

Policies

CFU 4.1 Compact Development

Promote compact areas of concentrated development in designated centers to facilitate economical and efficient provision of utilities, public facilities, and services.

Discussion: Infill and dense development should be encouraged where excess capacity is available since compact systems are generally less expensive to build and maintain. However, it may also be necessary to periodically include upgrades in the Six-Year Capital Improvement Plans if sufficient capacity is not currently available to support intensification of development in target areas.



CFU 4.2 Access to Utility Easements

Require that subdivision and building regulations protect and preserve access to utility easements.

Discussion: In order to facilitate timely repair and reduce the duration of power outages, it is important that access to electrical, cable, and telephone transmission facilities be available and unobstructed at all times. Satisfactory access can be provided either by placing pedestals along the street in the case of underground utilities or running lines along dedicated alleys. Utility easements in new developments should not be permitted along back lot lines without alley access.

CFU 4.3 Underground Utilities

Require utility lines to be installed underground unless it is not physically feasible.



Discussion: Running utility lines underground is often a potentially effective approach to minimizing power outages that result from natural hazards. Underground utilities also improve the community's visual character by removing unsightly poles and lines. These potential benefits, therefore, should be weighed heavily against service requirements and the cost of burying new electrical, cable, and telephone lines underground. Wherever feasible, public and private utility providers should also be encouraged to convert existing overhead distribution lines to underground lines whenever major road construction projects afford such an opportunity.

CFU 5 ENVIRONMENTAL CONCERNS

Goal: Minimize impacts to the environment, public health, and safety through the timely and careful siting and use of capital facilities and utilities.

Policies

CFU 5.1 On-Site Wastewater Disposal

Prohibit on-site septic wastewater disposal within the City of Spokane's Urban Growth Area.

Discussion: Activities above the aquifer and in the aquifer recharge area must be regulated in order to protect the area's water supply. Potential pollution can be reduced by requiring new development to be sewered. Existing on-site disposal should be eliminated and appropriate treatment of wastewater provided. ~~All water and sewer facilities must be adequately maintained in order to provide required service levels and minimize impacts to public health and the environment.~~

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CFU 5.2 Water Conservation

Encourage public and private efforts to conserve water.

Discussion: Water conservation is an important way to protect the environment, reduce the demands placed on the sewer system, and retain sufficient water availability to support future growth and development. Conservation can be accomplished through a variety of approaches that include: conservation-oriented rate structures, plumbing codes that require low-water-use fixtures, systemic improvements that result in the reduction of unaccounted for or unmetered water losses, a community-wide conservation education program, or promotion of low-water-use landscaping and low-water-use irrigation systems for home and garden.

CFU 5.3 Stormwater

Implement a Stormwater Management Plan to reduce impacts from urban runoff.

Discussion: The impacts of flooding and erosion can be reduced or eliminated by regulating the type, location, and design of development through thoughtful site plans and careful construction practices. Drainage plans should be designed to control and reduce the flow of stormwater, retain natural drainage functions and patterns, avoid habitat loss, and protect the quality of both surface water and ground water. In general, stormwater should be treated and retained on-site in new developments. However, some compact development may necessitate off-site facilities, such as playgrounds, to handle stormwater storage, treatment and disposal.

Disposal of stormwater to either sanitary or combined sewers is not allowed in new developments. In addition, the City of Spokane should continuously work toward the reduction of existing combined sewer overflows wherever technically, economically, and environmentally appropriate.

CFU 5.4 Ground Water

Protect, preserve, and enhance ground water resources through proactive, aggressive measures.

Discussion: Ground water can be protected through watershed and wellhead protection programs, as appropriate, and comprehensive monitoring, which is coordinated with other regional efforts. In addition, permit processes should be designed to avoid or mitigate land uses and activities that reduce ground water quality or increase the quantity of ground water above normal levels. Management and monitoring strategies should acknowledge the physical link between surface water and ground water and emphasize prevention and control of pollutants at the source. Sewer lines should be maintained or repaired to prevent leakage into ground water and surface waters, as well as to prevent excessive infiltration into the system. When necessary, the City of Spokane should ~~consider buying~~ acquire land or development rights if there is property that must be kept undeveloped to protect a vulnerable ground or surface water resource.

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CFU 5.5 Waste Reduction and Recycling

Provide integrated, efficient, and economical solid waste management services in a manner that encourages and promotes waste reduction and recycling and minimizes environmental and public health impacts.

Discussion: In addition to using recycled products itself, the City of Spokane should encourage residents and businesses to reduce waste and recycle through differential rates, educational and promotional programs, and other initiatives. Recycling should be recognized for its potential to provide employment opportunities and contribute to affordable housing through resource-efficient construction materials and the reuse of demolition debris. The city shall coordinate its efforts with regional planning for solid waste reduction and disposal.



CFU 5.6 Power-Frequency Magnetic Fields

Last Revisions Effective 1-17-07

Encourage electrical utilities to base their facility siting decisions on the most recent findings concerning the health impacts of power-frequency magnetic fields.

Discussion: Based on a periodic review of current research on power-frequency magnetic fields, the electrical utility should be encouraged to consider incorporating methods of reducing exposure to power-frequency magnetic fields into its utility system design, lines, and substations.

CFU 5.7 Telecommunication Structures

Use existing structures to support telecommunication facilities before new towers or stand-alone facilities are constructed.

Discussion: Since urban land is at a premium, it should be consumed as efficiently and effectively as possible. For this reason, it is the policy of the City of Spokane to minimize the number of wireless communication support towers and to encourage the co-location of antenna arrays of more than one wireless communication service provider on a single support tower. In addition, existing structures such as buildings or water towers should be fully utilized as support sites for telecommunication facilities before new towers are built. To assist in the implementation of this policy, the city will pursue all reasonable strategies to promote co-location agreements between multiple wireless communication service providers.

CFU 5.8 Fire Protection

Regulate development in a manner that is conducive to adequate fire protection.

Discussion: Growth shall be limited to areas served by a fire protection district, located within the corporate limits of a city providing its own fire department, or served pursuant to an interlocal cooperation agreement. Commercial and residential subdivisions and developments, residential planned unit developments, and manufactured home parks shall include the provision for road access adequate for residents, fire department, or district ingress/egress and water supply for fire protection. Development in forested areas must provide defensible space between structure and adjacent fuels and require that fire-rated roofing materials be used (CWPP 3.7).

CFU 6 MULTIPLE OBJECTIVES

Goal: Use capital facilities and utilities to support multiple interests and purposes.

Policies

CFU 6.1 Community Revitalization

Provide capital facilities and utility services strategically in order to encourage and support the development of Centers and Corridors, especially in older parts of the city.

Discussion: Public investment often needs to be the first step toward revitalization of a community. Once the public sector takes steps to rehabilitate and improve dilapidated and deteriorated areas of the city, this inspires the confidence that encourages private investment to follow.

While Six-Year Capital Improvement Plans must cover maintenance and repair of existing facilities, projects that expand facilities and services must be done with land use objectives in mind in recognition of the key link between service levels and development. In the past, construction of capital infrastructure facilities (roads, sewers, water lines, and parks) at the edge of the city limits and beyond has facilitated sprawl and accommodated its impacts. This practice in turn drained away resources needed to meet the service requirements of the inner city neighborhoods. A good rule of thumb for the future is to spend a higher than proportionate share of all capital dollars in central city neighborhoods in order to bring infrastructure back into the older parts of the city where the need for revitalization is greatest. In this way, the economic viability and desirability of the city center can be restored, creating a cycle of enhancement that becomes sustainable.

CFU 6.2 Economic Development

Make capital improvements that stimulate employment opportunities, strengthen the city's tax base, and attract private investment to target areas.

Discussion: Service provision can be used as an important economic development tool. Availability of unique or high quality services can serve as an incentive that encourages redevelopment of areas not otherwise seen as desirable locations. This, in turn, increases the tax base for the entire city.

CFU 6.3 Joint Use of Public Sites

Encourage the acquisition of sites for public and quasi-public purposes that are of sufficient size to meet current and future needs and allow for joint use.

Discussion: Location and design of community facilities should encourage maximum flexibility, utility, and multiple uses as a cost-effective alternative to single-use buildings and sites. For example, many programs may share space in one building at different times of the day. Also, stormwater facilities could be integrated with recreation and open space areas.