

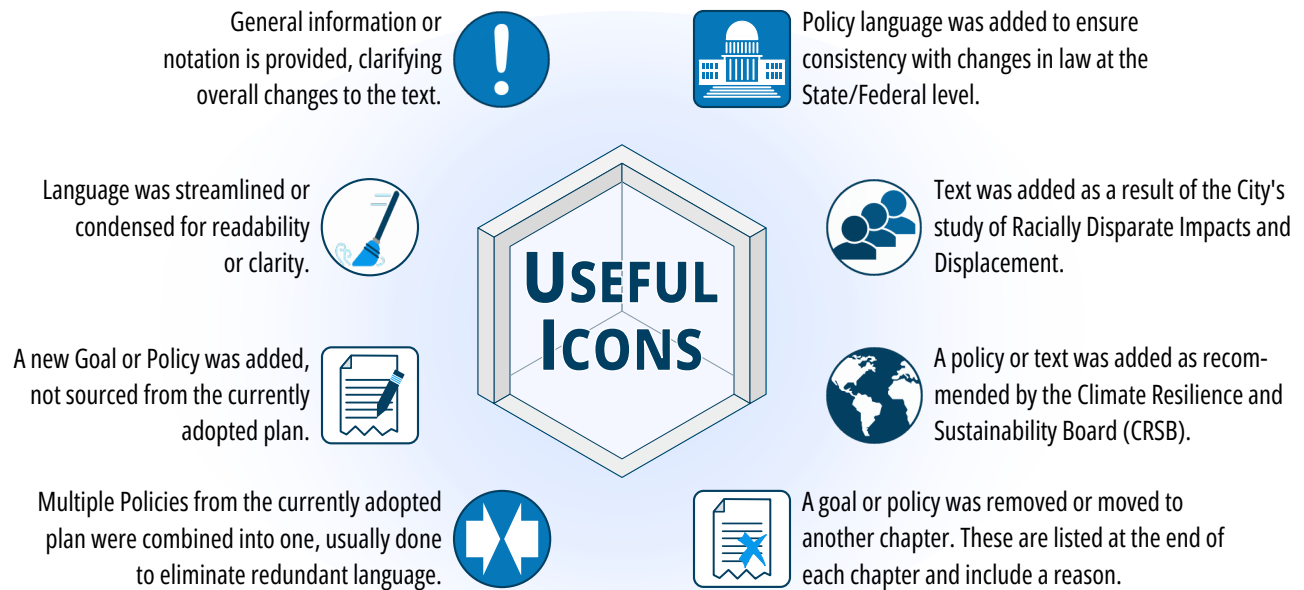


The chapter you see here is the result of months of work by countless individuals throughout the community. It represents a combination of inputs generously provided by the public, Plan Commission, City Council, and many others. This updated chapter will eventually be considered by the Plan Commission and City Council for inclusion in [PlanSpokane 2046](#).

Our teams have worked hard to create these updated chapters. Each has been discussed at the Plan Commission, by various Plan Commission subcommittees, with City Council in general, and shared with the public at various points along the way. These chapters represent the efforts of many, helping to describe the policy and guidance the Comprehensive Plan can provide in each topic area.

Please note this version supersedes any previously published versions, including the release of many chapters last October. All prior versions should be considered out-of-date from this point on.

As with prior versions, this chapter includes the basic text, but might not match the visual look and format of the final document (we're still working on that). To help readers identify where updated language has been provided, a series of icons are shown at right along the way. These aren't part of the final document--they're provided to help readers understand where certain changes may have come from, where past policies have been combined, etc. A guide to those icons is provided below. Each chapter will use the same set of icons for consistency.



What's Next for PlanSpokane?

Because this is the first complete view of some chapters (e.g. Growth Strategy, Transportation, Capital Facilities), we anticipate one more release of updated chapters and maps later this summer. After that, Plan Commission will likely hold a hearing to consider the overall document. We'd love to hear from you along the way.

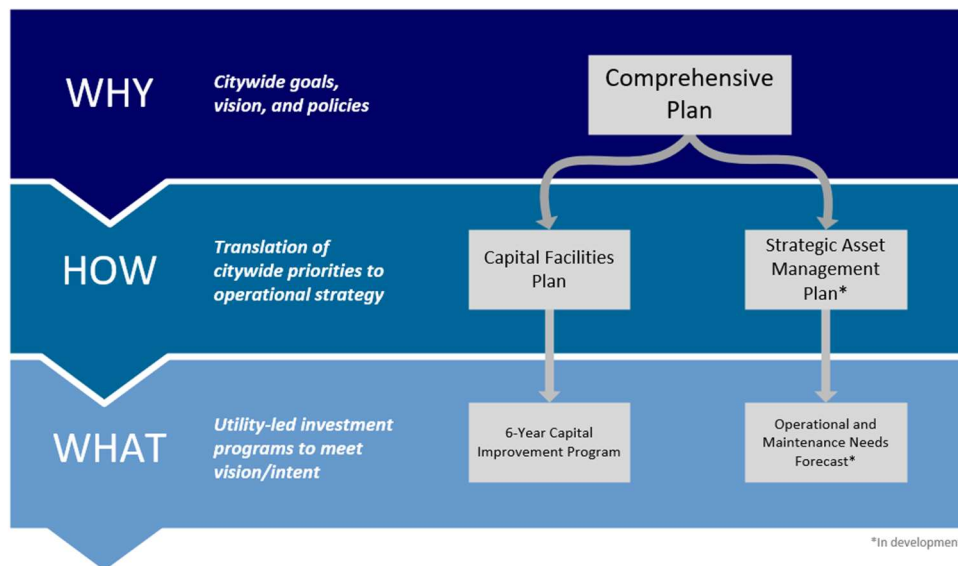
If you have any comments on the chapters, please engage with us at <http://planspokane.org> or by email at planspokane@spokanecity.org. All comments are considered and each will be provided to the Plan Commission and City Council for their consideration prior to any hearings on the proposed document.

Chapter 5: Capital Facilities and Utilities

Introduction

Capital facilities and utilities provide services that are essential to a community and its ability to grow. Capital facilities include, at a minimum, water systems, sanitary sewer systems, stormwater facilities, reclaimed water facilities, schools, parks and recreational facilities, and police and fire protection facilities. Utilities consist of electrical lines, telecommunication lines, and natural gas lines. The purpose of this Element is to guide the coordination of anticipated growth and development of these crucial services.

The Capital Facilities Element, as required by the Growth Management Act (GMA), consists of three main parts. The first is the Capital Facilities Chapter, which provides the guiding framework for capital facilities management and growth through goals and policies. Second is the Capital Facilities Plan (CFP), which is the 20-year facilities plan and level of service standards. Third is the Capital improvement Program (CIP), which is a six-year budget and implementation plan for capital facilities.



Capital Facilities Plan (CFP)

The Capital Facilities Plan (CFP) provides the long-range work program for capital facilities, carries out the intent of the Comprehensive Plan, and gives further direction to implement the plan. 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. If a department has prepared a separate plan that provides a more detailed analysis of these elements, the CFP will adopt them by reference and direct the reader to those plans.



The introduction has been rewritten to clarify the different parts of Capital Facilities. The bulk of the introduction has been integrated with the Capital Facilities Plan where most of the detail should live.



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Capital Improvement Program (CIP)

The Capital Improvement Program (CIP) is a CFP implementation tool that identifies public facilities that will be needed within the next six years. The CIP fulfills the GMA requirement for a six-year financing plan, outlining the amount of funding required and its source. The CIP is reviewed for consistency with the Comprehensive Plan and is updated by the Plan Commission and adopted by the City Council annually.

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.

Goal: CF-1, Adequate Public Facilities and Services

Provide and maintain adequate public facilities and utility services to protect investments in existing facilities, promote efficiency, and ensure appropriate Levels-of-Service (LOS) for current and future demand.

Policy: CF-1.1, Level-of-Service

Work with public utility providers, service providers, local governments, and institutions to provide adequate Level-of-Service (LOS) standards to meet a growing demand for services.

Policy: CF-1.2, Capital Improvement Program

Develop and maintain a six-year program for capital improvements to expand service capabilities of capital facilities to meet level of service standards.

Policy: CF-1.3 Maintenance Improvement Program

Develop and maintain an asset management program to forecast major maintenance and operational needs to maintain service capabilities of capital facilities to meet Level-of-Service (LOS) standards.

Policy: CF-1.4, Adaptive Reuse

Consider rehabilitation and renovation of existing facilities.

Policy: CF-1.5, 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.



The Chapter previously used the “CFU” indicator for goals and policies. It has been updated to “CF”.



Language was amended to promote collaboration with facility and utility providers.



Previously “CFU-1.2 Operational Efficiency” minor language changes.



Rewrite of the previous CFU-1.6 “management plans”.



Softened language of previous CFU-1.4 “use of existing structures”.



CF-1.5, Available Public Facilities was previously Goal CFU-2, Available Public Facilities.

Policy: CF-1.6, Future Needs Assessment

Create and maintain a 20-year Capital Facility Plan to ensure that adequate public facilities and services are available to support development, protect the environment, and identify future funding sources when service demands arise.

Policy: CF-1.7, Capital Facility Allocation

Capital facilities should be strategically coordinated with land use and development trends and prioritized where more intense land use is anticipated.

Policy: CF-1.8, Stormwater Runoff

Install updated stormwater controls on roadways when capital improvements are implemented and where surrounding development is less likely to contribute stormwater improvements.

Goal: CF-2, Coordination

Promote contiguous, orderly development, access, and provision of urban services through the local and regional coordination of capital facilities and utilities.

Policy: CF-2.1, Special Purpose Districts

Work with special purpose districts within the adjacent Urban Growth Area (UGA) to address topics such as fiscal impacts, revenue sharing, use of existing facilities, and Level-of-Service (LOS) standards.

Policy: CF-2.2, Utility Notification

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

Policy: CF-2.3, Utility Permits

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

Policy: CF-2.4, Regional Coordination

Work with adjacent capital facility and utility providers to develop a process that ensures there is compatibility between each jurisdiction's capital facility and utility plans as to not inadvertently obstruct or diminish Level-of-Service (LOS) standards.



Previously "CFU-1.6 Management Plans." Amended language from removed policy "CFU-2.2 Concurrency."



Previously "CFU-2.3 Phasing of Services" and amended to broaden the policy language.



Added as part of Climate Resiliency and Sustainability Board (CRSB) policy package.



Previously Goal: CFU-3, Coordination



Previously CFU-3.1, changed language to be more collaborative.



Previously titled "Utility Installations."



Previously titled "Utilities Coordination," facility siting language moved to CF-3.6. Also combines language from original policy CFU 3.5.



Policy: CF-2.5, 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, in limited circumstances, they are shown to be necessary to protect basic public health and safety, the environment, and when such services meet strict financial and regulatory requirements that do not permit urban development.

Policy: CF-2.6, Access to Utility Easements

Ensure access to utilities is maintained for periodic repair and maintenance through coordination between the City and utility companies while also considering the usability of the lot for all allowable uses.

Policy: CF-2.7, Underground Utilities

Require new utility lines to be installed underground and coordinate with utility providers and residents to encourage the conversion of existing overhead distribution lines to underground lines, unless physically infeasible, to increase climate resilience and to improve the cityscape.

Policy: CF-2.8, State and Federal Coordination

Support federal, state, and regional actions, and implement City actions that align with, direct, and model zero waste principles and state goals in partnership with the regional solid waste management system.

Goal: CF-3, Climate Resiliency, Sustainability, and Equity

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

Policy: CF-3.1, On-Site Wastewater Disposal

Prohibit on-site septic wastewater disposal within the City's wastewater service area to reduce groundwater contamination.

Policy: CF-3.2, Water Conservation

Encourage public and private efforts to conserve water through programs and education that respond to community concerns regarding fire safety, drinking water, landscaping, and other ecosystems.

Policy: CF-3.3, Stormwater

Implement development regulations and the Stormwater Management Plan to reduce impacts from urban runoff. Where possible redirect stormwater from combined sewer systems.



Previously CFU-3.6, incorporated policy and discussion language.



Previously policy CFU-4.2, amended to consider atypical construction or lot configuration.



Previously CFU-4.3, incorporated discussion of the original policy.



Added as part of Climate Resiliency and Sustainability Board's policy package.



Previously Goal CFU-5 Environmental Concern.



Amended to clarify this affects lots that the City serves.



Amended to add programs and education.



Added development regulations.

Policy: CF-3.4, 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.

Policy: CF-3.5, Facility Siting

Encourage utilities to base their facility siting decisions on best available science for climate and human health impacts including co-locating utilities and telecommunication facilities and the use of existing structures where possible to preserve urban land.

Policy: CF-3.6, Sustainable Construction

Ensure that construction standards for public and private utilities and facilities use best practices to mitigate the potential impacts of climate hazards and reduce greenhouse gas emissions where possible during construction.

Policy: CF-3.7, Greenhouse Gas Accounting

Encourage the consideration of greenhouse gas emissions, climate resiliency, and impacts on vulnerable populations in the cost-benefit analysis of public and private utility and facility development.

Policy: CF-3.8, Sustainable Municipal Operations

Preserve and expand renewable energy sources and optimize energy use, air quality impacts, refrigerant emissions, and potable water consumption in City buildings and operations.

Goal: CF-4, Community

Use capital facilities and utilities to support community redevelopment, climate preparedness, and community well-being and connectedness.

Policy: CF-4.1, Community Investment

Provide capital facilities and utility services strategically to encourage and support the development and redevelopment of underserved areas including prioritization of communities with historic disinvestment, facilities beyond their useful life, and areas where public investment is likely to promote private investment.

Policy: CF-4.2, Multi-use Public Facilities

Encourage the acquisition and development of facilities for public and quasi-public purposes that are of suitable to meet current and future needs and allow for multiple uses to promote cost effectiveness and coordination among public services.



Broadened policy language of CFU 5.6, Power-Frequency Magnetic Fields and CFU-5.7, Telecommunications Structures.



Previously Policy CFU-1.5, Utility Construction Standards. Amended to expand climate.



Previously Policy CFU-1.8, Intangible Costs and Benefits. Amended to expand climate language.



Added as part of Climate Resiliency and Sustainability Board (CRSB) policy package.



Previously Goal CFU-6 Multiple Objectives. Policies had elements of community therefore the goal was renamed "Community."



Previously CFU-6.1, Community Revitalization. Expanded discussion of investing in underserved areas.



Previously CFU-6.3 Joint Use of Public Sites. Expanded to include more opportunities for colocation of facilities.

Policy: CF-4.3, Climate Disaster Planning

Participate in and expand a coordinated community plan for the provision of public services in the event of climate disasters considering the disproportional effects on vulnerable communities and ensuring there is equitable access to communications and facilities in the event of a climate disaster.

Policy: CF-4.4, Cultural Facilities

Support and enhance cultural facilities that serve as hubs for expression, creativity, and community engagement throughout the city, recognizing cultural facilities as civic and community-serving infrastructure.

Goal: CF-5, Financial Responsibility and Fees

Ensure that planned capital facilities and utilities are financially feasible and that fees are commensurate with impact from development.

Policy: CF-5.1, Funding

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

Policy: CF-5.2, Funding Shortfalls

Reassess the Land Use Element and other elements if probable funding falls short of meeting existing needs to ensure that development patterns and Level-of-Service (LOS) standards remain consistent with financing capabilities related to capital facilities plans.

Policy: CF-5.3, Fees

Assess an adequate allocation of the costs associated with serving development including impact, latecomer, and special connection fees to ensure costs associated with project-specific improvements are paid by those benefiting from the improvement.

Policy: CF-5.4, Impact Fees

Impose impact fees on development, in accordance with state law, as part of the financing for public facilities and provide a balance between those fees and other sources of public funds.

Policy: CF-5.5, Exemptions from Impact Fees

The City may grant exemptions to impact fees, in accordance with state law, to development activities that serve a broad public purpose such as low-income housing development.



New policy added based on feedback wanting a coordinated strategy for climate disaster related communications and resources hubs.



Goal added to house multiple existing funding policies.



Previously Policy CFU-1.7.



Previously Policy CFU-2.6, additional language added to clarify possible strategies in the event there is a funding shortfall as detailed in State law.



Language was sourced from the discussion of previous policy CFU-2.3, Phasing of Services.



Previously policy CFU-2.4, language modified slightly.



Previously policy CFU-2.5, language modified slightly.

Goal: CF-6, Monitoring

Improve the efficiency of facilities and utilities by monitoring the use of resources and identifying shortcomings of the system(s) and inform plans.

Policy: CF-6.1, Ground Water Quality

Monitor ground water and make operational and investment adjustments to ensure clean water is available for drinking and ecosystem services.

Policy: CF-6.2, Efficiency Monitoring

Monitor public facilities and utilities to ensure efficient and responsible use of resources through a structured resource and asset management program approach. This approach should support continuous improvement and strengthen transparency and accountability by providing a consistent basis for operational and maintenance decisions that incorporate service levels, lifecycle costs, risk, and performance.

Policy: CF-6.3, Capacity Monitoring

Maintain a system or program for monitoring and allocating public facility and service capacity to meet concurrency requirements.

POLICIES REMOVED FROM THE TEXT:

The following policies **in blue** have been removed from the text, largely due to redundancy, unclear goals/success, and similar factors.

Policy: CFU-1.8, 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.

Policy: CFU-1.9, 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 negative impact upon staffing and level of service.



Moved here from Goal CF-3.



Suggested policy from the Plan Commission Subcommittee



Previously "CFU-2.2 Concurrency Management System." Broadened language to be more flexible.



Existing policies reflect prior naming conventions of "CFU".



CFU-1.8 made more explicit through CF-3.8, Greenhouse Gas Accounting.



CFU-1.9 removed, police and fire services are funded through the CIP and not a separate funding plan.