

Chapter 7 – Capital Facilities and Utilities

Introduction

Public infrastructure is the backbone of the community. Citizens rely upon public facilities and services daily for their personal and business transportation needs; to provide safe drinking water; to dispose of sewer and garbage; to provide educational institutions, recreational facilities, and public buildings. The condition of these facilities is directly related to our County's economic vitality.

County residents rely on facilities and services that help to define their quality of life and maintain their health and well-being. They expect their tax dollars to be used efficiently and want measurable and obvious returns on their contributions. They want their quality of life to be maintained and improved through the services and facilities that their government provides. Public facilities and services are often taken for granted. Yet, without coordination and conscientious planning for future growth, facilities, and services may be interrupted or inadequate.

One fundamental tenet of the Growth Management Act (GMA) is for local governments to ensure that both existing and future development are adequately served by public facilities and services. Existing facilities and services must be able to support new development or provisions for improvements must be made where deficiencies exist. If the level of service of an existing road decreases to an unacceptable standard due to the impacts of a development, then the road must be improved to a standard that is acceptable. The concept is simple. The planning process is not. A host of county, state, and federal agencies, as well as regional service providers, are important players in the process.

Capital Facilities is one of the elements the Growth Management Act *requires* to be included in Spokane County's Comprehensive Plan. The separate elements of the Comprehensive Plan work together. The growth scenario envisioned in the land use element will not become a reality unless it can be shown through the Capital Facilities Plan (CFP) that there will be adequate facilities and services in place to support future development. It must also be shown that those improvements owned by the County can be afforded, with funding sources identified. Some of the most important goals of the Growth Management Act are realized through the Capital element of the Comprehensive Plan.

Another element required to be included in Spokane County's Comprehensive Plan is the Utility Element. The Utilities element is addressed in RCW 36.70A.070(4) of the Growth Management Act.

Background

Capital Facilities are characterized by their long, useful life and require significant expenditures to construct. They include facilities such as roads, water and sewer systems, parks, jails, and

solid waste. Capital Facilities are provided by both public and private entities. Services such as police and fire protection are also included within the Capital Facilities element.

Capital facilities appear in other elements of the Comprehensive Plan. For example, transportation facilities such as roads and transit appear in the Transportation element and the Land Use elements. Parks and other recreational facilities are also addressed in the Parks and Open Spaces Element.

Capital Facilities Plan

The Capital Facilities Plan is a 6-year plan for capital improvements that support Spokane County's current and future population and economy, within the context of long-range forecasts of capital needs over a 20-year period. One of the principal criteria for identifying needed capital improvements is standards for levels of service (LOS). The CFP contains LOS standards for public facilities and services and requires new development be served by adequate facilities. The CFP also relies on this element's broad goals and specific policies to guide and implement the provision for adequate public facilities, services, and concurrency requirements.

The purpose of the Capital Facilities Plan is to provide adequate public facilities consistent with the Comprehensive Plan and concurrent with, or prior to, the impacts of development. The CFP will allow Spokane County to achieve and maintain adopted standards for levels of service and to exceed the adopted standards when possible.

Capital Facilities Plans are required in the Comprehensive Plan in order to accomplish the following:

1. Provide capital facilities for land development that is envisioned or authorized by the Land Use element of the Comprehensive Plan.
2. Maintain the quality of life for existing and future development by establishing and maintaining standards for the level of service of capital facilities.
3. Coordinate and provide consistency among the many plans for capital improvements, including:
 - a. Other elements of the Comprehensive Plan;
 - b. Master plans and other studies of the local government;
 - c. Plans for capital facilities of state and/or regional significance;
 - d. Plans of other adjacent local governments; and
 - e. Plans of special purpose districts.
4. Ensure the timely provision of adequate and concurrent facilities as required in the GMA.
5. Document all County owned capital projects and their financing.

The CFP is an integral part of the Comprehensive Plan. It establishes levels of service standards, the basis for providing capital facilities concurrent with growth and contributing to the community's quality of life. The requirement to fully finance the CFP (or revise the land use plan) provides a reality check on the vision set forth in the Comprehensive Plan. The capacity of capital facilities that are provided in the CFP affects the size and configuration of the Urban Growth Area.

Planning for major capital facilities and their costs enables Spokane County to:

1. Demonstrate the need for facilities and the need for revenues to pay for them.
2. Estimate future operation/maintenance costs of new facilities that will impact the annual budget.
3. Take advantage of sources of revenue (i.e., grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue.
4. Get better ratings on bond issues when the County borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

Growth Assumptions

The County's adopted growth assumptions are the basis for the Land Use element of the Comprehensive Plan which determines, among other things, the size of the Urban Growth Area. The same growth assumptions are used to evaluate the adequacy of public infrastructure within the CFP. The County periodically adopts population projections to serve as a basis for long-range planning purposes.

Relationship to the Comprehensive Plan

The Comprehensive Plan contains goals and policies related to capital facilities. It also contains guidance for what and where future land uses will be within its Land Use element. It guides where and how the County will grow by applying land use classifications within the Urban Growth Area. The Capital Facilities Plan provides an inventory and analysis of the County's capital facilities, applying LOS standards as benchmarks from which to provide analysis as to the adequacy of the public facilities for the current population and for projected future growth. The capacity of public facilities and services noted in the Capital Facilities Plan affects the size and configuration of the County's Urban Growth Area.

The Capital Facilities Plan is a separate document that is adopted as a part of the Comprehensive Plan.

Service Agreements

Several public facilities and services are provided on a regional basis in Spokane County through interlocal service agreements. For example, the County's sewage is treated at the Regional Advanced Wastewater Treatment Facility. Utilizing regional service delivery is often more

efficient and cost-effective for the County and its residents. Spokane County, its cities, and districts need to continually explore opportunities for regional facilities and services.

Another important issue is that Spokane County must work diligently with individual cities to establish interlocal agreements for service provisions within the Joint Planning Areas. The agreements are necessary to establish guidelines for public facility design standards, transfer of facilities upon annexation, and consistency in service delivery.

Focused Public Investment

Focused public investment targets capital improvement expenditures in public investment areas to produce *fully served land* for development. Focused public investment maximizes the use of limited public funds by coordinating government expenditures and focusing development, first in some areas, then in others. The targeted public investment is an incentive for development to occur where the public’s capital investment is focused. For public investment to be focused to produce fully served land, the County and other service providers will need to resolve the following issues. (1) What criteria should be used to prioritize public investments? (2) How should areas be selected for targeted investment?

Siting of Essential Public Facilities

Local governments are required by GMA to include a process for identifying and siting essential public facilities that are difficult to locate, such as jails, education facilities, landfills, and sewage treatment plants. Jurisdictions in Spokane County addressed this requirement through the Countywide Planning Policies, which provided the initial framework for the siting of essential public facilities.

In 1995 the Essential Public Facilities Technical Committee was appointed by the Steering Committee of Elected Officials to develop a model for the siting of Essential Public Facilities, consistent with the Countywide Planning Policies and the GMA. On May 3, 1996, the Steering Committee of Elected Officials approved the *Growth Management Essential Public Facilities Technical Committee Report*, which includes a Model Siting Process, an Interjurisdictional Consistency Review Process, and an inventory of existing essential facilities.

Levels of Service (LOS)

Levels of service standards are quantifiable measures of the amount of public facilities or services that are provided to the community. Typically, measures of levels of service are expressed as ratios of facility or service capacity to demand (i.e., actual or potential users). For example, the level of service for parks may be expressed as acres of parks for every 1,000 people.

LOS Standards for County-Owned Facilities

Service	Urban Standard	Rural Standard (as applicable)
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<p>Wastewater Treatment / Sanitary Sewer</p>	<p>Infrastructure: Public sewer required where densities exceed 2 equivalent residential units per acre.</p> <p>System Capacity: 200 gallons per day (GPD) per Equivalent Residential Unit (ERU)</p>	<p>N/A - Sanitary sewer is only an urban service.^[1]</p>
<p>Stormwater</p>	<p>New development shall not increase runoff volume off-site.</p> <p>Prevent flooding of property during a 25-year storm.</p> <p>Prevent damage to buildings from a 100-year storm.</p> <p>Stormwater discharge to any surface or ground waters will be allowed unless the discharge will degrade water quality below standards.</p>	<p>N/A - Stormwater facilities are provided only in urban areas.^[2]</p>
<p>Transportation</p>	<p>LOS for operational analysis shall be as contained in the Spokane County Standards for Road and Sewer Construction.</p> <p>Maintain travel corridor time as established by Spokane Regional Transportation Council.</p> <p>Public Transit as adopted by Spokane Transit Authority Board of Directors.</p>	
<p>Law Enforcement</p>	<p>The County must provide 1.01 law enforcement officers (LEO) per 1,000 residents</p>	<p>The County must provide 0.8 law enforcement officers (LEO) per 1,000 residents</p>
	<p>The county must assist in and ensure the county wide provision of at least 9-10 pre-booking detention diversion service beds per 100,000 county population.^[3]</p>	
<p>Parks and Recreation</p>	<p>The County must provide 1.4 acres of Community Parkland per 1,000 residents within the unincorporated Urban Growth Area (UGA) where a concentration of 7,000 or more residents are not located within three miles (using existing road/street system) of an existing improved or unimproved County, municipal or other public park that provides or is planned to provide amenities similar to a Community Park.</p>	<p>The county must ensure at least 160 acres of rural park space outside of the UGA per 1,000 rural residents (residents outside of incorporated cities and UGAs). This rural park space may be a combination of any/all publicly owned open space or parkland provided, or held in trust, by a public entity.</p>
<p>Emergency Communications</p>	<p>.02 square feet of emergency communications space per capita</p>	

Solid Waste	The County must be able to process a minimum of .75 tons of municipal solid waste per person per year for unincorporated Spokane County.
General County Facilities	1,700 sq ft of general facilities per 1,000 population.

LOS Standards for Special Districts

Service	Urban Standard	Rural Standard (as applicable)
Public Schools	<p>Schools shall provide at least the minimum square feet of instructional space per student as follows:</p> <p>For grades K – 6: 75 square feet of instructional space per student For grades 7 – 8: 100 square feet of instructional space per student For grades 9 – 12: 110 square feet of instructional space per student</p> <p>Individual districts set class size targets, staff-to-student ratios, maximum school enrollments by school type, and minimum school site size guidance in accordance with their individual contexts. The County verifies schools' ability to serve through direct concurrency.</p>	
Fire	Urban areas served by Fire District shall have at least a Class 6 Insurance Rating.	<p>Rural areas served by fire district must have an insurance rating of at least 9 or better</p> <p>Rural areas not served by fire district have no LOS standard.</p>
Domestic Water	350 gallons per residential equivalent per day and a minimum water pressure of 30 pounds per square inch	
Public Health	The County shall contribute at least \$2 per Spokane County Resident.	
Libraries	.41 square feet per capita or availability of a digital option for the public at large.	

^[1] Sanitary Sewer is an Urban Service which is prohibited from being expanded to Rural Areas. RCW 36.70A.030(25); RCW 36.70A.110(4). Therefore, no LOS for the Rural Area is identified.

^[2] Stormwater is an Urban Service which is prohibited from being expanded to Rural areas. RCW 36.70A.030(25); RCW 36.70A.110(4). Therefore, no LOS for the Rural Area is identified.

^[3] Spokane County Resolution 22-0026.

Concurrency

One of the requirements of the GMA is for public facilities and services to be provided concurrent with development. *Concurrency* means that adequate public facilities will be in place to support new development when the impacts of that development take place or within a specified time thereafter (WAC 365-195-070[3]). For transportation facilities, the specified time is 6 years from the time of development. The impacts of development are usually equated with occupancy and use of the development (RCW 36.70A.020). Concurrency requires that facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFP.

The GMA *requires* concurrency only for transportation facilities. However, the Washington State Department of Commerce recommends concurrency for water and sewer systems (see WAC 365-195-070[3]). GMA also requires all other public facilities to be “adequate” (see RCW 19.27.097, 36.70A.020, 36.70A.030, and 58.17.110).

Concurrency management procedures should be developed to ensure that sufficient public facility capacity is available for each proposed development.

Utilities

Utilities are one element required by the GMA to be included in Spokane County’s Comprehensive Plan. For the purposes of the Growth Management Act, utilities are identified as electrical, telecommunication, and natural gas systems.

Water and sewer facilities are considered capital facilities and are not duplicated within the Utilities element.

In December 1995, a Regional Utility Corridor Plan (RUCP) was developed to fulfill the requirements of the Countywide Planning Policies. This plan includes an inventory and analysis of existing and proposed electric, gas, telephone/fiber optic, water, and sewer “corridors.” Through the inventory and mapping of existing and proposed utility corridors, it was determined that opportunities to share corridors may be limited. A Utility Corridor map within the RUCP identifies electric, gas, and telephone/fiber optic corridors from various utility providers. The RUCP provides policies and action statements that are used to guide the goals and policies of this plan.

Vision, Goals, and Policies

While the comprehensive plan does not assert a vision, per se, a sense of a vision permeates every element in the plan. For instance, the chapters on urban and rural land uses include goals and policies that echo prominent community values, projecting them onto the County’s regional landscape. The implied vision is generally aspirational, interpreting the community’s hopes for its future onto a pattern of development and stewardship that will assure the community the future it wants.

In the scheme of capital facilities, several vision-related themes stand out:

- Essential services provided by capital facilities are crucial to the health, safety, and welfare of community residents.
- The character and scale of development must be consistent and concurrent with public facilities' capacities and future community vision.
- The pace of growth and development should be consistent and concurrent with the vision set forth in the Comprehensive Plan.
- Provision of services should be affordable, both for those customers paying for them through rates and taxes and for the providers, public and private, who must balance investment in facilities with the revenues available to support them.

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

Capital Facilities' Relationship to Land Use

Goal

CF.1 Provide adequate public facilities to support rural or urban levels of development, as appropriate, integrating capital facilities planning and the siting of essential public facilities with land use policy.

Policies

- CF.1.1 Establish and maintain levels of service for facilities deemed necessary for growth and development.
- CF.1.2 Ensure that the estimated cost of all capital improvements does not exceed the estimate of available revenues.
- CF.1.3 Finance capital improvements and manage debt consistent with the Capital Facilities Element of the Comprehensive Plan.
- CF.1.4 Approve comprehensive plan land-use and UGA amendments only if doing so will not decrease levels of service below adopted standards by the time development is available for occupancy and use.
- CF.1.5 Ensure capital facilities meet adopted level of service standards through enforceable ordinances requiring concurrency.
- CF.1.6 Determine the quantity of capital improvements that are needed to eliminate existing deficiencies and to maintain the Level of Services standards for public facilities and services provided by Spokane County.
- CF.1.7 Establish priorities among capital improvements projects through amendments to the Capital Facilities Element and the County's Six-Year Capital Improvement Programs, the Sewer Construction Capital Improvement Program, and Transportation Improvement Program.
- CF.1.8 Assess the Comprehensive Plan and, as appropriate, increase funding for new or improved facilities or reassess the Land Use element if the adopted Level of Service standards are not achieved.
- CF.1.9 Implement a Concurrency Management System to ensure that adequate public facilities and services needed to support development are available concurrent with the impacts of such development.
- CF.1.10 Ensure that that Land Use, Transportation, and Capital Facilities Elements are coordinated and consistent and that established Level of Service standards for public facilities and services are achieved.

Fiscal Sustainability

Goal

CF.2 Create a fiscally sustainable capital facilities environment, ensuring adequate public facilities are provided.

Policies

- 2.1 Establish interlocal/joint planning agreements with municipalities and other providers of public facilities to coordinate planning for, and development of, Urban Growth Areas.
- 2.2 Use annexation agreements to ensure fiscal balance and equity as portions of the UGA annex into incorporated jurisdictions.

Domestic Water

Goal

CF.3 Promote efficient domestic water service, protect the natural resource, and ensure the orderly physical development of Spokane County consistent with adopted plans and policies.

Policies

- CF.3.1 The Spokane County Coordinated Water System Plan (CWSP)/Water General Plan is a part of the Comprehensive Plan.
- CF.3.2 Ensure water system plans are consistent with anticipated population growth, the Comprehensive Plan, Coordinated Water System Plan (CWSP),¹ and future subarea plans.
- CF.3.2 Ensure water systems for urban development include adequate water rights, supply, and distribution systems for domestic use and fire protection per local, state, and federal plans, policies, and regulations by the time development occurs.
- CF.3.3 Encourage public and private water purveyors to implement measurable water conservation practices.
- CF.3.4 Encourage the continued cooperation, coordination, and consolidation of water purveyors to achieve greater efficiency in the delivery of water services.

¹ Spokane County Coordinated Water System Plan is available at <https://www.spokanecounty.org/DocumentCenter/View/29361/CWSP>.

- CF.3.5 Prohibit the extension of water service to new development that will decrease the level of service of the existing water system below the adopted minimum level of service standards.
- CF.3.6 Ensure water system planning is regional in design, utilizing efficiencies of scale and geographic continuity.
- CF.3.7 The provision of water service and construction of water service lines or other water system facilities shall be allowed outside the Urban Growth Area boundaries (UGAs). Any such extensions shall not be an inducement to growth.

Sanitary Sewer Systems

Goal

- CF.4 Promote efficient sanitary sewer service, protect natural resources, and ensure orderly physical development**

Policies

- CF.4.1 The Spokane County Comprehensive Wastewater Management Plan (CWMP) is a part of the Comprehensive Plan.
- CF.4.2 Prohibit the extension of any sewer system that will degrade the existing system below the adopted level of service.
- CF.4.2 Planning for County sewer systems should be done on a regional basis, utilizing efficiencies of scale and geographic continuity.
- CF.4.3 Sewer planning must be consistent with anticipated population growth and developed in coordination with land use policies.
- CF.4.4 The location and capacity of existing and planned sewer facilities shall be important factors when determining the intensity and/or density of land use designations and in the subarea planning process.
- CF.4.5 Encourage a coordinated, regional wastewater service organization to provide sewer services to all urban areas of the County inside the Urban Growth Area.
- CF.4.6 Public sewer service shall not be provided outside the Urban Growth Area boundary, except where allowed by RCW 36.70A.110 and other applicable laws.



Figure 15 County Water Resource Center

Stormwater

Goal

CF.5 Ensure stormwater facilities and related management programs to protect surface and groundwater quality and habitat, prevent chronic flooding from stormwater, maintain natural stream hydrology, and protect aquatic resources.

Policies

- CF.5.1 The Spokane County Comprehensive Stormwater Plan (CSMP) is a part of the Comprehensive Plan.
- CF.5.2 Best management practices should be utilized to treat stormwater runoff prior to injection of runoff into the ground.
- CF.5.3 Development shall be designed to protect natural drainage functions including flood plains, drainageways, sink areas, and other natural and existing drainage facilities.
- CF.5.4 Development shall be designed to prevent onsite and off-site damage from stormwater runoff that results from site development or new land use activity.
- CF.5.5 Development shall consider the multiple uses of facilities, such as the integration of stormwater facilities with recreation/open space areas.
- CF.5.6 Conduct stormwater management planning by drainage basin, treating basins as complete drainage systems, to assure that the most economical and beneficial stormwater controls are provided.
- CF.5.7 Encourage the use of alternatives to impervious surfaces through rewards and credits.
- CF.5.9 Provide alternatives to on-site disposal of stormwater in areas of steep slopes, high groundwater, shallow soils, poorly draining soils, and other physical conditions that make on-site stormwater disposal difficult.
- CF.5.10 New and expanded development within the UGA shall require stormwater management systems.
- CF.5.11 Encourage a coordinated, regional stormwater service organization to provide stormwater services to all urban areas of the County inside the Urban Growth Area boundary.

Law Enforcement

Goal

CF.6 Provide Law Enforcement services efficiently and cost effectively to Spokane County residents.

Policies

- CF.6.1 Encourage inter-jurisdictional cooperation among law enforcement and corrections agencies to further develop, where practical, shared service and facility use.
- CF.6.2 Ensure adequate staffing to meet established Law Enforcement Levels of Service.

Detention, Correction, Rehabilitation Facilities

Goal

CF.7 Support the following alternatives as strategies, programs, technologies, and facilities:

Policies

- CF.7.1 Pre-Trial Services—Pre-trial services that enhance the screening of defendants to better determine eligibility for programs, diversion, and alternatives to incarceration to minimize detention rates.
- CF.7.2 Electronic Home Monitoring—Ankle Bracelet and similar monitoring/tracking technology. Provides the court a sentencing alternative and decreases detention rates, increasing capacity in the County Jail.
- CF.7.3 Alternative Courts and Diversion programs (e.g., Drug Court, Mental Health Court, Veteran’s Court, DWLS 3 Diversion Program)—Provides the Court and Prosecutors alternative options for intense monitoring and rehabilitation of offenders to reduce recidivism thereby decreasing detention rates.
- CF.7.4 Electronic Court Date Reminders—Utilizes technology to remind defendants of upcoming court dates to reduce the issuance of warrants for arrest for “failure to appear,” thereby reducing arrests and detention rates.
- CF.7.5 Consider other evidence-based practices which reduce recidivism by providing programs and re-entry support to offenders.
- CF.7.6 Create, support, and administer regional programs and facilities that utilize inpatient beds, withdrawal management and detox, and mental health crisis and stabilization components. These programs and facilities should include diversion options for individuals in contact with first responders, allow for referral to appropriate care, reduce emergency and jail referrals, and offer voluntary admittance for pre-booked individuals escorted by law enforcement. A model facility should be in operation on a 24-hour basis, professionally staffed, and support an appropriate number of beds based on the county’s population.

Solid Waste Disposal

Goal

CF.8 Provide solid waste disposal service to reduce public nuisance, health hazards, and pollution to Spokane County's environment.

Policies

- CF.8.1 The Spokane County Solid Waste Management Plan is a part of the Comprehensive Plan.
- CF.8.2 Encourage recycling to conserve resources and energy.

Libraries

Goal

CF.9 Support the provision of Library services to Spokane County residents.

Policies

- CF.9.1 Encourage inter-jurisdictional cooperation, sharing of equipment and facilities.
- CF.9.2 Ensure that the expansion of library capacity considers physical as well as digital expansion and service capabilities.
- CF.9.3 Ensure that land use regulations allow siting of library facilities in locations convenient to residential areas.

Fire Protection

Goal

CF.10 Ensure Fire Protection services are provided efficiently and cost effectively to Spokane County residents.

Policies

- CF.10.1 Encourage new urban development in areas served by a fire protection district or within the corporate limits of a city providing its own fire department.
- CF.10.2 Road access and water supply shall be adequate for fire safety and suppression in commercial and urban-level density residential developments.

- CF.10.3 Encourage continued inter-jurisdictional cooperation among fire districts, including the sharing of equipment and facilities to reduce demand for new facilities and equipment.
- CF.10.4 Fire districts should develop capital facility plans addressing population growth and future capital needs for their district.
- CF.10.5 Encourage fire districts to develop capital improvement plans which identify future fire district sites and/or expansion.

Public Schools

Goal

CF.11 Ensure school sites and facilities meet the needs of Spokane County residents.

Policies

- CF.11.1 Encourage school districts serving predominantly rural area populations to locate schools within designated Rural Activity Centers or Limited Development Areas.
- CF.11.2 Encourage school districts to develop capital facilities plans that identify future school sites and include early acquisition of sites in their long-range strategy.
- CF.11.3 Develop land use designation and policies that protect and allow for the establishment of new schools in urban areas and designated Rural Activity Centers. The extension or provision of public facilities and utilities to serve a school sited in a rural area that serves students from a rural area and an urban area may be allowed consistent with GMA Guidelines.
- CF.11.4 Encourage school districts to allow for shared access of facilities for recreational or other public purposes.
- CF.11.5 Encourage the expansion of school facility capacity to proceed at a comparable rate with that of private residential development and demographic trends.
- CF.11.6 Consider the capacity of school facilities when considering UGA and Comprehensive Plan Amendments.
- CF.11.7 School districts should develop capital facility plans addressing population growth and future capital needs for schools.
- CF.11.8 Encourage School districts to develop capital improvement plans which identify future school site expansion.

Growth and Costs

Goal

CF.12 Create a fiscally sustainable capital facilities environment, ensuring adequate public facilities are provided.

Policies

- CF.12.1 Distribute and assess proportionate costs to new growth and development.
- CF.12.2 Consider instituting impact fees:
 - a. Only for system improvements that are reasonably related to the impacts caused by the new development;
 - b. Not to exceed a proportionate share of the costs of system improvements that are reasonably related to the new development, and;
 - c. Only for system improvements that will reasonably benefit the new development.
- CF.12.3 Exempt new housing units meeting the standard federal and state definition of “affordable housing” from development impact fees or proportionate cost payments.
- CF.12.4 Discount or waive development impact fees or proportionate cost payments for new housing units serving populations with special needs, such as persons with disabilities.
- CF.12.5 Utilize SEPA substantive authority where necessary and appropriate to impose mitigation on a project or non-project proponent to mitigate impacts to existing facilities that would otherwise drop below established Levels of Service.
- CF.12.6 Establish interlocal/joint planning agreements with municipalities and other providers of public facilities to coordinate planning for, and development of, Urban Growth Areas.
- CF.12.10 Use annexation agreements to ensure fiscal balance and equity as portions of the UGA annex into incorporate jurisdictions.

Siting Essential Public Facilities

Goal

CF.13 Facilitate the siting of public and private essential public facilities when the unincorporated area is the appropriate location.

Policies

- CF.13.1 Follow the process for siting essential public facilities as set forth in the Spokane County Regional Siting Process for Essential Public Facilities. (See Appendix D)

Utilities (electric, natural gas, telecommunications, and cable)

Goal

CF.14 Provide utilities that are consistent and available to support land use policies.

Policies

- CF.14.1 Coordinate with utility providers to ensure that sizing, locating, and phasing of utility systems are consistent with the Comprehensive Plans and meet anticipated population needs in a timely manner.
- CF.14.2 New development shall be consistent with established utility plans and procedures.
- CF.14.3 Promote conservation measures to reduce the need for additional utility distribution facilities/services in the future.
- CF.14.4 Ensure that utility facilities are designed to minimize adverse aesthetic impacts on surrounding land uses.

Natural Gas Policies

- CF.14.5 Encourage availability and efficient use of natural gas.
- CF.14.6 Encourage coordination with utility providers in the provision of natural gas.

Telecommunication Policies

- CF.14.7 Encourage coordination with utility providers in the provision of telecommunication services.
- CF.14.8 Promote long-term planning for telecommunications systems.
- CF.14.9 Require the placement of cellular communication facilities in a manner that

minimizes adverse impacts on adjacent land uses and utilizes existing structures where feasible.

- CF.14.10 Encourage telecommunication services as a means to mitigate the transportation impact of development and growth.

Electricity Policies

- CF.14.11 Encourage coordination with utility providers in the provision of electrical services.
- CF.14.12 Protect existing utility corridors to permit maintenance access and future expansion.
- CF.14.13 Provide efficient, cost-effective, and reliable utility service by ensuring land is available for the location of utility lines, including their location within transportation corridors, and by creating guidelines and permit processes that are conducive to utility operations.

Utility Corridors Policies

- CF.14.14 Coordinate dimensional guidelines for regional corridors with affected utility providers and jurisdictions.
- CF.14.15 Promote the co-location of new utility transmission distribution and communication facilities when doing so is consistent with the utility industry practices, DOT requirements, and national electrical and other codes. (Examples of facilities that may be shared are trenches, rights-of-way, towers, poles, and antennas)
- CF.14.16 Provide timely notice to affected private utilities of all major utility projects, including the maintenance and repair of existing roads, in order to promote the joint planning and coordination of public and private utility activities.
- CF.14.17 Where consistent with multiple uses, promote joint use of utility corridors with recreational and green space applications. (An example is the co-location of AT&T's fiber link and Spokane's Centennial Trail)
- CF.14.18 Adopt the Regional Utility Corridor Plan through the adoption of the Comprehensive Plan.