

# Principles and Recommendations for Infrastructure and Community Services (Draft)

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Infrastructure consists of those systems under public ownership, or operated or maintained for public benefit, that are necessary to support development, maintenance, and redevelopment of communities and to protect the public health, safety, and welfare AND THE ENVIRONMENT. The availability and condition of infrastructure such as roads and wastewater treatment facilities is a critical consideration in most land use planning decisions. The heavy subsidization of TRANSPORTATION infrastructure AND FINANCIAL ASSISTANCE FOR sewerage SYSTEMS by state and federal governments has had a profound and lasting effect on existing land use patterns.

Adequate infrastructure, especially transportation systems, is vital to the state's economic competitiveness in attracting businesses and workers and is needed to provide necessary mobility for the state's population. As the state moves forward in addressing this need, it must assure that the public transportation system:

- Serves those who rely on it as their primary mode of travel, such as the disabled, those without a personal vehicle, the elderly, and the young
- Is an attractive alternative to using a personal vehicle for people who have a choice
- Is an integral part of the state's overall transportation system
- Is positioned to accommodate Michigan's future population, including a rapidly aging population
- Attracts and retains essential workforce participants

To help guide land use decision making in Michigan into the future, the Michigan Land Use Leadership Council considered how infrastructure systems are developed, from the planning phase through approval, funding, construction, and maintenance. Clearly, efficient, effective, and reliable infrastructure systems must be available to support a sustainable economy IN AN EQUITABLE MANNER for all Michigan citizens. They must be constructed and operated with regard to environmental factors, with adequate capacity to support affordable housing for Michigan's present and future population. For this to be accomplished there must be widespread public understanding and support of the importance and long-term cost of these systems. How Michigan's infrastructure planning decisions are made over the coming years will continue to have a profound and lasting effect on evolving land use patterns. Public health, safety, coordination, economic efficiency, mobility, and environmental quality are important considerations in all guiding principles.

## GUIDING PRINCIPLES

In formulating its recommendations targeting infrastructure systems and decision-making processes, the council established the following guiding principles that address policies and practices of government and a supporting legal framework. The council believes that it is important that state and local governments have **policies and practices** that are consistent with the following principles:

- Public health, safety, and environmental quality are fundamental considerations in infrastructure-related decisions for all guiding principles.
- Public investments in existing and new infrastructure encourage sustainability and are consistent with coordinated local and MULTIJURISDICTIONAL planning efforts, state policy, and law.
- Infrastructure is managed in a manner consistent with PLANNED GROWTH IN THE AREA AND THAT ASSURES EQUITY and provides for efficient utilization of existing public facilities.
- Local and MULTIJURISDICTIONAL transportation systems are safe, accessible, and reliable and provide choices and mobility to the public and to business and industry sectors.
- Green infrastructure (such as parks, trails, nature preserves, waterways, and open space) is essential to the sustainability of every community, and all governmental units have a responsibility to plan, build, and maintain this aspect of their infrastructure.
- Public investments in transportation systems (e.g., roads, maritime, rail), sewers, public institutions, and water supplies are focused to upgrade and maintain infrastructure already in place.
- Infrastructure POLICIES AND DECISIONS support and encourage compact, mixed-use development AND INFILL, WHILE DISCOURAGING FRAGMENTATION AND CONSUMPTION OF OPEN SPACE.

## **RECOMMENDATIONS**

INFRASTRUCTURE DECISIONS HAVE A PROFOUND AND LASTING IMPACT ON LAND USE. THE FOLLOWING SPECIFIC INFRASTRUCTURE RECOMMENDATIONS RELATE TO FOUR AREAS: (1) STATE INFRASTRUCTURE EXPENDITURES, (2) MULTIJURISDICTIONAL INFRASTRUCTURE CONSIDERATIONS, (3) LOCAL INFRASTRUCTURE DECISIONS, AND (4) NATURAL ENVIRONMENT.

### ***State Infrastructure Expenditures***

1. **STATE DECISIONS ON THE DISPOSITION OF STATE AND FEDERAL INFRASTRUCTURE FUNDING HAVE A SIGNIFICANT IMPACT ON LAND USE. TO HELP ENSURE THAT THESE EXPENDITURES GUIDE WISE LAND USE DECISIONS, THE COUNCIL RECOMMENDS THE FOLLOWING:**
  - a. State and federal infrastructure funding should be prioritized to support existing developed areas, improve and maintain the effectiveness and integrity of existing infrastructure, ensure MULTIJURISDICTIONAL coordination, and protect public health, safety, and the environment.
  - b. State AND FEDERAL infrastructure funding should BE PRIORITIZED TO encourage compact, mixed-use development.

- (1) Small COMMUNITIES should be eligible for state funding support to provide sewerage infrastructure needed for compact, mixed-use development within the context of MULTI JURISDICTIONAL planning.
  - (2) State infrastructure funding should be targeted to encourage inclusionary housing PRACTICES SUCH AS zoning.
- c. State policy and funding should ensure that new school locations are consistent with local and MULTI JURISDICTIONAL plans AND ENCOURAGE THE USE OF EXISTING FACILITIES.
  - d. THE STATE SHOULD provide funding sufficient to ensure safe, reliable, accessible public transportation that provides mobility and transportation choices.
  - e. WHERE THE PROJECT MAY IMPACT MULTIPLE JURISDICTIONS, state transportation funding for local communities SHOULD BE TIED to comprehensive MULTI JURISDICTIONAL PLANS THAT ARE CONSISTENT WITH A STATEWIDE TRANSPORTATION PLAN.
  - f. THE STATE SHOULD provide incentives and tools for communities that participate in MULTI JURISDICTIONAL planning, develop master plans for their communities, and encourage development in areas where infrastructure exists.

### ***MULTI JURISDICTIONAL Infrastructure CONSIDERATIONS***

#### **2. MULTI JURISDICTIONAL COORDINATION AND COOPERATION ON INFRASTRUCTURE DECISIONS ARE ESSENTIAL TO EFFECTIVE AND EFFICIENT USE OF INFRASTRUCTURE AND WISE LAND USE PLANNING. TO HELP ACCOMPLISH THIS, THE COUNCIL RECOMMENDS THE FOLLOWING:**

- a. LOCAL AND STATE OFFICIALS SHOULD TAKE ACTION TO PRESERVE EXISTING RAIL CORRIDOR RIGHT-OF-WAYS FOR FUTURE TRAIL AND TRANSIT USE AND, when planning roadway expansions, secure right-of-ways for future public transit projects.
- b. Consistent with state policy and law, infrastructure SHOULD BE planned, guided, and coordinated at the MULTI JURISDICTIONAL level and provided and managed in accordance with locally adopted master plans, zoning ordinances, and capital improvement programs.
- c. When state and local leaders, under current authority, review water and sewerage infrastructure systems and develop recommendations to ensure that the systems are effectively planned and coordinated at a MULTI JURISDICTIONAL level, it is imperative that they recognize the value of the historical investment the jurisdictions have made in THESE systems.

### ***Local Infrastructure Decisions***

#### **3. LOCAL JURISDICTIONS MAKE THE KEY INFRASTRUCTURE DECISIONS AND SHOULD HAVE THE NECESSARY LEGAL TOOLS TO SUCCESSFULLY MAKE THESE DECISIONS CONSISTENT WITH WISE**

**LAND USE POLICY. TO THAT END, THE COUNCIL RECOMMENDS THE FOLLOWING:**

- a. Local jurisdictions should have the authority to establish general service districts, concurrency requirements, and impact fees and to enter into development agreements **AS RECOMMENDED UNDER THE PLANNING AND DEVELOPMENT SECTION OF THIS REPORT.**
- b. Recognizing that on-site disposal systems are an integral part of MICHIGAN'S sewerage infrastructure, a scientifically based statewide sanitary code for on-site disposal systems should be developed by which local and county jurisdictions can cost-effectively respond to local conditions and ensure that the state's surface water and groundwater are protected from inadequate or failing systems.
- c. Local jurisdictions **SHOULD** develop, adopt, and regularly update local capital improvement programs that identify necessary and equitable funding to build, maintain, and replace the infrastructure needed to support the locally adopted master plans.

***Natural Environment***

**4. MICHIGAN'S NATURAL ENVIRONMENT IS ONE OF ITS MOST VALUED ASSETS. TO HELP ASSURE ITS SUSTAINABILITY, THE COUNCIL RECOMMENDS THE FOLLOWING:**

- a. Infrastructure projects should be coordinated with environmental and natural resource agencies early, substantively, and continuously throughout project planning and development.
- b. Recognizing that nonnative species can significantly alter the ecological and economic components of Michigan's environment, state policies regarding plantings on state-owned lands and right-of-ways should discourage the use of nonnative species.