



Washtenaw County
Planning Advisory Board

Thinking & Acting Regionally

**Local Government
Annual Planning Workshop**
May 31, 2005



Regional Cooperation Agenda

- Why is Regional Cooperation Needed?
 - Resident Comments
 - Fiscal Considerations
- Group Exercise and Group Reporting
 - Could a Regional Approach Help You?
 - What Obstacles Do We Face?
 - What Information Is Needed For You To Make a Decision to Try a Regional Approach?



Workshop Follow Up

Provide a Summary of Workshop Results

- Regional Benefits by Relative Importance
- Obstacles to Overcome
- Approaches / Scope of Work
- Possible Next Steps



Some Thoughts and Ideas About Regional Cooperation

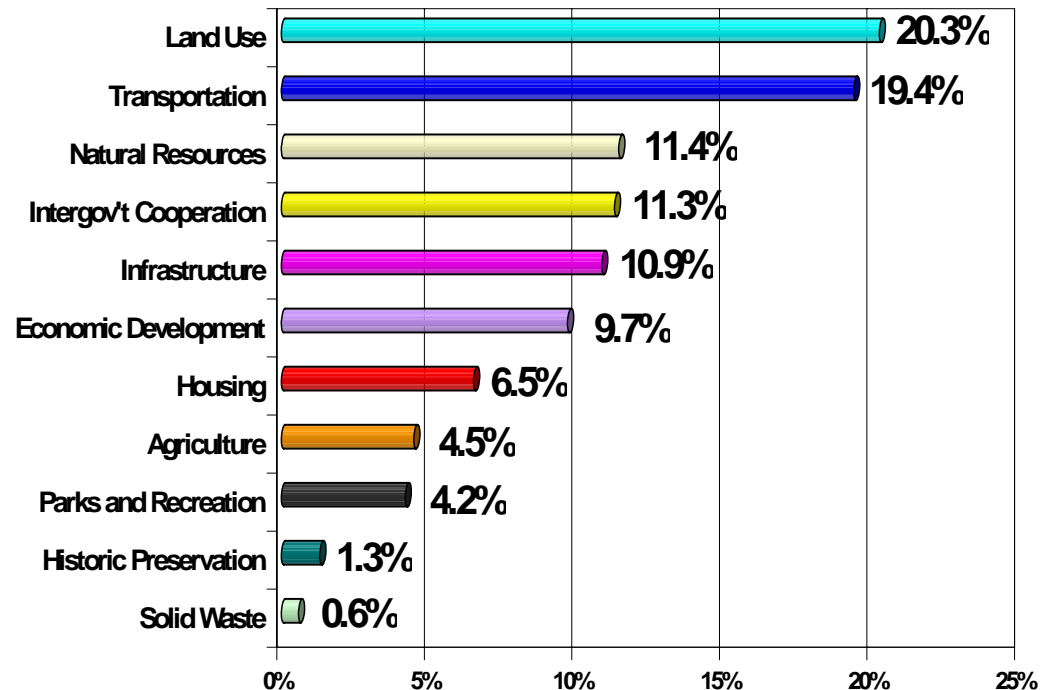


Currently Have Numerous Regional Cooperative Arrangements

- ❑ Construction Authorities
- ❑ 1st Response Agreements
- ❑ Water & Sewer Authorities
- ❑ Urban County (Housing)
- ❑ Western Washtenaw Recycling Authority
- ❑ Washtenaw County Consortium for Solid Waste Management
- ❑ 425 Agreements
- ❑ Regional Groups

Residents Expressed a Need to Increase level of Cooperation

Increased intergovernmental cooperation was identified as one of the most important issues and opportunities by residents during the development of the comprehensive plan:



Resident comments

- "Share services to reduce cost"
- "Need coordinated planning in sub-county areas"
- "Need coordination to get transit service"



Why Regional Cooperation?

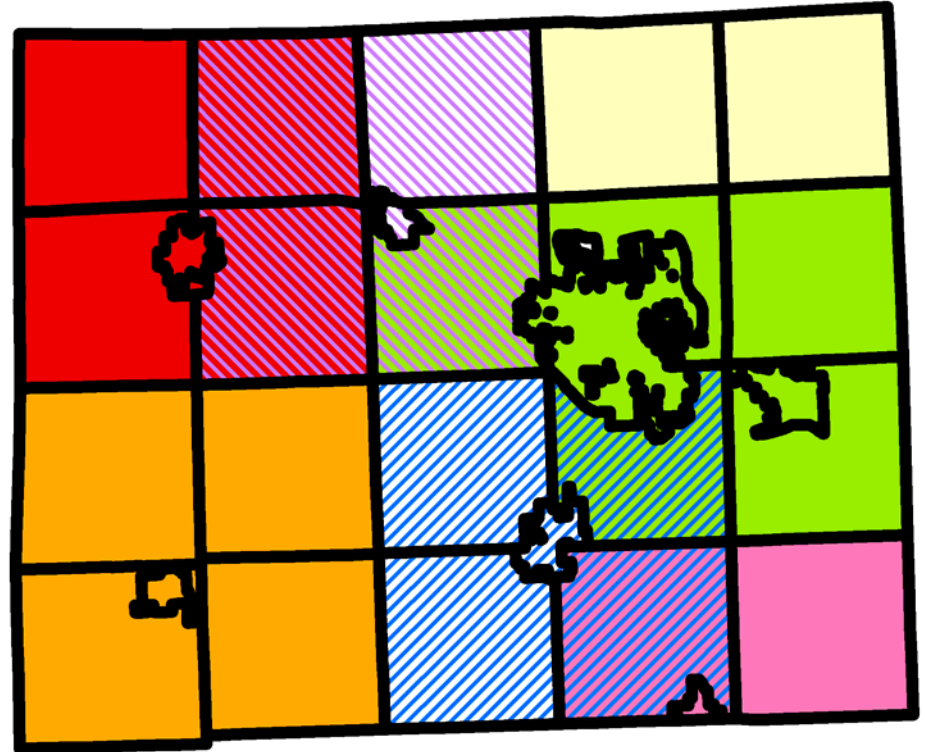
Implement Important Comprehensive Plan Provisions

A Comprehensive Plan for Washtenaw County identifies several areas where cooperation among local units of government is beneficial:

- Coordinated plans around villages, small cities and interchanges
- Regional open space systems
- Farmland preservation
- Border to Border Trail
- Infrastructure planning
- Alternative transportation routes
- Transit consortiums
- Solid waste services
- Regional share of manufactured housing
- Urban Service Districts
- Activity Centers

What Is A Region?

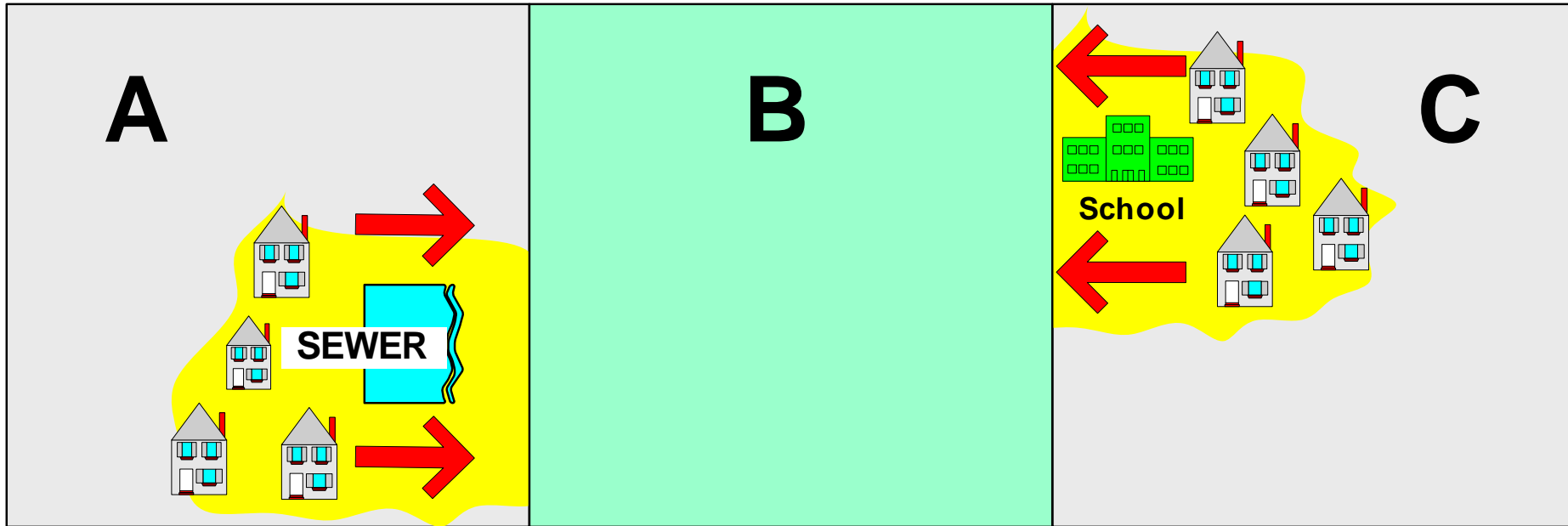
- Geographic areas defined by logical growth outward from existing development centers
- Groups of local governments that could benefit from coordinated land use planning and public service delivery



Washtenaw County Regional Groups

- Chelsea Area Planning Team
- Dexter Area Regional Team
- Milan Organization for Regional Excellence
- Saline Sustainability Circle
- Southwest Washtenaw Council of Governments
- Washtenaw Metro Alliance

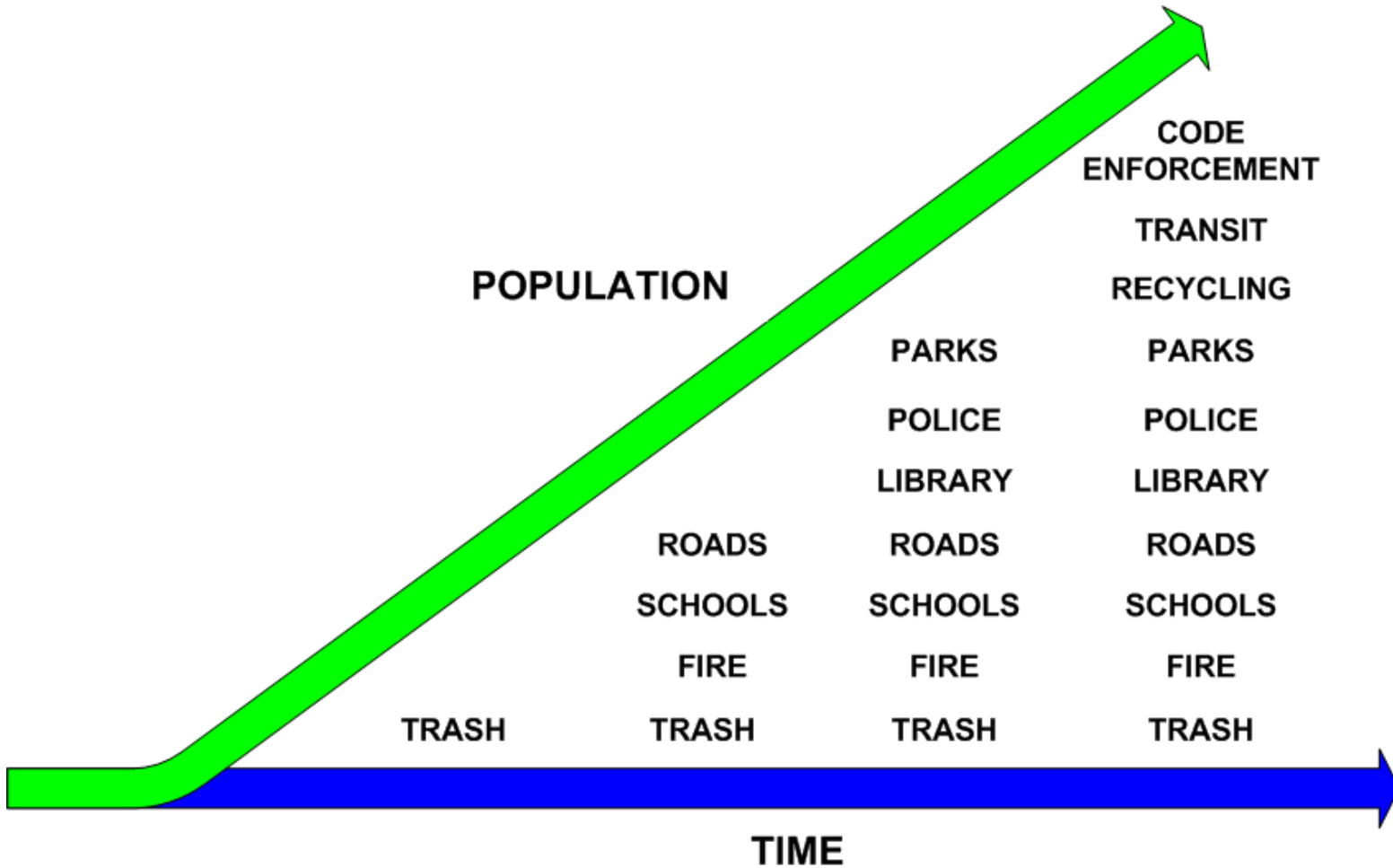
Land Use Decisions by Our Neighbors Affect Our Community Character



□ Township "B" experiences:

- Development Pressure
- Road Congestion
- Changing Community Character
- Lawsuits

Land Use Decisions Drive the Demand for Public Services



Land Use and Cost of Services

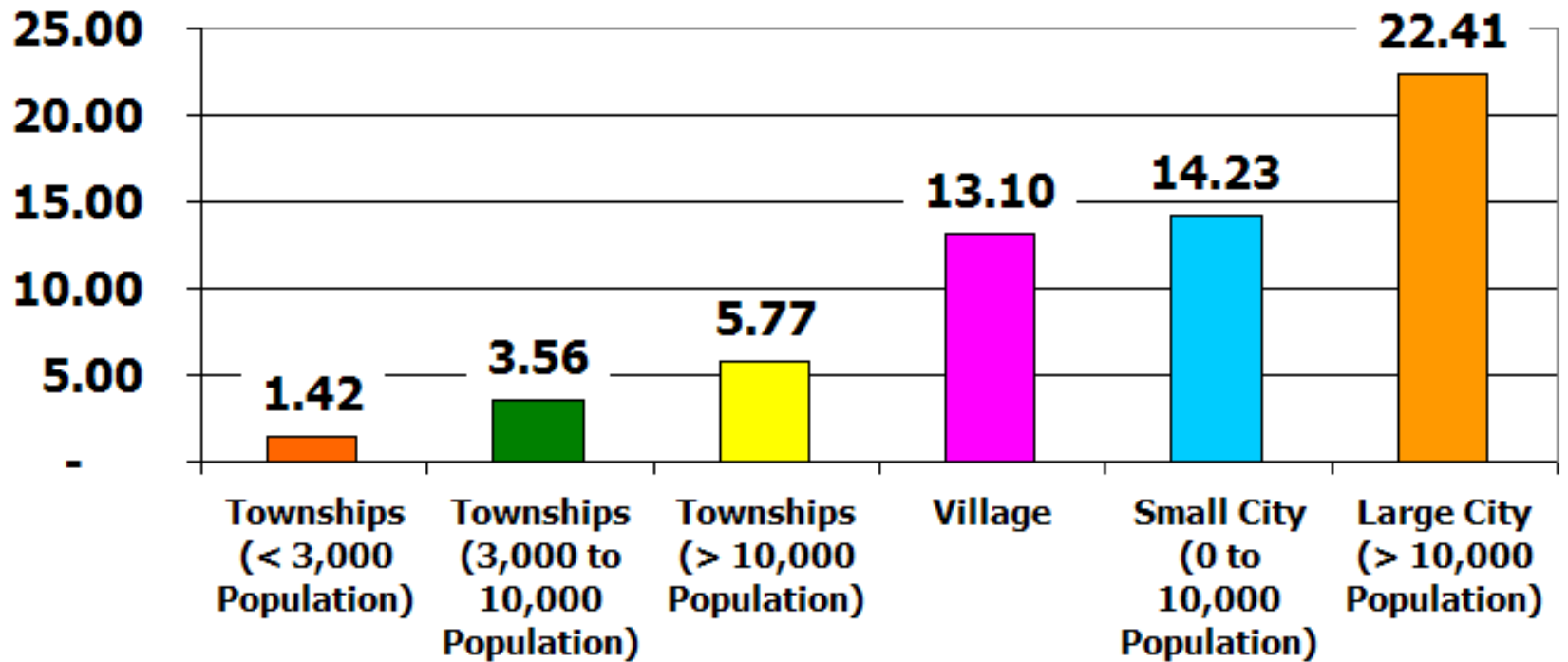
In addition to population growth, local government land use decisions (amount, type and location of growth) is the largest contributor to increasing demands for services:

- With rising cost of providing services, many local governments feel they need to continue to grow (even if they don't want to) to realize revenue from increased tax base.
- However, the tax revenues from most residential development does not pay for itself, thereby widening the gap between demand for service and the ability of local governments to pay for the service.
- A Cost of Community Services Studies (Washtenaw Land Trust and UM Business School) identifies Expenditure/Revenue Ratios

Commercial	0.26
Low Density Residential	1.39
High Density Residential	0.63

Cost of Service Increases with Growth

Average Local Millage Rate



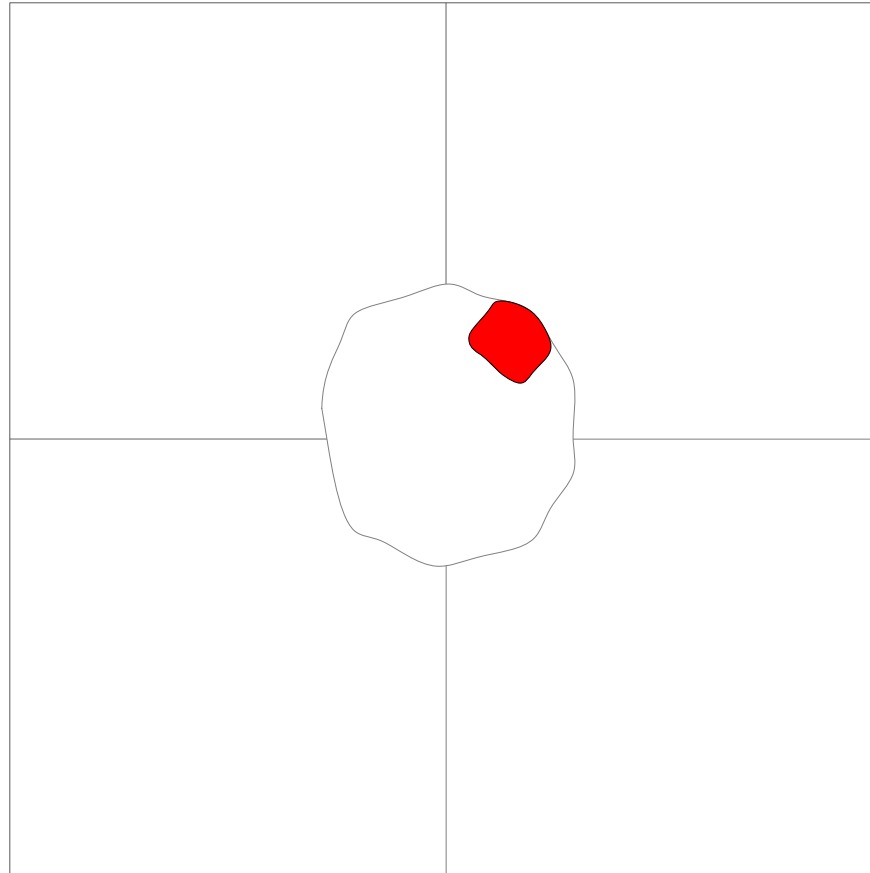
Sources: 2000 U.S. Census
2004 Local Government Tax Rates

Most Public Services Exhibit Economies of Scale

- Regional Solid Waste Franchise
 - Reduce current cost to residents
 - Reduce road deterioration & maintenance costs
 - Provide revenues for recycling and community clean up days

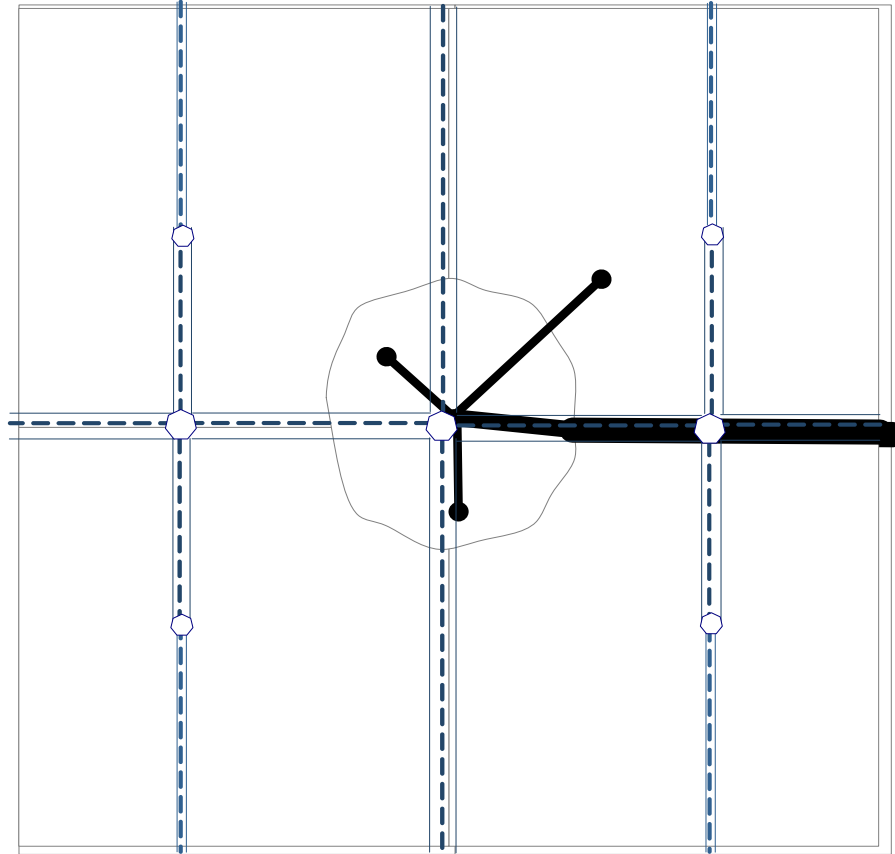


Coordination Offers Opportunities to Maintain Community Character



- Regional Share of Manufactured Housing
- Farmland Preservation
- Regional Parks and Open Space

Coordination Offers Opportunities to Enhance Public Services



■ Transit

■ Road Improvements



□ Process Considerations



Legal Framework

Local governments are enabled to provide jointly whatever they are empowered to do individually

- Urban Cooperation Act (PA 7, 1967)
- Intergovernmental Transfers of Functions and Responsibilities Act (PA 8, 1967)
- Joint Planning Commission Act (PA 226, 2003)



Cost of Providing Services

“The fiscal condition of many local governments gives new impetus and incentives to seek joint arrangements to maintain current levels of service or initiate new services to meet citizen demands”

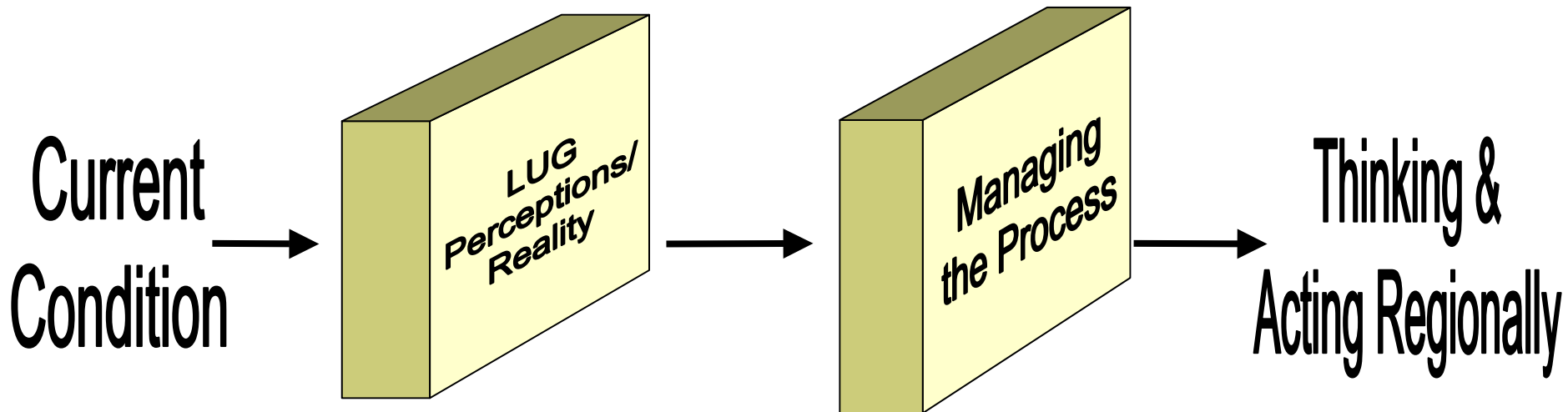
Lynn Harvey, Michigan State University



Capacity of Local Governments

Due to fiscal, time and resource constraints, it is difficult for local governments (individually or in a collective region) to perform the technical and process tasks needed to develop formal regional initiatives.

Assessing and Overcoming Obstacles



"Cannot Change the form of Government"

"Just another County & Ann Arbor initiative"

"Regionalism is great but my constituents do not want me to abrogate my responsibility on development decisions"

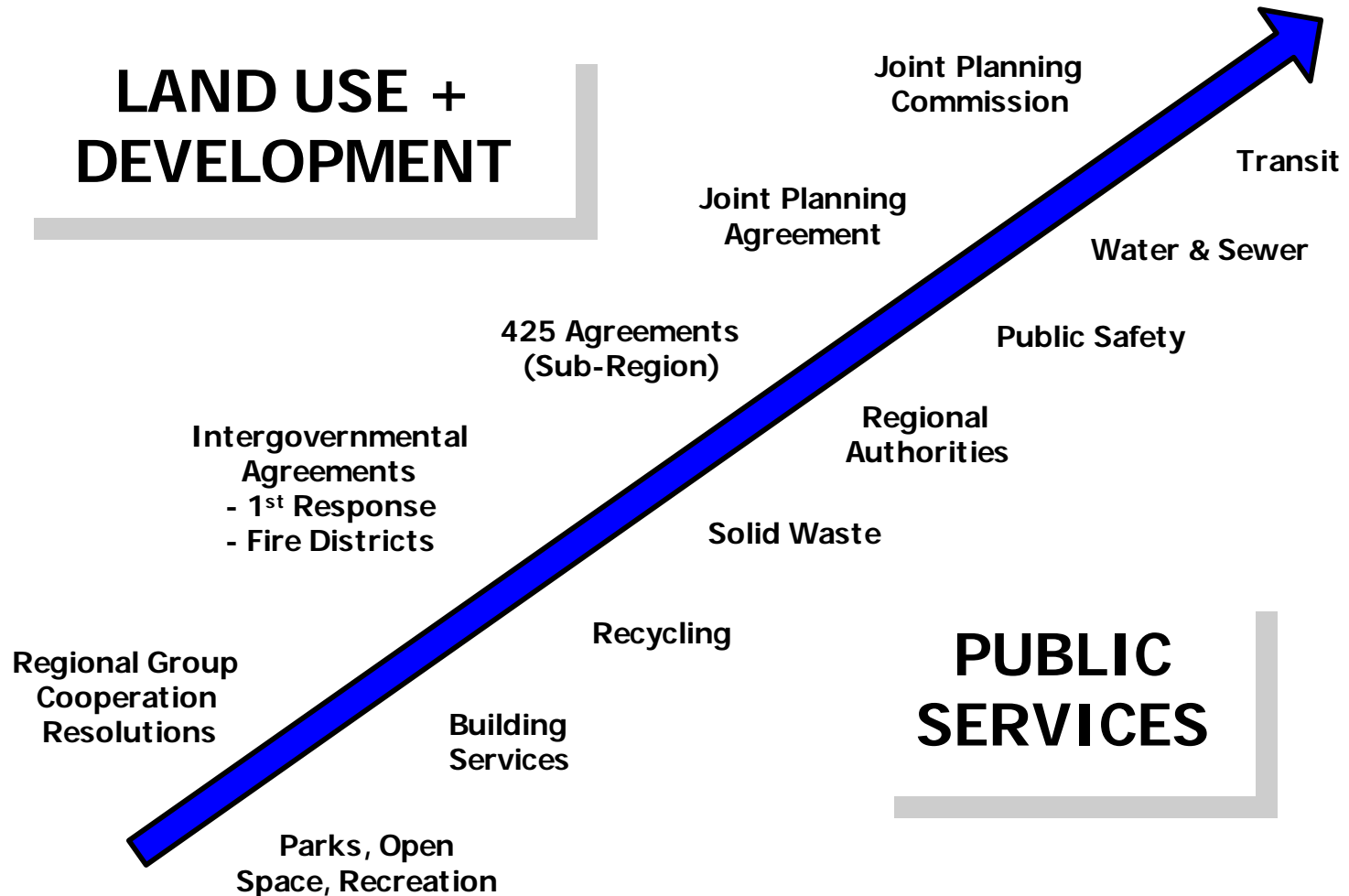
"Need my own steady growth to continue to pay for success"

"Too many local governments to get on the same page"

"Don't have the time to participate"

"Don't have the resources to do the analysis and facilitate consensus"

Continuum of Cooperation





Group Exercise

- Could a Regional Approach Help You:
 - Provide better, cheaper services?
 - Reduce the cost of growth?
 - Promote community character?
- What Obstacles Do We Face?
 - Political
 - Practical
- What Information/Analysis Is Needed For You To Make a Decision to Try a Regional Approach?



□ Group Reports

Service Demand & Revenues

Revenues exceed service demand



Improve mandated services;
add quality of life services

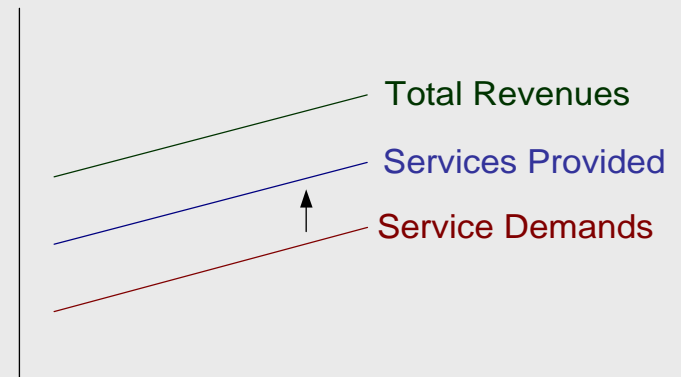
Service demand exceeds revenues



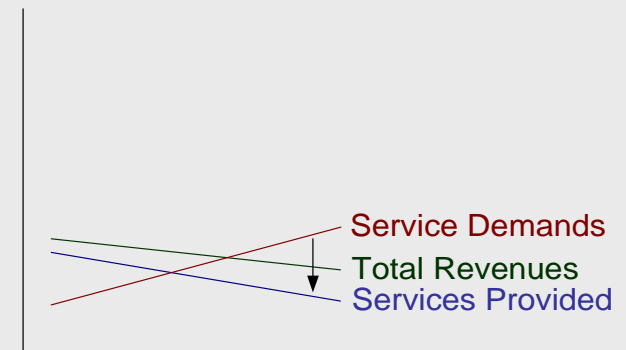
Cut non-mandated services,
reduce mandated service
quality: or

Partner for survival to manage
service demand and cost

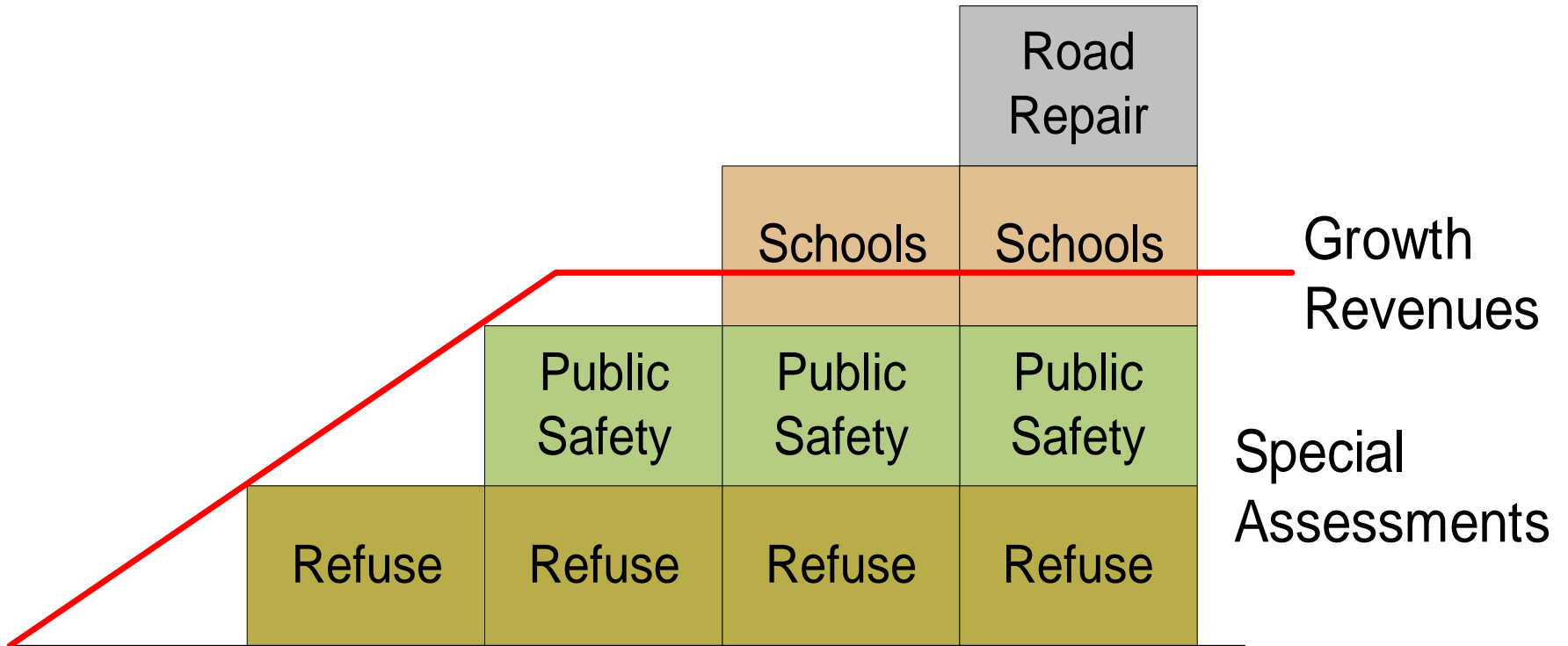
Increasing Revenue Sharing



Reduced Revenue Sharing



Land Use and Cost of Service



Growing communities supplement growth ad valorem revenues with special assessments



Workshop Results

Provide a Summary of Workshop Results

- Regional Benefits by Relative Importance
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County Role in Regionalism?

- Information / Education
 - Comprehensive Plan
 - Ypsilanti Infill Sites
 - Activity Center Prototypes
 - Residential Solid Waste Options
- Single- Issue Assistance
 - WMA Public Safety
 - WMA Open Space
- Regional Growth Management Planning



Need to Move To the Next Level of Regional Cooperation

Intergovernmental Coordination Efforts need to be more comprehensive (include land use and cost of service) to meet important community needs:

- Coordinated land use plans are needed to maintain sense of place
- Coordinated land use and infrastructure plans are needed to ensure long range provision of public services



Required Regional Growth Management Plan Effort

Needs to address both land use and service provision issues and opportunities:

- Land use
- Transportation
- Open space
- Public safety
- Water and sewer
- Parks and recreation
- Solid waste

Should result in more formal arrangements:

- Joint land use plan and planning commission
- Tax base and revenue sharing



Tenants of Growth Management

- Orderly growth is needed to provide residents with a sense of place and a sustainable future (vibrant urban centers, quaint villages, rural landscapes, leisure opportunities and a clean environment)
- The greatest challenge in America is the sanctity of property rights. Saying you don't want growth won't make it go away.
- In a court of law, the test is the greater public good versus individual property rights. Defensible growth plans include all of the following:
 - Project growth in population and economic uses well into the future
 - Translate projections into acres needed to accommodate this growth
 - Determine the best places for the growth to occur and place the acres at these locations
 - Develop a plan to provide urban services to these locations
 - Prepare policies to direct growth to these locations and discourage growth in other areas
 - Take local resident desires into consideration through broad public involvement
 - Based on public comment, refine and adopt growth management plan



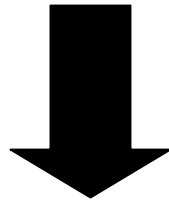
County Role in Regionalism?

Process Considerations

- Capacity of Local Governments
- Legal Framework
- Local Government Involvement

Moving Forward

1. Background Information
2. Identify the willingness of local government officials to enter into joint planning and provision of service



3. Refine County Role and Projects



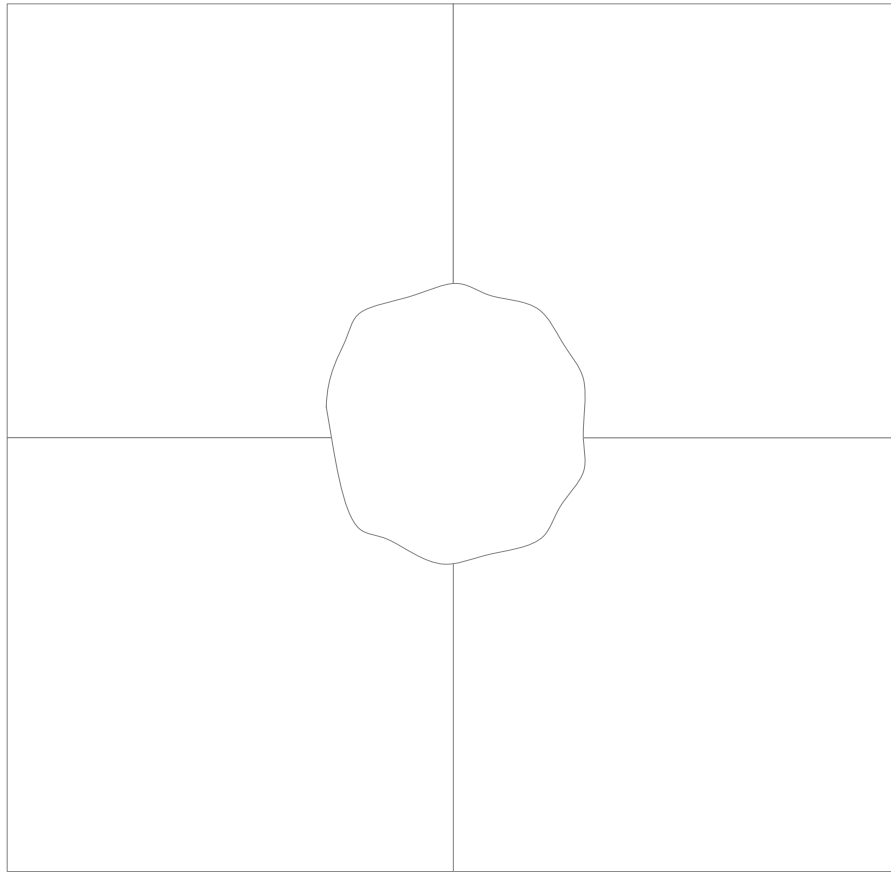
Thinking and Acting Regionally

PAB Discussion

- Should the county to take a lead role in facilitating regional planning or maintain role of information/education and single-issue assistance?
- How / When Should Local Government Be Involved?
- Additional Information Needed / Next Steps to Refine the Proposal?

"You can't reorder the world by talking to it" -*Buckminster Fuller*

Template



Thinking and Acting Regionally

Moving toward More Formal Arrangements in Planning and Delivery of Public Services