

# 2024 - 2028 GROWTH AND INFRASTRUCTURE POLICY PUBLIC HEARING DRAFT

## Description

The Planning Board will conduct a public hearing on the 2024 – 2028 Growth and Infrastructure Policy. The Planning Board must transmit the draft GIP to the County Council by August 1, 2024. The Council will adopt an updated policy by November 15, 2024.

Completed: 05-09-2024

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## Summary

- Montgomery Planning is undertaking the quadrennial update of the GIP. The GIP addresses the adequacy of public facilities as it relates to the regulatory or development review process. It sets standards for evaluating individual development proposals to determine if the surrounding public infrastructure, such as transportation networks and school facilities, can accommodate the demands of the development. It also outlines requirements for mitigating inadequate infrastructure.
- The County Code directs the Planning Board to transmit a draft of the GIP to the County Council by August 1, 2024, and for the County Council to adopt the 2024-2028 policy by November 15, 2024.

## 2024 – 2028 GROWTH AND INFRASTRUCTURE POLICY PUBLIC HEARING DRAFT

On Thursday, May 9, 2024, at their regular meeting, the Planning Board approved the attached Public Hearing Draft of the 2024 Growth and Infrastructure Policy and set the public hearing for May 23, 2024.

The foundation of the Growth and Infrastructure Policy is that Montgomery County must have adequate infrastructure to support growth. Every four years, the County Council updates the Growth and Infrastructure Policy (GIP) to ensure the best available tools are in place to test whether infrastructure like schools, transportation, water, and sewer services can support a proposed development. These policy tools are the guidelines for administering the county’s Adequate Public Facilities (APF) requirements.

The GIP addresses the adequacy of public facilities as it relates to the regulatory or development review process. The master-planning process is aspirational in creating a long-term vision for our communities, but the GIP has a more focused, shorter-term view. It sets standards for evaluating individual development proposals to determine if the surrounding public infrastructure, such as transportation and school facilities, can accommodate the demands of the development. It also outlines requirements for mitigating inadequate infrastructure.

The recommendations in the Public Hearing Draft of the Growth and Infrastructure Policy quadrennial update ensure adequacy while improving development conditions in the county by enhancing predictability, transparency, and proportionality in the approval process.

The policy update is framed by the themes established in the [scope of work](#), including:

- Review the Performance of the 2020-2024 GIP
- Consider the County’s Current Growth Trends
- Make Policy Implementation Clearer and More Efficient
- Review Development Impact Taxes
- Align the Policy with Updated County Priorities

### Schedule

The Planning Board must transmit its policy recommendations along with a report on the county’s growth context to the County Council by August 1, 2024. The Council will adopt the updated policy via resolution by November 15, 2024. The following table highlights the upcoming timeline for GIP milestones and activities.

Milestone	Dates	Notes
Planning Board Public Hearing	May 23, 2024	

Work Session #1	May 30, 2024	Schools
Work Session #2	June 6, 2024	Transportation
Work Session #3	June 13, 2024	Transportation, Impact Taxes
Work Session #4	June 20, 2024	Impact Taxes
Work Session #5	June 27, 2024	Track Changes
Planning Board approval of Planning Board Draft and Resolution	July 25, 2024	Transmit to the County Council and County Executive by August 1
County Council Public Hearing	September 2024	
County Council Review and Approval	September – November 2024	Council adoption is required by November 15, 2024

**Attachments**

- Attachment 1 – 2024 Growth and Infrastructure Policy Update - Public Hearing Draft
- Attachment 2 – 2024 Growth and Infrastructure Policy Update - Appendices