

# UTILITIES

## PURPOSE

To provide utility services and facilities that meet the community's current and future needs in a safe, reliable, efficient, economic and environmentally responsible manner.

Utility facilities and services are ~~inextricably~~ closely linked to the development of land, ~~determining-affecting~~ whether, how and when it can be developed, ~~and when and how it develops~~. Tukwila relies on other public and private agencies to provide many of these services. ~~The importance of this reliance and the land use implications of utility actions cannot be overemphasized.~~

~~The utility services addressed in this element are s~~ Sewer, and water, ~~surface and~~ surface water management, solid waste, electricity, natural gas, and telecommunications are addressed in this Element. The Utilities Element profiles both City and non-City owned utilities operating within Tukwila. Sewer and water service are provided by the City, ~~and~~ adjacent municipalities, and special districts. ~~surface~~ Surface and ~~storm~~ water drainage is managed locally, but ~~because water follows topographic boundaries rather than city boundaries, with~~ interjurisdictional cooperative planning and management ~~are a significant component~~. The remaining utilities are provided to residents and businesses through franchise agreements between the City and ~~vendors or certification agreements between the state and the vendor~~ service providers.

The Utilities Element establishes a basis for decision-making that is consistent with Washington's Growth Management Act, the Puget Sound Regional Council's Vision 2040, and King County's Countywide Planning Policies, including targets for housing units and employment, which are a basis for determining demand for utility services and infrastructure. These state and regional requirements are fulfilled by the Utilities Background Report, Comprehensive Sanitary Sewer Plan, Comprehensive Water Plan, and Comprehensive Surface Water Management Plan. These documents, along with the six-year Capital Improvement Program and the City of Tukwila budget, are adopted by reference in the Tukwila Comprehensive Plan.

## TUKWILA UTILITIES PROVIDERS

### Water

**Comment [P3]:** This is Goal 12.1.1 (Overall) – moved to provide a description of the City's vision for the utilities

City of Seattle

City of Renton

~~Skyway Water~~

**Comment [P1]:** District taken over by WD #125

King County

Water District #20

King County

Water District #125

Highline Water

District

### Sewer

City of Tukwila

City of Seattle

City of Renton

~~Val-Vue~~ Valley View

**Comment [P2]:** District renamed

### Surface Water

City of Tukwila

### Electricity

Puget Sound Energy

Seattle City Light

### Natural Gas

Puget Sound Energy

### Other

<sup>1</sup>  
Solid Waste

Telecommunications

# TUKWILA COMPREHENSIVE PLAN

## ISSUES

~~Five~~ Several key issues ~~must be addressed~~ in meeting the utility ~~planning~~ needs of the City are addressed in this Utilities Element:

- **Service Extensions.** Planned extensions of utility services ~~must be~~ based on existing need or to accommodate planned growth or growth targets. ~~level of service standards.~~
- **Coordination of Service Providers.** The City-managed utilities must ~~be coordinated~~ with adjacent ~~providers~~ surveyors who that serve provide utility services to portions of the City. Coordination among Tukwila’s three non-City sewer and five non-City water districts is critical.
- **Concurrency and Implications for Growth.** ~~Concurrency requires that a~~ Utility plans projects and, along with other capital facilities, must be developed so that improvements, ~~or the funds required for the improvements,~~ are in place at by the time they are needed to meet growth and to accommodate growth targets.
- ~~Environmental~~ **Sensitivity** Sustainability. ~~Utility improvements often arise from environmental concerns, but may also result in additional environmental impacts, for example, from pipeline siting and construction and from drainage and groundwater management.~~ Utility planning and operations require environmental protection and restoration efforts to preserve the quality of the natural environment and its contributions to human health and vitality.
- **Residential Neighborhood and Sub-Area Vitality-Revitalization.** ~~City planned utility improvements and extensions must place priority on improving and sustaining residential neighborhood quality and livability of life.~~ Utility investments affect neighborhood quality of life and the ability to realize established visions for specific sub-areas
- **System Rehabilitation, Replacement and Retrofit.** Much of the City’s utility infrastructure has reached or is near its life expectancy. Rehabilitation or replacement of these systems are needed to ensure their continued reliability. Federal, state and, local

**Comment [P4]:** Puget Sound Regional Council/King County Countywide Planning Policies Growth Targets

**Comment [P5]:** Puget Sound Regional Council/King County Growth Targets –

**Comment [P6]:** Countywide Planning Polices CWPP EN-1

**Comment [P7]:** Since 1995, much work has been done to upgrade residential utilities to enhance neighborhoods. Further capacity may be required to meet targeted subarea growth. Added to implement Strategic Plan Goal 1 D 4

**Comment [P8]:** Rewritten to read more clearly as an “issue” rather than a policy

policies require utility system improvements to comply with new regulations.

~~Planned utility system improvements include upgrading existing components and extensions of service into areas previously unserved. Level of service standards being adopted by the City for the utilities it manages will include response to federal and state mandates and will be in accord with the City's development vision and character.~~

~~The six-year Capital Improvement Plan (CIP) addresses the important deficiencies that have been identified. Improve ments to correct other deficiencies and those potentially developing over the 20-year planning period will be addressed as funding allows in the annual updating of this plan.~~

SYSTEM DESCRIPTIONS

**Water and Sewer**

The City of Tukwila ~~primarily~~ purchases all of its water from the Cascade Water Alliance under a contract ~~with the Cascade Water Alliance~~, through the year 2064. Tukwila's Comprehensive Water System Plan identifies areas of water supply and distribution deficiency, and the six-year Capital Improvement Plan proposes corrective improvements. ~~Additional deficiencies exist, as identified in the Utilities Element Phase II Report.~~

The Tukwila sewer system is exclusively a collector system with no treatment component. King County DNRP Wastewater Treatment Division provides regional wastewater treatment at the South Treatment Plant in Renton. The Comprehensive Sewer System Plan identifies deficiencies in the system, and corrective improvements are proposed in the six-year Capital Improvement Plan.

Certain areas of the City are served by other water and sewer ~~providers~~ purveyors, which develop their own plans in coordination with the City of Tukwila. ~~(Figures 36XX and XX37)~~

Tukwila's ~~adopted~~ Comprehensive Water System ~~Plan~~ and Sewer System Plans are adopted by reference as part of the Comprehensive Plan. Those system plans identify present and future improvements, establish certain required levels of service, and priorities for system improvements. Level of service standards are also established by applicable Board of Health regulations, the Uniform Plumbing Code, and the Uniform Fire Code. Consistent with State mandates, Tukwila revises and updates system plans to assure consistency with the Comprehensive Plan, and the Capital Improvement Program.

**Comment [P9]:** New issue indicates continued system improvements are needed to meet legal requirements, and upgrade system status.

**Comment [P10]:** Part of the bullet point above?

**Comment [P11]:** Deleted per comment P10 above for conciseness

**Comment [P12]:** Delete reference to 1995 Background Report.

**Comment [P13]:** Insert service area maps

**Comment [P14]:** These (and other referenced documents throughout the plan) include information regarding capacity needs for the utilities over the planning period as required by WAC 365-196-420.

## TUKWILA COMPREHENSIVE PLAN

~~adopted, by reference, as part of this Plan. Those system plans identify present and future improvements, establish certain required levels of service, and priorities for system improvements. Level of service standards are also established by applicable Board of health Regulations, the Uniform Plumbing Code, and the Uniform Fire Code. Consistent with State mandates, Tukwila will revise and updates those system plans to assure consistency with this Plan, the Capital Improvement Plan, and other on-going City planning processes.~~

Figure 36 ~~Map xx~~ - Water Districts ~~\_\_\_~~

Comment [P15]: Map to be added

Figure 37 ~~Map xx~~ - Sewer Districts ~~\_\_\_~~

Comment [P16]: Map to be added

### Surface Water Management

Tukwila's existing surface ~~and storm~~water drainage system consists of both drainage improvements and the natural drainage of the area. Except for a small area in the Ryan Way neighborhood, drainage is ultimately to the Green/Duwamish River.

~~The City has a current Comprehensive Surface Water Management Plan. That Plan is hereby adopted by reference as a portion of this Plan.~~ The Comprehensive Surface Water Management Plan contains an inventory of existing facilities and identifies current system deficiencies and ~~planned~~projected improvements. ~~The Comprehensive Surface Water Management Plan~~ It evaluates the system under present ~~and future~~ development conditions and ~~identifies~~formulates remedies for segments of the system where problems exist or are likely to develop in the future as a result of growth and development. ~~Currently p~~ Proposed improvements are included in the Six-Year Capital Improvement ~~Plan~~Program (CIP).

Comment [P17]: Future development impacts on surface water management are restricted to present levels .

~~The~~ Consistent with State mandates, the City reviews and updates its Surface Water Management Plan regularly to assure consistency with this Plan, State and local regulations, the CIP, and other on-going City planning processes.

### Solid Waste

Solid Waste collection, transportation, and disposal ~~of solid waste~~ in Tukwila is governed by State and local regulations, an interlocal agreement with King County and collection contracts with solid waste providers, provided under a contract agreement with vendors and licensing agreements between the state and the vendors in most of the City. Through a competitive multi-year contract with the City, Waste Management, Inc. provides comprehensive garbage, recyclables, and yard-waste collection services to residential, multi-family and commercial customers.

Comment [P18]: Narrative updated to reflect current conditions

Tukwila considered implementing mandatory garbage collection to curb illegal dumping, litter, and accumulation of trash/garbage on private property but garbage collection remains -voluntary. Approximately 75% of Tukwila residents subscribe to curbside garbage services and the remaining 25% either self-haul to King County's Bow Lake Transfer Station in Tukwila or use other disposal methods. ~~does not require residents or businesses to subscribe to solid waste service, although 60 percent of the City's residents do so, and virtually all businesses have waste collection. Many of those who do not subscribe to these services take their waste to the Bow Lake Transfer facility, which is operated by King County.~~

The City's solid waste is ultimately taken to King County's Cedar Hills Landfill for disposal. The Landfill is expected to reach capacity and close in 2025. As part of the Solid Waste Interlocal Agreement (ILA) with King County, the City As part of the Solid Waste Interlocal Agreement (ILA) with King County, Tukwila and other parties will together with the other ILA parties, will work with the County to develop plans and alternatives to waste disposal at Cedar Hills Landfill in advance of its closure in 2025.

### Electric Power

"Electric power" involves both transmission systems and distribution systems. Tukwila's electric power is provided by Puget Sound Energy, with approximately 3,800 customers, and Seattle City Light, servicing approximately 5,700 residential and 1,000 commercial customers in Tukwila. (Figure 38). ~~Both companies operate under non-exclusive franchise agreements with the City. (Service Areas, Map XX)~~

~~Puget Sound Energy's~~ Both utilities' existing plans to increase service have prioritize energy conservation as a priority. Puget Sound Energy estimates that half of it's long-term need for electric power can be met by energy efficiency and additional wind-power. The rest is likely to be met with added natural gas-fired resources. To meet future demand, some new transmission lines and substations will be built in Tukwila, and existing ones rebuilt and/or maintained. Distribution plans include line and station projects. Future distribution improvements will be required to meet the demands of Tukwila's projected growth. Seattle City Light's plans for future distribution capacity include additional feeder ~~and substation~~ capacity that is expected to meet demand in Tukwila through the year 20202031. Seattle City Light intends to meet electrical load growth through conservation and new generation resources powered by acquisitionrenewable energy.

Comment [P19]: Map to be added

## TUKWILA COMPREHENSIVE PLAN

### Natural Gas

Puget Sound Energy, an investor-owned utility, builds, operates and maintains natural gas facilities serving approximately 3,400 customers in Tukwila. Puget Sound Energy covers virtually all of Tukwila with their main distribution lines. The utility foresees no difficulties in meeting future demand during the planning period. No major improvement projects are planned at this time.

**Comment [P20]:** PSE narrative added and edited to reflect current and anticipated conditions

### Telecommunications

As telecommunications technologies have evolved, convergence of these technologies has occurred, resulting in multiple communication services migrating into consolidated networks.

**Comment [P21]:** Telecommunications narrative added/edited to reflect current conditions

Telecommunications in Tukwila includes both wired and wireless telephone services, cable and satellite television, and high-speed broadband technology. Through partnerships with franchised telecommunications companies, internal public works projects and completion of capital projects, the City has a robust conduit infrastructure that would enable and facilitate future fiber optic connectivity projects benefitting the City, its residents and business, and project partners. The City has joined a connectivity consortium of cities, and other public partners that would construct and maintain a regional fiber-optic telecommunications system. This fiber-optic system would provide redundancies, enhance communications networks, and emergency operations.

### Cable and Satellite Television

The City of Tukwila has a non-exclusive franchise agreement with Comcast Corporation to construct, operate, and maintain a cable system in compliance with the Federal Communications Commission (FCC) regulations. Comcast's network provides high-definition television capacity and high-speed internet access through cable modems, and includes coaxial and fiber optic cabling systems deployed underground and overhead using utility poles leased from power and telephone companies.

**Comment [P22]:** Narrative added/edited to reflect current conditions

Satellite television competes directly with cable television by delivering hundreds of channels directly to mini-dishes installed in homes and businesses throughout Tukwila.

### Wireline and Wireless Communications.

Since the 1996 Telecom Act and the breakup of AT&T, there have been Many companies offer ~~offering new~~ telecommunications services including

integrated voice and data, and voice over internet telephony (VoIP) technology. Century Link, the Incumbent Local Exchange Carrier (ILEC) is now joined by several Competitive Local Exchange Carriers (CLECs) in providing more communications service options to Tukwila residents and businesses.

With new technologies, expansion of telecommunications infrastructure, and competition, telecommunications utilities are expected to meet voice, video, and broadband demands during the planning period.

~~In Tukwila, telecommunications utilities include telephone service, cellular telephone service, fiber optic transmission services, and cable television. Comcast is currently franchised to serve the City.~~

~~At present, US West is the main supplier of local landline telephone service in Tukwila, although this may change in coming years. Present telecommunications regulations require US West to provide adequate services on demand.~~

**Comment [P23]:** Narrative deleted to reflect current conditions

Figure 38 – Power providers

**GOAL AND POLICIES**

Goal 12.1

*Utility services and facilities that meet the community's current and future needs in a safe, reliable, efficient, economic and environmentally responsible manner.*

**POLICIES FOR CITY-MANAGED UTILITIES**

Service Extensions ~~and Level of Service~~

**Comment [P24]:** Service standards are based on applicable regulations, rather than set "level of service"

~~12.1.1 Use adopted level of service standards to meet public health and safety requirements, address deficiencies, and assure quality of service.~~

**Comment [P25]:** 12.1.1 & 12.1.2 combined

12.1.1 Ensure that the City of Tukwila utility functional plans and operations meet applicable federal, state, regional, and county requirements and regulations to address health and safety requirements, address deficiencies and assure quality of service.

**Comment [P26]:** Includes wording from 12.1.1

12.1.2 Require the use of Tukwila's ~~adopted level of applicable~~ service standards ~~in the~~to design and construction of all utility service ~~extensions~~.

**Comment [P27]:** Extensions are based on applicable requirements, rather than "level of service"

## TUKWILA COMPREHENSIVE PLAN

12.1.43 Base the extension and sizing of utility system components on [applicable design standards and Comprehensive Plan development priorities](#). ~~the Comprehensive Plan land use element for the area.~~

~~12.1.5 Continue to meet or exceed federal minimum standards for the National Flood Insurance Program to better protect public health and safety and to achieve flood insurance premium discounts. \_\_\_~~

12.1.64 Ensure that new development, redevelopment and other actions within the City of Tukwila's jurisdiction do not cause significant adverse upstream or downstream impacts on flooding, erosion, and natural resources ~~in floodplains~~ within and outside of Tukwila's jurisdiction.

~~12.1.7 Assume 100 year future buildout conditions in any new drainage basin studies and amend land use plans and regulations according to results. \_\_\_~~

### Coordination of Service Providers

[12.1.5](#) [Coordinate with service providers for reliable and cost-effective utilities services to the public.](#) \_\_\_

12.1.86 Coordinate with other jurisdictions and agencies in planning and implementing utility operations, facility additions, and improvements located in or affecting multiple jurisdictions.

12.1.97 Participate in the regulation of all water, sewer, and surface water utility services within the City's eventual boundaries.

12.1.108 Consider annexing water and sewer providers when requests ~~of~~ [by](#) or within the Districts occur, or to achieve efficiencies and minimum levels of service for customers of the Districts.

12.1.119 ~~Coordinate and allow~~ [Allow](#) utility service outside City ~~limits~~ [boundaries](#) only when [required](#) by adjustments ~~of~~ [to](#) City limits or ~~when to provide~~ temporary service ~~is~~ [necessary because of an](#) [due to](#) emergency. \_\_\_

12.1.1210 Establish and maintain franchises and working agreements with sewer and water utilities currently operating within the City limits to ensure that the level of service provided is consistent with the City's requirements and neighborhood revitalization plans.

**Comment [P28]:** Move to Capital Facilities element since capital expenditures will maintain flood protection facilities.

**Comment [P29]:** Delete. Changed regulations no longer allow water systems to be enlarged due to additional runoff. Peak flows cannot exceed predevelopment flow rates. Developers are required to install detention/retention systems to control peak flow. Additional capacity is not permitted.

**Comment [P30]:** Countywide Planning Policy PF-2

**Comment [P31]:** Reworded for clarity

## TUKWILA COMPREHENSIVE PLAN

12.1.1311- Allow special-purpose sewer and water districts to continue to operate and serve Tukwila residents and businesses, when appropriate.

### IMPLEMENTATION STRATEGIES STRATEGY

- Provide timely and effective notification of road construction, maintenance and other City actions to interested and affected utilities.

#### Concurrency and Implications for Growth

12.1.1412 Schedule and phase utility extensions to occur concurrently with expected growth and development.

12.1.1513 Approve development only if adequate utilities are available when a need is created for those facilities, or within a reasonable period as ~~approved by the City~~ required by state law.

#### Environmental ~~Responsibility~~ Sustainability

12.1.1614 ~~Balance~~ Provide environmentally sound and sustainable operations with cost-effective methods in water, sewer, and surface water management utilities operations.

12.1.1715 Make conservation an integral part of Tukwila's utility operations and management.

~~12.1.18 — Prevent or reduce flooding that adversely affects public health, safety and general welfare.~~

**Comment [P32]:** Per City Attorney, citing WAC 365-196-420(g)(ii), adopt policies calling for timely and effective notification of interested utilities about road construction, maintenance, etc..

**Comment [P33]:** Per Countywide Planning Policies sustainability focus

**Comment [P34]:** Policy and strategies to be covered in Natural Environment element. Not strictly a utilities issue.

## TUKWILA COMPREHENSIVE PLAN

- ~~■ Regulate uses, development and redevelopment, including essential facilities, in flood plains~~
- ~~■ Prevent cumulative effects of obstructions in a flood zone by restricting development and other actions to zero increase in flood elevation~~
- ~~■ Require floodproofing or elevation of structures above the base flood elevation when built in a flood zone~~
- Encourage the use of Low-Impact Development where appropriate

### ~~12.1.19~~ Ensure the City of Tukwila's continued participation in the National Flood Insurance Program.

- ~~■ Periodically review and update the City of Tukwila's flood plain management standards and flood zone construction permit process~~

**Comment [P35]:** Move to Capital Facilities element. Continue participation in National Flood Insurance through continued capital improvements

### ~~12.1.20~~ Seek to reduce and do not increase the risk of severe flooding experienced by existing public and private developments.

- ~~■ Prohibition on structures or fill in the floodplain that would cause an increase in the elevation of the "zero-rise" floodway.~~
- ~~■ Compensation for floodplain fill with equivalent excavation~~
- ~~■ Compensation or mitigation for floodway impacts will be evaluated on a case-by-case basis~~

**Comment [P36]:** General topic covered in Natural Environment

### 12.1.16 Promote energy efficiency, conservation methods and sustainable energy sources in utility operations to support climate change reduction goals.

#### IMPLEMENTATION STRATEGIES

- Develop and practice ~~C~~conservation measures for each utility
- Use ~~C~~conservation as a means of deferring the development of new facilities or as a means of augmenting available resources
- Structure ~~W~~water rates ~~structured~~ to encourage conservation

**Comment [P37]:** NEW--Utility operations shall promote climate change reduction goals per CWPP EN-19

**Comment [P38]:** In other elements we are grouping implementations strategies by goal to reduce redundancy. Here they could be grouped by subheading (environmental sustainability etc.).

## TUKWILA COMPREHENSIVE PLAN

- ~~Require~~ Conservation-conscious operation of all City facilities to provide a good model for the community
- Implement Public education programs on water conservation and surface water quality, including alternatives to toxics, and safe use and disposal of household toxics
- Provide routine inspection and maintenance of surface water system and dispose of all sediments in an approved manner.
- ~~Use~~ methods associated with sewage disposal systems, including grease traps, oil and water separators and regular monitoring of infiltration and inflow through television inspection to eliminate point and nonpoint pollution sources associated with sewage disposal systems, including grease traps and oil and water separators and regular monitoring of infiltration and inflow through television inspection.
- Conservation information for rate-payers
- Require water reuse and reclamation at public facilities, especially for high-volume non-potable water uses such as parks, schools, and the golf course.
- Use Low-Impact Development techniques whenever possible
- Periodically review and update the City of Tukwila's flood plain management standards and flood zone construction permit process

**Comment [P39]:** Per Comprehensive Surface Water Management Plan

**Comment [P40]:** This duplicates the a strategy above.

**Comment [P41]:** Consistent with Countywide Planning Policy PF-10

**Comment [P42]:** Per Countywide Planning Policy EN-2

**Comment [P43]:** Delete. Flood topic not specifically a utilities issue

### Facility Impacts Residential Neighborhood and Sub-Area Vitality

12.1.2117 Design, construct, and maintain facilities ~~so as~~ to minimize ~~their~~ impacts on adjacent neighborhoods and businesses.

#### IMPLEMENTATION ~~STRATEGY~~ STRATEGIES

- ~~Periodically review and update the City of Tukwila's flood plain management standards and flood zone construction permit process~~

**Comment [P44]:** Delete. To be addressed in Natural Environment

## TUKWILA COMPREHENSIVE PLAN

- [Screen generators, pump stations, material storage yards, or other infrastructure to reduce impacts to neighboring property](#)
- [Implement Design Review for public utility facilities](#)
- [Allow joint use of utilities corridors and transportation rights-of-way when possible](#)
- [Underground utilities according to policy](#)
- [Coordinate construction activities to minimize impacts](#)
- [Use right-of-way agreements for cable and electrical services to discourage excessive wiring throughout the city](#)

**Comment [P45]:** NEW strategy. City attorney recommends calling for joint use of transportation rights of ways and utility corridors when possible.

**Comment [P46]:** Implements new undergrounding policies

**Comment [P47]:** NEW strategy. This is existing CIP Policy CIPP-5 moved from the CIP document.

### Water Utility

12.1.2218 Actively participate in determining a regional solution to Tukwila's water supply, [and to address the potential impacts of climate change on regional water resources](#).

**Comment [P48]:** Added from CWPP PF-4. Tukwila Strategic Plan 4.8.2 – Advance Tukwila's interests through participation in regional partnerships

12.1.2319 Provide [safe, reliable-reliably-maintained and sustainable](#) water service for domestic, commercial, industrial, fire flow, and water emergency uses [to meet present and future needs](#).

**Comment [P49]:** Language adapted from CWPP PF-5

### IMPLEMENTATION STRATEGIES

- Implement a response plan for water emergencies
- Develop and use an operations maintenance manual and program
- Carry out a water quality monitoring program
- Implement water reuse as a water supply source
- Allow private wells where approved by the appropriate authority
- [Implement a water line replacement/enhancement program for deficient single-family residential areas](#)

Sewer Utility

12.1.2420 Serve all existing and potential residences and businesses with a sewer utility.

IMPLEMENTATION STRATEGY

- Establish a schedule and strategy to bring sewer service to homes and businesses within the City's service area that are ~~A schedule and strategy to prioritize bringing sewer service to homes and businesses~~ currently on septic systems.

Surface Water Management Utility

12.1.2521 Serve all Tukwila's residences and businesses with a surface water utility.

12.1.2622 Provide capital, maintenance, education, and enforcement programs as a function of the storm and surface water management utility.

12.1.2723 Require on-site detention or retention and treatment of surface water for both development and redevelopment projects, unless a regional facility benefiting a drainage basin is constructed or storage is provided in the Green/Duwamish River for previously treated surface water.

~~12.1.28 — Seek, design, and implement flood hazard reduction projects that are permanent, low maintenance flood protection solutions that meet multiple objectives such as flood control, water supply storage, water quality, recreation and fisheries protection.~~

12.1.2924 Apply an adopted surface water design manual as the minimum requirement for all development projects and other actions that could cause or worsen flooding, erosion, water quality, and habitat problems, for both upstream and downstream development.

12.1.3025 Coordinate water quality improvement programs with adjoining jurisdictions whose surface waters flow into or through Tukwila.

~~12.1.31 Gain appropriate easements or title to allow public access on new flood hazards reduction projects built with public funds. Limit access to uses that do not require additional right-of-way or design modification to the project unless~~

**Comment [P50]:** Move to Capital Facilities. Pertains to capital expenses for flood management.

## TUKWILA COMPREHENSIVE PLAN

~~agreed to and funded appropriately, or increase risk of structural damage to the facility.~~

- ~~12.1.32 Cooperate with King County in its management and coordination of emergency public health, safety and welfare services before, during and after flood emergencies within the County and coordinate emergency preparedness and response with all agencies involved in flood emergency response.~~

### IMPLEMENTATION STRATEGY

- ~~■ Notification of current and prospective flood hazard property residents and land owners of:~~
- ~~■ known flood risks~~
- ~~■ safety measures for persons and property~~
- ~~■ pertinent regulations~~
- ~~■ available disaster assistance~~

- 12.1.26 Use the Surface Water Fund to retrofit surface water systems to improve water quality and enhance fish passage by establishing:

- A water quality program that prioritizes projects based on need, takes into account upstream land uses and Washington Department of Ecology expanded listing of impaired water bodies, and;
- A fish passage program that prioritizes projects based on habitat needs, and compliance with Washington Department of Fish and Wildlife requirements

### IMPLEMENTATION STRATEGY

- ~~■ A comprehensive surface water management plan consistent with other regulatory requirements to improve water quality~~

### IMPLEMENTATION STRATEGIES

- ~~■ Require mitigation approval and funding for wetland and watercourse impacts prior to development~~

**Comment [P51]:** Delete. Policy covered through Shoreline Master Program 5.6.6 (Support implementation of Green River Trail) and implemented through TMC 18.44.100D.1 (Secure public access)

**Comment [P52]:** Delete. Revise "Roles and Responsibilities" 15.1.6 (Emergency Services Plan) to include Flood Planning/Management emergencies

**Comment [P53]:** NEW policy establishes priority and funding for water quality and fish passage programs

**Comment [P54]:** Implementation Strategies for Surface Water have been grouped together after the policies

**Comment [P55]:** Topic covered in Natural Environment element and sensitive areas development regulations.

- Establish a signage program identifying important surface drainage connections and corridors
  
- Regularly update a Surface Water Management Plan that addresses capital improvements and maintenance of storm water infrastructure, guides education programs, and meets regulatory requirements including the City's National Pollutant Discharge Elimination System (NPDES) Phase II municipal permit  
~~Stormwater management plan. Levee and bank stabilization projects that include toe rock, setback areas, vegetated stream banks, and gentle riverward slopes. Utilize materials and placement methods that provide long term stability to the interior and face of the projects.~~
  
- Adopt and apply ~~the~~ an approved Washington State Department of Ecology 1998 King County Surface Water Design Manual
  
- Develop a policy that provides consistent guidance for private vs. public ownership and maintenance requirements for residential surface water detention, water quality, and conveyance systems.

**Comment [P56]:** Provides guidance for Surface Water Plan

**Comment [P57]:** All references to Stormwater should be changed to Surface Water so we are consistent.

**Comment [P58]:** Implementation strategy removed to avoid duplication. Levees and bank stabilization projects for the Green/Duwamish are handled in the Shoreline Management Program; the Sensitive Areas Ordinance addresses stream alterations. Additional policies on this topic may be included in an updated Natural Environment element.

**Comment [P59]:** Represents a broader interpretation of the manual that can be used

**Comment [P60]:** NEW. Responsibilities for maintenance and upkeep of residential surface water systems are not consistently spelled out or implemented.

POLICIES FOR NON-CITY-OWNED UTILITIES

Non-City-owned utilities develop strategic and operational plans with varying degrees of input and involvement from the City. They set capacity and service levels on an area-wide basis, and rely on the local government's involvement to ensure that capacity is sufficient.

As a condition of applying for a permit. ~~New~~ development ~~utilizing that uses~~ non-City owned water and sewer utilities is required to obtain, ~~as a condition of permit application,~~ a letter of service availability. This letter ~~which~~ establishes that utility service ~~meeting meeting~~ City ~~level of service~~ standards is either available or will be available prior to occupancy.

The electric power and natural gas utilities project adequate capacity during the 20-year planning period, assuming project responsible use of these resources. Electric utility capacity is set regionally, with Tukwila's needs determined and provided for as part of an area-wide system. Similarly, natural gas is provided via a regional delivery system.

## TUKWILA COMPREHENSIVE PLAN

With new technologies, telecommunications utilities project virtually limitless capacity within the planning horizon.

Through long term Interlocal Agreements (ILAs) the solid waste system will continue to be upgraded to meet Tukwila's current and future needs. of King County Cites except Seattle and Milton. The Cedar Hills Landfill expects to reach full capacity in 2025. The current ILA which expires in 2040 addresses the process that cities and King County will follow to develop disposal options prior to Cedar Hills Landfill reaching its full capacity. ~~Solid waste capacity is determined and provided by King County.~~ Tukwila and other suburban cities participate in planning and contribute to reaching regional goals via their recycling and waste reduction strategies and practices.

**Comment [P61]:** Narrative updated to reflect current conditions

### General Policies

12.1.3327 Actively coordinate project implementation with individual utilities based upon Tukwila's Comprehensive Plan and development regulations.

12.1.28 Require new development that uses non-City owned water and sewer utilities to obtain a letter of service availability as a condition of receiving a Tukwila permit.

**Comment [P62]:** NEW policy added per City Attorney's recommendation per WAC 365-196-420(g)(iii)

12.1.3429 Require utilities operating in the right-of-way to obtain a franchise that includes service levels and requirements meeting Comprehensive Plan forecasts and other applicable federal, state and City Local regulations.

12.1.3530 Encourage utilities to consolidate facilities, utilizeuse existing transportation corridors and minimize visual impacts of facilities where technically feasible.

**Comment [P63]:** NEW wording added City Attorney recommendation. This also incorporates existing CIPP 5 which is being moved from the CIP document

### IMPLEMENTATION STRATEGIES

- ~~■ Shared towers, poles, antennae, trenches, easements, and substation sites~~
- ~~■ Use of existing structures by cellular communications~~
- ~~■ Telephone switching facilities enclosed in buildings compatible with the surrounding area~~

12.1.3631 Encourage communication among the City of Tukwila, the Washington Utilities and Transportation Commission, and the utilities regarding cost distribution and rate-setting for existing and proposed facilities and services.

# TUKWILA COMPREHENSIVE PLAN

~~12.1.37 Utility services within the City shall be undergrounded based upon the Tukwila Comprehensive Plan and development regulations.~~

**Comment [P64]:** Delete and replace with two new policies on undergrounding (below)

~~12.1.37~~ 32 All new electrical and communication facilities shall be constructed underground unless specifically exempted by the Tukwila Municipal Code or determined by the City Council to be financially impractical.

**Comment [P65]:** NEW policy clarifies existing undergrounding policy (above) and practice for construction of new facilities.

12.1.33 If a utility relocation is required by a public works project such as a street widening project, utility repairs or upgrades, or any major replacement of aerial facilities, the relocated/replaced facilities shall be underground unless the City determines that doing so is not in the best interest of the public.

**Comment [NG66]:** NEW policy clarifies existing undergrounding policy (above) and practice for utility relocation prompted by a public works project.

## IMPLEMENTATION STRATEGIES

**Comment [NG67]:** These have been changed to use active voice.

- Consolidate utility locations and use shared towers, poles, antennae, trenches, easements, and substation sites
- Require new cellular communications facilities to use existing structures wherever possible.
- Enclose telephone switching facilities in buildings compatible with the surrounding area

## Telecommunications

12.1.34 Provide telecommunication infrastructure to serve growth and development in a manner consistent with Tukwila's vision.

**Comment [P68]:** NEW Policy language from Countywide Planning Policy PF-16

## Solid Waste Management

12.1.35 Reduce the solid waste stream and encourage reuse and recycling

**Comment [P69]:** NEW Policy language added from Countywide Planning Policy PF-13

~~12.1.38~~ 36 Establish and maintain regulations and programs for residents and businesses, designed to meet state and county solid waste reduction goals. Maintain a comprehensive solid waste management program that includes environmental responsibility and sustainability, competitive rates, and customer service excellence for Tukwila's residential, multi-family and commercial customers.

**Comment [P70]:** 12.3.38 Policy wording updated to reflect current and future conditions

**Comment [P71]:** NEW, Updated policy reflects ongoing solid waste management program focus

## TUKWILA COMPREHENSIVE PLAN

12.1.3937 Assume greater control over the City's waste management in annexed areas system through contracts for services ~~or other means~~, as current franchises agreements expire. \_\_\_\_\_

**Comment [P72]:** The entire city shall be covered by one solid waste contract

12.1.4038 Encourage and actively participate in a uniform regional approach to solid waste management.

### IMPLEMENTATION STRATEGIES \_\_\_\_\_

**Comment [P73]:** Implementation strategies relocated and consolidated after solid waste policies. Strategies revised to reflect strong recycling and waste prevention focus.

- Continue ~~aggressive comprehensive public education and outreach programs that focus on~~ promote recycling, composting, purchase and use of environmentally preferable products, and other waste diversion and ~~reduction~~ prevention measures.
- Support and promote product stewardship to divert waste from Cedar Hills Landfill.
- Continue ~~to competitively- bid~~ solid waste and recycling collection service and technical assistance contracts ~~upon expiration of~~ when current contracts expire.
- Consider innovative solid waste and recycling programs to reduce carbon emissions, and limit accumulation of garbage in Tukwila residential neighborhoods.
- Monitor solid waste providers for adequacy of service and compliance with the service contracts \_\_\_\_\_
- Continue to participate in the Metropolitan Solid Waste Advisory Committee (SWAC) \_\_\_\_\_

**Comment [P74]:** Per Strategic Plan Goal 4-B1 "Advance tukwila's interests through regional partnerships"

~~Educational materials providing technical assistance on recycling, composting, and other waste reduction methods~~

~~Evaluate the continuation of the transfer station-pass program, and initiation of a centralized drop-off/collection of hard-to-recycle waste~~

~~Residential recycling progrBusiness recycling progr~~

Electric and Gas Utility

12.1.39 Reduce the rate of energy consumption, and use efficiency and conservation as a means to lower energy costs and

## TUKWILA COMPREHENSIVE PLAN

- mitigate environmental impacts associated with traditional energy supplies.
- 12.1.40 Promote use of renewable and alternative energy resources to help meet long-term energy needs, reduce environmental impacts associated with traditional energy supplies and increase community sustainability.
- ~~12.1.41 Payment for undergrounding shall be in accordance with negotiated rates and/or tariffs applicable to the serving utility.~~
- 12.1.42 ~~42~~1 Ensure that ~~the~~ development regulations are consistent with and do not otherwise impair ~~the fulfillment of~~ fulfilling public service ~~and other~~ obligations imposed by federal and state law.
- 12.1.42 Work with electric utility providers to limit trimming of trees and other vegetation to that which is necessary for the safety and maintenance of transmission lines where feasible, and according to American National Standards Institute (ANSI) professional arboricultural specifications and standards.
- 12.1.43 Perform vegetation management that is needed in utility rights of way that are located in sensitive areas or shoreline areas in a manner that will maintain, restore or improve the shoreline or sensitive area ecological function.

**Comment [P75]:** NEW Policy--Language added from Countywide Planning Policy PF-14

**Comment [P76]:** NEW Policy--Language added from Countywide Planning Policy PF-15

**Comment [P77]:** Delete. Already Codified and implemented through TMC 11.28.010 - Right of Way Use . See new policies re undergrounding

**Comment [P78]:** Added to provide guidance for proper tree/vegetation trimming

**Comment [P79]:** Added to emphasize the importance of careful operations in shoreline/sensitive areas