

UTILITIES ELEMENT

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INTRODUCTION

SeaTac’s Vision for Utilities

Looking toward 2044, SeaTac will implement the community’s vision for the location and amount of growth, and support the provision of utilities to serve future growth and development. The City will help to ensure the equitable, safe, and resilient provision of public and private utility services for all community members. For those utilities provided by non-City of SeaTac agencies and others, the City will coordinate with those entities to support ongoing sufficient delivery to SeaTac’s residential and business communities.

Purpose of Element

This Element addresses utilities, which are essential components of a community’s infrastructure. “Utilities” or “Public Utilities” means enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunication services, and water for the disposal of sewerage. (Washington Department of Commerce, Procedural Criteria Chapter 365-195 WAC).

Sewer and water services are provided by four sewer and five water districts that operate in SeaTac and the surrounding cities.

In addition to these utilities, SeaTac owns and operates a surface water utility, a system of stormwater infrastructure that collects and conveys stormwater runoff from public and private properties to our lakes, wetlands, streams, and eventually Puget Sound. The City’s Surface Water Utility and Surface Water Management Plans identify goals and provide detailed descriptions of programs and services.

The Surface Water Utility coordinates compliance efforts for the Western Washington Phase II Municipal Stormwater Permit (also known as the NPDES Permit), a federal stormwater permit. The overarching purpose of the NPDES permit is to protect and improve our natural water ways – creating a healthy environment. The Surface Water Utility is the only utility the City of SeaTac provides directly.

Puget Sound Energy (PSE) and Seattle City Light Department are the electrical service providers, Puget Sound Energy is the natural gas provider, and the telephone utility is Century Link. Federally licensed cellular telephone communications companies serving SeaTac include most of the major cellular communication providers. Cable television services and high-speed internet services are provided by Comcast or cellular providers. The electric, natural gas, pipeline, solid waste, and telephone utilities serving SeaTac are regulated by the Washington Utilities and Transportation Commission (WUTC), except for Seattle City Light, which serves the portion of SeaTac north of S. 160th Street.

Curbside solid waste recycling collection services are provided by Recology CleanScapes under contract with the City, although the City does not require mandatory solid waste service for all residences or businesses. Consequently, not all households or businesses in the City are served by the available collection services.

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Solid waste service is required for multifamily buildings with more than four units, to include recycling service. For single family residential and commercial customers, the solid waste/recycling service is voluntary. The single family residential service includes embedded yard/food waste collection. Comprehensive solid waste planning, transfer system and disposal are provided by the King County Solid Waste Division under an interlocal agreement with the City.

Role in State, Regional, and County Planning Framework

The Growth Management Act requires all comprehensive plans provide a Utilities Element that addresses the location and capacity of all existing and proposed utilities, including electrical lines, telecommunication lines, and natural gas lines (RCW 36-10.70A.070(4)).

[Puget Sound Regional Council Vision 2050 Multicounty Planning Policies call for regional planning that supports the adequate provision of utility services and facilities in a timely, coordinated, efficient, and cost-effective manner that supports local and regional growth planning objectives.](#)

[King County's Countywide Planning Policies align with Vision 2050 and describe utilities as infrastructure and services that provide water, sewage treatment and disposal, solid waste disposal, energy, telecommunications, and human and community services. Providing these utilities in a cost-effective way is essential to maintaining the health and safety of King County residents and to implementing the Regional Growth Strategy. Regarding each area of service, Countywide Planning Policies address the following:](#)

- [• Water Supply--Conservation and efficient use of water resources are vital to ensuring the reliability of the region's water supply, the availability of sufficient water supplies for future generations, and the environmental sustainability of the water supply system.](#)
- [• Sanitary Sewer— Within the Urban Growth Area, connection to sanitary sewers is necessary to support the Regional Growth Strategy and to accommodate urban densities. Alternatives to the sanitary sewer system and the typical septic system are becoming more cost effective and therefore, more available. Alternative technology may be appropriate when it can perform as well or better than sewers in the Urban Growth Area. Septic systems are not considered to be alternative technology within the Urban Growth Area.](#)
- [• Solid Waste— King County and the entire Puget Sound region are recognized for successful efforts to collect recyclable waste. Continuing to reduce and reuse waste will require concerted and coordinated efforts well into the future. It is important to reduce the waste stream going into area landfills to extend the usable life of existing facilities and reduce the need for additional capacity.](#)
- [• Energy— While King County consumers have access to electrical energy derived from hydropower, there are challenges for securing long-term reliable energy and for becoming more energy efficient.](#)
- [• Telecommunications— A telecommunications network throughout King County is essential to fostering broad economic vitality and equitable access to information, goods and services, and opportunities for social connection.](#)

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Consistency with Other Elements

This Element of the Comprehensive Plan is intended to provide vision and policy direction for utilities within the City of SeaTac. It is closely coordinated with the Land Use, Capital Facilities, and Environment Elements.

Major Conditions

~~Major utilities conditions include:~~

- ~~• Some developed areas of the City are not connected to sanitary sewers.~~
- ~~• The City does not require connection to sanitary sewer service even when it is available.~~
- ~~• The City is served by four sewer and five water districts, including a separate water system serving Seattle-Tacoma International Airport. This complicates interjurisdictional coordination and the ability to assess system capacity in terms of forecast population and employment growth.~~
- ~~• Approximately 25 percent of code compliance calls to the City are for problems related to accumulated garbage and trash (2013 data). The City does not require solid waste service for all residences or businesses. Solid waste collection is mandatory for multifamily buildings with more than four units but is voluntary for all others.~~
- ~~• The City's stormwater infrastructure is aging, with some sections well beyond their expected lifespan. The Surface Water Utility is evaluating this infrastructure with the goal of repairing or replacing it as appropriate.~~

Goals and Policies

This section contains SeaTac's land use goals and policies. Goals represent the City's general objectives, while policies provide more detail about the steps needed to achieve each goal's intent.

GOAL ~~6.10.1~~

Ensure that households and businesses in the City are served by basic utility services at accepted urban service levels.

Policy ~~6.10.1A~~

Acknowledge electrical power, sanitary sewer, domestic water, stormwater, solid waste, and high speed internet as basic utility services.

Policy ~~6.10.1B~~

Coordinate with utility providers to identify areas not currently served by basic utilities, and facilitate efforts between the utility providers, local residents and other agencies as appropriate to formulate and implement plans to provide service to unserved areas of the City.

See Framework Policy 1.2A regarding growth management.

Policy ~~6.10.1C~~

Require new development connect to sanitary sewer when service is available within 300 feet of the property.

Policy 10.1D

Work with services providers to ensure all residents have access to safe, reliably maintained, and sustainable drinking water source that meets current and future capacity demands.

Policy 10.1E

Work with services providers, local jurisdictions, and tribal governments to make a coordinated plan for long-term water protection and capacity to support future growth, and to address the potential impacts of climate change and fisheries protection has on the regional water resources.

GOAL ~~6.10.2~~

Ensure that utilities necessary to support development and a modern economy are available or can be provided to serve projected population and business growth.

Policy ~~6.10.2A~~

Provide local forecast data to utility districts to facilitate periodic updates of districts' Capital Improvement Plans.

Utility providers typically use PSRC Transportation Analysis Zone (TAZ) data for demographic forecasts to support their CIP updates. PSRC TAZs rarely align with utility district boundaries.

Policy ~~6.10.2B~~

Coordinate with utility providers regarding major new projects at the earliest possible planning stage. Consider, and encourage demand management, maintenance, and conservation of existing services and facilities prior to and as an alternatives for developing new facilities and alternative locations for new facilities.

GOAL ~~6.10.3~~

Facilitate the provision of reliable utility service in a way that balances legitimate public concerns over the safety, health, and aesthetic impacts of utility infrastructure, consumers' interest in paying a fair and reasonable price for the utilities product, and the utility infrastructure's impacts on the natural environment.

Policy ~~6.10.3A~~

Review and amend franchise agreements with utility providers as necessary to ensure restraint and sensitivity to neighborhood character when trimming tree limbs around aerial utility lines.

Many roadway sections have established trees, such as the elms along Des Moines Memorial Drive S., and the City plans to add street trees to many other streets. These trees should be carefully pruned to avoid disfiguring or damaging the trees and to avoid conflict with utility lines.



See the Community Design Element.

Policy ~~6.10.3B~~

Work with utility providers to ensure that new facilities are designed to minimize adverse aesthetic impacts on surrounding land uses.

Some utility facilities, such as wireless communication facilities, electrical substations and transmission lines, and telephone switching stations can be large, visually intrusive, and/or out of character with the surrounding neighborhood. However, these facilities often need to be located in the neighborhoods they serve; therefore, design, siting, and landscaped screening ~~can~~ are important factors to minimize negative aesthetic impacts.



See the Environment Element regarding critical areas.

Policy ~~6.10.3C~~

Regulate construction of utility facilities within critical areas in accordance with applicable standards.

Chapter 15.30-700 of the SeaTac Zoning Code establishes specific provisions for utilities development in sensitive areas, including floodplains and wetland buffers. These regulations should be enforced in a manner which balances the protection of environmentally sensitive areas with the need to provide utility service.

Policy ~~6.10.3D~~

Require the undergrounding of new utility distribution lines and high voltage electrical transmission lines when not cost-prohibitive. Apply the filed rates and tariffs and/or regulations, if any, to the serving utility.

Underground electrical and telecommunication lines are less visually obtrusive and less subject to service disruptions.

Policy ~~6.10.3E~~

Require the undergrounding of existing utility distribution lines as streets are improved or reconstructed, and/or as areas are redeveloped, in accordance with the filed rates and tariffs and/or regulations, if any, applicable to the serving utility. Prioritize undergrounding of lines within view corridors.

Policy ~~6.10.3F~~

Encourage system design that minimizes the number and duration of service interruptions.

Utilities such as water and natural gas systems often provide greater reliability when they are "looped" in a

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manner that provides alternative sources in the event of service disruption. Other utilities, such as telecommunications and electrical distribution lines are more reliable when installed underground. The City should encourage these practices.

Policy ~~6.10.3~~3G

Regulate the siting of Wireless Communications Facilities (WCFs) to minimize aesthetic impacts. Discourage siting of WCFs on arterial rights-of-way where they would interfere with undergrounding of other utilities.

Also see Framework Policy 1.1D.

Because WCFs can have negative aesthetic impacts to the City, it is important that the City have the flexibility to control the siting of these facilities with regard to aesthetic concerns.

Policy 10.3H

Coordinate with other jurisdictions and service providers to provide reliable and affordable utilities and services to the public.

Policy 10.3I

Work with service providers to promote the reduction of solid water production and encourage reuse, recycling, and composting efforts.

GOAL ~~6.10.4~~4

Process permits and approvals for utility facilities in a fair and timely manner.

Policy ~~6.10.4A~~4A

Review and amend existing regulations as necessary to allow utility maintenance, installation, and replacement.

Lengthy review periods and excessive regulation can add to the cost and difficulty of providing needed utility services. City regulations and staff resources should be applied in a manner that balances legitimate public health, safety, and welfare concerns with the need to ensure cost-effective development.

Policy ~~6.10.4B~~4B

Provide for an efficient, cost-effective, and reliable utility service by preserving land for utility lines, including locations within transportation corridors.

See Framework Policy 1.1B regarding coordination with other agencies.

The City should preserve public rights-of-way for utility distribution facilities. The City should also work with utility providers to identify the desired amount and location of land needed for additional utility facilities serving the expected levels and types of growth. This could include facilities such as additional electrical substations and water storage facilities.

GOAL ~~6.10.5~~5

Coordinate planning for utility facility development with surrounding jurisdictions and utility providers.

Policy ~~6.10.5A~~5A

Coordinate the formulation and periodic update of the Utilities Element (and relevant implementing development regulations) with adjacent jurisdictions.

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Policy ~~6-10.5B~~

Coordinate and seek cooperation with other jurisdictions in the implementation of multi-jurisdictional utility facility additions and improvements. Coordinate land use decision-making processes to achieve consistency in timing and substantive requirements.

Policy ~~6-10.5C~~

Encourage, when feasible and prudent, joint use (co-location) of utility corridors. Promote coordinated construction timing to minimize construction-related disruptions to the public.

It is desirable to coordinate utility installation, replacement and upgrading in a manner which encourages joint use of utility corridors and trenches, especially when such work takes place in roadways. In some cases, applicable law and prudent utility practice may make this infeasible.

Policy ~~6-10.5D~~

Provide timely and effective notice to utilities providers of the construction, maintenance, or repair of streets, roads, highways, or other facilities, and coordinate such work with the serving utilities to ensure utility needs are appropriately considered.

Policy ~~6-10.5E~~

Encourage communication with the [Washington Utilities and Transportation Commission \(WUTC\)](#) and utilities regulated by the WUTC regarding the requirements of the Growth Management Act.

The concurrency principle established in the Growth Management Act requires the provision of needed public utilities at the time a project is ready for occupancy. This requires a proactive approach to the provision of utilities. Since the WUTC regulates some utilities, it is important that the mandate of concurrency be embedded in WUTC regulations and procedures.

Policy ~~6-10.5F~~

Work with county and state agencies to prepare for potential emergencies in coordinating a debris management plan so debris can be properly disposed and recycled.

GOAL ~~6-10.6~~

Promote resource conservation and conversion to renewable resources or more efficient systems to meet increased demand for utilities.

See Framework Policy 1.1C regarding the City leading by example.

Policy ~~6-10.6A~~

Promote and facilitate resource conservation and efficient systems and service to delay the need for additional utility facilities, improve air quality, and achieve other environmental benefits.

Conservation of resources can often delay the need to add costly new facilities. Many utilities realize the benefit of conservation. For example, electrical utilities will often subsidize programs that encourage home and hot water heater insulation, conversion of lighting systems from incandescent to fluorescent or LED bulbs, and other conservation measures.

Policy ~~6-10.6B~~

Promote the conversion to cost-effective, environmentally sensitive alternative technologies and renewable [and low-carbon](#) energy sources.

Conversion from one resource to another can increase efficiency or decrease cost. For example, converting home heating to passive or active solar heating can be more efficient and cost-effective. Some alternatives may become more cost-effective over time and with more common use.

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Policy ~~6-10.6C~~

Support development of a widespread electrical and/or gaseous fuel (e.g., compressed natural gas) infrastructure to provide more options to reduce vehicular pollution and continue the conversion of City fleet vehicles to cleaner energy sources.

Vehicle emissions are a primary source of pollution in urbanized areas, ~~however,~~ ~~vehicles~~ running on electricity, natural gas, or propane produce less pollutants. The development of supporting infrastructure facilitates conversion to other vehicle types.

Policy ~~6-10.6D~~

Employ cost-effective measures to conserve energy and other resources, and reduce, reuse, and/or recycle resources in the City's facilities and activities.

The City can set the example for the community with innovative energy conservation and recycling programs. For example, the City recycles all acceptable recyclables, collects organics for composting at all City facilities, and has installed thermal pane windows and automatic systems for turning off office lights at City Hall. ~~Additionally,~~ ~~the~~ City has all-electric fleet vehicles and has an electric vehicle charging station at City Hall available to the public.

Policy ~~6-10.6E~~

Work with the City's solid waste contractor and King County Solid Waste Division to promote, and facilitate the use of measures which reduce, reuse, and/or recycle resources, including food and other solid waste throughout the City, to contribute toward achieving countywide waste prevention and recycling goals.

Reducing the volume of material going to landfills can reduce the cost of solid waste service for everyone, ~~and~~ ~~Recycling~~ reduces the need for more raw materials to produce plastics, paper and aluminum products.

Policy ~~6-10.6F~~

Work with the water districts serving the City to address the long- term water needs.

The water districts serving the City have historically obtained their water largely from the City of Seattle water utility. With the population and employment growth anticipated in Seattle over the next twenty years, Seattle will not be able to continue supplying water to suburban areas, so the districts have been working to develop other sources, including new wells. ~~It is important to consider that~~ climate change ~~is likely to will~~ have an impact on water resources, ~~including~~ ~~declining~~ snowpack and warmer temperatures, ~~which will likely mean lead to~~ dryer summers and more stress on water resources.

Policy ~~6-10.6G~~

Enforce codes to ensure sufficient and conveniently located space for garbage and recycling collection containers in commercial and multifamily development.

GOAL ~~6-10.7~~

Coordinate utilities provision with the Land Use Element's land use designations and other Plan policies.

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Policy ~~6.10.7A~~

Coordinate City land use planning with utility providers' planning. Adopt procedures that encourage providers to utilize the Land Use Element in planning future facilities.

Future utility planning should be based on SeaTac's Comprehensive Plan, zoning, policies, and growth forecasts.

Policy ~~6.10.7B~~

Periodically review utility district Capital Improvement Plans to note proposed new facilities' locations and revise the City utilities maps accordingly.

As required by the GMA, the City will maintain up-to-date maps of existing and proposed facilities. The location of proposed facilities will be shown as general locations to allow flexibility in specific siting.

Policy ~~6.10.7C~~

Coordinate the location of proposed new utility facilities with utility providers, and use the Essential Public Facilities (EPF) process for siting utility facilities if necessary.

The EPF process provides a vehicle for the City to have input on the location of proposed utility facilities.

Policy ~~6.10.7D~~

Whenever possible, place utility facilities within public rights-of-way. Since utility infrastructure often requires distribution lines necessitating easements, locating utility distribution systems in the public rights-of-way is advantageous. This more efficiently uses publicly owned land and reduces the costs of providing utility services.

Policy ~~6.10.7E~~

Work with the [Washington Utilities and Transportation Commission \(WUTC\)](#) to ensure that new "hazardous materials pipelines" are constructed to include the most technologically advanced safety features and are not routed through or near residential or commercial designations, geologically hazardous areas, aquifer recharge areas, environmentally sensitive areas, schools, or day care centers. *The issues surrounding hazardous materials pipelines are relevant to the City of SeaTac due to the proximity of Sea-Tac Airport, which requires jet fuel, and the existing Olympic Pipeline. Pipeline leaks or ruptures can result in the release of highly flammable, explosive, or toxic materials that can result in injury or death and destruction of property. Pipelines are best constructed away from locations where people live or assemble. ~~In the event that if~~ a new pipeline is proposed, routes must be evaluated on the basis of public safety and environmental suitability.*

Policy ~~6.10.7F~~

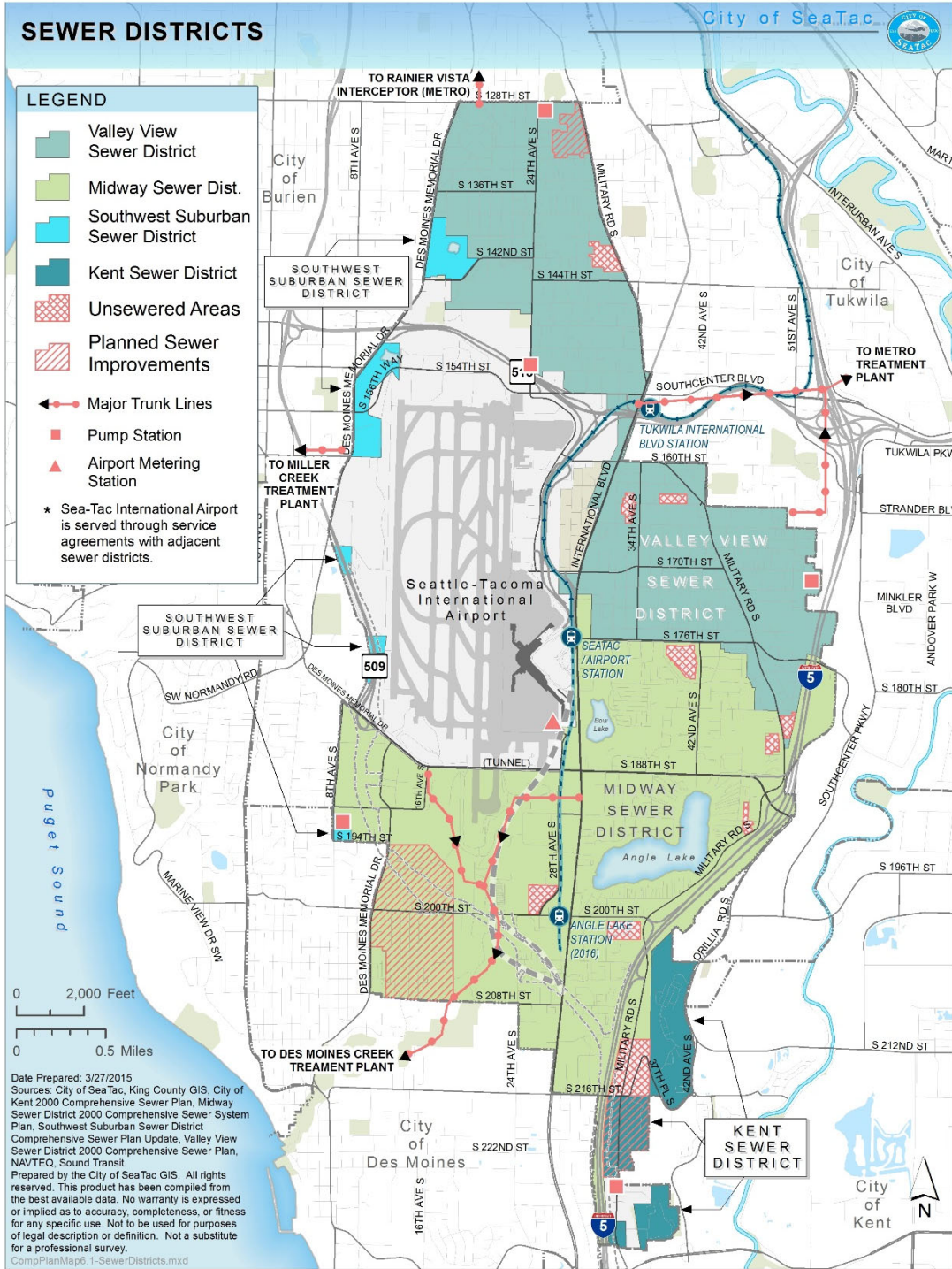
Require that underground hazardous materials pipelines be identified on site by signs that provide contact information.

Damage to pipelines which results in spills, explosions, and fires can be caused by construction and maintenance activities above or near an underground pipeline. [Washington Utilities and Transportation Commission \(WUTC\)](#) regulations require notification of and coordination with the pipeline operator prior to construction or excavation. Pipeline routes must be well-signed, notifying people of the pipeline and where to call for information about location and appropriate precautions to avoid pipeline damage.



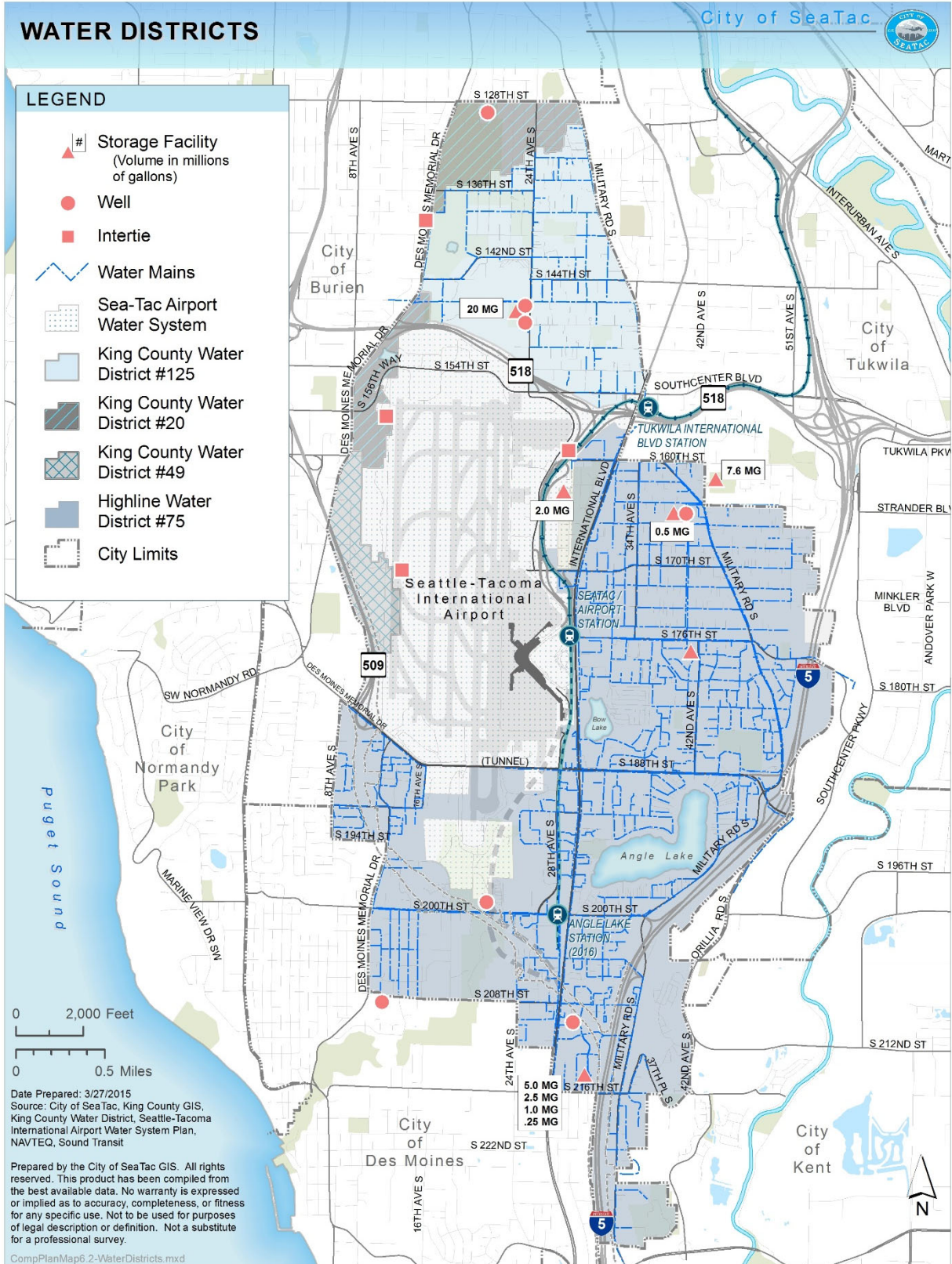
See Land Use Policy 2.7.A, the Land Use Background Report, and SeaTac Municipal Code section 15.22.035 for EPF siting procedures

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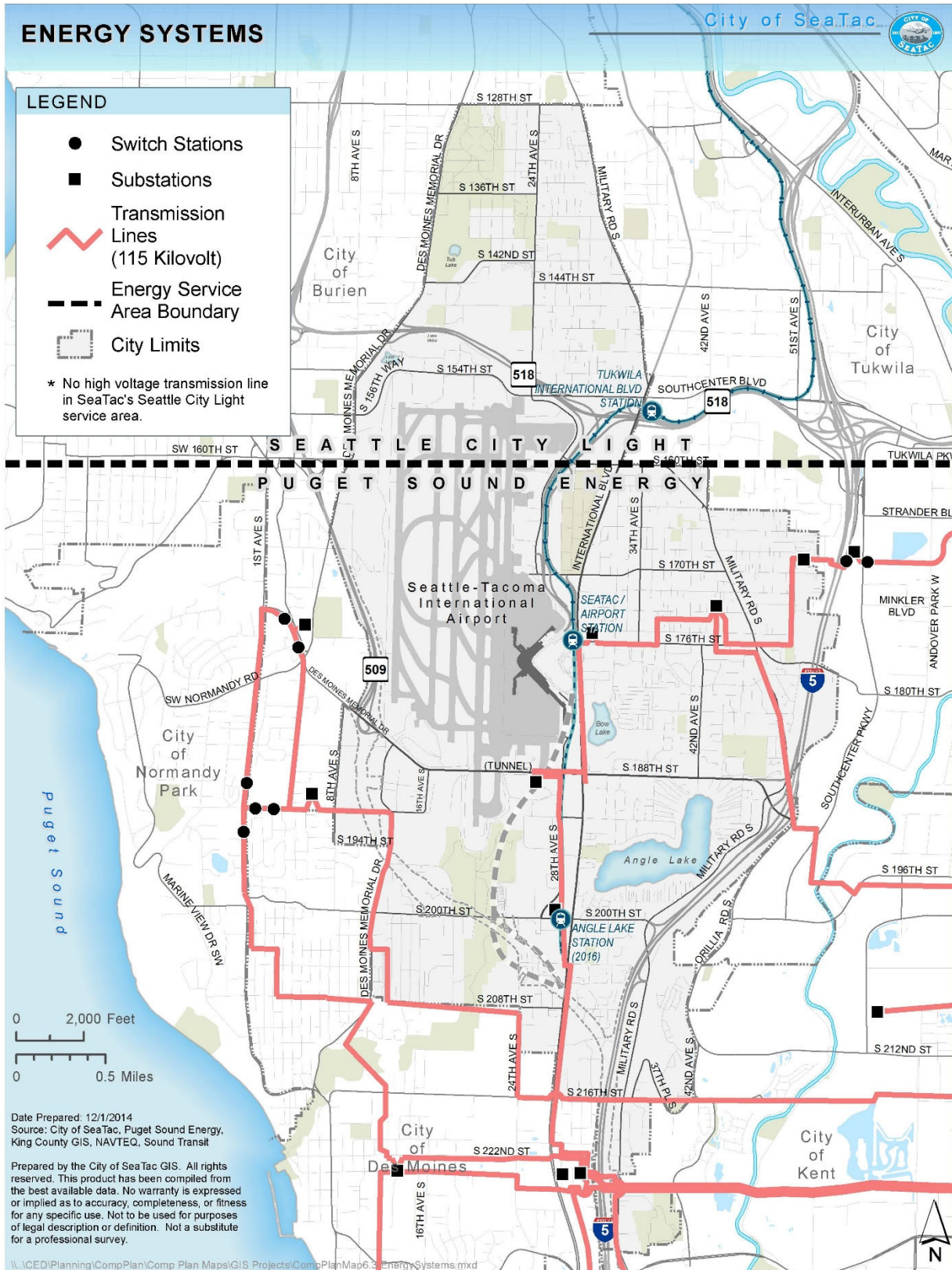
Map 10.16-1. Sewer Districts* (*This map to be updated with most recent information available.)

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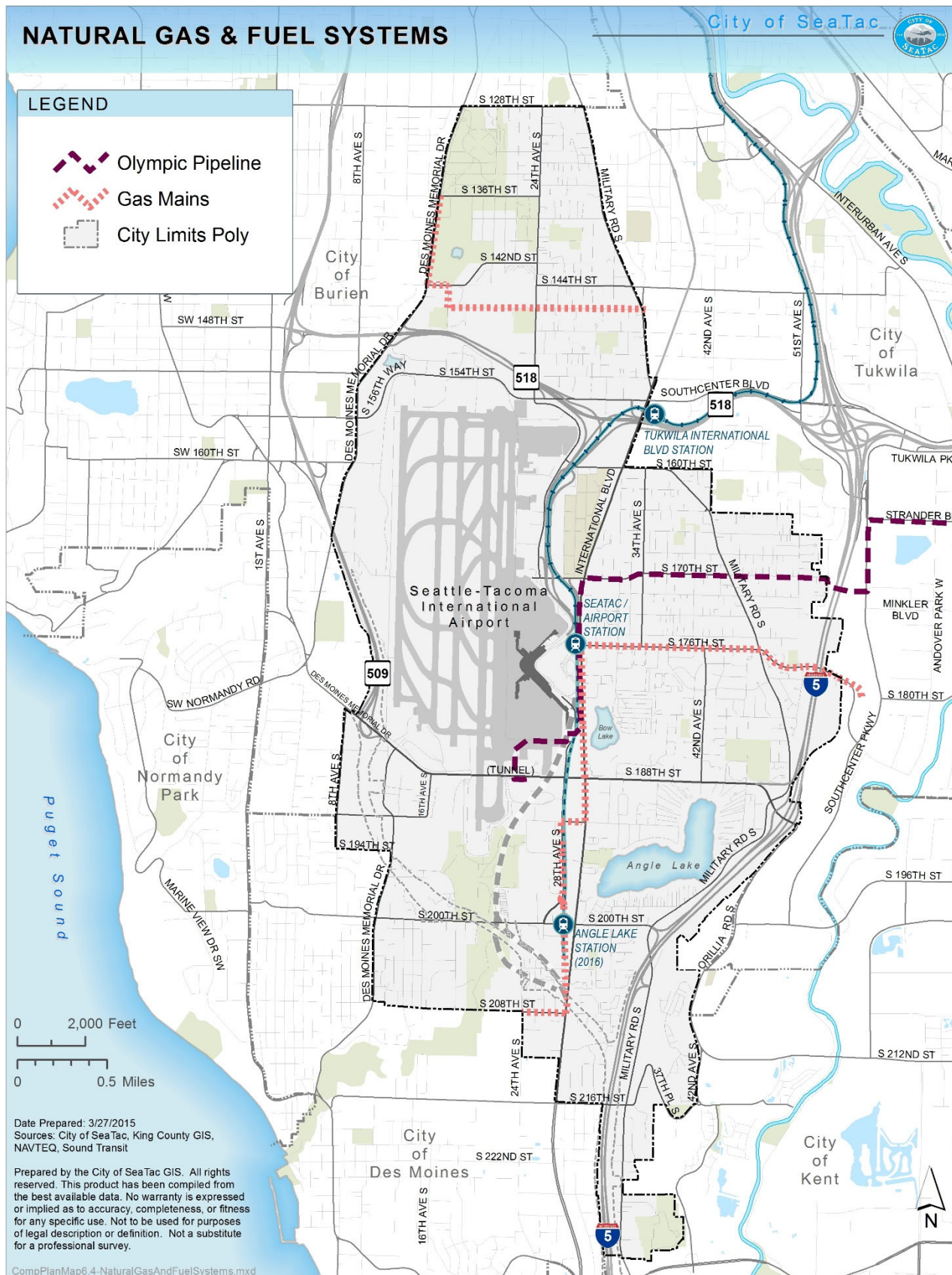


Map 10.2.6-2. Water Districts* (*This map to be updated with most recent information available.)

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Map 10.3.6-3. Energy Systems* (*This map to be updated with most recent information available.)



Map 10.4.6.4. Natural Gas and Fuel Systems* ([*This map to be updated with most recent information available.](#))

RECOMMENDED IMPLEMENTATION STRATEGIES

This section identifies the specific steps, or implementation strategies, that achieve this Element’s policies. It also identifies the group(s) with primary responsibility for carrying out each strategy and the expected time frame within which the strategy should be addressed. Policy summaries are included in the table for reference.

Not all policies require an implementation strategy. In those cases those policies are not reflected in the tables that follow.

As the Primary Responsibility column indicates, many of the implementation strategies will be initially undertaken by a specified board or commission. In most cases, the City Council will analyze the specific board/commission recommendation and make the final decision about how to proceed.

The time frame categories are defined as follows:

- Short-Term.....one to five years
- Medium-Termsix to 10 years
- Long-Term11 to 20 years
- Ongoing.....the strategy will be implemented on a continual basis

The time frames are target dates set regularly when the City Council adopts amendments to the Comprehensive Plan.

The list of proposed implementation strategies is a minimum set of action steps and is not intended to limit the City from undertaking other strategies not included in this list.

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PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
6.10.1 ENSURE BASIC UTILITY SERVICES			
<p>6.10.1B Coordinate with utility providers to identify areas not currently served by basic utilities, and facilitate efforts between the utility providers, local residents and other agencies as appropriate to formulate and implement plans to provide service to unserved areas of the City.</p>	Identify, through coordination with utility districts, areas of the City that are not currently served by basic utilities.	Staff	Ongoing
	<p>Work with property owners, utility districts and other agencies as appropriate to facilitate access to the utility infrastructure.</p> <p>In efforts to extend sanitary sewer service to unserved areas, include the King County Health Department as a partner.</p>	Staff	Ongoing
	Review options to require solid waste and recycling service for all residences	Staff City Council	Short-Term
<p>6.10.1C Require new development connect to sanitary sewer when service is available within 300 feet of the property.</p>	Continue to require a Certificate of Sewer Availability with any building permit application for a new residential unit(s). Amend Municipal Code to require new development to connect to sanitary sewer system if it is available.	Staff	Ongoing
6.10.2 ENSURE UTILITY SERVICE AVAILABILITY			
<p>6.10.2A Provide local forecast data to utility districts to facilitate periodic updates of districts' Capital Improvement Plans.</p>	Provide utility districts with the City's most recent housing and employment forecasts to facilitate periodic updates of districts' Capital Improvement Plans.	Staff	Ongoing
	Provide utility districts with relevant Zoning Code and Comprehensive Plan amendments.	Staff	Ongoing
<p>6.10.2B Coordinate with utility providers regarding major new projects at the earliest possible planning stage, and encourage demand management, maintenance, and conservation of existing services and facilities prior to and as an alternatives for developing new facilities.</p>	Route SEPA checklists and other relevant information about major new development proposals to affected utilities, and seek their input on the projects.	Staff	Ongoing

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PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
6.10.3 BALANCE UTILITY SERVICE WITH OTHER CONCERNS			
<p>6.10.3A Review and amend franchise agreements with utility providers as necessary to ensure restraint and sensitivity to neighborhood character when trimming tree limbs around aerial utility lines.</p>	Review the City’s street tree planting guidelines to ensure they minimize potential interference with utility lines.	Staff	Short-Term
	Work with the relevant utilities to obtain the utility’s policies and guidelines regarding tree limbing.	Staff	Short-Term
	Require utilities to coordinate tree pruning activities with the Parks and Public Works departments. Require sufficient notification and review periods of tree limbing activities to allow the City to propose alternative measures if needed.	Staff	Short-Term
<p>6.10.3B Work with utility providers to ensure that new facilities are designed to minimize adverse aesthetic impacts on surrounding land uses.</p>	Develop zoning guidelines that specify appropriate siting and design criteria for utility infrastructure.	Planning Commission	Short-Term
<p>6.10.3C Regulate construction of utility facilities within critical areas in accordance with applicable standards.</p>	Provide utilities with the City’s sensitive area maps and relevant Zoning Code chapters.	Staff	Immediate
<p>6.10.3D Require the undergrounding of new utility distribution lines and high voltage electrical transmission lines when not cost-prohibitive. Apply the filed rates and tariffs and/or regulations, if any, to the serving utility.</p>	Require that new developments, significant redevelopment projects, and short plats underground utility lines.	Staff	Ongoing
<p>6.10.3E Require the undergrounding of existing utility distribution lines as streets are improved or reconstructed, and/or as areas are redeveloped, in accordance with the filed rates and tariffs and/or regulations, if any, applicable to the serving utility. Prioritize</p>	Include the undergrounding of utility distribution lines in the scope of work for all road improvement projects.	Staff	Ongoing

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PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
undergrounding of lines within view corridors.			
6.10.3F Encourage system design that minimizes the number and duration of service interruptions.	Assist utilities in permitting projects that increase utility reliability.	Staff	Ongoing
6.10.3G Regulate the siting of Wireless Communications Facilities (WCFs) to minimize aesthetic impacts. Discourage siting of WCFs on arterial rights-of-way where they would interfere with undergrounding of other utilities.	Periodically review and update WCF regulations to remain current regarding WCF infrastructure and minimize potential aesthetic impacts.	Staff, Planning Commission	Ongoing
6.10.4 ENSURE TIMELY PERMIT PROCESSING			
6.10.4A Review and amend existing regulations as necessary to allow utility maintenance, installation, and replacement.	During the process of updating the Zoning Code, review and reduce barriers to the installation of utility facilities where appropriate.	Planning Commission	Short-Term
6.10.4B Provide for an efficient, cost-effective, and reliable utility service by preserving land for utility lines, including locations within transportation corridors.	Identify public road and utility rights- of-way and designated necessary utility corridors on the City’s Comprehensive Plan land use map (see Land Use Element).	Staff	Short-Term
6.10.5 COORDINATE PLANNING FOR UTILITY FACILITY DEVELOPMENT			
6.10.5A Coordinate the formulation and periodic update of the Utilities Element (and relevant implementing development regulations) with adjacent jurisdictions.	Review adjacent jurisdictions’ and utility providers’ plans for consistency with SeaTac’s plans, and distribute SeaTac’s Plan for their review.	Staff	Short-Term
	Outline areas of conflict between adjacent jurisdictions’, utility providers’ plans, and SeaTac’s Plan. Meet with respective parties to resolve differences when necessary.	Staff	Short-Term

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PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
<p>6.10.5B Coordinate and seek cooperation with other jurisdictions in the implementation of multi-jurisdictional utility facility additions and improvements. Coordinate land use decision-making processes to achieve consistency in timing and substantive requirements.</p>	<p>Identify utility projects spanning jurisdictions and coordinate with the involved jurisdictions and utility providers.</p>	<p>Staff</p>	<p>Short-Term</p>
<p>6.10.5C Encourage, when feasible and prudent, joint use (co-location) of utility corridors. Promote coordinated construction timing to minimize construction-related disruptions to the public.</p>	<p>Identify utilities that can share utility corridors and require these shared corridors in new development.</p>	<p>Staff</p>	<p>Short-Term</p>
	<p>Encourage utilities to co-locate distribution lines when completing upgrades or when utility relocations are considered as part of major street improvements.</p>	<p>Staff</p>	<p>Ongoing</p>
<p>6.10.5D Provide timely and effective notice to utilities providers of the construction, maintenance, or repair of streets, roads, highways, or other facilities, and coordinate such work with the serving utilities to ensure utility needs are appropriately considered.</p>	<p>Provide ample notification to utilities of street, highway, or City facility construction, maintenance, or repair projects to coordinate City and utilities work and consider utilities needs.</p>	<p>Staff</p>	<p>Ongoing</p>
	<p>Seek to plan the timing and scope of construction projects in a manner that facilitates coordination of City and utility construction.</p>	<p>Staff</p>	<p>Ongoing</p>
<p>6.10.6 PROMOTE RESOURCE CONSERVATION AND EFFICIENCY</p>			
<p>6.10.6A Promote and facilitate resource conservation and efficient systems and service to delay the need for additional utility facilities, improve air quality, and achieve other environmental benefits.</p>	<p>Encourage builders to use cost-effective energy conservation measures and construction techniques.</p>	<p>Staff</p>	<p>Ongoing</p>
	<p>Review City codes for undue restrictions against innovative conservation measures, alternative fuels, use of renewable resources, or building techniques.</p>	<p>Staff</p>	<p>Ongoing</p>
<p>6.10.6B Promote the conversion to cost-effective,</p>	<p>Review City codes for undue restrictions against alternative technologies and energy</p>	<p>Staff, Planning Commission, City Council</p>	<p>Short-Term</p>

Utilities Element

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
environmentally sensitive alternative technologies and renewable and low-carbon energy sources.	sources.		
	Encourage utility providers to evaluate and implement, when feasible, alternative energy sources, including conservation.	Staff	Ongoing
6.10.6C Support development of a widespread electrical and/or gaseous fuel (e.g., compressed natural gas) infrastructure to provide more options to reduce vehicular pollution and continue the conversion of City fleet vehicles to cleaner energy sources.	Investigate the feasibility of converting the City fleet to electric power or gaseous fuel.	City Manager, City Council	Ongoing
	Encourage, and consider requiring, shuttle van services to use electric power or gaseous fuels to reduce pollutants.	City Manager, City Council	Short-Term
6.10.6D Employ cost-effective measures to conserve energy and other resources, and reduce, reuse, and/or recycle resources in the City’s facilities and activities.	Implement cost-effective energy conservation measures at all City facilities.	City Manager	Ongoing
	Use City facilities as demonstration sites for innovative conservation techniques.	Staff	Ongoing
6.10.6E Work with the City’s solid waste contractor and King County Solid Waste Division to promote, and facilitate the use of measures which reduce, reuse, and/or recycle resources, including food and other solid waste throughout the City, to contribute toward achieving countywide waste prevention and recycling goals.	Where possible, work with service provider to promote or facilitate programs to implement and/or improve customer recycling performance.	Staff	Ongoing
6.10.6F Work with the water districts serving the City to address the long-term water needs.	Where possible, promote or facilitate district efforts to implement customer water conservation measures.	Staff	Ongoing
6.10.7 COORDINATE WITH UTILITY PROVIDERS AND OTHER PLAN ELEMENTS			

Utilities Element

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
<p>6.10.7A Coordinate City land use planning with utility providers’ planning. Adopt procedures that encourage providers to utilize the Land Use Element in planning future facilities.</p>	<p>Work with utility providers to identify improvements necessary to ensure that sufficient utility capacity is available in the locations where growth is desired.</p>	<p>Staff</p>	<p>Ongoing</p>
	<p>Review proposed utility projects to determine whether they will provide the level of capacity at the proper location to serve the growth expected within the facility’s life span.</p>	<p>Staff</p>	<p>Ongoing</p>
<p>6.10.7B Periodically review utility district Capital Improvement Plans to note proposed new facilities’ locations and revise the City utilities maps accordingly.</p>	<p>Maintain up-to-date maps of the existing and proposed locations of utility facilities.</p>	<p>Staff</p>	<p>Ongoing</p>
	<p>Make utility improvement information available to developers proposing projects.</p>	<p>Staff</p>	<p>Ongoing</p>
<p>6.10.7C Coordinate the location of proposed new utility facilities with utility providers, and use the Essential Public Facilities (EPF) process for siting utility facilities if necessary.</p>	<p>Use the normal permitting process to review proposed utility facilities. (See the Land Use Background Report for EPF siting procedures.)</p>	<p>Staff</p>	<p>Ongoing</p>
<p>6.10.7D Whenever possible, place utility facilities within public rights-of-way. Since utility infrastructure often requires distribution lines necessitating easements, locating utility distribution systems in the public rights-of-way is advantageous. This more efficiently uses publicly owned land and reduces the costs of providing utility services.</p>	<p>Identify and preserve developed and undeveloped public rights-of-way and place utility infrastructures in rights-of-way whenever possible.</p>	<p>Staff</p>	<p>Ongoing</p>

Utilities Element

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
<p>6.10.7E Work with the Washington Utilities and Transportation Commission (WUTC) to ensure that new “hazardous materials pipelines” are constructed to include the most technologically advanced safety features and are not routed through or near residential or commercial designations, geologically hazardous areas, aquifer recharge areas, environmentally sensitive areas, schools, or day care centers.</p>	<p>Add criteria to Zoning Code for appropriate location of new pipeline corridors to:</p> <ul style="list-style-type: none"> ☒ Avoid crossing major aquifer recharge areas including well protection zones. ☒ Avoid crossing or being up- gradient from wetlands and streams, especially salmon bearing streams. ☒ Avoid steep slopes or areas subject to erosion, slump, or land slides. ☒ Avoid residential neighborhoods and other gathering places such as schools, rail stations, and major retail centers. ☒ Provide a minimum setback of 50 feet from any structure and 75 feet from any permanently inhabited structure. 	<p>City Staff</p>	<p>Short-Term</p>
	<p>Working with pipeline providers require state-of-the-art construction technology, including:</p> <ul style="list-style-type: none"> ☒ Coated pipe that is thicker than minimum standards, free of defects, and cushioned during installation. ☒ Cathodic protection. ☒ Hydrocarbon sensing cables. ☒ Remote leak detection (SCADA). ☒ Remote-controlled and automatic block valves. ☒ Closely spaced block valves. ☒ Ground motion sensors. 		

Utilities Element

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
<p>6.10.7F Require that underground hazardous materials pipelines be identified on site by signs that provide contact information.</p>	<p>Working with pipeline providers require signs indicating the presence of an underground pipeline to be located:</p> <ul style="list-style-type: none"> ☒ At every road crossing. ☒ At every school. ☒ Every ¼ mile, except in rough terrain or densely developed areas, where signs should be placed every 660 feet. 	<p>Staff</p>	<p>Short-Term</p>