

## UTILITIES AND CAPITAL FACILITIES

*Please note: these draft goals and policies have been changed and reordered from the current policies in the Capital Facilities and Utilities Element. Proposed additions to the language are underlined, and proposed deletions are struck-through. The current numbering has been retained for each of the goals, objectives and policies shown.*

**UCF GOAL – Develop capital facilities in a manner that supports the implementation of the Land Use Element.**

### **CF GOAL 1**

~~Identify and define types of public facilities, establish standards for levels of service for each public facility, and determine what~~

~~additional public facilities are needed in order to achieve and maintain the desired quality of life and vision for the county.~~

### POLICY U 1.8

~~The County shall p~~Plan, design, and operate public facilities and utilities in order to:

- Accommodate the demands of growth, consistent with the adopted land use designations and zoning.
- Comply with appropriate state and federal laws.
- ~~p~~Protect public health and safety;  
~~comply with appropriate state and federal laws; and accommodate the demands of growth consistent with~~

~~adopted land use designations and zoning. The County shall cooperate in the regionalization of utility provisions, consistent with financial and resource capabilities.~~

POLICY CF 1.1

~~The County will m~~Maintain an inventory of existing public facilities and utilities owned or operated by the County and owned or operated by other public entities including (where possible) the locations and capacities of such facilities and systems.

~~POLICY~~ POLICY CF 1.3

~~The County will encourage~~ Acknowledge that “growth follows pipes and pavement” and install public amenities, utilities and facilities to serve as catalysts for beneficial economic development.

POLICY CF 1.2

Ensure P~~ublic facilities will be~~ compatible with the surrounding areas and comply with adopted design standards.

POLICY CF 1.8

~~The County will r~~Reassess the Utilities and Capital Facilities Element annually periodically to ensure that public facilities utility and facility needs and financing are consistent with the land use planLand Use Element.

~~The annual update will be coordinated with the annual budget process, and the annual amendment of the Comprehensive Plan.~~

POLICY CF 2.1

~~The County will incorporate consideration for optimizing capital facilities and services when changes to land use designations are under consideration.~~

Consider methods to optimize the delivery of utilities, capital facilities and services when land use changes are proposed.

## COORDINATED

**CF GOAL 2 – Coordinate land use ~~planning, utility, and public facilities planning and management in order to plan for prepare for future growth and ensure the availability of necessary services.~~ public facilities.**

POLICY

Ensure that the Utilities and Capital Facilities Element is consistent with other applicable other local, county, regional and state plans.

POLICY CF 4.3

~~The County will w~~Work with the cities to coordinate land use the planning, funding, and construction of utilities and public facilities, planning, funding, and construction in urban growth areas.

POLICY CF 2.4

~~The County will e~~When desirable, cooperate with cities and/or other services providers within a designated subarea to plan, construct, finance, and operate regional utilities and public facilities and services where feasible.

**GOAL Policy CF 2.3**

**The County will cCoordinate the utility, capital facility and transportation project plans and designs of the County with other providers to leverage funding opportunities and effectively manage the construction of capital improvements that have mutual benefits.**

POLICY U 1.2

~~Ensure~~Make adopted County plans, regulations and standards, including land use designations and population forecasts, are available to utility and facility providers to assist in their planning.

POLICY U 1.1

~~Strive to inform service providers about~~ The County will eCounty construction projects ~~consult with service providers for to promote~~ the efficient sharing of utility and capital facility corridors.

POLICY

Consider potential concurrent utility or facility improvements when other utility or facility providers construct a project. When desirable, utilize the projects of other service providers as an opportunity to enhance County facilities.

POLICY U 1.3

~~Utilize U~~Utility and facility agreements between the County and utility-system providers will to:

- ~~provide for the e~~Coordinate between functional plans and capital facility plans;
- ~~a~~Address the joint use of corridors, installations, and rights-of-way;
- ~~e~~Ensure that utility-development permit reviews for the utility address all affected facilities and utilities; ~~and~~
- ~~m~~Mitigate the impacts of utility improvement projects.

POLICY U 1.6

~~Coordinate land use and facility planning to allow siting and construction of utility distribution lines within new rights-of-way or~~

~~where roads which are being constructed or reconstructed in existing right-of-way.~~

POLICY U 1.7

~~The County will cooperate with cities and utility providers within designated subareas to form regional utility organizations appropriate to serve local needs when feasible.~~

POLICY CF 4.1

~~The County will coordinate its land use plans and implementation decisions with plans for public facility capital improvements of the cities, special districts, and state and federal agencies.~~

**CONCURRENT**

GOAL Policy CF 2.3

~~The County will approve development where~~Ensure adequate utilities, public facilities and services exist or can be provided concurrently with development.

POLICY

Strive to monitor the capacity of existing utilities and capital facilities to understand when existing facilities are approaching their available capacity.

GOAL 1

~~Ensure that necessary and adequate utilities to support development in Lewis County are provided.~~

**FINANCIALLY FEASIBLE**

**GOAL ~~Policy CF 2.3~~ –**

**Attempt to minimize the financial burden of capital improvements on ratepayers and taxpayers.**

~~POLICY CF 1.5~~

~~The County will m~~Maintain and operate public facilities in an efficiently and responsibly manner.

~~POLICY CF 2.2~~

~~The County will u~~Use conservation and demand management principles to define concurrency measures that reduce demands on extend the available capacities of public facilities.

POLICY

Target a limited number of high priority areas for major facility investments.

POLICY

Pursue outside grants for projects such as the Packwood sewer system.

~~POLICY~~POLICY CF 3.3

~~The County will determine that the means of financing ongoing operating and maintenance costs of a public facility are determined as part of the decision to build. Weigh operation and maintenance costs, as well as the financial impacts of ongoing debt service as part of the overall considerations about whether to build major infrastructure.~~

POLICY

~~CF GOAL 3~~

Ensure that developments pay their fair share of improvements. Utilize mitigation measures, impact fees and a variety of other mechanisms to help provide the improvements.

~~Provide needed public facilities that are within the ability of the County to fund or within the County's authority to require others to provide.~~

~~POLICY 3.1~~

~~The County will ensure that the required public facilities are financially feasible.~~

~~POLICY CF 3.2~~

~~The County will match funding sources to capital improvements as initial capital investments and in mortgage life cycle terms.~~

**ENVIRONMENTALLY SENSITIVE**

**GOAL – Use environmentally sound approaches to construct, operate and maintain utilities and facilities.**

~~POLICY CF 1.4~~

~~The County will p~~Promote conservation of energy, water and other natural resources conservation in the ~~location~~ siting and design of new utilities and public facilities.

POLICY

Continue to use critical area standards in the review of utility and capital facility proposals.

POLICY U 1.4

The capability of the land and natural systems will be considered when providing services such as storm water drainage, water supply, and sewage disposal.

Design and construct utility and facility projects, such as storm water drainage, water withdrawals, and sewage disposal, within the environmental limits of the location in which they are proposed.

**PARKS**

**GOAL – Work to create well-defined points to access nearby park and recreational lands for residents and visitors to Lewis County.**

POLICY

Improve the connections between settlements and their neighboring recreational lands, particularly in the areas shown in

POLICY

Continue to partner with agencies such as Tacoma Power, the Washington Department of Fish and Wildlife, Washington State Parks, and the US Forest Service to improve their park and recreation facilities.

POLICY CF 1.6

The County will adopt standards for the location of parks and recreation facilities that are accessible and convenient for users and, where possible, adjacent to or in conjunction with schools.

**SCHOOLS**

**GOAL – Champion a high quality education system in Lewis County.**

POLICY

Promote the vitality of school districts, recognizing that schools are a key component of small town/community character and vitality.

POLICY

Encourage the improvement of school buildings to support high quality learning environments.

POLICY

Encourage school districts to share available facilities and resources, particularly for elective activities.

POLICY

Urge school districts to act as centers for the surrounding community, recognizing that the districts offer indoor and outdoor spaces that can be used by nearby residents and community organizations.

POLICY CF 1.7

The County will pursue the expansion or location of colleges, universities, and vocational schools in Lewis County.

**WATER**

**U GOAL 2 – Ensure that future water supplies and infrastructure are sufficient to meet the needs of existing and future development in the county.**

POLICY \_\_\_\_\_

Foster improvements to public water systems, particularly within unincorporated urban growth areas and LAMIRDS, to ensure that adequate water supplies and infrastructure are available to serve the future development of the areas.

POLICY \_\_\_\_\_

Develop strategies to support the operation of small water systems to help address the technical, managerial and financial difficulties that are experienced by small water providers.<sup>1</sup>

POLICY \_\_\_\_\_

When desirable, encourage the consolidation of water utilities.

POLICY U 2.1

Encourage new development to use water systems where available to promote the efficient use of water, the use of existing water rights and to avoid the unnecessary creation of exempt wells.

Establish standards that require new residential, commercial and industrial development to use existing water systems (when available). These standards would strive to:

- Promote the efficient use of existing water resources.
- Improve water quality and reliability for existing and future needs.
- Limit development of unregulated exempt wells.

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<sup>1</sup> These difficulties include technical challenges associated with addressing water quality violations and making needed repairs; managerial problems associated with staff experience and understanding the requirements for operating small water systems; and financial challenges that result from

POLICY U 2.3

Utility Extensions – To Discuss Further

New development outside of UGAs will only be approved when access to an adequate water supply is validated.

Policy U 2.2

Improve the water quality and quantity standards for new single-family wells.

Consider more precise standards for determining the adequacy of water supplies proposed to serve existing and new development.

## **WASTEWATER**

**U GOAL 3 – Enhance ~~Develop an efficient system of~~ wastewater collection and treatment facilities to support development within designated UGAs, certain areas of more intense rural development, and areas where known pollution or health hazards exist.**

POLICY \_\_\_\_\_

Work to construct a sewer system for the Packwood Urban Growth Area.

POLICY U 3.2

The County will consider alternative techniques or innovative systems for sewage and bio-solids disposal. Strive to minimize the cost of existing and future wastewater treatment facilities through

small customer bases and higher per-capita costs to address necessary regulatory requirements (for additional information see the Report to the Legislature: Small Public Water Systems, dated July 2009, completed by the Washington State Department of Health).

strategies such as the consideration of alternative and/or innovative approaches to sewage and biosolid treatment and disposal.

#### POLICY U 3.3

Limit the extension of sewer lines will not be extended into rural areas outside of urban growth areas and the boundaries of water/sewer districts, LAMIRDs and developments permitted under RCW 36.70A, except to remedy documented groundwater contamination, or to correct documented existing or impending health hazards.

#### POLICY U 3.1

The extension of sanitary sewer service to those areas where on-site sewage disposal systems have created known pollution or health hazards as determined by the appropriate regulating local, State, or Federal agency will be given priority over other extensions.

#### POLICY \_\_\_\_\_

Encourage properties (within appropriate service areas) to hook to available wastewater treatment lines.

#### POLICY \_\_\_\_\_

Require on-site sewage disposal systems to meet the standards of the Lewis County Code.

## STORMWATER

**U GOAL 8 – Reduce the potential impacts risks of stormwater impacts on public health, property and safety.**

#### POLICY U 8.1

The County will pUse education and outreach to raiseromote community awareness about the benefits importance of

stormwater management, including its assistance in retaining for water quality and reducing flood hazards protection through education and outreach in conjunction with planning for water programs.

#### Policy U 8.2

The County will implement a surface water management plan incorporating master drainage plans, subarea plans, and UGA plans.

#### POLICY U 8.4

Utilize best management practices, such as those outlined in the regional Road Maintenance Endangered Species Act Guidelines and the Department of Ecology Stormwater Management Manual, to treat Sstormwater runoff from impervious surfaces

#### POLICY \_\_\_\_\_

Ensure adequate stormwater facilities, as defined within the Lewis County Code and other applicable regulations, are installed concurrent with development.

will be treated by utilizing best management practices (treatment BMPs) before the stormwater enters streams, infiltrates into the ground or travels to surface water bodies.

Infiltration is preferred over the use of pipelines or enclosed detention systems, where possible.

#### Policy U 8.5

The County will work with other jurisdictions and agencies toward standardization and monitoring of regulations that affect stormwater management.

## SOLID WASTE

**U GOAL 4\_–**

~~Ensure that~~**Provide solid waste services to residents of Lewis County in an are efficiently and cost-effectively provided to residents of Lewis County manner.**

**POLICY U 4.1**

~~Establish requirements for the use of recycled and used materials in construction activities undertaken by the County or its contractors. (Energy and the GMA)~~

**POLICY U 4.2**

~~Encourage recipients of construction/demolition permits to use recycled and used materials and to recycle and/or reuse construction/demolition debris where practicable.~~

**POLICY U 4.3**

~~Implement strategies for solid waste management strategies (which including waste reduction, waste-recycling and energy recovery) that are identified as addressed in the Lewis County Solid and Hazardous Waste Management Plan.~~

**ELECTRICAL**

~~**U GOAL 5 – Encourage adequate delivery of electrical services to residents of Lewis County.**~~

**U GOAL - Facilitate the provision of electricity to the residents of Lewis County.**

Coordinate with Lewis County PUD and Centralia City Light in the provision of electricity to customers.

**POLICY U 5.2**

Encourage U~~Underground utility distribution lines will be encouraged where feasible, especially in new subdivisions, LAMIRDS and unincorporated Urban Growth Areas.~~

**POLICY U 5.1**

Maintain policies for the siting of electrical substation facilities.

~~Electrical utility distribution sites within residential areas will be properly fenced to prevent access to hazardous equipment and efforts will be made to minimize adverse impacts on the surrounding neighborhood.~~

**NATURAL GAS**

**U GOAL 6**

Encourage natural gas service within the Urban Growth Area Lewis County.

**POLICY ???**

**TELECOMMUNICATIONS**

**U GOAL 7\_–**

~~Ensure that adequate~~**Promote the development of a high quality telecommunications network services are available to the residents of in Lewis County.**

POLICY U 7.1

~~The~~ Craft the county's ~~County's~~ development regulations to be ~~will~~ be flexible and receptive-responsive to innovations and advances in telecommunications technology. ~~(Cellular Industry and the GMA)~~

POLICY U 7.3

Assure that ~~R~~regulations for siting wireless facilities ~~will~~ minimize ~~the~~ potential adverse impacts from the facilities. ~~Use through~~ adequate setbacks, appropriate landscape screening, and the utilization of existing sites and structures whenever ~~possible~~ feasible, ~~adequate setbacks, and appropriate landscape screening.~~

POLICY

Strive to expand the availability of broadband.

POLICY

Target underserved locations such as Onalaska, Doty, PeEll and Vader for broadband expansion.

POLICY U 7.2

~~Encourage telecommunications utilities to use existing structures, such as existing towers and buildings, where feasible.~~

### ESSENTIAL PUBLIC FACILITIES

**CF GOAL 5 –** ~~Establish siting~~ Use a clear set of ~~criteria and~~ procedures to ensure that ~~for~~ **Essential Public Facilities** ~~to ensure~~ that they will not be ~~not excluded~~ precluded from Lewis County.

POLICY CF 5.1

~~These Comprehensive Plan policies will~~ Do not prohibit or exclude the siting of essential public facilities in Lewis County.

POLICY CF 5.2

~~The County will use regulations and procedures to~~ identify and site essential public facilities as established by the State Office of Financial Management as follows:

- The state or local government proposing to site an essential public facility ~~will~~ shall provide a justifiable need for a public facility and for its location in Lewis County based upon forecasted needs and a logical service area;
- The state or local government proposing to site an essential public facility ~~will~~ shall establish a public process by which the residents of the county, ~~and~~ affected communities and "host" municipalities have a reasonable opportunity to participate in the site selection process.

POLICY CF 5.3

Require Essential Public Facilities ~~will be required~~ to meet adopted federal, state, and county land use regulations and be in conformance with ~~the~~ is Comprehensive Plan, unless adequate justification for, and mitigation of, any deviation ~~can be~~ is made.

POLICY CF 5.4

Require State Environmental Policy Act compliance and proof of concurrency ~~of~~ for supporting capital facilities ~~will be~~ as conditions of any project approval ~~by~~ Lewis County.

POLICY CF 5.5

~~Incorporate public participation in the design (location, land use and intensity) and review, location, land use, and intensity (acceptance, modification or rejection) of a proposed essential facilities, including siting, acceptance, modification or rejection will be done with public participation.~~

POLICY CF 5.6

~~Consult Affected jurisdictions, agencies and utilities will be consulted during project planning.~~

POLICY CF 5.7

~~Consider the following criteria will be considered in the siting of essential public facilities:~~

(a) Specific facility requirements for each essential facility ~~are~~ shall be determined and identified for the following:

- Minimum acreage;
  - Accessibility;
  - Transportation needs and services;
  - Supporting public facility and public service needs and the availability thereof;
  - Health and safety;
  - Site design;
  - Zoning;
  - Availability of alternative sites;
  - Community-wide distribution of facilities;
  - Capacity and location of equivalent facilities.
- (b) Impacts of the facility:
- Land use compatibility;

- Existing land use and development in adjacent and surrounding areas;
- Existing zoning of surrounding areas;
- Existing Comprehensive Plan designation for surrounding areas;
- Present and proposed population density of the surrounding area;
- Environmental impacts and opportunities to mitigate the environmental impacts;
- Effect on agricultural, forest, or mineral lands, critical areas, and historic, archaeological and cultural sites;
- Effect on areas outside of Lewis County;
- Effect on the likelihood of associated development;
- Effect on public costs, including operating and maintenance.