

Comprehensive Plan

GOALS AND POLICIES

GOAL U-~~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

~~12.~~Policy U-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.

Policy U-~~1.2~~~~1.2~~ Require the use of Tukwila's applicable service standards to design and construct all utility service extensions.

Policy U-~~1.3~~~~1.3~~ Base the extension and sizing of utility system components on applicable design standards and Comprehensive Plan development priorities.

Policy U-~~1.4~~~~1.4~~ 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 within and outside of Tukwila's jurisdiction.¹

Coordination of Service Providers

Policy U-~~1.5~~~~1.5~~ Coordinate with service providers for reliable and cost-effective utility services to the public.

Policy U-~~1.6~~~~1.6~~ Coordinate with other jurisdictions and agencies in planning and implementing utility operations, facility additions and improvements located in or affecting multiple jurisdictions.

Policy U-~~1.7~~~~1.7~~ Participate in the regulation of all water, sewer, and surface water utility services within the City's ~~eventual~~ boundaries.

¹ Environmental policy

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~~12.1.8 Consider annexing~~Continue partnering with water and sewer providers, when requests by or within the Districts occur, or to achieve efficiencies and minimum levels of service for customers of the Districts.

Policy U-1.8~~12.1.9~~ Allow utility service outside City boundaries only when required by adjustments to City limits or to provide temporary service due to emergency.

Policy U-1.9~~12.1.10~~ Establish and maintain franchises and working agreements with electricity, gas, 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.

Policy U-1.10~~12.1.11~~ Allow special-purpose sewer and water districts to continue to operate and serve Tukwila residents and businesses, when appropriate.

Concurrency and Implications for Growth

Policy U-1.11~~12.1.12~~ Schedule and phase utility extensions to occur concurrently with expected growth and development.²

Policy U-1.12~~12.1.13~~ Approve development only if adequate utilities are available when a need is created for those facilities, or within a reasonable period as required by State law.

Environmental Sustainability

Policy U-1.13~~12.1.14~~ Provide environmentally sound and sustainable operations with cost-effective methods in water, sewer and surface water management utilities operations.

Policy U-1.14~~12.1.15~~ Make conservation and efficiency efforts an integral part of Tukwila's utility operations and management.³

Policy U-1.15~~12.1.16~~ Promote energy efficiency, conservation methods, and sustainable energy sources in utility operations to support climate change reduction goals.

² Supporting a PSRC-RGC requirements (Public Services)

³ Partial for King County Countywide Planning Policy K PF-10

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Policy U-1.16~~12.1.17~~ Consider Tukwila’s Urban Forest together with other green stormwater infrastructure systems – during utility planning, design, installation and/or maintenance – to ensure that trees and water quality are protected.

Policy U-1.17~~14.17~~ Require water reuse and reclamation, where feasible, especially for high-volume non- potable water users such as parks, schools, and golf courses.⁴

RESIDENTIAL Neighborhood and Sub-Area Vitality

Policy U-1.18~~12.1.18~~ Give priority to the City’s regional growth and manufacturing/industrial centers, while balancing the needs of residential neighborhoods for City-planned utility improvements and extensions.

Policy U-1.19~~12.1.19~~ Design, construct, and maintain facilities to minimize impacts on adjacent neighborhoods and businesses.

Water Utility

Policy U-1.20~~12.1.20~~ Actively participate in determining a regional solution to Tukwila’s water supply and addressing the potential impacts of climate change and fisheries protection on regional water resources.⁵

Policy U-1.21~~12.1.21~~ Provide safe, reliably-maintained and sustainable water service for domestic, commercial, industrial, fire flow and water emergency uses, to meet present and future needs.⁶

Equity

Policy U-1.22~~12.1.22~~ Promote affordable and equitable access of public services, including drinking water and telecommunication infrastructure, to provide access to all communities, especially underserved communities⁷

Sewer Utility

Policy U-1.23~~12.1.23~~ Serve all existing and potential residences and businesses with a sewer utility.

⁴ King County Countywide Planning Policy, PF-11

⁵ King County Countywide Planning Policy K PF-5

⁶ King County Countywide Planning Policy K PF-6

⁷ Vision 2050, MPP-PS-2, PS-16, PS-22

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Policy U-1.24 ~~12.1.24~~ Replace failing septic systems within the city with sanitary sewers or alternative technology that is comparable or better.⁸

Surface Water Management Utility

Policy U-1.25 ~~12.1.25~~ Serve all of Tukwila's residences and businesses with a surface water utility.

Policy U-1.26 ~~12.1.26~~ Provide capital, maintenance, education, and enforcement programs as a function of the ~~storm and~~ surface water ~~management~~ utility.

Policy U-1.27 ~~12.1.27~~ Require low impact development techniques including green stormwater infrastructure ~~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 as documented in the Surface Water Comprehensive Plan.~~

Policy U-1.28 ~~12.1.28~~ Apply an adopted surface water design manual and all appendices 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.

Policy U-1.29 ~~12.1.29~~ Coordinate water quality improvement programs with adjoining jurisdictions whose surface waters flow into or through Tukwila.

Policy U-1.30 ~~12.1.30~~ Use the Surface Water Fund to retrofit surface water systems to improve water quality, support forest conservation and restoration, restore aquatic and riparian habitat and enhance fish passage, by establishing:

- A water quality retrofit program that prioritizes projects based on need, benefit and other criteria, and takes into account upstream land uses and Washington Department of Ecology's expanded listing of impaired water bodies; and
- A ~~fish passage~~ Habitat restoration programs that restore aquatic and riparian habitats and remove fish barriers. Project priorities are based on ~~prioritizes projects based~~ on habitat needs, benefits and other criteria and

⁸ MPP-PS-11

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~~meet and compliance with Washington Department of Fish and Wildlife requirements, regulatory requirements.~~

- ~~An urban canopy vegetation protection reservation program that emphasizes supports Citywide canopy preservation policies and strategies.~~

Policy U-1.3112.1.31 Encourage the retention and planting of trees for their beneficial effects on surface water runoff, including flow attenuation, water quality enhancements and temperature reduction including through the use of Green Stormwater Infrastructure, such as rain gardens.

UTILITIES NOT OPERATED BY THE CITY

Aside from water, sewer and surface water management, most utilities serving the residents of Tukwila are not owned or operated by the City. While the City can provide input on planning efforts for these utilities, it does not directly control service rates or the exact location of new infrastructure.

Private utilities are required to obtain any City permits necessary to operate or install infrastructure within the City and must comply with all applicable City and State regulations.

Image Source: Puget Sound Energy

➤ **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 that uses non-City owned water and sewer utilities is required to obtain a letter of service availability. This letter establishes that utility service meeting City 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 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.

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. The Cedar Hills Landfill expects to reach full capacity in 2025. The current ILA that expires in 2040 addresses the process that cities and

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King County will follow to develop disposal options prior to Cedar Hills Landfill reaching its full capacity. Tukwila and other suburban cities participate in planning and contribute to reaching regional goals via their recycling and waste reduction strategies and practices.

General Policies

Policy U-1.3212.1.32 Actively coordinate project implementation with individual utilities, based on Tukwila’s Comprehensive Plan and development regulations.

Policy U-1.3312.1.33 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.

Policy U-1.3412.1.34 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 local regulations.

Policy U-1.3512.1.35 Encourage utilities to consolidate facilities, use existing transportation corridors, and minimize visual impacts of facilities, where technically feasible.

Policy U-1.3612.1.36 Encourage communication between 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.

Policy U-1.3712.1.37 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.

Policy U-1.3812.1.38 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.

Policy U-1.391.39 Recognize and support agreements with water purveyors to promote effective conveyance of water supplies and secure adequate supplies for emergencies.⁹

SOLID WASTE MANAGEMENT

⁹ [King County Countywide Planning Policies, K PF-9](#) - policy has been pared back from scope of original

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Telecommunications

Policy U-1.40~~12.1.40~~ Provide telecommunication infrastructure to serve growth and development in a manner consistent with Tukwila’s vision, as outlined in the Comprehensive Plan.

Policy U-1.41~~12.1.41~~ Encourage the equitable provision of telecommunication infrastructure and affordable, convenient, and reliable broadband internet access to businesses, and households of all income levels, with a focus on underserved areas.¹⁰

Solid Waste Management

Policy U-1.42~~12.1.42~~ Reduce the solid waste stream, and encourage reuse and recycling.¹¹

Policy U-1.43~~12.1.43~~ 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.

Policy U-1.44~~12.1.44~~ As current franchise agreements expire in areas annexed to the City, provide Assume greater control over the City’s waste management services that are consistent with that provided to other areas of the City.¹²~~in annexed areas through contracts for services as current franchise agreements expire.~~

Policy U-1.45~~12.1.45~~ Encourage and actively participate in a uniform regional approach to solid waste management.

Electric and Gas Utility

Policy U-1.46~~12.1.45~~ Reduce the rate of energy consumption, and use efficiency and conservation as a means to lower energy costs and mitigate environmental impacts associated with traditional energy supplies.¹³

¹⁰ King County Countywide Planning Policies, PF-17

¹¹ King County Countywide Planning Policies, K PF-14

¹² This is a clarification of the circumstances – ~~it~~ this relates to waste disposal in Tukwila South.

¹³ King County Countywide Planning Policies, K PF-15

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Policy U-1.47~~12.1.47~~ 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.¹⁴

Policy U-1.48~~12.1.48~~ Ensure that development regulations are consistent with and do not otherwise impair fulfilling public service and other obligations imposed by federal and State law.

Policy U-1.49~~12.1.49~~ Actively support the greenhouse gas reduction policies pertaining to utilities described in the Natural Environment Element of this Comprehensive Plan (These policies will be listed as noted below)¹⁵. ~~use of local, renewable energy generation techniques for both residential and commercial properties in Tukwila, with the goal of generating 5.5% of total City electricity use from a combination of rooftop solar power, solar water heating, and utility scale solar power by 2025.~~

~~12.1.46 — Actively support conservation techniques and programs for both residential and commercial properties in Tukwila, with the goal of reducing the total City energy use by 25% by 2025.~~

¹⁴ King County Countywide Planning Policies, K PF-16

¹⁵ In the interests of reducing repetitiveness in the Plan, policies pertaining to the reduction of greenhouse gases have been moved to the Natural Environment element.

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RELATED INFORMATION

Utilities Background Report

Tukwila Water Plan

Tukwila Sewer Plan

Tukwila Surface Water Plan

Tukwila Capital Improvement Program (CIP)

Valley View Sewer District

City of Renton Utilities

City of Seattle (Water, Sewer)

Highline Water District

King County Water District #125

King County Water District #20

Puget Sound Energy (Electric, Natural Gas)

Seattle City Light

Waste Management, Inc. (Solid Waste, Recycling)