

MEMORANDUM

Date: December 13, 2023
To: General Government Committee
From: Erika Smith-Erickson, Land Use and Housing Planner



2025 Comprehensive Plan Update – Lands for Public Purposes and Utilities Elements

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by June 30, 2025. Work on the periodic update started last fall.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan and incorporate a large number of required changes from the state addressing housing, climate change, and other topics.

The intent of the General Government Committee meeting on Wednesday, December 13, 2023, is to start the discussion of the Lands for Public Purposes and Utilities Elements by discussing the state requirements for each and introducing the current versions.

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1 – Growth Management Act – Lands for Public Facilities and Utilities Goals

The state Growth Management Act (Chapter 36.70A Revised Code of Washington (RCW)) requires that the City demonstrate that each Element in its Comprehensive Plan meets the relevant fifteen planning goals contained within the Act. The fifteen goals guide the development and adoption of the City's Comprehensive Plan and development regulations.

The following is a summary of how the updated Lands for Public Purposes and Utility Elements will need to show how they meet the two goals related to growth.

8. **Urban Growth.** *Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

The Lands for Public Purposes Element ensures that services provided by the public sector, such as water, sewer, stormwater, fire, and police protection, are consistent with the City of Tumwater's Comprehensive Plan and can support the community's growth and development as anticipated over the 20-year planning period the identification of specific

sites and phasing of facilities where appropriate occurs every two years during the six-year Capital Facilities Plan update process.

Utilities Element ensures that utility services provided by the private sector, such as natural gas, electricity, or telecommunication services, are consistent with the City of Tumwater's Comprehensive Plan and can support the community's growth and development as anticipated over the twenty-year planning period.

- 10. Public Facilities and Services.** *Ensure that those public facilities and services necessary to support development shall be adequate.*

The Lands for Public Purposes Element, as required by the Growth Management Act, will need to provide an inventory of the general location of all existing and proposed capital facilities and a description of the current capacity and the expected future capacity of each capital facility.

The Utilities Element, as required by the Growth Management Act, must include an inventory of the general location of all existing and proposed utility facilities and a description of the current capacity and the expected future capacity of each utility.

2 – Current Lands for Public Facilities Element

A – Background

As required by the Growth Management Act, the City's Comprehensive Plan includes a Lands for Public Facilities Element that addresses an inventory of existing capital facilities owned by public entities, including green infrastructure, that shows the locations and capacities of the capital facilities; a forecast of the future needs for such capital facilities; the proposed locations and capacities of expanded or new capital facilities; and a requirement to reassess the land use element if probable funding falls short of meeting existing needs to ensure that the Land Use Element, Lands for Public Facilities Element, and financing plan within the six-year Capital Facilities Plan are coordinated and consistent.

The 2016 Lands for Public Facilities Element of the Tumwater Comprehensive Plan was prepared in accordance with the requirements of the Growth Management Act, adopted Thurston County-Wide Planning Policies, and Sustainable Thurston Policies and Actions.

The 2016 Lands for Public Facilities Element covered the 20-year planning period from 2015 to 2035. Areas that are within Tumwater's Urban Growth Area are addressed through the Tumwater and Thurston County Joint Plan in accordance with adopted County-Wide Planning Policies. The Lands for Public Facilities Element of the Comprehensive Plan was fully updated in 2016 and amended in 2019.

The goals, policies, and actions of the current Lands for Public Facilities Element are found in Appendix B of the staff report. A complete list of all the sections of the Lands for Public Facilities Element is found in Appendix C of the staff report.

The Lands for Public Facilities Element Maps show the locations of the existing capital facilities owned by public entities.

B – Structure

The current Lands for Public Facilities Element consists of the following chapters:

1. Introduction
 - 1.1 Introduction
 - 1.2 County-Wide Planning Policies
 - 1.3. Sustainable Thurston
 - 1.4 Population And Demand
 - 1.5 Urban Growth Area
2. Capital Facilities Inventory
 - 2.1 Transportation System
 - 2.2 Solid Waste Management
 - 2.3 Sewage Treatment Facilities and Sanitary Sewer System
 - 2.4 Stormwater Systems and Facilities
 - 2.5 Water Systems and Facilities
 - 2.6 Parks, Recreation, and Open Space
 - 2.7 Fire Protection and Emergency Medical Services
 - 2.8 Police Protection
 - 2.9 School Facilities
 - 2.10 Library Services
 - 2.11 City Facilities
3. Essential Public Facilities Siting and Expansion
 - 3.1 Growth Management Act
 - 3.2 County-Wide Planning Policy
 - 3.3 Siting Process for Essential Public Facilities in Tumwater
4. Goals, Policies, and actions
 - 4.1 Lands for Public Purposes Goals, Policies, and Actions

Lands for Public Purposes Maps

Sewage Treatment Facilities and Sanitary Sewer Systems

Stormwater Systems and Facilities

Water Systems and Facilities

Fire District Map

School Facilities

Library Services

City Facilities

C – Link to Current Lands for Public Facilities Element

<https://www.ci.tumwater.wa.us/departments/community-development-department/tumwater-comprehensive-plan>

Current Utility Element

A – Background

As required by the Growth Management Act, the City's Comprehensive Plan includes a Utility Element that addresses electrical, telecommunications, and natural gas systems. The City is required to identify all public entities that own utility systems and endeavor in good faith to work with other public entities, such as special purpose districts, to gather and include within the Utilities Element the general location, proposed location, and capacity of all existing and proposed utilities.

The 2016 Utility Element of the Tumwater Comprehensive Plan was prepared in accordance with the requirements of the Growth Management Act, adopted Thurston County-Wide Planning Policies, and Sustainable Thurston Policies and Actions.

The 2016 Utility Element covered the 20-year planning period from 2015 to 2035. Areas that are within Tumwater's Urban Growth Area are addressed through the Tumwater and Thurston County Joint Plan in accordance with adopted County-Wide Planning Policies. The Utility Element of the Comprehensive Plan was last fully updated in 2016.

The goals, policies, and actions of the current Utility Element are found in Appendix D of the staff report. A complete list of all the sections of the Utility Element is found in Appendix E of the staff report.

B – Structure

The current Utility Element consists of the following chapters:

1. Introduction
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- 1.1 Introduction
- 1.2 Utility Regulations
- 1.3 County-Wide Planning Policies
- 1.4 Sustainable Thurston Goals
- 2. Natural Gas
 - 2.1 Regulatory Context
 - 2.2 System Analysis
- 3. Electricity
 - 3.1 Regulatory Context
 - 3.2 Electricity Supply
 - 3.3 System Analysis
- 4. Natural Gas And Fuel Pipelines
 - 4.1 Olympic Pipeline
 - 4.2 Williams Northwest Pipeline
 - 4.3 Puget Sound Energy Natural Gas Pipelines
- 5. Telecommunication
 - 5.1 Broadband
 - 5.2 Television
- 6. Meeting Future Demand
 - 6.1 System-Level Impacts Of Energy Efficiency
- 7. Potential Impacts Of Climate Change
- 8. Utilities Goals, Policies, And Actions
 - 8.1 Utilities Goals, Policies, And Actions

C – Link to Current Utility Element

<https://www.ci.tumwater.wa.us/departments/community-development-department/tumwater-comprehensive-plan>

3 – Schedule

Phase 1 – Community Engagement (Summer 2023 – Fall 2023)

Staff are reviewing the visions, goals, and policies in the existing Lands for Public Purposes and Utility Element and preparing a gap analysis. The community and stakeholders will be introduced to the periodic update process through a series of communications and asked to prioritize the Comprehensive Plan's vision, goals, and policies through a variety of media outreach methods, including surveys, utility inserts, open houses, informal meetings, presentations, and social media.

1) Gap Analysis

- To be completed by December 2023
- Process followed:
 1. Review the following in the current Lands for Public Purposes and Utilities Elements:
 - Goals, policies, and actions
 - Technical information
 - Maps
 2. Using these materials:
 - Commerce Periodic Update Checklist
 - *Periodic Update Checklist for Fully Planning Cities* (Commerce, March 2023)
 - *A Guide to the Periodic Update Process Under the Growth Management Act – Fully-Planning Counties & Cities* (Commerce, 2022)
 - Commerce Periodic Update Materials, including:
 - Capital Facilities Planning
 - *Capital Facilities Planning Guidebook* (Commerce, October 2014)
 - Stormwater
 - *Building Cities in the Rain: Watershed Prioritization for Stormwater Retrofits* (September 2016)
 - 2022-23 State Legislation
 - Clean Energy Siting (ESHB 1173/E2SHB 1216)
 - Organic Materials Management (E2SHB 1799)
 - Plans Adopted by the City since 2016
 - NPDES Stormwater Permit Update
 - Specific Plans from Agencies Outside the City

3. Identify what needs to be updated or added to the following:

- Goals, policies, and actions
- Technical information
- Maps

2) Data Collection

- To be completed by Spring 2024
- Mapping – Schedule determined with GIS Team

3) Schedule

- Initial Community Outreach
 - Complete by December 2023
- Data Collection
 - Complete by Spring 2024
- Gap Analysis
 - Complete by December 2023
- Internal Coordination Meetings
 - Started September 2023
- General Comprehensive Plan Meetings
 1. Update Check In
 - Joint City Council – Planning Commission Meeting
 - December 12, 2023
- Initial Lands for Public Purposes and Utilities Elements Meetings – Goals, Policies, and Actions
 1. Includes Appendices and Maps
 2. Planning Commission Work Session
 - November 28, 2023
 3. General Government Committee Briefing
 - December 13, 2023
 4. Public Works Committee Briefing
 - January 18, 2024

4) Specific Topics Addressed as Part of the Update

- Incorporate consideration of Diversity, Equity, and Inclusion throughout
 - 1. Environmental Justice
 - Special consideration for environmental justice in goals and policies (E2SHB 1181)
- Comprehensive Plan Update
 - 1. General
 - Create a new format for the Comprehensive Plan that will be shorter, leaner, and more user friendly. The updated Comprehensive Plan will consist of shorter individual Elements and Plans with appendices that contain the required technical information.
 - Use the new Community Outreach Plan for the periodic update process.
 - Create a new Comprehensive Plan Goal and Policy Guide for use by staff and policymakers.
 - Create a new User Guide to the Comprehensive Plan.
 - Create a new Glossary for the Comprehensive Plan.
 - The County-Wide Planning Policies (2015) will not be revised for the 2025 periodic update.
 - Ensure that the updated Comprehensive Plan is internally consistent.
 - Ensure that all the Elements and Plans are consistent with County-Wide Planning policies, the Growth Management Act, coordinated with the Plans of adjacent jurisdictions, individual Elements and Plans, and the future land use map.
 - Update all maps that are a part of the Comprehensive Plan.
 - Provide for a mutually agreeable Memorandum of Agreement between the City and tribes about collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period.
 - Provide for consideration for preserving property rights. The City must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property
 - Update list of all adopted Plans.
 - Update City strategic priorities.
 - Revise planning period to 2025 – 2045.
 - Update discussion of Growth Management Act goals.

- Add references to the updated Shoreline Master Program (2019), Thurston Climate Mitigation Plan (2021), and Urban Forestry Management Plan (2021).
- Simplify, reduce, and update goals, policies, and actions.
- 2. Lands for Public Purposes Element
 - Update inventory and projected needs for public buildings, facilities and services over the 20-year planning period.
 - Use the updated City and urban growth area 20-Year population forecasts.
 - Update provisions for protection of the quality and quantity of groundwater used for public water supplies.
 - Update chart of zone districts that allow essential public facilities.
 - Update the process or criteria for identifying and siting essential public facilities including the reentry and rehabilitation facilities as defined in State law.
 - Update to include regional transit authority facilities in the list of essential public facilities.
 - Update to allow an expansion of the area in the City that would allow for essential public facilities such as inpatient facilities including substance abuse facilities as part of Planning Commission's 2022 Comprehensive Plan amendment cycle recommendations. These essential public facilities uses include, but not limited to, intensive inpatient facilities; long-term residential drug treatment facilities; recovery house facilities.
 - Update the identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses.
 - Where applicable, update the review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute the waters of the State.
 - Incorporate provisions of the updated 2023 Hazard Mitigation Plan as appropriate.
 - Address Organics Management Facility Siting (ESSHB 1799).
 - Water Plan
 - Group A water system plans must include climate resilience element if initiated after June 30, 2024
 - Sewer Plan
 - Stormwater update

➤ NPDES Stormwater Permit

- Update Maps

3. Utilities Element

- Include all electrical, telecommunication, and natural gas systems and make a good faith effort to gather information from them (E2SHB 1181)
- Update general location, proposed location and capacity of all existing and proposed gas, electric, cable television, and telecommunications to year 2045.
- Update wireless telecommunication facilities information as needed.
- Update the general location, proposed location, and capacity of all existing and proposed utilities.
- Incorporate provisions of the updated 2023 Hazard Mitigation Plan as appropriate.
- Update Maps

Phase 2 – Plan Development (Winter 2024 – Fall 2024)

Feedback gathered through the community outreach process will be incorporated into the draft Lands for Public Purposes and Utilities Elements. Staff will present the drafts to the Planning Commission and General Government Committee as well as external and internal stakeholders and focus groups comprised of subject-area experts for review.

1) Community Outreach

- Intermediate Actions:
 - To be determined based on the results of Phase 1 and the Community Outreach Plan.

2) Schedule

- Continuing Community Outreach – January 2024 –June 2024
- Lands for Public Purposes and Utilities Element Development Meetings
 1. Includes Appendices, Maps, and Subarea Plans
 2. Planning Commission Work Session
 - May 28, 2024
 - August 13, 2024
 3. General Government Committee Briefing

- August 14, 2024
- 4. Public Works Committee Briefings
 - August 8, 2024
- Commerce Preliminary Review
 - Review of Comprehensive Plan Format
 - March 2024
- Complete Draft of Comprehensive Plan
 - All Elements, Maps, and Appendices
 - July 2024 – October 2024

Phase 3 – Legislative Process (Fall 2024 – June 30, 2025)

Staff will complete a draft version of the Comprehensive Plan during Phase III. Staff will present the draft to the Planning Commission and General Government Committee as well as external and internal stakeholders for review.

The Planning Commission will hold a number of work sessions to discuss the Comprehensive Plan and then conduct a public hearing to gather formal public comment on the draft Comprehensive Plan before developing findings of fact, conclusions, and recommendations that will be forwarded to City Council.

The City Council will hold a number of work sessions to discuss the Comprehensive Plan. The City Council will consider the recommendation forwarded by the Planning Commission.

The process will culminate in the adoption of an updated Comprehensive Plan by the Growth Management Act deadline of June 30, 2025.

1) Community Outreach

- Final Actions:
 - To be determined based on the results of Phase 2 and the Community Outreach Plan.

2) Schedule

- Commerce Review
 - Fall 2024 – Winter 2025
- Prepare Comprehensive Plan Update Ordinance
 - October 2024
- SEPA Review

- November 2024 – December 2024
- Commerce Notice of Intent
 - November 2024 - December 2024
- Public Adoption Meetings
 1. Planning Commission
 - Briefing
 - November 26, 2024
 - Work Session
 - December 10, 2024 (Joint with City Council)
 - January 14, 2025
 - February 11, 2025
 - Public Hearing
 - February 25, 2025
 2. General Government Committee
 - Briefing for Comprehensive Plan Update Ordinance
 - March 12, 2025
 3. City Council Work Session
 - December 10, 2024 (Joint with Planning Commission)
 - April 15, 2025
 - May 27, 2025
 4. City Council
 - June 17, 2025
- Notice of Adoption
 1. Submit Notice of Adoption to Commerce
 2. June 30, 2025

Appendix A – Guidance

The State Department of Commerce has provided guidance specific to the periodic update on their Periodic Update webpage

<https://www.commerce.wa.gov/serving-communities/growth-management/periodic-update/>

www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics

In addition, the Puget Sound Regional Council is conducting a series of workshops on a variety of topics related to the periodic update.

www.psrc.org/our-work/passport-2044-comprehensive-plan-workshop-series

The Municipal Research Services Center has a Comprehensive Planning webpage.

<https://mrsc.org/getdoc/d7964de5-4821-4c4d-8284-488ec30f8605/Comprehensive-Planning.aspx>

Appendix B – Current Lands for Public Purposes Element Goals, Policies, and Actions

4.1 Lands for Public Purposes Goals, Policies, and Actions

Goal LPP-1 Provide sufficient and efficient services to Tumwater and the Urban Growth Area.

<u>Policy</u>	<u>Action</u>
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LPP-1.1	Coordinate with Thurston Regional Planning Council, Thurston County, and other service providers to identify areas of shared need for public facilities.
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LPP-1.2	Ensure concurrency with City, County, and Regional plans to provide the most efficient array of services.
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LPP-1.3	Follow the requirements of County-Wide Planning Policy V and RCW 36.70A.200 when siting new facilities and improve the process whenever possible.
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Goal LPP-2 Make recommendations for improvements in the provision of public services.

<u>Policy</u>	<u>Action</u>
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LPP-2.1	Support actions to expand and improve Tumwater's multimodal transit network.
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LPP-2.1.1	Support the creation of an advisory body or bodies focused on non-motorized transit options in Tumwater or the region as a whole to give bicyclists and pedestrians a stronger voice in the planning process.
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LPP-2.2	Improve waste management services and decrease waste production in the City.
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LPP-2.2.1	Cooperate with the County Solid Waste System and other local agencies to locate and build a new Waste and Recovery Center, HazoHouse, and other waste management facilities as needed.
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LPP-2.2.2	Encourage reuse and recycling to minimize solid waste production in the City.
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LPP-2.2.3	Encourage innovative and alternative technologies for converting solid waste to energy or fuel where financially practical and environmentally safe.
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LPP-2.3	Assist school districts with the creation of new facilities to accommodate growing student populations.
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LPP-2.3.1	Coordinate with the Tumwater and Olympia School Districts to arrange the acquisition of land for new school facilities.
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LPP-2.3.2	Ensure that the land around sites of future school facilities is compatible with the intended usage by considering factors the City can influence such as the level of transit accessibility to the site,
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provision of public services, and the zoning of the surrounding area.

- LPP-2.4 Encourage the use of technological advancements to improve City services.
 - LPP-2.4.1 Support the modernization of library services to incorporate increasingly popular media forms such as electronic books and other related services.
 - LPP-2.4.2 Consider establishing public Wi-Fi accessibility in City-owned buildings, particularly City Hall.
- LPP-2.5 Support the fulfillment of citizen requests for public facilities in line with the Parks, Recreation, and Open Space Plan.
 - LPP-2.5.1 Create facilities the public has identified as needs in surveys and public comment.

Appendix C – Structure of Current Version of the Lands for Public Purposes Element

The Lands for Public Purposes Element of the Comprehensive Plan was fully updated in 2016 and amended in 2019. The current Lands for Public Purposes Element consists of the following parts:

1. Introduction
 - 1.1 Introduction
 - 1.2 County-Wide Planning Policies
 - 1.3. Sustainable Thurston
 - 1.3.1 Priority Goals
 - 1.3.2 Leadership & Participation Goals
 - 1.3.3 Community Goals
 - 1.3.4 Economy Goals
 - 1.3.5 Housing Goals
 - 1.3.6 Schools & Transportation Goals
 - 1.3.7 Water Infrastructure Goals
 - 1.3.8 Public Safety Goals
 - 1.3.9 Solid Waste Goals
 - 1.3.10 Environmental Goals
 - 1.4 Population And Demand
 - 1.5 Urban Growth Area
 2. Capital Facilities Inventory
 - 2.1 Transportation System
 - 2.1.1 Streets and Roads
 - 2.1.2 Regional Transit Facilities and Services
 - 2.1.3 Transit Service and Facilities Inventory
 - 2.1.4 Pedestrian and Bicycle System
 - 2.2 Solid Waste Management
 - 2.2.1 Pathways to Zero Waste
 - 2.3 Sewage Treatment Facilities and Sanitary Sewer System
 - 2.4 Stormwater Systems and Facilities
 - 2.5 Water Systems and Facilities
 - 2.6 Parks, Recreation, and Open Space
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2.7 Fire Protection and Emergency Medical Services

2.7.1 Administration

2.7.2 Suppression

2.7.3 Emergency Medical Services

2.7.4 Training

2.7.5 Fire Prevention

2.7.6 Summary

2.8 Police Protection

2.8.1 Administration

2.8.2 Patrol

2.8.3 Traffic

2.8.4 Investigation

2.8.5 Crime Prevention

2.8.6 Summary

2.9 School Facilities

2.10 Library Services

2.11 City Facilities

3. Essential Public Facilities Siting and Expansion

3.1 Growth Management Act

3.2 County-Wide Planning Policy

3.3 Siting Process for Essential Public Facilities in Tumwater

4. Goals, Policies, and actions

4.1 Lands for Public Purposes Goals, Policies, and Actions

Lands for Public Purposes Maps

Sewage Treatment Facilities and Sanitary Sewer Systems

Stormwater Systems and Facilities

Water Systems and Facilities

Fire District Map

School Facilities

Library Services

City Facilities

Appendix D – Current Utilities Element Goals, Policies, and Actions

8.1 Utilities Goals, Policies, and Actions

Goal U-1: Increase efficiency when planning for and siting utilities.

<u>Policy</u>	<u>Action</u>
U-1.1	Communicate with private utility companies when siting utilities to discuss anticipated growth projections and how to size utilities appropriately to meet anticipated demand.
	U-1.1.1 Cooperate and participate with Puget Sound Energy in the formulation of policy and development of an underground management plan with respect to Puget Sound's aerial facilities with the City of Tumwater.
U-1.2	Be aware of public service obligations when local review of utility improvements occur.
U-1.3	Utilize transportation rights-of-way for utility corridors whenever feasible.
U-1.4	Provide timely notification to all affected utilities prior to road construction.
U-1.5	Approve utility permits when the project to be served is approved whenever feasible and as quickly as possible.
U-1.6	Coordinate with Thurston County, and the Cities of Lacey and Olympia to ensure consistency of the respective utility plans in order to facilitate orderly utility service.

Goal U-2: Increase energy generation from renewable resources to reduce the region's carbon footprint.

<u>Policy</u>	<u>Action</u>
U-2.1	Explore incentives to support the installation of distributed electrical generation equipment, (e.g., rooftop solar panels).
	U-2.1.1 Encourage developers and homeowners to take advantage of existing national incentive programs (e.g., the tax credit program for the installation of solar systems in homes).
U-2.2	Investigate large-scale, multi-jurisdictional renewable energy projects (e.g., large-scale solar arrays).
U-2.3	Adopt uniform building codes and permitting practices in jurisdictions to make the installation of solar panels, or other distributed generation technologies, easier and faster.

Goal U-3: Enhance the region's electricity distribution, monitoring, and storage infrastructure to support adoption of cleaner technologies and practices.

<u>Policy</u>	<u>Action</u>
U-3.1	Monitor system, or grid-scale, energy storage innovations, and learn from the experiences of communities that begin to deploy them.
U-3.2	Support energy suppliers' equipment upgrades, new programs, and service offerings related to adding information technology to the system or grid.
U-3.3	Collaborate with energy providers to test innovative system-scale, grid-scale, energy storage solutions in isolated, controlled conditions. If, and when, technological progress is proven, collaborate with energy providers for deployment of such storage solutions.
U-3.4	Support voluntary programs for adding vehicle chargers to homes, businesses, and public parking infrastructure.
U-3.5	Promote integration of electric vehicle infrastructure into residential building codes and public and private facilities, including allowances in zoning regulations for charging stations in locations where they are needed.
U-3.6	Create local projects to increase the existing electric vehicle fleet.
U-3.7	Encourage a change in state policies to increase the utility share of funding for undergrounding of overhead wires to reduce power outages.
U-3.8	Protect and reserve existing electrical transmission corridors to maintain their usefulness in meeting future needs.
U-3.9	Coordinate with the Natural Hazards Mitigation Plan to reduce service interruptions and provide services that are more reliable during hazard events.

Goal U-4: Increase energy efficiency and conservation to reduce the region's carbon footprint.

<u>Policy</u>	<u>Action</u>
U-4.1	Develop new incentives for green buildings, (e.g., Leadership in Energy & Environmental Design – LEED programs).
U-4.2	Offer incentives for the use of roof-mounted solar water heaters.
U-4.3	Continue conversion of public fleets to hybrid, natural gas, and electric vehicles. Lead by example.
U-4.4	Consider adopting policies that require residential and commercial properties to undertake an energy audit at time of sale or during substantial remodel, including, if deficiencies are found, encouraging energy retrofits to upgrade properties to a specified level.

Goal U-5: Ensure vital utilities are created, operated, and maintained in a safe manner.

Policy Action

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| U-5.1 | Encourage the undergrounding of utilities to increase public safety. |
| U-5.1.1 | Consider strengthening the standards for the undergrounding of utilities and utility corridors. |
| U-5.1.2 | Work with neighborhood associations to encourage the development of local improvement districts to provide funding for undergrounding existing utilities. |
| U-5.2 | Encourage pipeline safety through public awareness and regulations. |
| U-5.2.1 | Consider adopting code language, which limits high-risk uses near pipelines to protect both the public and the pipelines themselves. |
| U-5.2.2 | Consider strategies to educate the public on pipeline safety and pipeline locations within the city. |

Appendix E – Structure of Current Version of the Utilities Element

The Utilities Element of the Comprehensive Plan was last fully updated in 2016. The current Utilities Element consists of the following parts:

1. Introduction
 - 1.1 Introduction
 - 1.2 Utility Regulations
 - 1.2.1 State Regulation
 - 1.2.2 Federal Regulation
 - 1.2.3 Franchise Agreements
 - 1.3 County-Wide Planning Policies
 - 1.4 Sustainable Thurston Goals
 - 1.4.1 Priority Goals
 - 1.4.2 Economy Goals
 - 1.4.3 Housing Goals
 - 1.4.4 Energy Goals
 - 1.4.5 Solid Waste Goals
 - 1.4.6 Environment Goals
 2. Natural Gas
 - 2.1 Regulatory Context
 - 2.1.1 Natural Gas Policy Act 1978
 - 2.1.2 The Clean Air Act Amendment Of 1990
 - 2.1.3 The Clean Air Rule
 - 2.1.4 Olympic Region Clean Air Agency
 - 2.2 System Analysis
 - 2.2.1 Residential Rates
 - 2.2.2 Industrial Rates
 3. Electricity
 - 3.1 Regulatory Context
 - 3.1.1 The Western Electricity Coordinating Council
 - 3.1.2 The Northwest Power Pool
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- 3.1.3 The Northwest Power And Conservation Council
 - 3.1.4 Washington Energy Independence Act
 - 3.1.5 Western Interstate Energy Board
 - 3.2 Electricity Supply
 - 3.2.1 Understanding Electricity Transmission And Distribution
 - 3.3 System Analysis
 - 3.3.1 Electricity Rates
 - 3.3.2 Electricity Usage
 - 4. Natural Gas And Fuel Pipelines
 - 4.1 Olympic Pipeline
 - 4.2 Williams Northwest Pipeline
 - 4.3 Puget Sound Energy Natural Gas Pipelines
 - 5. Telecommunication
 - 5.1 Broadband
 - 5.1.1 Digital Subscriber Line (DSL)
 - 5.1.2 Cable
 - 5.1.3 Wireless
 - 5.1.4 Satellite
 - 5.1.5 Mobile
 - 5.1.6 Fiber Optic
 - 5.2 Television
 - 6. Meeting Future Demand
 - 6.1 System-Level Impacts Of Energy Efficiency
 - 7. Potential Impacts Of Climate Change
 - 8. Utilities Goals, Policies, And Actions
 - 8.1 Utilities Goals, Policies, And Actions
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