

Utilities Element

Goals, Policies, and Implementation Actions

City of Tumwater 2025 Comprehensive Plan

Balancing Nature and Community: Tumwater's Path to Sustainable Growth

DRAFT VERSION JULY 2024

FORMAT EXAMPLE ONLY

CHAPTER 1 HAS NOT BEEN UPDATED FROM 2016 ADOPTED PLAN

December 2025

Ordinance No. O2025-0XX



Utilities Element

Goals, Policies, and Implementation Actions



Table of Contents

1. Introduction	3
A. How to Read this Element.....	3
2. Growth Management Act – Element Goals	4
3. County-Wide Planning Policies	5
4. Summary of Element Goals.....	8
5. Element Goals, Policies, and Implementation Actions	9

Abbreviations Used in Document

CDD – Community Development Department

TED – Transportation & Engineering Department

TMC – Tumwater Municipal Code

WRS – Water Resources & Sustainability Department

1. Introduction

The Utilities Element is part of Tumwater's Comprehensive Plan. It was created to meet the state Growth Management Act (Chapter 36.70A RCW) requirements to XXXX.

This section of the Utilities Element specifies goals, policies, and actions meant to set forth a direction to XXXX in Tumwater. The goals, policies,

and actions also serve to ensure coordination with separate Comprehensive Plan Elements, regional plans, and County-Wide Planning Policies. Additionally, they serve as the plan for implementing certain actions within the Utilities Element.

A. How to Read this Element

The City's Vision, Mission, and Belief Statements provide overarching direction for the future of the community are found in the Comprehensive Plan Summary.

The Summary of Element Goals and Strategies provides a high-level overview of the Utilities Element's five goals and supporting Strategies.

The remaining document presents each goal in full detail, with introductory text, explanation of the lead and timeline for each policy and implementation action, and identification of priority items.

2. Growth Management Act – Element 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 Utilities Element will show how it meets 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.*

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 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.

3. County-Wide Planning Policies

The Growth Management Act requires that comprehensive plans be consistent with Thurston County's County-Wide Planning Policies, as amended in 2015. The following is a list of the relevant policies that apply to this Element. All County-Wide Planning Policies are adopted as Appendix B to the Comprehensive Plan. The relevant sections of the County-Wide Planning Policies to this Element are cited below.

I. General Policies

- 1.12 Champion energy efficiency and renewable energy strategies that contribute to energy independence, economic stability, reduced climate impacts, and long-term household and community health.*

The Utilities Element contains goals, policies, and actions that address County-Wide Planning Policy 1.12. These goals, policies, and actions contribute to energy independence, economic stability, reduced climate impacts, and long-term household and community health.

II. Urban Growth Areas

- 2.2 The boundaries of designated urban growth areas must meet the following criteria:*

[...]

- b. Be served by or planned to be served by municipal utilities.*

The purpose of the Utilities Element is to plan the provision of utilities to the City of Tumwater and its Urban Growth Area.

III. Promotion of Contiguous and Orderly Development, Provision of Urban Services, and Protection of Rural Areas

- 3.1 Concentrate development in urban growth areas and protect rural areas by:*

[...]

- h. Where urban services & utilities are not yet available, requiring development to be configured so urban growth areas may eventually infill and become urban.*

- 3.2 Coordinate Urban Services, Planning, and Development Standards through:*

- a. Maximizing the use of existing infrastructure and assets, and leveraging the value of these in building vital, healthy, and economically viable communities.*

- b. Making public investments that further multiple community goals, target identified priorities, and leverage additional investment.*

[...]

- d. Providing and maintaining municipal services (water, sewer, solid waste, public safety, transportation, and communication networks) in a*

sustainable, and cost-effective manner.

e. Coordinating planning and implementation of policies regarding urban land use, parks, open space corridors, transportation, and infrastructure within growth areas. Developing compatible development standards and road/street level of service standards among adjoining jurisdictions.

f. Developing, and ensuring the enforcement of, agreements between Thurston County and the cities and towns within its borders, that ensure development occurring within unincorporated urban growth areas is consistent with city utility and stormwater planning and conforms to the development standards and road/street level of service standards of the associated city or town.

3.4 Provide capacity to accommodate planned growth by:

a. Assuring that each jurisdiction will have adequate capacity in transportation, public and private utilities, storm drainage systems, municipal services, parks, and schools to serve growth that is planned for in adopted local comprehensive plans;

The Utilities Element seeks to find the most effective way to serve the greatest amount of people at the lowest cost possible through examining how utilities are currently provided, what private utility providers have planned, and how future demand will shape utility distribution.

VII. Economic Development and Employment

7.3 Provide in comprehensive plans for an adequate amount of appropriately located land, utilities, and transportation systems to support desirable economic development. Create and maintain regulatory certainty, consistency, and efficiency.

7.5 Build a vital, diverse, and strong local economy, including job opportunities that support community and household resilience, health, and well-being by:

[...]

c. Providing opportunities for a range of business types to succeed.

d. Emphasizing policies that support locally owned businesses including home-based, entrepreneurial, and nonprofit business and organizations.

[...]

j. Adding incentives for businesses to demonstrate their environmental sustainability including reduction in greenhouse gas emissions.

Utilities Element

Goals, Policies, and Implementation Actions



In addition to the provision of natural gas and electricity, the Utility Element outlines the provision of telecommunication networks, which supports businesses of all types as internet access becomes increasingly vital to the success of a business.

IX. Transportation

9.2 Increase opportunities for riding transit, biking, walking, ridesharing, allowing and encouraging flexible work schedules, and teleworking.

Teleworking is supported by the provision of internet as covered in Section 5.1.

X. Environmental Quality

10.4 Take action to conserve resources, increase use of renewable resources, and decrease dependence on non-renewable resources by:

a. Reducing energy consumption and reliance on nonrenewable energy sources.

Goals U-2 and U-4 of this element address reducing energy consumption and increasing energy generation from renewable sources to minimize the City of Tumwater's carbon footprint.

4. Summary of Element Goals

Goals are not listed in order of priority.

- | | |
|----------|---|
| Goal U-1 | Increase efficiency when planning for and siting utilities. |
| Goal U-2 | Support energy generation from renewable resources to bring the region to net zero emissions by 2050. |
| Goal U-3 | Support enhancement of the region's electricity distribution, monitoring, and storage infrastructure to support cleaner technologies and practices. |
| Goal U-4 | Support increasing energy efficiency and conservation to reduce the region's carbon footprint. |
| Goal U-5 | Ensure vital utilities are created, operated, and maintained in a safe manner. |

Utilities Element

Goals, Policies, and Implementation Actions



5. Element Goals, Policies, and Implementation Actions

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

[Add Short Explanatory Text]

Policies and Implementation Actions		Lead	Period	Notes
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.	CDD / TED	Ongoing	
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.	CDD / TED	Ongoing	
U-1.2	Be aware of public service obligations when local review of utility improvements occurs.	CDD / TED	Ongoing	
U-1.3	Utilize transportation rights-of-way for utility corridors whenever feasible.	CDD / TED	Ongoing	
U-1.4	Provide timely notification to all affected utilities prior to road construction.	CDD / TED	Ongoing	
U-1.5	Approve utility permits when the project to be served is permitted whenever feasible and as quickly as possible.	CDD / TED	Ongoing	
U-1.6	Coordinate with neighboring jurisdictions to ensure consistency of the respective utility plans to facilitate orderly utility service.	CDD / TED	Ongoing	

Utilities Element

Goals, Policies, and Implementation Actions



Goal U-2 Support energy generation from renewable resources to bring the region to net zero emissions by 2050.

[Add Short Explanatory Text]

Policies and Implementation Actions		Lead	Period	Notes
U-2.1	Provide incentives to support the installation of distributed electrical generation equipment, (e.g., rooftop solar panels)..	CDD	Ongoing	
U-2.1.1	Encourage developers and homeowners to take advantage of existing national, local, and utility incentive programs (e.g., the tax credit program for the installation of solar systems in homes).	CDD	Ongoing	
U-2.2	Support large-scale, multi-jurisdictional renewable energy projects (e.g., large-scale solar arrays).	CDD	Ongoing	
U-2.3	Maintain uniform building codes and permitting practices to make the installation of solar panels, or other distributed generation technologies, easier and faster.	CDD	Ongoing	

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

[Add Short Explanatory Text]

Policies and Implementation Actions		Lead	Period	Notes
U-3.1	Monitor system, or grid-scale, energy storage innovations, and use the experiences of communities that begin to deploy them to inform City codes and permitting.	CDD	Ongoing	

Utilities Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period	Notes
U-3.2	Support energy suppliers' equipment upgrades, innovative programs, and service offerings related to adding information technology to the system or grid.	CDD	Ongoing	
U-3.3	Collaborate with energy providers to assess innovative system-scale, grid-scale, energy storage solutions in isolated, controlled conditions. If, and when, technological progress is proven, collaborate with energy providers for the deployment of such storage solutions.	CDD / TED	Ongoing	
U-3.4	Support adding vehicle chargers to homes, businesses, and public parking infrastructure.	CDD	Ongoing	
U-3.5	Promote equitable integration of electric vehicle infrastructure into new and existing facilities, including allowances in zoning regulations for charging stations in locations where they are needed.	CDD	Ongoing	
U-3.6	Support local projects to increase the existing electric vehicle fleet	CDD	Ongoing	
U-3.7	Support a change in state policies to increase the utility share of funding for undergrounding of overhead wires to reduce power outages.	CDD	Ongoing	
U-3.8	Protect and reserve existing electrical transmission corridors to maintain their usefulness in meeting future needs.	CDD	Ongoing	
U-3.9	Coordinate with the Natural Hazards Mitigation Plan to reduce service interruptions and provide services that are more dependable during hazard events.	CDD	Ongoing	

Utilities Element

Goals, Policies, and Implementation Actions



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

[Add Short Explanatory Text]

Policies and Implementation Actions		Lead	Period	Notes
U-4.1	Support new incentives for decarbonized green buildings.	CDD	Ongoing	
U-4.2	Partner with Puget Sound Energy and other utility providers to promote energy efficiency programs and initiatives and expedite permitting processes related to energy efficiency upgrades.	CDD	Ongoing	
U-4.3	Electrify the City vehicle fleet to the greatest extent feasible.	CDD / TED / WRS	Ongoing	
U-4.4	Adopt policies that require 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.	CDD	Ongoing	Recommend discussion of staffing and resources needed for education and enforcement of this action.

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

[Add Short Explanatory Text]

Policies and Implementation Actions		Lead	Period	Notes
U-5.1	Underground utilities to increase public safety.	CDD / TED	Ongoing	

Utilities Element

Goals, Policies, and Implementation Actions



Policies and Implementation Actions		Lead	Period	Notes
U-5.1.1	Work with neighborhood associations to encourage the development of local improvement districts to provide funding for undergrounding existing utilities.	CDD / TED	Ongoing	
U-5.2	Encourage pipeline safety through public awareness and regulations.	CDD	Ongoing	
U-5.2.1	Adopt regulations that limit high-risk uses near pipelines to protect both the public and the pipelines themselves.	CDD	Ongoing	
U-5.2.2	Support education the public on pipeline safety and pipeline locations within the City.	CDD	Ongoing	