

CHAPTER IX

UTILITIES ELEMENT

INTRODUCTION

This element has been developed to identify and address the provision of utility services within the City of Mill Creek and its Urban Growth Area (UGA) that defined the City's future expansion area until March 2009. Subsequent to this date, the City Council acted to adjust the UGA boundary to be coexistent with the City's MUGA. The inventory and needs analysis for the area contained herein is applicable to the area of the City and former UGA. An update of the inventory and needs analysis for the entire MUGA will be completed for the next GMA Comprehensive Plan review scheduled for completion by December 2011.

The Utilities Element is consistent with the Land Use Element as it confirms that adequate utility facilities are or will be available to support the land uses envisioned in the Land Use Element. In addition, the Utilities Element is consistent with the Countywide Planning Policies (CWPP) adopted by Snohomish County.

This element contains:

- An inventory and capacity analysis of existing utility facilities;
- An assessment of the need for new and/or expanded utilities to serve growth in the existing City and UGA over the next 20 years as anticipated in the Land Use Element; and
- Policies to ensure the timely and efficient provision and maintenance of utility facilities.

DEFINITION OF UTILITIES

The Procedural Criteria prepared by the state to guide cities in the implementation of the GMA include the following recommended definition of utilities:

"Utilities or public utilities mean enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water and for the disposal of sewage."

Thus, the Utilities Element addresses electricity, natural gas, telecommunications, cable television and water and sewer facilities.

INVENTORY AND CAPACITY ANALYSIS

The inventory and capacity analysis presented in the Utilities Element is intended to provide general information pertaining to the location and capacity of the existing utility service system in the City's UGA and the ability of the utility providers to serve the growth anticipated over the next 20 years.

Electricity

Electric power is provided to the City and its Urban Growth Area (UGA) by the Snohomish County Public Utilities District No. 1 (PUD). The PUD is a component of the Northwest Regional Power Grid, which links regional electric generation facilities to individual utilities (such as the PUD) that distribute electricity to local communities. According to the PUD, there is ample transmission capacity to meet existing demand for both the City and UGA.

1. Transmission Facilities:

Electric power is supplied to the Mill Creek UGA through a network of substations tied together by 115,000 volt (115 kV) transmission lines. The Bonneville Power Administration's SnoKing substation, located southeast of the City's UGA, is a major point of delivery to the PUD transmission system

Two substations are located in the Mill Creek UGA. The North Creek substation is located in the City of Mill Creek on the southwest corner of the intersection of SR 527 and Mill Creek Boulevard, and is the primary source of electricity for Mill Creek. The Murphy's Corner substation is located in the North UGA Planning Area on the southeast corner of SR 527 and SR 96. These substations are rated at 25 and 28 million volt amps (MVA), respectively. A third substation, known as the Cascade substation, is located outside the City's UGA and is part of the transmission system that runs through Mill Creek. This substation is located on 132nd Street SE, east of the UGA boundary.

A 115 kV PUD transmission line runs along 132nd Street SE, linking the Cascade substation with the Murphy's Corner substation, then south parallel to SR 527 through the North Creek substation to the intersection of SR 527 and 192nd Street SE. At this point, the transmission line splits into two lines heading east and west. The easterly transmission line follows a utility right-of-way to the site of a proposed substation in the southeastern portion of the City's UGA and continues east beyond the UGA boundary.

Seattle City Light owns and operates electrical transmission lines that bisect the East UGA Subarea. This facility has four 230 kV circuits on two tower lines, which deliver the 788-megawatt output of the Skagit hydroelectric plants to the Seattle City Light

service area. This facility does not directly provide electricity to the City or UGA. Seattle City Light also operates a substation located at 39th Avenue SE and 156th Street SE. Electric transmission facilities located within the City and the UGA are illustrated on the Electrical Utility Map.

Puget Sound Energy (PSE) also operates electrical transmission facilities located within a regional utility corridor running north/south along the east side of the Mill Creek UGA. This corridor currently contains one 230 kV transmission line and one 115 kV transmission line and serves the energy needs of the areas to the north and south of Snohomish County. Under certain conditions, PSE's transmission line supports the County's distribution grid by providing emergency back-up to Snohomish County PUD's system.

In order to serve the growing need for electricity in the area, it may be necessary to construct and/or purchase new generating resources. Depending on where these resources are located, additional transmission lines may be needed in order to transport the power to the loads (electric customers). These new lines would be located on existing transmission corridors whenever possible. However, additional new rights-of-way and substations may be developed if load growth or system reliability standards dictate the need. The existing transmission corridor could ultimately accommodate a total of two overhead 230 kV transmission lines and one overhead 115 kV transmission line (three total).

2. Distribution Facilities:

Distribution facilities deliver electricity from local substations to the customers. The PUD owns and operates all electric distribution facilities within the City of Mill Creek. These facilities are typically located in the public right-of-way or in adjacent utility easements. In the City of Mill Creek, much of the electrical distribution system is located underground. The under-grounding of utility facilities improves the aesthetics of the community.

Electrical utility capacity is mainly determined by the ability of the generation and transmission facilities to meet the demand generated by the distribution systems. Due to the common nature of electrical distribution facilities and their marginal relationship to the issue of overall system capacity and future growth, electrical distribution facilities are not mapped in the Utilities Element.

3. Capacity of Existing Electrical Utility Facilities:

Snohomish County PUD has indicated that there is adequate capacity to meet the current electrical demands of the existing land uses within the City of Mill Creek and its UGA. As described under the *Future Facility Needs* later in this element, additional facilities are proposed within the vicinity of the City's UGA that would add needed capacity and maintain reliable service.

Natural Gas

Puget Sound Energy (PSE) is regulated by the Washington State Utilities and Transportation Commission (WUTC) to serve Snohomish, King, Pierce, Thurston, Lewis and Kittitas counties. There are natural gas utility facilities located within the vicinity of the City and its UGA. According to PSE there is ample capacity to serve existing and projected future demand for both the City and UGA.

1. Transmission Facilities:

Natural gas is supplied to the entire Puget Sound region from the Williams Northwest Pipeline. This transmission pipeline is a connecting link of an international natural gas pipeline network that connects natural gas sources from Canada and the southwest United States to individual natural gas distribution utilities throughout the Western United States.

In Snohomish County, the pipeline runs in a north/south direction, just east of the SR 9 corridor. To serve the southwest portion of the county, including the Mill Creek UGA, a lateral branch of the Northwest Pipeline runs from the main pipeline west to Lynnwood.

The primary delivery point of natural gas to the Mill Creek/north Bothell vicinity is the North Bothell Town Border Station located at 184th Street S.E. and 51st Avenue S.E. Supply lines transport natural gas from the Town Border Station to three pressure reducing stations called intermediate pressure (IP) district regulators. Natural gas is then released into the distribution system through these regulators.

2. Distribution Facilities:

Most gas distribution mains are located in the public right-of-way. PSE has approximately 80 miles of distribution main servicing the City of Mill Creek and its UGA. Distribution facilities are not mapped in the Comprehensive Plan as they are commonplace and do not impact the overall capacity of the system.

3. Capacity of Existing Natural Gas Utility Facilities/Resources:

As of April 2004, the City of Mill Creek had approximately 4,000 natural gas customers. PSE has planned for and/or acquired gas supply and pipeline capacity to meet the demand of current customers and anticipated growth for the 20-year planning period.

Water

Water and sewer services are provided to the City and its UGA by the Alderwood Water and Wastewater District (Alderwood) and Silver Lake Water District (Silver Lake). According to Alderwood and Silver Lake, there is adequate capacity to meet existing demand within the City's UGA.

The primary source of supply for the county is the Sultan River/Spada Lake/Lake Chaplain water works complex operated by the City of Everett. The Everett water works complex includes a water filtration plant at Lake Chaplain, which was completed in 1983. All potable water entering the distribution system flows through the treatment plant. The City of Everett has recently completed improvements to the filtration plant and anticipates that the peak capacity will be 140 million gallons per day (MGD).

The 2000 Comprehensive Water Plan indicates that there is adequate water supply to meet the water needs of its wholesale customers, such as Alderwood and Silver Lake, through 2050.

1. Water Transmission Facilities:

Water is transmitted from the water works complex to the Everett water system by means of four transmission lines located in two transmission corridors. These transmission pipelines transmit water into the City of Everett reservoirs, from which Alderwood and Silver Lake draw their water.

Both Alderwood and Silver Lake receive some of their water from the newly constructed Clearview Reservoir located east of Mill Creek. The Clearview Reservoir is supplied from the new Clearview Pipeline that runs north/south through the Snohomish Valley parallel to Highway 9.

In the Mill Creek UGA, water transmission facilities are part of an integrated water delivery system consisting of several reservoirs and transmission mains. The general location of the water transmission facilities in the Mill Creek UGA is illustrated on the water and sewer Utility Map.

Alderwood

The Alderwood district receives water from the City of Everett water system via two pump stations and two 36-inch transmission mains that connect to the Alderwood system. The current peak capacity of the pump stations and transmission mains is approximately 46 MGD. Alderwood is comprised of three terminal reservoirs with a combined storage capacity of 76 Million Gallons (MG). In addition, there are three peak demand reservoirs with a combined storage capacity of 10.4 MG. Water is transmitted throughout the district to the local distribution grid through transmission mains that range between 12 and 36 inches. As noted above, the Alderwood district also receives water from the new Clearview Reservoir.

Silver Lake

Silver Lake receives its water from the Everett system through three master meters located in the north end of the district. The district has three storage reservoirs with a combined storage capacity of 9.9 MG. One of the reservoirs, a 1.5 MG standpipe, is located in the North Neighborhood of the Mill Creek UGA behind the Silver Lake offices at 2210 - 132nd Street Southeast. Water is transmitted throughout the district

to the local distribution grid through transmission mains that range between 12 and 16 inches.

2. Water Distribution Facilities:

Water distribution facilities are generally located within the public right-of-way and connect the customer to the transmission mains. Since water distribution facilities are commonplace and do not impact the overall capacity of the system, they are not mapped in the Utilities Element.

3. Capacity of the Existing Water Transmission System:

According to the 2003 Alderwood Water System Plan, Alderwood currently has an average daily demand of 19.4 MGD and a peak demand of 36.9 MGD. As stated above, current peak capacity is 46 MGD; therefore, there is currently adequate capacity to serve the land uses within the Alderwood Water District.

According to the draft Comprehensive Water Plan, Silver Lake currently has an average daily demand of 1.9 MGD and a peak demand of 3.3 MGD. With a current storage capacity of 9.9 MG, Silver Lake has the capacity to serve the existing land uses.

Sanitary Sewer

Sanitary sewage collected within the districts is transmitted via pipelines to waste treatment facilities outside the boundaries of the districts. According to Alderwood and Silver Lake, there is capacity to meet existing demand for both the City and UGA.

1. Sanitary Sewer Collection Facilities:

Alderwood

Sanitary sewage generated in the Alderwood portion of Mill Creek and its UGA flows south by gravity via the North Creek Trunk Line to sewage treatment facilities owned and operated by King County. In the Mill Creek UGA, the North Creek Trunkline consists of a 15- to 24-inch diameter pipeline that generally follows the North Creek corridor, west of the SR 527 corridor. In addition, a major branch of the trunkline consisting of an 18- to 15-inch diameter pipe extends east from the trunkline at 164th Street S.E. along the Penny Creek corridor to approximately 35th Avenue S.E.

The 2000 Alderwood Sanitary Sewer Plan identified improvements to the North Creek Trunk Line to address capacity issues. These improvements were planned to be completed by 2005. However, with the change in ownership of the trunk line to King County, these improvements have been delayed, which may affect available capacity in the Mill Creek area. The Alderwood district is currently evaluating existing capacity of sanitary sewer facilities. If warranted, the district will identify measures to increase capacity.

Silver Lake

Most of the area within the Mill Creek UGA served by Silver Lake flows south into the Alderwood district, and into the North Creek Trunkline. A small area, including the existing commercial area located at the southwest corner of SR 527 and SR 96, flows north to sewage treatment facilities owned and operated by the City of Everett. A 15-inch diameter sewage collection pipe extends down 35th Avenue SE, to 450 feet south of SR 96. This pipeline is intended to serve development in the northeast portion of the UGA and flows north to City of Everett facilities.

2. Capacity of Existing Sewage Disposal System:

Alderwood

Alderwood has an agreement with Metro to dispose of sanitary sewage and industrial waste at Metro sewage treatment facilities. In response to increased growth in the Puget Sound region, King County will be constructing a new regional wastewater treatment plant located northeast of Woodinville. Known as Brightwater, this facility will serve portions of King and Snohomish counties and will provide additional capacity to serve the Alderwood district.

Silver Lake

The overall capacity of the sewage disposal system is generally determined by the capacity of the downstream treatment facilities. By contract with the City of Everett, Silver Lake has purchased the right to discharge at a peak rate of 11,500 gallons per minute into the City of Everett's south end interceptor through the year 2010. Currently, the district disposes at a peak rate of approximately 4,200 gallons per minute into the Everett facility. Therefore, there is sufficient capacity within the sewage disposal system that flows to the City of Everett facilities.

Telecommunications

Verizon Northwest Inc. is certified by the Washington Utilities and Transportation Commission (WUTC) to provide local telephone and other related special services (alarm circuits and data transmittal) throughout Snohomish County. There are telephone utility facilities within the Mill Creek vicinity. According to Verizon Northwest Inc. there is, or will be, ample capacity in the telephone utility system to serve the existing and projected future needs of the City and its UGA.

Cellular phone service is provided by several companies including US West, Verizon Wireless, AT&T, Cingular and Nextel. Adequate facilities are or can be available to meet the existing and projected needs of the Mill Creek UGA.

1. Verizon Northwest Inc. Facilities:

GTE and Bell Atlantic merged to form Verizon Communications Inc. in 2000 and replaced GTE as the provider of telephone service in Mill Creek. Its facilities consist primarily of switching stations and transmission lines. Transmission facilities between the switching stations in the vicinity of Mill Creek are located underground

in concrete encased conduit systems. Additional or new cables can be installed in the conduit as needed to meet demand. Other transmission facilities (feed routes to the distribution lines) are located either underground or above ground on utility poles. Transmission facilities are generally located within the public right-of-way.

Telecommunication facilities are not mapped in the Comprehensive Plan as they are commonplace and do not impact the overall capacity of the system.

2. Distribution Facilities:

Distribution facilities link individual customers to transmission facilities. Distribution facilities are generally located within the public right-of-way. In the newer developments within the City and its UGA, the distribution facilities are located underground to improve reliability and the aesthetics of the community. Telephone distribution facilities are not mapped in the Utilities Element as they are common to all areas of the City and do not determine the overall capacity of the utility.

3. Capacity of Existing Telecommunication Utility Facilities:

Verizon Northwest Inc. has indicated that the existing facilities are sufficient to meet current demand. Telephone utilities are considered an essential utility by the WUTC; therefore, Verizon Northwest Inc. has an obligation to serve the public requirements for communication utilities. Verizon Northwest Inc. has indicated that the existing facilities are/will be sufficient to meet current and forecasted growth demands.

4. Wireless Service:

Wireless communication has increased in the past several years. The wireless telecommunication system consists of antennas and associated ground mounted equipment. Several of these facilities are located on private property along the Bothell-Everett Highway in the City's commercial core.

5. Capacity of the Existing Wireless Telecommunication System:

Several cellular towers have been constructed in the past five years to meet the growing demand for wireless phone service. The wireless communication industry closely monitors the capacity of their facilities. As the number of wireless customers increases in the area, additional sites may be needed.

Cable Television Utility Facilities

Cable television service is provided to the City and UGA by Comcast Cable Communications. Cable television transmission facilities are located throughout the City and UGA. According to Comcast Cable Communications, there is or will be adequate capacity to meet existing and projected demand within the City and UGA.

1. Transmission Facilities:

Most of the Mill Creek UGA is served from the Lynnwood head-end station located near the corner of 185th Street SW and 40th Avenue West. This station receives its signal via fiber optic cable from a processing station located in Seattle at NE 85th Street and Roosevelt Way. From the Lynnwood head-end station, three-quarter inch trunklines extend east along 164th Street SE and throughout the Mill Creek area. The northern portion of the UGA is served from the Everett head-end station located at the corner of 76th Place SW and Upper Ridge Road. Trunklines from this station extend south on SR 527 and east on SR 96.

2. Distribution Facilities:

One-half inch distribution cables are located in the public right-of-way and carry the cable television signals from the transmission trunk line to the individual customer service lines. In the City of Mill Creek, these distribution lines are generally located underground. Distribution lines are not mapped in the Utility Element as they are commonplace and do not impact the capacity of the system.

3. Capacity of Existing Cable Television Facilities:

Comcast Cable Communications is available in all residential areas of the City and has the capacity to serve existing demand. Additional facilities are planned in the near future; however, they are not required to serve additional customers. The new facilities will have the capacity to carry more channels.

FUTURE FACILITY NEEDS

Electricity

The PUD has plans to construct an additional substation and a 115 kV transmission line near the existing transmission line in the vicinity of the southeast corner of the South UGA Planning Area, near the intersection of 35th and 180th Street, to meet the additional demand for electricity generated by growth over the 20-year planning period and increase the reliability of the distribution system. The general vicinity of the proposed facilities is illustrated on the Electrical Utility Map. In addition, the North Creek substation can be expanded to double the existing capacity if the need arises. Improvements would take place within the existing confines of the site with little change in the appearance of the facilities. Thus, the PUD will have adequate capacity to serve the Mill Creek UGA over the 20-year planning period.

PUD's system plan currently includes one upgrade project related to their transmission corridor on the east side of Mill Creek. The project consists of upgrading a 13.2 mile long segment of the 230 kV line in the north-south corridor that extends between the Sammamish Substation in Redmond and Seattle City Light's Bothell Substation located south of 156th Street SE at Sunset Road. The approximate construction date is 2005-2006.

Natural Gas

Existing natural gas transmission facilities and supplies have adequate capacity to meet the growth anticipated in the City's Land Use Element. That being the case, Puget Sound Energy has indicated that no additional transmission facilities are required or planned within the City of Mill Creek and its UGA within the 20-year planning period. Upcoming improvements will be limited to distribution facilities required to hook up new customers and improve distribution to existing customers.

PSE has identified a system reinforcement project that will be necessary to meet anticipated load growth in Mill Creek. New intermediate pressure gas main will be installed in 168th Street SE (from 35th Avenue SE to 23rd Avenue Southeast) and in 23rd Avenue SE (from 168th Street SE to Seattle Hill Road).

Water

1. City of Everett:

According to the Everett 2000 Comprehensive Water Plan, there is sufficient capacity to meet the future water needs of Alderwood and Silver Lake through 2019. Additional capacity will be needed to meet water demands beyond this time period. The 2000 Plan has two recommendations to improve the overall system capacity to meet future demand through 2050. They are:

- Replacement of the Berry Line with a larger diameter pipeline. This project is planned for construction in 2014.
- Construction of a cross-tie pipeline between the #2 and #3 transmission lines and the #5 transmission line near the City of Snohomish. This project is planned for construction in 2027 - 2028.

2. Alderwood:

The 2003 Alderwood Water System Plan anticipates peak demand to increase to approximately 60 MGD by the year 2030. With the planned construction of the second Clearview reservoir in 2010, the Alderwood district will have sufficient capacity through the year 2030 to serve district customers.

3. Silver Lake:

Silver Lake anticipates peak demand to increase to over 10 MGD by the year 2020. As a result, the district's water plan identifies improvements necessary to meet the increased demand including:

- Installation of a 12-inch transmission main along SR 527 (Bothell Everett Highway Transmission Main No. 2) for additional storage volume for Reservoir No. 4 anticipated to be completed in 2005.

4. Conclusion:

Subject to implementation of the recommendations of the Everett 2000 Comprehensive Water Plan, including an aggressive conservation program and completion of the improvements as prescribed in the two districts' comprehensive water plans, there will be an adequate capacity to serve the anticipated growth in the districts, including the City of Mill Creek UGA, over the 20-year planning period.

Sanitary Sewer

Several sewage collection/treatment facilities will need to be constructed or expanded to meet the demand generated by the land uses envisioned by the Land Use Element. These include:

1. Murphy's Corner Lift Station:

The Murphy's corner lift station, which is located within the Gateway Shopping Center, will be replaced with a gravity sanitary sewer line connecting to the North Creek Trunk Line. This improvement will likely occur at the time the property situated south of the Gateway Shopping Center is developed.

2. Regional Improvements:

Both Metro and City of Everett sewage treatment facilities will require expansion to meet the demand generated by growth. As a result, both Metro and the City of Everett have long-range improvement plans to increase capacity to meet projected demands. King County Metro is planning the construction of the Brightwater facility, located on Highway 9. Once the Brightwater facility is operational, the North Creek Trunk Line will be intercepted with an influent pipeline at 196th Street SE that will carry the wastewater (currently going to West Point) to the Brightwater Treatment Plant. Once treated, the wastewater will be conveyed to a marine outfall near Point Wells. The Brightwater Treatment Plant is expected to be operational by 2010.

3. Conclusion:

Subject to the construction of programmed sewage collection and treatment facilities, there will be an adequate capacity to serve the growth anticipated within Alderwood and Silver Lake, including the City of Mill Creek UGA, over the 20-year planning period.

Telecommunications

1. Verizon Northwest Inc.:

According to Verizon Northwest Inc., no new underground supporting structures (conduit systems) or switch stations are planned in the near future. However, Verizon Northwest Inc. is monitoring the SR 527 corridor, including the Town Center area and the properties designated for business park development to the north. Should the future businesses require the ability to transmit large amounts of data, a remote service unit (RSU) may be justified in the vicinity. The general location of the potential additional RSU location is illustrated on the Utility Element Map. Distribution facilities will continue to be added and upgraded as necessary to meet demand.

2. Wireless Services:

Wireless service providers monitor the use of the facilities on a regular basis to determine when additional facilities will be required. Increased demand is expected to outpace the increase in population as the service becomes more affordable and commonplace. As the number of customers increases, additional cell sites will be required to meet demand. While no new facilities have been formally proposed to date, additional facilities may be necessary in the Mill Creek UGA within the 20-year planning period.

Cable Television Utility Facilities

Comcast Cable Communications is in the process of updating their transmission facilities to allow the customers access to additional channels. The existing system is limited to transmitting a maximum of 35 channels. Application of fiber optic technology will increase the available number of channels to 80.

To apply this improved technology, a new "mini-hub" processing station is proposed in the vicinity of 180th Street SE, between SR 527 and 35th Avenue SE. This facility will be tied directly to the Lynnwood head-end facility via a fiber optic trunk line. Upon receiving the transmission signal, the mini-hub will relay the signal through new fiber optic transmission lines, which will replace the existing transmission lines. This will make fiber optic cable television transmission technology available to all existing customers and future developments, including the Town Center, business park and residential zoning districts. The distribution system linking individual customers to the transmission facilities will not be replaced at this time.

REGIONAL/LOCAL ISSUES

Following is a discussion of issues associated with the provision of utility services within the City of Mill Creek and its UGA.

Policies aimed at addressing issues raised in this section and throughout the element are provided later in the Utilities Element.

Regional Context of Utility Services

Utility infrastructure is not generally contained within jurisdictional boundaries. Distribution systems often serve several jurisdictions. For example, electrical transmission systems link individual utilities from Canada to California.

"Essential Public Facilities" Designation/Siting Criteria

Procedures for siting essential public facilities were approved by Snohomish County Tomorrow in 1995. The siting process has been adopted by reference within the Capital Facilities Element. The City will use these procedures for the siting of utilities that are deemed essential public facilities.

Need for Adequate Land Designated to Permit the Development of New/Expanded Utility Facilities

Utility providers often have difficulty obtaining sites for their facilities as a result of perceived health and safety concerns, public opposition or geological and geographical difficulties.

Need for Policies and Development Regulations that Facilitate the Predictable and Timely Development of Utility Facilities

To fulfill their public service obligations, utility providers must place and maintain utility facilities when and where needed in a timely fashion. If demand outpaces facility capacity, the consequences (i.e., power outages) could affect large numbers of residential and commercial customers.

Utility Corridors - Need for City/Utility Providers Coordination

Often, several utilities share the same corridor, and in some cases, the same trenches. Installation and maintenance of utility facilities are costly, both to the utilities and the City/public. Utilities are impacted directly by the actual costs of the labor and materials for the work; the City/public are indirectly affected by the traffic congestion resulting from trenching activities within the right-of-way (reduced level of safety, aggravation and lost time).

Need for the Sharing of Planning Information

Both the City and the utility providers have a need for accurate statistical data to plan for the future. Although the utilities and the City may use different forecasting methodologies, the population and employment forecasts are beneficial to all parties.

UTILITY POLICIES

The following policies have been formulated to address issues raised earlier in the element. Application of the policies will help to ensure that adequate utility facilities, which are aesthetically acceptable to the community, will be available to serve the growth anticipated in the Land Use Element.

Policy 1.01

Urban development shall only be approved in those areas where services are available and are adequate to support the proposed demands without adversely affecting current users.

Policy 1.02

The City shall coordinate with other jurisdictions and the utility providers as appropriate to ensure that there is adequate utility system capacity to serve the land uses envisioned in each jurisdiction's comprehensive plan and to identify areas and projects where interjurisdictional cooperation is necessary. This coordination will take place, at a minimum, through the SEPA determination review and comment process and/or any interlocal agreement.

Policy 1.03

The City shall provide annual updates of population, employment and development forecasts to the utility providers and adjacent jurisdictions to use in their long-range facility planning efforts.

Policy 1.04

Pursuant to RCW Chapter 57, the City will review Alderwood and Silver Lake's Water Plan Updates, which are required every five years, to ensure that the water plans' land development patterns and population and employment assumptions are consistent with the policies and assumptions of the City's Comprehensive Plan.

Policy 1.05

The City shall process necessary permits and approvals in a fair and timely manner to ensure predictability in the installation of necessary utilities.

Policy 1.06

The City shall adopt and maintain development regulations that permit utility facilities in all appropriate zoning districts subject to appropriate public and City review (i.e., SEPA review and/or a Conditional Use Permit).

Policy 1.07

Utility facilities designated as "essential public facilities" by the state, county and/or Snohomish County Tomorrow shall be subject to the countywide siting process mandated by the GMA. The City shall implement the procedures approved by Snohomish County Tomorrow in 1995 and adopted by reference in the Capital Facilities Element.

Policy 1.08

Through coordination with the utility providers and the application of appropriate development regulations, the City shall work to ensure that utilities are provided and maintained in a manner that is fiscally and environmentally responsible, aesthetically acceptable to the community and does not pose an undo health risk or nuisance to those who live and work in the community.

Policy 1.09

Development proponents shall be required to mitigate their proportional impacts on public utilities to ensure that proportional costs are borne by those responsible for the impact rather than the present City residents and rate payers, and that Levels of Service are not degraded below acceptable levels as a result of proposed developments.

Policy 1.10

The City shall require, where possible and appropriate, all new utility facilities to be located underground. In addition, the City shall require reasonable screening and/or the architecturally compatible design of all new aboveground utility facilities.

Policy 1.11

To minimize construction-related disruptions to the public, reduce the cost of utility facilities and prevent excessive deterioration of the roadway surface, the City shall promote, where possible, the co-location of new utility distribution and transmission facilities in shared trenches and the coordination of utility construction activity.

CONCLUSION

As established within this element, the utility providers have the capacity to meet current demand and have stated their commitment and ability to provide utility facilities adequate to meet anticipated demand generated by growth over the 20-year planning period. In addition, implementation of the above policies will enable the City and utility providers to monitor growth and the capacity of utility facilities within the Mill Creek UGA, thereby helping to ensure the provision of required new and expanded utility facilities in a timely and cost effective manner.

Electrical Utilities Map

Water and Sewer Utility Map