

Utilities

Utilities Shape the Future



Public Works utility employees enjoying a day on the job

Olympia's future and its ability to achieve long-term environmental, economic and social balance is influenced by how we deliver utility services to the community. Achieving sustainability challenges us to shift from a short-term to long-term focus that considers how our actions today will impact future generations. This long-term view emphasizes waste reduction, pollution prevention, community participation and partnerships, and managing fiscal and environmental resources in a conservative manner. Therefore, our strategy for managing utilities speaks to three of the key values for Olympia—maintaining and protecting our built and natural environments, planning for our future, and managing for sustainability.

This chapter discusses the major issues related to City and private utilities and defines broad goals and policies to guide them. City utilities include Drinking Water, Wastewater, Storm and Surface Water and Waste ReSources (garbage, organics, and recycling). Privately-owned utilities including natural gas and electric, cable service, and telecommunications facilities are regulated locally, especially within city-owned rights-of-way. Olympia's future will be shaped by where and when these facilities are provided.

Utilities also provide services which protect nature and conserve resources through pollution reduction, habitat restoration, waste reduction and recycling, and water conservation programs. The City is also partnering with private utilities to provide increasing opportunities for renewable energy solutions to customers in Olympia.

For most of the utility services discussed in this chapter, the appropriate entity has adopted a more detailed master plan to guide the design and daily administration of its services. This chapter is a bridge between those plans and the Comprehensive Plan's vision.

City-Owned Utilities Working Together

CHANGE:

We have updated and condensed information in this section for readability. We have also combined similar policies from separate utility sections in the previous Comp Plan to eliminate duplication.

City-owned and operated utilities provide the community with essential services and can help shape Olympia's future in meaningful ways. A coordinated approach to utility management ensures that we are

being more cost-effective and are fully considering the economic, social and environmental implications of our actions.



City Utilities provide clean drinking water.

Four City departments - Public Works, Finance, Executive, and Community Planning and Development - play key roles in City utility operations, including establishing level of service standards for each City utility in the [Capital Facilities Plan](#). Public Works oversees planning, programs, operations and capital facility management. Finance manages accounting, utility billing, and human resources. The Executive office provides legal and communication services, as well as overall policy support for work with the City Council and Citizen Advisory Committees. The Community Planning and Development Department supports utility services through their review and permitting of private development and construction projects.

Citizen engagement and involvement is an important component of City utility management. Customers and users help in environmental restoration, pollution prevention, waste reduction, and utility management and rate setting. A Utility Advisory Committee (UAC) appointed by City Council reviews programs, policies and rates.

The four City-owned and operated utilities include:

- **Drinking Water.** This Utility's mission is to provide and protect drinking water for a healthy community. This involves protecting groundwater and promoting water conservation as well as ensuring that our drinking water meets federal Safe Drinking Water Act
- **Wastewater.** This Utility's mission is to collect and convey wastewater to treatment facilities in order to protect public and environmental health. In addition, the utility works to reduce the number of onsite sewage systems in the City
- **Storm and Surface Water.** The mission of this utility is to provide services that minimize flooding, improve water quality, and protect or enhance aquatic habitat
- **Waste ReSources.** This utility's mission is to lead and inspire our community toward a waste-free future. This utility is directly responsible for providing collection services for residential and commercial garbage, residential recyclables and residential organics (yard debris, food waste and

soiled paper) and also encourages waste reduction through educational programs



City Utilities collect commercial organics for composting.

Over the next 20 years, there will be a growing need for us to manage utility resources efficiently with the future challenges of:

- **Funding Repair and Replacement.** Operation and maintenance needs will continue to expand especially as the pipes, pumps, valves, treatment facilities, reservoirs and wells that make up our utility system are aging. These needs must be met while keeping rates affordable
- **Protecting the Natural Environment.** Water quality deterioration and habitat loss will continue to be concerns as development and utilities expand to new areas
- **Preparing for Sea-Level Rise.** In addition to the obvious flooding problems, the underground utilities in the downtown area will be jeopardized

Utility staff will need to collaborate in finding partnerships and outside resources to find innovative solutions to these challenges.

Goals and Policies

CHANGE:

Information in this section has been updated and condensed for readability.

GU1

Utility and land use plans are coordinated so that utility services can be provided and maintained for proposed land uses.

PU1.1 Require annexation of all properties for which new City utility services are requested if the property is outside the City but inside the Urban Growth Area. Or, require property owners to sign a Binding Agreement to Annex, when requested by the City.

PU1.2 Require new developments to construct water, wastewater and stormwater utilities in a way that will achieve the community development, environmental protection, and resource protection goals of this Plan, and that are consistent with adopted utility plans and extension policies.

PU1.3 Evaluate land use plans and utility goals periodically to help guide growth to the most appropriate areas, based on knowledge of current environmental constraints and currently available utility technology.

PU1.4 Make necessary improvements to utility facilities that do not meet minimum standards. Prioritize capital improvements to existing systems based on age, condition, risk of failure, and capacity.

CHANGE:

New policy to institutionalize EDDS.

PU1.5 Ensure that public utility and transportation related facilities constructed in Olympia and its Growth Area meet appropriate standards for safety, constructability, durability and maintainability through Olympia's Engineering Development and Design Standards, which are regularly updated.

PU1.6 Update the utility portions of the Capital Facilities Plan to address infrastructure priorities, on an annual basis.

GU2

Reliable service is provided at the lowest reasonable cost, consistent with the City's aims of environmental stewardship, social equity, economic development and the protection of public health.

PU2.1 Ensure that new development projects pay for their own utility infrastructure needs based on a twenty year horizon and also contribute to their portion of existing infrastructure. Review new development charges (e.g., general facility charges) as part of utility master plan updates, or more frequently as needed.

PU2.2 Ensure that utility fees (e.g., rates, general facility charges) are structured so that they reasonably reflect the cost of providing services to each customer class and encourage water conservation and the reduction of wastewater treatment demands.

PU2.3 Provide special rates for low-income senior and low-income disabled utility customers.

PU2.4 Ensure that adequate funds can be generated by the City's utilities to maintain urban utility services and capital improvement programs.

PU2.5 Use fiscally responsible management practices in order to maintain favorable bond ratings for the City's utilities.

CHANGE:

Relocated policies 2.6 – 2.10 from Wastewater and Drinking Water.

PU2.6 Provide service to existing and new customers consistent with the legal obligation of City utilities to provide service.

PU2.7 Encourage waste reduction, recycling, water conservation and water quality protection through pricing policies.

PU2.8 Use debt financing responsibly to support needed capital facility investments and “smooth” rate impacts.

PU2.9 Use Developer Reimbursement Agreements with “latecomer fees” and similar tools to enable property owners to recover some of the initial costs of extending infrastructure to serve their development, when others connect to such extensions at a later date.

PU2.10 Consider the social, economic and environmental impacts of utility repairs, replacements and upgrades .

GU3

Utilities are developed and managed efficiently and effectively.

PU3.1 Coordinate public utility functions (such as operations and maintenance, public education and outreach, and capital facilities planning) for drinking water, wastewater, storm and surface water, and waste resources.

PU3.2 Regularly revise the Olympia Municipal Code and Engineering Development and Design Standards to give detailed guidance on how utility services should be delivered and paid for in accordance with the principles established in this Comprehensive Plan.

PU3.3 Update all utility master plans regularly and in accordance with state law.

PU3.4 Coordinate long-term planning and scheduling of utility capital improvements with neighboring jurisdictions and applicable local agencies (e.g., LOTT).

PU3.5 Work with neighboring jurisdictions to provide regionally-coordinated utility systems for those urban services which benefit from a regional approach.

PU3.6 Group underground utilities together, whenever feasible and make them easily accessible for maintenance, repair, and additions. Provide a guidance drawing within the Engineering Development and Design Standards that shows how and where public and private utilities should be co-located within the public right-of-way.

PU3.7 Evaluate programs for effectiveness on a regular basis.

CHANGE:

PU3.8 includes some guidance formerly found exclusively in the Plan’s Drinking Water Utility section.

PU3.8 Contribute a portion of utility revenue each year to educational programs for schools, neighborhoods and community organizations to help meet utility goals.

PU3.9 Provide consistent maintenance, asset management and emergency management practices for all utilities.

CHANGE:

Goal and policies regarding customers contributing toward achieving utilities’ goals have been moved to Planning Together Chapter.

GU4

Use Olympia’s water resources efficiently to meet the needs of

the community, reduce demand on facilities, and protect the natural environment.

CHANGE:

Consolidated policies relating to water conservation for all water resource utilities.

PU4.1 Encourage and allow reuse techniques including rainwater collection, greywater systems, and use of Class A reclaimed water as an alternative to use of potable water, to enhance stream flows or recharge aquifers, while protecting water quality.

PU4.2 Develop specific targets for reduction in potable water use.

PU4.3 Raise community awareness about why and how to conserve water.

PU4.4 Maintain total drinking water system loss below 10 percent of total water production.

PU4.5 Model best practices in water conservation through City operations and the Olympia Municipal Code.

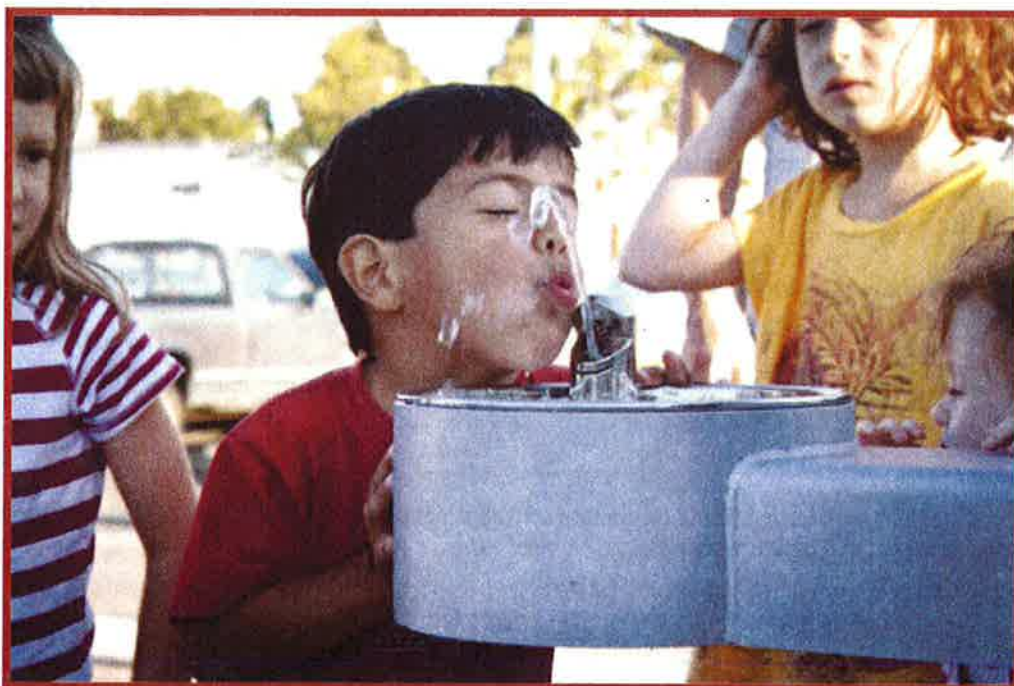
PU4.6 Advance the use of reclaimed water as defined in Council-adopted policies.

Drinking Water on Tap

CHANGE:

Information in this section has been updated and condensed for readability.

Olympians recognize the connection between groundwater and surface water, and the effect that our groundwater-dependent drinking water system has on surrounding surface water and the plants, fish and wildlife that these waters support. Olympia's Drinking Water Utility aims not only to deliver safe, clean drinking water - but to sustain the water supply by protecting water quality and conserving the supply.



A young Olympian drinks from a new water fountain at Percival Landing.

Every day the City of Olympia delivers affordable, high quality drinking water to nearly 55,000 people through about 19,000 connections. This water consistently meets 100% of the US Environmental Protection Agency's standards for safe drinking water. We receive this water in our homes – at a fraction of the cost we might pay for unregulated bottled water. In addition, Olympia sells wholesale water to the City of Lacey and the Public Utility District #1. The City also provides transmission and distribution of Class A Reclaimed water to customers in a limited area in downtown Olympia.

Olympia's Drinking Water Utility operates under a permit granted by the State Department of Health, Office of Drinking Water. Information about the City's drinking water utility can be found in [Olympia's Water System Plan](#).

In the next 20 years, the utility will face these challenges and issues:

- **Changing Water Quality Regulations.** The utility needs to be flexible and capable of responding to water quality regulations and treatment requirements as defined by state and federal agencies
- **Keeping Pace with Development.** Fast or slow, the rate of growth will determine how new water sources are developed and when they come on line
- **Protecting Groundwater from Contamination.** Risks to groundwater require regular evaluation, monitoring and actions to control pollutant sources as human populations increase

Goals and Policies

CHANGE:

Goals and policies that apply across utilities have been relocated to the All City Utilities section. Others removed, because they are outdated or covered in the Water System Plan or another more appropriate City document such as the Engineering Development and Design Standards.

GU5

Adequate supplies of clean drinking water are available for current and future generations and instream flows and aquifer capacity are protected.

PU5.1 Reserve water supply rights for at least 50 years in advance of need, so that supplies can be protected from contamination and they are not committed to lower priority uses.

PU5.2 Develop and maintain multiple, geographically-dispersed sources of water supply to enhance the reliability of the system.

PU5.3 Monitor water levels in aquifers and maintain numerical groundwater models, to monitor the aquifers used for water.

CHANGE:

Policies below added to provide updated guidance.

PU5.4 Coordinate with Lacey, Tumwater, Thurston County and the Public Utility District #1 to assure adequate water supplies throughout the City's Water Service Area, following the provisions of the Growth Management Act, Public Water System Coordination Act and the Municipal Water Law.

PU5.5 When practical, develop regionally consistent Critical Areas Ordinance regulations, Drainage Manual requirements, and other policies, to ensure the protection of groundwater quantity and quality across jurisdictional boundaries.

GU6

Groundwater in the City's Drinking Water (Wellhead) Protection Areas is protected from contamination so that it does not require additional treatment.

CHANGE:

These policies updated based on the most recent Water System Plan.

PU6.1 Monitor groundwater quality to detect contamination, evaluate pollution reduction efforts, and conduct research to understand risks to groundwater.

PU6.2 Implement programs to change behaviors that place groundwater at risk, and that raise awareness about aquifers and the need for groundwater protection.

PU6.3 Prevent groundwater contamination in Drinking Water Protection Areas through developing spill prevention and response plans.

PU6.4 Maintain the City's Critical Area Ordinance, policies, development review process and program management, to ensure groundwater quality and quantity is protected.

PU6.5 Maintain a contaminant source inventory, which identifies priority pollutants and update regularly within Drinking Water (wellhead) Protection Areas for each water source.

GU7

The drinking water system is reliable, and operated and maintained so that high quality drinking water is delivered to customers.

PU7.1 Maintain and update the Water System Plan, Engineering Design and Development Standards and Olympia Municipal Code to ensure drinking water utility facilities meet the requirements of the Growth Management Act, North Thurston County Coordinated Water System Plan, Washington Department of Health and Olympia Fire Code.

PU7.2 Maintain 100 percent compliance with all state and federal requirements.

PU7.3 Design Olympia's water supply system to achieve the most favorable and practical fire insurance rating, consistent with adopted service levels.

PU7.4 Comply with all state and federal treatment requirements with a continually improving water quality management program.

PU7.5 Continue and improve maintenance management, including preventive maintenance, repairs and replacements.

PU7.6 Prepare for and respond to emergencies and maintain secure facilities.

PU7.7 Continue and improve O&M program management, including safety, asset management and meter replacement.

PU7.8 Develop and maintain adequate storage, transmission and distribution facilities.

PU7.9 Require private water purveyors that build new systems within Olympia's water service area to build to Olympia's standards so the systems can be integrated in the future.

Managing Wastewater Effectively

CHANGE:


This section has been updated and condensed for readability.


The purpose of Olympia's Wastewater Utility is to protect public and environmental health by ensuring that wastewater is collected and conveyed to treatment and disposal facilities with minimal risk.

Olympia currently provides wastewater collection service to the 17.5 square miles of the City and about eight square miles of the Urban Growth Area in unincorporated Thurston County. However, many neighborhoods and individual lots within the City are still using onsite sewage systems. By 2035, Olympia expects public sewers will be extended to serve most of the UGA.



A stormwater pond captures and slows water runoff.

All wastewater collected by Olympia is conveyed to LOTT-owned transmission mains and treatment facilities for treatment and disposal. Treatment and disposal is managed by the [LOTT Clean Water Alliance](#) , which is a partnership of the cities of Lacey, Olympia, Tumwater and Thurston County.

Wastewater Utility activities are guided by the [Wastewater Management Plan](#). The LOTT Clean Water Alliance developed and actively manages its own Plan, known as the [Wastewater Resource Management Plan](#) , which it updates every year. The Plan addresses the treatment and disposal needs for all of its partners.

The Wastewater Utility coordinates a number of activities with the LOTT Clean Water Alliance. These include maintenance, condition assessments and pretreatment program efforts. These activities are all required under the National Pollution Discharge Elimination System (NPDES) Permit that covers both the City's wastewater collection system and LOTT-owned facilities. This shared responsibility requires

continual communication between the two entities, at both the operations and planning levels.



An artistic manhole cover in downtown Olympia.

The Utility faces the following key challenges over the next 20 years:

- **Maintaining Existing Infrastructure.** More than half of the infrastructure has passed its design life or is susceptible to corrosion. Given the need to protect public health, repair and replacement of failing sewer systems typically cannot be deferred
- **Reducing onsite sewage systems.** Many onsite sewage systems, especially in older parts of the City, are beyond or approaching their design life. This presents the potential for failure and risk to public and environmental health

Goals and Policies

GU8

The City and its growth area are served by a City-owned wastewater collection and transmission system that is designed to minimize leakage, overflows, infiltration and inflows so as to provide sufficient capacity for projected demand.

PU8.1 Extend the wastewater gravity collection system through both public and private development projects.

PU8.2 Prohibit new community and individual septic systems within City limits, except when specifically allowed by the Olympia Municipal Code.

PU8.3 Limit and ultimately phase-out community septic systems in the Urban Growth Area.

PU8.4 Facilitate the conversion of existing septic systems to the wastewater system through incentives, cost recovery mechanisms, pipe extensions and other tools.

PU8.5 Permit new STEP systems only for individual lots in neighborhoods currently served by STEP systems.

PU8.6 Require the conversion of septic systems to the City-owned wastewater collection system upon septic system failure or building use change, whenever feasible.

PU8.7 Separate combined wastewater/stormwater pipes in conjunction with stormwater and road improvements or residential repairs, when economically feasible.

PU8.8 Evaluate the structural integrity of aging wastewater facilities and repair and maintain as needed.

GU9

The Utility will facilitate the implementation and use of new technology and management systems.

PU9.1 Allow conditional use of alternative systems in the City's wastewater collection system where potential benefits can be readily identified and public and environmental health is preserved.

Rainfall, Runoff and Surface Water

CHANGE:

This section has been updated and condensed for readability.

The mission of the Storm and Surface Water Utility is to provide services that minimize flooding, maintain or improve water quality, and protect or enhance aquatic habitat. Goals and policies that protect water quality and aquatic habitat are located in the Natural Environment chapter. The Utility seeks to effectively reconcile conflicts between protection of our built landscape (flooding) and conservation of our natural environment (water quality and aquatic habitat).



Clearing storm drains of leaves is one way to help prevent flooding.

The Utility maintains over 130 miles of underground pipe, over 7,000 storm drains, and 95 stormwater ponds that carry stormwater runoff from roads and rooftops to our streams and Budd Inlet. The “surface water” for which Olympia’s Storm and Surface Water Utility shares responsibility includes nine streams within the City, four lakes, four large wetlands, and about six miles of marine shoreline.

The Utility is guided by the [Storm and Surface Water Plan](#), which outlines Utility challenges, goals, implementation tools and financial implications. Increasingly, the Utility is affected by state and federal regulatory requirements such as the [Western Washington Phase II Municipal Stormwater Permit](#).



Kayakers in Budd Inlet as seen from Percival Landing.

Olympia's growth and urbanization has placed increasing demands on the natural system. Major challenges facing the Storm and Surface Water Utility in upcoming years include:

- **Addressing Stormwater Impacts.** Cumulative impacts of paving and development result in increased pollutant delivery to streams and Puget Sound, decreased infiltration to groundwater, and loss of forests and habitat
- **Preparing for Sea-Level Rise.** Protecting our downtown from flooding that could result from a potential sea rise scenario of 50 inches by 2100 will require a coordinated effort
- **Keeping up with New Technology.** Innovative approaches to treating and controlling stormwater are rapidly evolving and the Utility must evaluate effectiveness and long-term implications of new technologies, while also managing risks associated with potential failures

Goals and Policies

GU10

The frequency and severity of flooding is reduced and hazards are eliminated, except during major storm events.

- PU10.1 Improve conditions in areas that are vulnerable to flooding.
- PU10.2 Emphasize the importance of emergency preparedness.
- PU10.3 Evaluate the structural integrity of aging stormwater pipes and repair as needed.
- PU10.4 Inspect private and public stormwater systems to identify required maintenance and repairs.
- PU10.5 Inventory and inspect City-owned culverts and ditches and perform maintenance if needed.
- PU10.6 Ensure that private pipe and pond systems are maintained.

GU11

Olympia's downtown is protected from future impacts of sea-

level rise.**CHANGE:**

Sea-level rise was not addressed in the previous Comprehensive Plan, so goal and policies are new.

PU11.1 Provide a comprehensive and cautious approach to sea-level rise that includes regulatory, engineering and natural solutions.

PU11.2 Coordinate with other key stakeholders, such as downtown businesses, LOTT Clean Water Alliance and the Port of Olympia.

PU11.3 Incorporate flexibility and resiliency into public and private infrastructure in areas predicted to be affected.

PU11.4 Maintain public control of downtown shorelines that may be needed to serve flood management functions.

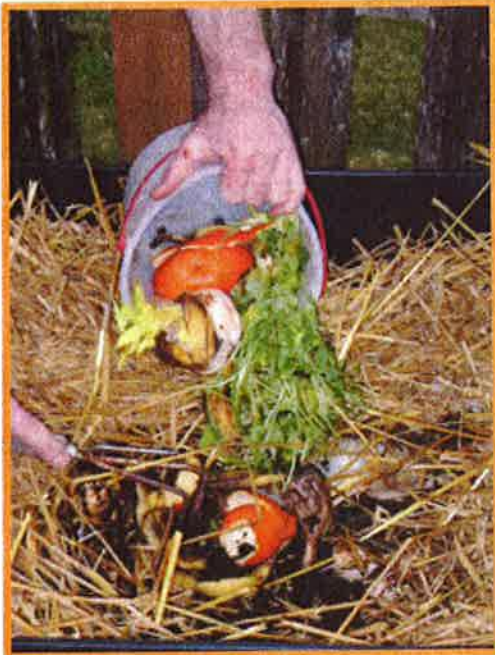
Towards Zero Waste

CHANGE:

Information in this section has been updated and condensed for readability.

Globally, waste is an expanding problem caused by a growing population and increasing consumption. We have an economy based on resource extraction, manufacturing and distribution that encourages depletion and does not reflect the full environmental and social costs of excessive waste. The result is increasing depletion of natural resources, increasing greenhouse gas emissions, and deteriorating air and water pollution – all of which are environmentally unsustainable and costly to society.

The amount of waste (including garbage, recycling and organics) collected per person each day in Olympia is increasing. This is coupled with an increasing population, creating environmental problems and pressuring an already strained regional waste management system. Olympians will help solve these problems through a variety of regional and local actions.



Compost at home to reduce waste.

Olympia's Waste ReSources Utility is responsible for ensuring that all of the City's waste is properly managed, and is directly responsible for providing collection services for residential and commercial garbage, residential recyclables and residential yard debris. In June 2006 the Olympia City Council adopted a Zero Waste Resolution. It establishes a vision for the City and a new direction for the Waste ReSources Utility. This resolution gave rise to a new strategic and operational six-year plan, [Olympia's Waste ReSources Plan](#), which creates a framework for a more focused approach toward Zero Waste. Olympia's Waste ReSources Plan anticipates a future in which "waste" is viewed as an inefficient use of resources.

In the next 20 years, the utility will face the following challenges and opportunities:

- **Reduce Sources of Waste.** Consider the whole life cycle of a product and ways to reduce waste in "upstream" production and distribution processes as well as in "downstream" consumer choices and waste management practices
- **Maximize the Current Collection System.** Continue to increase the portion of waste that is recycled or composted
- **Evaluate the Commercial Recycling Market.** Assess the pros and cons of entering into the commercial recycling services market

Goals and Policies

GU12

Solid waste is managed as a resource to provide environmental, economic, and social benefits.

PU12.1 The City's purchasing, recycling and disposal policies advance waste reduction and recycling.

PU12.2 Follow the solid waste management hierarchy established in federal and state legislation, which sets waste reduction as the highest priority management option, followed by reuse, recycling and responsible disposal.

PU12.3 Expand, when it is practical and feasible, recycling, composting and waste reduction programs to maximize the diversion of material from disposal into remanufacture and reuse.

PU12.4 Support the goals and policies of the Thurston County Solid Waste Management Plan.

GU13

Solid waste is managed in a responsible and cost-effective manner.

PU13.1 Encourage and promote waste reduction and recycling.

PU13.2 Manage waste locally to reduce transfer and disposal costs.

PU13.3 Explore new sites and methods of reducing, reusing, recycling and disposing of solid wastes.

PU13.4 Utilize technology when practical and innovative solutions to implement and maintain efficient and effective routing and collection programs.

CHANGE:

New policy.

PU13.5 Develop specific targets for waste reduction in Olympia in utility master plans.

GU14

Environmental impacts caused by solid waste management are minimal.

PU14.1 Handle and dispose of solid waste in ways that minimize land, air and water pollution and protect public health.

PU14.2 Work cooperatively with Thurston County to ensure that the operations of the Thurston County Waste and Recovery Center (WARC) are in compliance with state and federal regulations, and are responsibly managed.

Coordination with Private Utilities

CHANGE:

Information in this section has been updated and condensed for readability.

Most private utilities are regulated at the state level by the Washington Utilities and Transportation Commission (WUTC). The WUTC ensures that safe and reliable service is provided to customers at reasonable rates. The Commission regulates the rates and charges, services, facilities and practices of most of Washington's investor-owned gas, electric and telecommunication utilities.

Growth in residential, commercial, or industrial development often requires expanded utility services, therefore local land use decisions, that affect density and direct development, drive new utility needs.

In Olympia, private utilities provide these services:

- **Electricity.** Puget Sound Energy (PSE) is the only provider of electricity to Olympia and its Urban Growth Area. PSE is an investor-owned utility serving electricity to nine western and central Washington counties
- **Natural Gas.** PSE is also the only natural gas provider to Olympia and its Urban Growth Area. PSE serves natural gas customers in six western and central Washington counties
- **Standard Telephone Service.** The only provider of standard telephone service in Olympia and its

Urban Growth Area is Century Link Communications International, Inc., (Century Link). Century Link is an investor-owned corporation offering local telecommunication services to customers in 14 states. They also provide broadband data and voice (including long-distance) communications services outside their local service area, as well as globally

- **Telecommunications and Cellular Telephone Service.** Many new telecommunication providers have entered the market and provide options that create a very competitive environment in this area. These factors make it very difficult to accurately assess the way in which future telecommunications will be provided
- **Cable Services and Programming.** At the time this Plan was adopted, Comcast is the only cable provider serving Olympia. Properties that lie with the UGA are covered under Thurston County's franchise. Currently, cable companies are not regulated by the state as a private utility. Cable companies are regulated by local governments and the FCC. Comcast has a 10-year non-exclusive franchise agreement to use public right-of-way to provide cable services within the Olympia city limits. This agreement was adopted by City Council in 2009

Goals and Policies

GU15

Cooperation and coordination exists between jurisdictions and private utility providers.

CHANGE:

Language simplified.

PU15.1 Coordinate utility planning activities with the private utility providers. The City will work with the private utilities to achieve consistency between their facility plans and the City's regulations and long-range plans.

PU15.2 Provide information to private utilities as requested on current and projected figures for population, employment, development, and utility service demand.

PU15.3 Process permits and approvals for private utility facilities in a fair and timely manner, and in accordance with development regulations that foster predictability.

PU15.4 Work with the private utilities when developing policies which affect private utility service and activities. Some examples of areas where private utility input on policies should be solicited include street excavation, street obstructions, and fees.

CHANGE:


New policy to reference franchise and master permit agreements with private utility providers.

PU15.5 Maintain agreements, where appropriate, with private utilities, updating them as needed to adapt to changing needs and plans.

PU15.6 Olympia and Thurston County will coordinate with each other and with the cities of Lacey and Tumwater on private utility planning to achieve consistency in regulations and long-range plans which promote efficient and effective provision of utility services.

PU15.7 Olympia and Thurston County will coordinate with and cooperate with each other and with the cities of Lacey and Tumwater in the planning and development of multijurisdictional private utility facility additions and improvements.

PU15.8 Decisions made regarding private utility facilities must be consistent with, and complementary to, regional demand and resources and shall reinforce an interconnected regional distribution network.

PU15.9 Olympia and Thurston County will coordinate with each other and the cities of Lacey and Tumwater on emergency management related to utility series by following the [Natural Hazards Mitigation Plan for the Thurston Region](#) .

GU16

Private Utilities are located underground to protect public health, safety and welfare, and to create a more reliable utility system.

CHANGE:


Goal and policies are modified to identify public health, safety and welfare as primary focus on undergrounding.

PU16.1 Place new private utility distribution lines underground wherever practical. This should be based on sound engineering judgment, on consideration of health and safety, and in accordance with the regulations and tariffs of the WUTC and the City's Engineering Development and Design Standards.

PU16.2 Encourage placing existing private utility distribution lines underground, in accordance with the regulations and tariffs of the WUTC.

PU16.3 Coordinate the undergrounding of both new and existing private utility lines consistent with policies PU 3.1 and PU 3.2.

PU16.4 Apply utility undergrounding requirements to all public and private development projects.

PU16.5 Develop and maintain a management plan, consistent with the Olympia Municipal Code and the Engineering Development and Design Standards, for underground and overhead utilities as part of the City's Franchise Agreement with PSE. [OMC telecommunications Chapter 11 regarding permitting and leasing](#) .

GU17

Private utility facilities will be located in the same area.

PU17.1 Promote the co-location of new utility distribution and communication facilities when doing so is consistent with utility industry practices and national electrical and other codes. ([See policy PU3.6](#) that recommends a guidance drawing showing utility locations.)

PU17.2 Provide timely and effective notice to all affected private utilities of all road construction, in order to promote the joint planning and coordination of public and private utility trenching activities.

CHANGE:

Deleted policy on designating utility corridors, included in PU above on management plan.

GU18

Adverse impacts of above-ground utility facilities such as sub stations and cellular towers on surrounding land uses are minimized.

PU18.1 Locate private facilities near compatible adjacent land uses. City regulations will specify that approval of new private utility facilities shall be reasonably compatible with the development of the surrounding properties.

PU18.2 Ensure that the City's zoning code includes standards that ensure that new private utility facilities are coordinated and integrated with surrounding land uses so they are reasonably compatible with the natural or built environment. These regulatory standards shall encourage facility design which minimizes the visual intrusion of facilities in all areas.

PU18.3 Encourage telecommunication utilities to use existing structures, such as existing towers and buildings, where such use does not conflict with height restrictions.

CHANGE:

Policy on administrative review deleted, institutionalized at the City.

GU19

Every resident and business in Olympia has affordable access to cable television and Internet services.

PU19.1 Encourage cable services to incorporate the latest features and improvements as they become technologically and economically feasible.

CHANGE:

Deleted policy duplicates new goal.

PU19.2 Seek to ensure that any cable franchisee provides a high quality of customer service, signal transmission and programming variety.

GU20

Communications between public buildings reflect advances in cable technology.

PU20.1 Ensure cable service to major public buildings allows programs to originate there as well as to be received there.

CHANGE:

Delete policy with specific building references due to outdated information.

GU21

Public educational institutions and governments can air programming on designated channels on the cable system.

PU21.1 Ensure that cable service includes no fewer than four local access channels, which are responsibly and fairly administered in the public interest.

CHANGE:

Moved last two policies under this goal to Public Involvement chapter under GP2.

Appendix A Utilities Inventory and Future Needs

City-Owned Utilities

Drinking Water

Inventory

A series of springs, wells, pumps, reservoirs and transmission lines supplies water to Olympia's customers. McAllister Springs provides the majority of drinking water for the City. McAllister Springs is unfiltered surface water and therefore subject to more stringent treatment requirements. A 36- inch transmission main moves water from the springs (and the new wellfield) to the Meridian reservoirs, and then on a nine-mile journey into reservoirs at Fir Street. From there it is pumped and piped throughout the City. The rest of the City's drinking water is provided by six wells (Two wells at Allison Springs, Kaiser, Indian Summer, Shana Park, and Hoffman). Olympia Drinking Water Facilities shows the major components of Olympia's water system.

Olympia Drinking Water Facilities

Class A reclaimed water treatment, production and main distribution facilities are jointly owned and operated by the Lacey, Olympia, Tumwater and Thurston County (LOTT) Cleanwater Alliance. Olympia owns and operates a limited distribution system for reclaimed water in the downtown area. Olympia and LOTT Major Reclaimed Water Facilities shows the major components of both the City's and LOTT's reclaimed water system.

Olympia and LOTT Major Reclaimed Water Facilities

Existing Capacity

Olympia's water service area boundary map generally follows the Urban Growth Area and policies related to providing service area defined by the North Thurston County Coordinated Water System Plan and Olympia's Water System Plan and municipal code. Olympia has adequate water rights reserved to supply customers within the service area for a minimum of 50 years. Conservation and reclaimed water programs will also help extend Olympia's water supply.

Eleven storage tanks serve seven pressure zones throughout the City, with a total capacity of 30.88 million gallons. Five are steel and six are concrete. The Meridian Storage Tanks, located west of McAllister Springs, provide 8 million gallons of storage. The transmission and distribution system is a network of 275 miles of pipe, ranging from ¾-inch to 36 inches in diameter and ranging in age from new to nearly 80 years old. The pipes are made of various materials, including galvanized steel, polyvinyl chloride (PVC), asbestos cement, concrete, ductile iron, steel, high-density polyethylene and plastic. The City is divided into seven water pressure zones for distribution throughout the service area.

Future Facilities

Future needs for drinking water will include water source development, repair and replacement of deteriorating pipes, pumps and reservoirs, and new transmission, distribution and storage facilities to serve the growing community. The City is in the final steps of relocating to a new wellfield near McAllister Springs to establish a more protected and productive source of supply. Two new sources, the Briggs and Brewery water supplies will provide additional system reliability as geographically dispersed sources of water in the future. A new reservoir in SE Olympia will also be required. General Facilities Charges, paid by developers, fund growth-related improvements. Other improvements are financed through utility rates, combined with bonds and low interest loans. The City is also jointly developing a reclaimed water infiltration facility with the City of Lacey for water supply mitigation purposes outside the City's service area.

Wastewater

Inventory

Within Olympia and its Urban Growth Area, the wastewater system consists of nearly 200 miles of gravity pipes, 30 pump stations and 1,800 STEP systems owned and maintained by the City; 4,200 privately owned and maintained onsite sewage systems; and regional collection and treatment facilities owned by the LOTT Alliance. Major infrastructure components are shown on the Wastewater Major Facilities and Assets map below. The way the wastewater system is planned and managed has a major impact on the City's ability to accomplish its land use, environmental, economic development, and growth management goals.

Wastewater Major Facilities and Assets map

Existing Capacity

Generation rates refer to the amount of wastewater produced by an average customer on a typical day. The Olympia-derived base flow (estimated at approximately 4.2 MGD) was divided by the 2006 service population to arrive at the following profile.

- Residents: 63 gallons per capita per day, or 170 gallons per day per Equivalent Residential Unit (ERU)
- Employees: 27 gallons per employee per day

Using these values, the base wastewater generated within the City of Olympia is projected to increase from 4.2 MGD to 7.2 MGD by 2025.

Future Facilities

Computer analysis indicates that in general the City's wastewater system has few existing and potential future capacity limitations as long as future flows are carefully routed to appropriate regional collector pipes. Planning for and directing these future flows is a key strategy for optimizing system capacity. Using computer flow simulation, Wastewater Utility staff monitors and manages existing and future flows, tracks the need for the long-term improvements, and plans for construction of projects before reaching capacity. LOTT Clean Water Alliance's Wastewater Resource Management Plan addresses future capacity and treatment upgrades to the regional system.

When infrastructure improvements are needed due to new development, future users of the new facilities repay the City through general facilities charges, latecomer fees or other potential cost recovery tools.

The Capital Improvement Program to meet forecasted 6 to 20-year needs is developed in the Wastewater Management Plan, and revised and updated in the City's most recently adopted Capital Facilities Plan.

Storm and Surface Water Utility

Inventory

The Utility maintains over 130 miles of underground pipe, over 7,000 storm drains, and 95 stormwater ponds that carry stormwater runoff from roads and rooftops to our streams and Budd Inlet. The Storm and Surface Water map depicts the major storm and surface water facilities in Olympia. In addition to Olympia's public stormwater infrastructure, the Utility provides technical assistance and performs maintenance inspections on privately owned stormwater systems throughout the City. A small area of the downtown and Northeast neighborhood are still served by a combined sanitary/stormwater sewer, which routes flows to the LOTT treatment plant.

Storm and Surface Water map

Existing Capacity

Historical flooding problems have mostly been corrected over the past couple decades. Flooding problems now are typically smaller in scale and easier to address than in the past. The Utility manages a pipe televising program to assess the condition of underground infrastructure and schedule maintenance and repairs proactively.

Many of the older areas of the City were built before stormwater treatment was required. The Utility looks for opportunities to retrofit stormwater treatment into these areas when feasible.

Future Facilities

Olympia's Stormwater Drainage Manual requires new development to infiltrate stormwater onsite whenever possible. The need for existing stormwater facility upgrades or repairs is assessed by the Utility annually as part of the Capital Facilities Plan update process.

Waste Resources

Inventory

Waste ReSources Utility has two core programs – Waste Prevention and Reduction, and Collections. The Waste Prevention and Reduction Program is responsible for preparing and periodically updating the Utility's waste management plans, and for developing and implementing policies and programs. This Program focuses on reducing overall waste and increasing reuse, recycling and composting.

The Collections Program operates the drop-box and curbside collection services, so waste can be disposed of reliably, with minimal impact on environmental and public health and worker safety. In addition to daily residential and commercial collection, collections staff empty downtown trash containers, remove waste from community events, and clean-up illegal dump sites. They design collection routes, provide onsite technical assistance and customer service, deliver and remove City-owned waste receptacles, and handle Utility billing for drop boxes and commercial dumpsters.

Existing Capacity

The Collections Program serves over 12,000 single-family residential customers, about 130 multifamily buildings, and roughly 1,510 commercial customers. Single-family residential waste is collected in carts. Olympia's WasteResources Residential Collection Area shows the utility's four residential collection service areas. Most waste from multifamily customers is collected in carts or dumpsters, and waste from commercial customers in carts, cans, dumpsters or drop boxes.

[Olympia's WasteResources Residential Collection Area](#)

Regional Waste and Recycling Processing Facilities show the regional processing facilities used by the City for our materials. Yard debris and garbage are delivered by City vehicles to the Waste and Recovery Center (WARC) for processing and transfer to disposal. Thurston County owns the WARC at Hawks Prairie in Lacey. The County contracts with Allied Waste Services for transfer, transport and landfilling of garbage; and for transfer, hauling and composting of yard debris. Currently, commingled recyclables are taken to a private transfer station near the County's WARC and then to a regional Materials Recovery Facility in Tacoma, Washington.

[Regional Waste and Recycling Processing Facilities](#)

Garbage and non-recyclable construction and demolition debris is compacted into large containers and

hailed to the railhead in Centralia. This debris is transported by rail to the Roosevelt Regional Landfill in Klickitat County, which is operated by Rabanco, an Allied Waste subsidiary. Mixed organic waste (yard debris, food scraps and food-soiled paper) is hauled from the WARC to a composting facility near Tenino. Some woody debris and organic waste is taken to industrial sites for burning as hog fuel for energy.

Future Facilities

Future needs for the City's Waste ReSources (solid waste) utility will include adapting programs to an ever-evolving waste stream while considering disposal, transfer, recycling and composting capacities and technologies. The City depends on both public and private facilities to responsibly manage its waste. Garbage collected by the City is delivered to the County's transfer station where it is hauled by truck and rail to Roosevelt Regional Landfill in Klickitat County. The County transfer station will need to expand its capacity which was originally projected to last until 2021. Transfer station operations are funded through tipping fees paid by those who use the facility. Landfill capacity at Roosevelt Regional is expected to last another 70 to 80 years.

The City relies on a private transfer operation to get commingled recycling to a regional sorting facility in Tacoma, Washington. A City-owned and operated transfer site could greatly improve the City's position in working with recycle sorting facilities and composting operations. The capacity for composting and burning organic waste for energy has been reduced in recent years with the closure of two nearby composting operations and a waste-to-energy plant in Grays Harbor. The Silver Springs composting facility is undergoing a major renovation to control odors and will be operating again in June 2012. The City may need to consider other alternatives for managing its organic waste if Silver Springs were to experience continued problems managing odors and quality. The City will need to plan for customer growth spurts as areas of UGA get annexed.

Description & Inventory of Private Utilities Serving Olympia

Electricity and Natural Gas

Unlike some other private utilities, providers of electricity like Puget Sound Energy (PSE) must provide electricity upon demand and in accordance with "tariffs" on file with the Washington Utilities and Trade Commission (WUTC). In order to fulfill its public service obligations, PSE must plan to extend or add to its facilities when needed. As regulated by the WUTC, natural gas is not considered a necessity like electricity is; rather it is a utility of convenience.

Customer hookup to the distribution system is determined by the WUTC. PSE natural gas service is a demand driven utility and as such is prohibited from passing the cost of new construction on to the existing rate base. As driven by demand, PSE installs service for new construction and conversion from electricity or oil to natural gas. PSE owns and operates electrical transmission and distribution stations and transmission and distribution lines within the City of Olympia. Major PSE Electric and Natural Gas Facilities shows existing and proposed major PSE electric and natural gas facilities, and does not include distribution lines.

Telecommunications and Cellular Telephone Service

The volatility and competitiveness of the telecommunications market makes it difficult to accurately assess the way in which future telecommunications will be provided. The Federal Communications Commission (FCC) regulates cellular providers in each cellular geographic service area. In Olympia and its Urban Growth Area, there are several FCC licensed cellular phone providers. The City adopted the [Olympia Wireless Telecommunications Master Plan](#) in April 2006. This plan includes information about future expansion needs and probable facility locations. The Olympia Municipal Code, [Chapter 11](#), also includes guidance on telecommunications permitting and leasing.

At the state level, cellular telecommunications companies are regulated by the WUTC. Although cellular technology is increasingly used as a reliable backup communication system during times of emergency, for example during natural disasters, the WUTC defines cellular technology similarly to natural gas, that is, as a utility of convenience, not necessity. Therefore, cellular phone providers are not required to provide service upon demand.

There are several dozen antennas for cellular phone service located in Olympia. The cellular phone system consists of a series of these low-powered antennas in a honeycomb pattern of "cells" that invisibly blanket the service area. Each cell site has an effective signal radius ranging from a few blocks to a few miles depending on terrain and capacity demand. As a caller drives from one cell to another, the call is automatically handed off to another cell by a central computer. This central computer also connects the cellular phone transmission with the local telephone company system, which completes the call. Cellular phone service is expanded in a given area either by extending the coverage to new areas or by increasing the capacity of the system within the current service area.

Standard Telephone Service

As regulated by the WUTC standard telephone service is considered a necessity and therefore, CenturyLink Communications International, Inc., (CenturyLink, formerly Quest and AT&T) must provide phone facilities on demand. As communities grow, facilities are upgraded to ensure adequate service levels. Facilities are also upgraded with new technology to make additional services available.

Standard telephone service consists of four primary components - central switching offices (two are located in Olympia), main cable routes, branch feeder routes, and local loops. All these components work together to provide a dial tone to every subscriber.

CenturyLink also maintains a broadband telecommunications network over a mix of optical fiber, coaxial cable and copper wire. CenturyLink states that it currently provides telecommunications service to Olympia and is committed to continuing to provide state of the art services in the future.

Cable Services

CHANGE:

Update language to reflect current technology and move cable programming goals and policies to Public Involvement.

Comcast, Inc., is Olympia's sole cable service provider. The two key components of the cable system include a receiver site and a fiber-to-the node cable system. Receiver sites are towers that pick up air and satellite signals. The receiver site in Olympia serves not only Olympia but surrounding communities as well. The cable television system is fed directly by coaxial and fiber-optic cable from the receiver site. All of Olympia is served by cable, although, of course, not every household in Olympia chooses to subscribe.

Cities and counties have the authority to grant franchises to cable companies for placement of their lines in the public right-of-way. In exchange for granting this privilege, local governments may require cable companies to provide certain services. The Olympia franchise agreement sets out these services which include the following:

- The company must provide service throughout the City, and put the cable underground for new construction
- The company must meet minimum standards for the number of channels provided, variety of programming, quality of customer service, and technical quality of signal transmission
- A public access studio and facilities that allow for program origination from a variety of public facilities identified by the City
- Free cable service at City buildings

- Financial support for local access television equipment

Federal law allows local government to charge a franchise fee for use of the Right-of-Way (ROW), currently no more than 5% of gross revenue.

In the Olympia area, the local television access portion of the franchise is administered on behalf of Olympia, Lacey, Tumwater, and Thurston County by Thurston Community Television (TCTV), a non-profit organization. Olympia has an annual contract with TCTV for specific government, education, and public television access purposes. Comcast provides the TCTV studio on a \$1 per year lease and an additional cash contribution for local access capital purposes. See Public Involvement Chapter for goals and policies on local access programming.

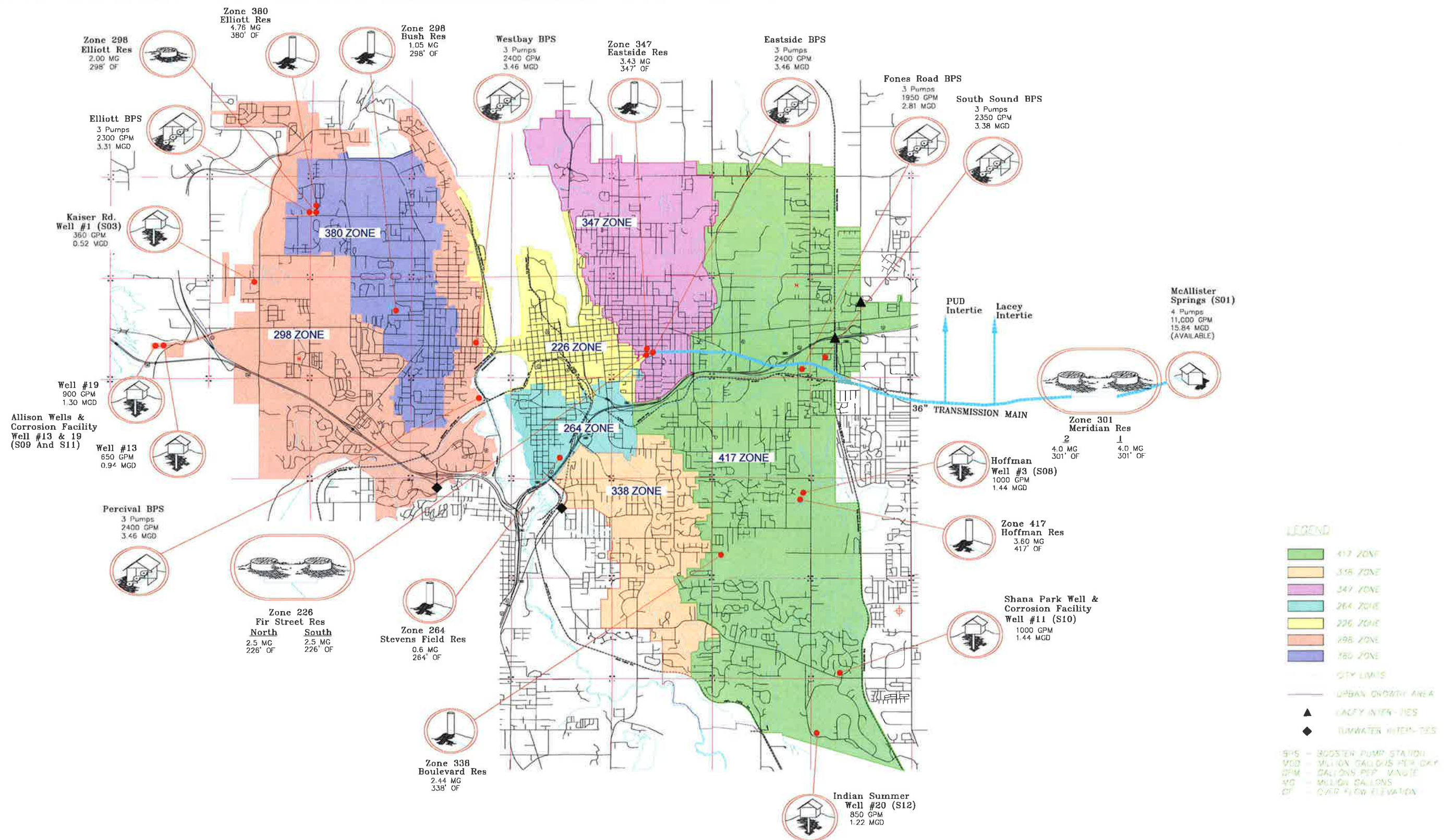
Each year Comcast engineers assess the need for system expansion. Comcast provides hook-up to customers as demand rises. The City of Olympia is adequately served by cable television at this time and will continue to be adequately served throughout the 20-year planning horizon.

For More Information

- [1996 North Thurston Coordinated Water System Plan](#) This document outlines the policies and procedures for providing coordinated drinking water services to the North Thurston urban area
- [1990 General Sewerage Plan for Thurston County](#) This document outlines the plan for providing sewer services to the unincorporated Urban Growth Areas within Thurston County
- [Thurston County's Hazard Mitigation Plan](#) is a cooperative effort by local governments to identify and prioritize ways to mitigate our region's vulnerability to natural hazards such as storms, landslides, earthquakes or flooding

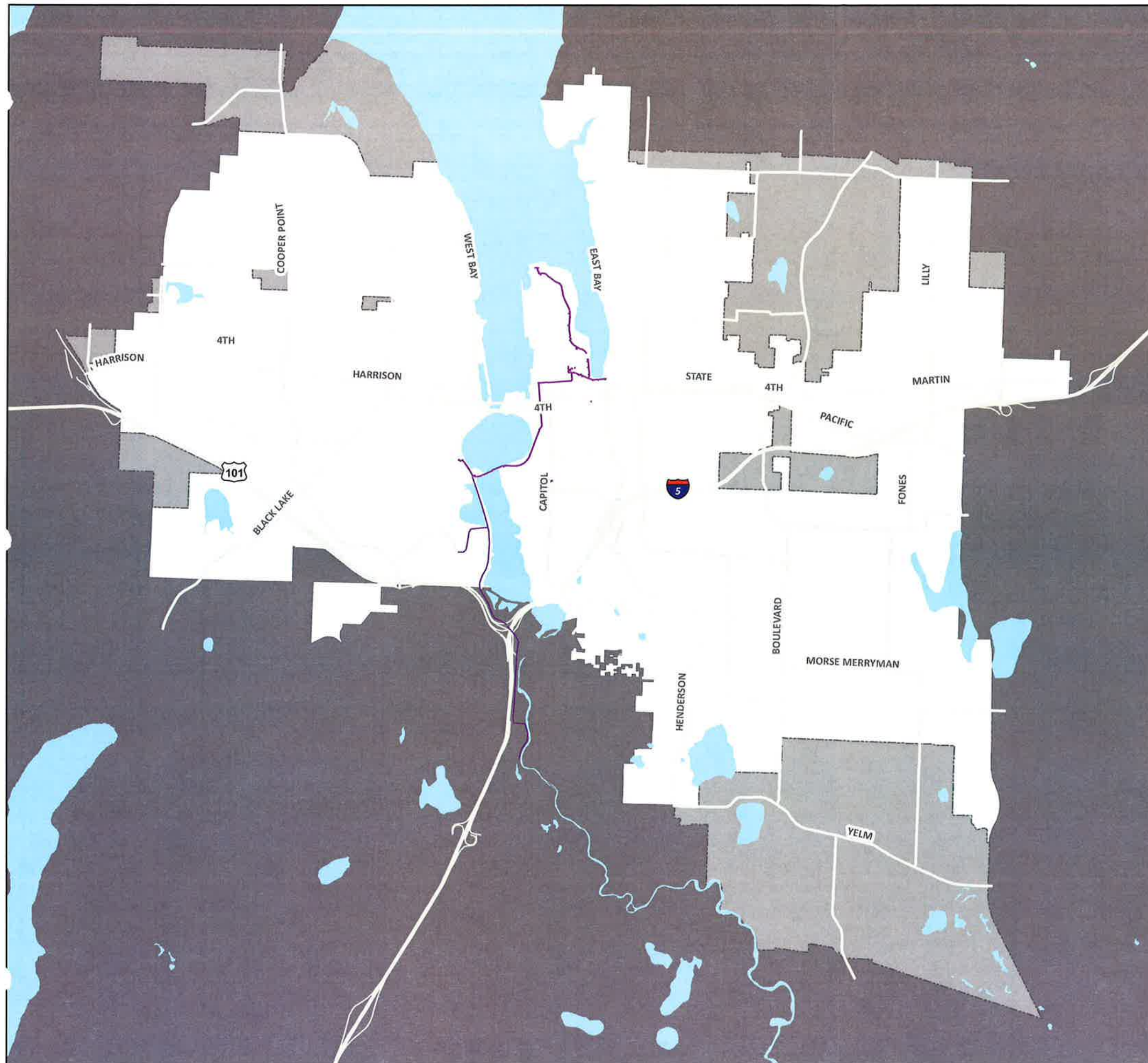
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The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources.



Reclaimed Water System Mains










- reWaterMain
- Urban Growth Area
- City Limits



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Miles

The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

Wastewater Major Facilities and Assets

-  Pump Station
-  Treatment Plant
-  STEP Main
-  Force Main
-  LOTT Force Main
-  Gravity Main
-  LOTT Gravity Main
-  Urban Growth Area
-  City Limits

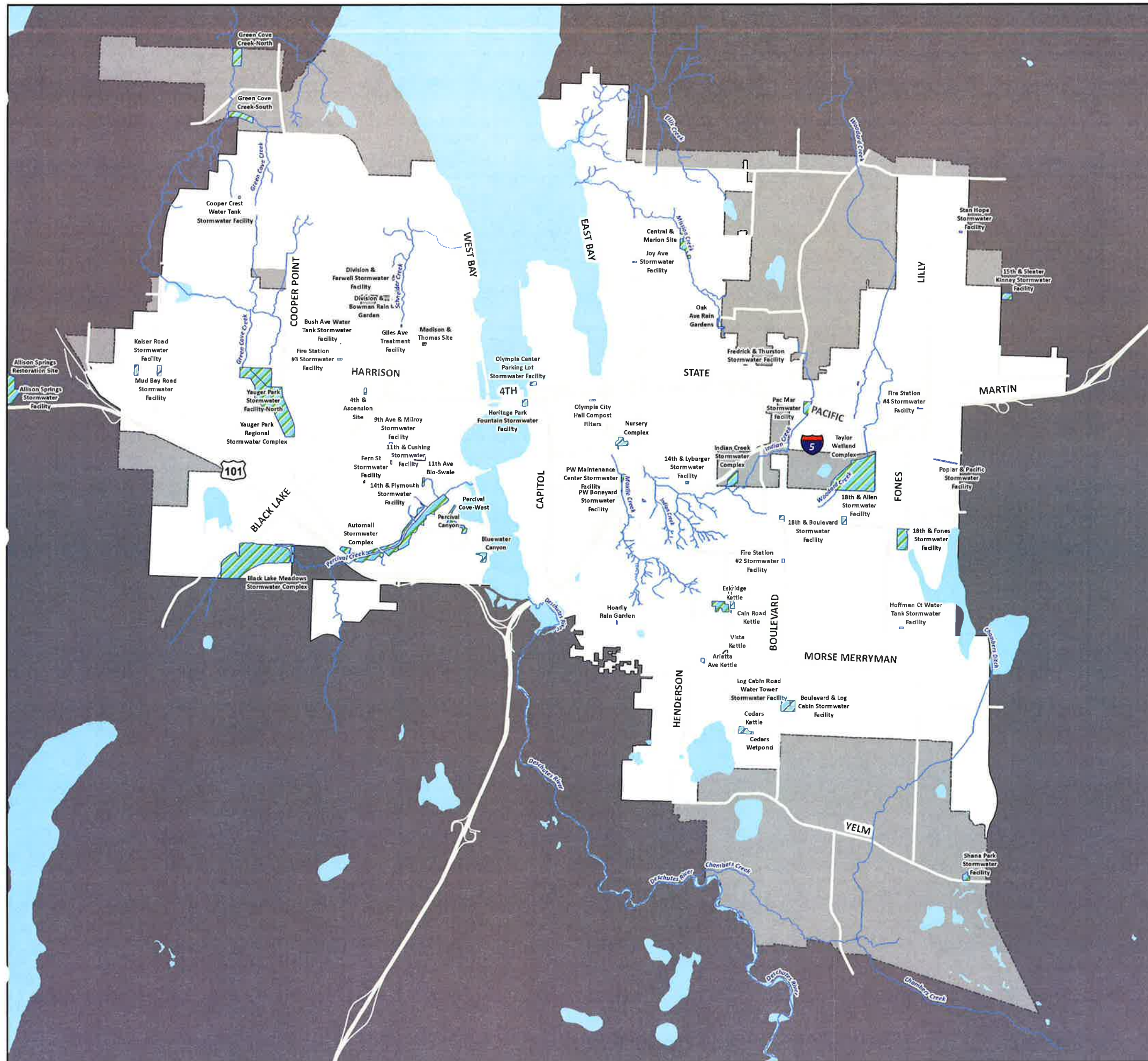


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City-Owned Stormwater Management Facilities and Local Streams

- Local Streams
- Stormwater Facilities
- Urban Growth Area
- City Limits



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