

GENERAL Goals and Policies

GU1 Utility and land use plans are coordinated so that utility services can be provided and maintained for proposed future land uses.

PU1.1 Require annexation of all properties for which new City wastewater or drinking water 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 drinking water, wastewater and stormwater utilities in ways that meet 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 ensure growth is guided by our knowledge of current environmental constraints and the latest available utility technology.

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

PU1.5 Ensure that public utility and transportation-related facilities constructed in Olympia and its Growth Area meet City standards for safety, constructability, durability and maintainability. (See City of Olympia [Engineering Design and Development Standards](#).)

PU1.6 Annually update the utility portions of the [Capital Facilities Plan](#)  to reevaluate infrastructure priorities.

GU2 Reliable utility 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 based on their expected needs for the next 20 years. Also require them to contribute to their portion of existing infrastructure. Routinely review

new-development charges (such as general facility charges) when updating utility master plans, or more frequently as needed.

PU2.2 Ensure that utility fees, such as rates and general facility charges, are structured to reasonably reflect the actual cost of providing services to each customer class. Fees must also encourage customers to conserve water and reduce their demand on our wastewater treatment system.

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

PU2.4 Ensure that adequate funds are generated by the City's utilities to maintain 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.

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

PU2.7 Use pricing to encourage utility customers to reduce waste, recycle, conserve water, and help protect our surface water quality.

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

PU2.9 Use Developer Reimbursement Agreements that include "latecomer fees" and similar tools to enable property owners to recover some of the initial costs of extending infrastructure to serve their developments, 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 other local agencies, such as LOTT.

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

PU3.6 Locate public and private utilities in public rights-of-way and/or easements on private property in a manner to facilitate safe and efficient operation, maintenance and repair, and to minimize conflicts. Provide guidance within the Engineering Design and Development Standards that shows how and where public and private utilities should be located, including opportunities for co-location.

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

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 Ensure consistent maintenance, asset management, and emergency management practices for all utilities.

GU4 Use Olympia's water resources efficiently to meet the needs of the community, reduce demand on facilities, and protect the natural environment.

PU4.1 Encourage and allow re-use techniques, including rainwater collection, greywater systems, and use of Class A reclaimed water as alternatives to use of potable water, in order to enhance stream flows or recharge aquifers, while also protecting water quality.

PU4.2 Develop specific targets for reducing potable water use.

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

PU4.4 Reduce water system leakage as much as possible, at a minimum below the Washington State limit of 10 percent of total water production.

PU4.5 Model best practices in our City operations and the [Olympia Municipal](#)

[Code](#) .

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

DRINKING WATER Goals and Policies

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 increase the reliability of the system.

PU5.3 Monitor water levels in aquifers and maintain numerical groundwater models.

PU5.4 Coordinate with Lacey, Tumwater, Thurston County and 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 we are protecting 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.

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

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

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

PU6.4 Maintain the City’s Critical Areas Ordinance, policies, development review process and program management, to ensure we protect groundwater quality and quantity.

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

GU7 The drinking water system is reliable and is 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, and continually improve our water quality management program.

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

PU7.5 Prepare for and respond to emergencies and maintain secure facilities.

PU7.6 Continue to improve operations and maintenance program management, including safety, asset management and meter replacement.

PU7.7 Develop and maintain adequate storage, transmission and distribution facilities.

PU7.8 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.

WASTEWATER 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 Encourage septic system owners to connect to the City wastewater system by offering 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, such as composting toilets and greywater systems when potential benefits are clear and there is not risk to public or environmental health.

STORMWATER Goals and Policies

GU10 The frequency and severity of flooding are reduced and hazards are eliminated, except during major storm events.

PU10.1 Improve stormwater systems 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 The City uses best available information to implement a sea level rise management plan that will protect Olympia's downtown.

PU11.1 Evaluate different scenarios for sea level rise, including varying magnitudes and time horizons, and develop a progression of adaptation and response actions for each scenario.

PU11.2 Develop plans, cost estimates and financing options for addressing sea level rise that include regulatory, engineering and environmentally sensitive solutions.

PU11.3 Maintain public control of downtown shorelines that may eventually be needed to help manage flood water.

PU11.4 Incorporate sea level rise planning into the design of public and private infrastructure where needed.

PU11.5 Use the best available science and the experiences of other communities in formulating plans for sea level rise.

PU11.6 Partner with government entities and other key stakeholders, such as, the federal government, State of Washington, LOTT Clean Water Alliance, Port of Olympia, Squaxin Island Tribe, downtown property owners, businesses and residents, environmental groups, and other interested parties.

PU11.7 Engage the community in a discussion of various sea level rise scenarios, how the City will respond to lessen the impact, and what the costs would be.

PU11.8 Require development to incorporate measures, such as higher finished

floor elevations, that will reduce risks and avoid future costs associated with rising sea levels; and to encourage acknowledgment of such risks by state and federal agencies.

WASTE RESOURCES Goals and Policies

GU12 Solid waste is managed as a resource to provide environmental, economic, and social benefits.

PU12.1 Reduce waste and encourage recycling through the City's purchasing, recycling and disposal policies.

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 practical and feasible, the City's 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 methods of reducing, reusing, recycling and disposing of solid wastes.

PU13.4 Use technology to create and maintain efficient and effective routing and collection programs.

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.

PRIVATE UTILITIES Goals and Policies

GU15 Cooperation and coordination exists among jurisdictions and private utility providers.

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 Share information, when requested, with private utilities 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 Ask for input from the private utilities when developing policies that will affect their service and activities, such as street excavation, street obstructions, and fees.

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 to create consistent utility regulations and long-range plans that promote efficient and effective utility services.

PU15.7 Olympia and Thurston County will coordinate with each other and with the cities of Lacey and Tumwater when private, multijurisdictional utility additions and improvements are being planned.

PU15.8 Regarding private utility facilities, make decisions that are consistent and complementary to regional demand and resources and that 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 services 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.

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

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 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 agreements. The management plan also must address undergrounding of the City's aerial facilities, as well as other franchise utilities. (See 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 Give private utilities timely notice when road construction is planned, to coordinate utility trenching work.

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 utility 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 and built environment. These regulatory standards should also support 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 a new installation will not conflict with height restrictions.

GU19 Every resident and business in Olympia has access to affordable cable television and Internet services.

PU19.1 Encourage cable services to incorporate their latest features and improvements for their Olympia-area customers as they become technologically and economically feasible.

PU19.2 Seek to ensure that any cable franchisee serving the Olympia area 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.

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.

GU22 The City should make provisions in its policies, regulations and Engineering Development and Design Standards for a fiber optic conduit system as part of its municipal infrastructure.