

CHAPTER EIGHT - UTILITIES ELEMENT

INTRODUCTION

Reliable utilities are easy to take for granted. The more affordable and efficient they are the less people think of them. In fact, the relative invisibility of utilities is a reliable measure of their success.

In a growing community, however, it is important to plan ahead for future demands on utilities. Waiting for demand to exceed capacity is shortsighted, costly and detrimental to the functioning of the community as a whole. Naturally, health and public safety are a guiding principle; as well as security of the facilities.

The Goals and Policies of this Element provide the City of Sequim with strategies for providing excellent utilities services to all citizens at affordable rates. By planning ahead, Sequim continues to anticipate a future with functioning, affordable utilities that continues to meet our growing community demands, while anticipating the changing technologies.

The City shares a vision with its residents to conserve energy resources by supporting “build green” projects and construction methods. Also, it encourages the use of alternative energy tools and methods such as solar, wind and gas powered. Further, it advocates participation by the residents in the various conservation programs offered by the local electrical service provider Clallam Public Utility District.

UTILITIES’ SERVICES

Electric & Telecommunications:

Clallam County Utilities District No. 1 is the purveyor of electric power distribution, which uses the Bonneville Power Administration transmission grid. Qwest currently handles most of the telecommunications services infrastructure within the City and its UGA; and there are several cellular phone companies operating from cell-towers at Carrie Blake Park and at the City Reservoir on Reservoir Road.

There are several regional telecommunications companies who are providing the infrastructure for the Internet and wireless operations. The Clallam County Public Utility District #1 has provided significant broadband coverage throughout the City’s downtown core and has just begun the marketing of that service, with the help of the Clallam County EDC.

There are currently three or four regional providers/sources for Internet Services. There are also other small local companies trying to get involved in the community’s development of wireless services. The City has several wireless accessible sites throughout its downtown core, with more being added every year.

The City's has contracted for its economic development needs and services with an independent agency (Clallam County EDC) who will emphasize this capacity for technology whenever it provides recruitment efforts on behalf of the City. It is to brand the City as being a "wired" city with numerous "hotspots" [wireless sites] throughout its commercial areas.

Irrigation Providers:

Much of the City and the UGA is served by either an irrigation district or by an irrigation company. Irrigation districts and irrigation companies are a subscriber-based service, which is regulated by State Law. They provide water to agricultural [and landscaping] interests on a seasonal basis. Irrigation districts located within the City of Sequim and the Sequim Urban Growth Area include the Highland Irrigation District, and the Independence Irrigation District. Irrigation companies include the Eureka Ditch Company and the Sequim Prairie Ditch Company.

Sewer & Stormwater:

The City of Sequim provides the infrastructure for the sewer system and stormwater systems, including wastewater treatment and water reuse operations throughout the City and portions of the UGA. It has a large sewer treatment facility located in its northeast quadrant, which already has the capacity to handle up to 70% of the estimated build-out by year 2025, for the City, and the Urban Growth Area.

The larger [major] subdivisions and all of the Planned Unit Developments (PUDs) must provide collection and treatment systems onsite for their stormwater retention/detention and excess run-offs. This is usually done through bio-swales, rain-gardens and retention or detention ponds.

The City is just beginning its next planned phase of facility capacity expansion of its sewer treatment facility (2006) according to the Capital Facility Plan established in 2000. The next upgrade will give the plant the capacity to handle the remaining build-out of all of the City lands, plus an additional 20% overflow capacity.

The system is a "Class-A" water treatment facility, which allows the City to re-use the outflow water for additional purposes, including but not limited to, the landscaping, irrigation needs of the City, fire-flows and gray-water uses required in hotels and office buildings. With help from Department of Ecology, the City has created a Water Re-use Demonstration Park to show how clean and re-usable these waters are. It has also won awards for the restoration of over two thousand acres of shellfish beds in Sequim Bay, due to the quality of its outflow discharge into the Bay.

Currently, the City has available over 600,000 gallons of Class A re-usable waters for landscaping, building gray water systems, fire flow and aquifer recharge. These waters could also be used to stabilize the flows of the Bell Creek and Johnson Creeks as well as the Guerin Creek system. The City continues to work closely with the State, Clallam County and with

the Jamestown S’Klallam Tribe to ascertain the best ways of re-using these Class A waters and recharging the aquifer.

Water:

The City is also the main source of water provision, potable and fire; and shall be operating from two different reservoirs as of late 2006. It receives its water from very deep wells located in two wellfields, which are in the southwest and northeast quadrants of the City.

There are also private water purveyors serving smaller neighborhoods and they are located primarily on the fringes of the City. According to the Sequim Municipal Code they are to be taken over by the City within ten years of when those land parcels served by the private water company are annexed into the City.

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CHAPTER EIGHT

UTILITIES ELEMENT GOALS

“Goals” are measurable and observable outcomes that the *Comprehensive Plan* anticipates in conformance with the Growth Management Act.

UTG-1

Provide reliable, efficient, and well-planned utilities to adequately serve existing and future development within the City and its Urban Growth Area, while meeting public health and safety requirements.

UTG-2

Promote the availability and encourage the development of the established fiber optic systems, and communication infrastructure for the high technology applications within the community.

UTG-3

Cooperate in the planning of utilities with other agencies and jurisdictions and encourage coordination among other agencies and jurisdictions in the planning of multi-jurisdictional utility improvements needed to serve local and regional growth.

UTG-4

The City and utility providers shall work together to identify utility corridors, and to ensure that the designated corridors provide flexibility for future development.

UTG-5

Ensure that there is adequate supply of potable water, sewer collection and water treatment capacity for the anticipated build-out of the City’s residentially-zoned properties, as well as the build-out of the mixed use and commercially-zoned properties.

UTG-6

Ensure all development provides for stormwater collections and discharge sufficient to the guidelines in force at the time of the project’s construction.

UTG-7

Encourage and educate the City’s residents on methods of conservation of water and energy resources to continue to achieve a reduction in overall consumption per capita.

UTG-8

Encourage the development and application of specific water conservation methods for all City water users in the City and its UGA.

UTG-9

Seek assistance and cooperation of both the Puget Sound Action Team and the State Department of Ecology, for improvements to the City's Stormwater Management Plan.

CHAPTER EIGHT

UTILITIES ELEMENT POLICIES

“Policies” are the guidelines as to how the staff and the readers of the *Comprehensive Plan* shall achieve the goals of the Utilities Element of this *Comprehensive Plan*.

UTP-1

Provide utility facilities and systems that are consistent and compatible with the uses, densities and other Elements of the *Comprehensive Plan* and Zoning Code.

UTP-2

Encourage utilities to solicit community input on the siting of proposed facilities that may have a significant impact on the surrounding community.

UTP-3

Encourage, when reasonably feasible, co-location of new public and private utility distribution facilities, as well as the necessary communications distribution requisite for technology transfer in shared trenches; e.g., fiber optic cables and T-1 cables.

UTP-4

Require that all new distribution lines for electricity, telecommunications, and cable entertainment and existing lines be placed underground, where it is a logical course of action, balancing the cost, health considerations, and the benefits.

UTP-5

Develop new utility facilities to reasonably avoid all critical and sensitive areas where and when feasible. Mitigate any significant impacts to utilities that must be located within critical or sensitive areas.

UTP-6

Encourage the development and application of cost-effective and environmentally-sensitive alternative technologies and energy conserving resources; and it shall promote conservation of energy and utility usage within its own City facilities, whenever that is feasible.

UTP-7

Pursue the highest Levels of Service (LOS) from the cable, telecommunications and technology providers that are offering services within the City.

UTP-8

Foster dialog between user groups and technology providers to establish adequate levels of services for technology industries, now and in the future.

UTP-9

Provide utilities in a manner that reasonably balances the public concerns over the safety and health impacts of utility systems; the impacts associated with the siting, development, and operation of utility services and facilities on adjacent land uses and the natural environment; and the provision of utilities at reasonable economic costs.

UTP-10

Promote energy conservation, the efficient use of energy and resources; and consider the meaningful applications for the use of alternative energy sources and technologies (i.e. solar, wind, gas).