

UTILITIES

Utilities are services and facilities that produce, transmit, carry, store, process, or dispose of electric power, gas, water, sewage, communications, oil, and the like. Solid Waste disposal sites and facilities are not included. (See Solid Waste Disposal for regulations pertaining to this use.) At this time, the most feasible methods of transmission are lineal ones consisting of pipes and wires. The installation of this apparatus necessarily disturbs the landscape but can usually be planned to have minimum visual and physical effects on the environment.

A. Policies

1. Whenever these facilities must be placed in a shoreline area, the location should be chosen so as not to obstruct or destroy scenic views. Whenever feasible, these facilities should be placed underground, or designed to do minimal damage to aesthetic qualities of a shoreline area.
2. To the extent feasible, major transmission line rights-of-way on shorelines should tie in with the plan for public access.
3. Utilities should be planned to accommodate growth in shoreline areas.
4. Whenever possible utility lines to new structures in shoreline areas should be placed underground.
5. Utilities should utilize existing transportation and utility rights-of-way and corridors whenever possible, rather than creating new corridors. Joint use of rights-of-way and corridors should be encouraged.
6. Utilities should be located, designed and constructed to protect water quality and flow, fish and wildlife habitats, geo-hydraulic processes, and other shoreline resources.
7. Utilities should not be located in natural marshes, bogs, and swamps; estuaries; critical wildlife areas or other unique and fragile areas unless no feasible alternatives exist.

8. New utility facilities should be located so as not to require extensive shoreline protection work.

B. Regulations

1. The Washington State Thermal Power Plant Siting Law (Chapter RCW 80.50) regulates the location of electrical generating and distribution facilities directly tied to the operation of a proposed thermal power plant. Under this law, the state preempts certification and regulation of thermal power plant sites and thermal power plants.
2. Upon completion of installation and/or maintenance projects, shorelines shall be restored to pre-project configuration, replanted with native species, and provided maintenance care until the newly planted vegetation is established.
3. Applications for installation of utility facilities shall include the following:
 - a. Description of the proposed facilities;
 - b. Reason(s) why the utility facility requires a shoreline location;
 - c. Alternative locations considered and reasons for their elimination;
 - d. Location of other utility facilities in the vicinity of a proposed project and any plans to include the facilities of other types of utilities in a project;
 - e. Plans for reclamation of areas disturbed during construction;
 - f. Plans for control of erosion and turbidity during construction; and
 - g. Identification of any possibility for locating a proposed facility within an existing utility right-of-way.

4. Utility development shall, through coordination with local government agencies, provide for compatible, multiple use of sites and rights-of-way. Such uses include shoreline access points, trail systems, and other forms of recreation and transportation, providing such uses will not unduly interfere with utility operations, endanger public health and safety or create a significant liability for the owner.
5. The following utility facilities, which are not essentially water-dependent, are prohibited in shoreline areas unless it can be shown that no alternatives are feasible:
 - a. Water system treatment plants;
 - b. Sewage system lines, interceptors, pump stations and treatment plants;
 - c. Electrical energy generating plants (except for dam sites), substations, lines, and cables;
 - d. Petroleum and gas pipelines; and
 - e. Accessory uses and administrative structures for utilities.
6. Utility lines shall utilize existing rights-of-way, corridors and/or bridge crossings whenever possible, and shall avoid duplication and construction of new or parallel corridors in all shoreline areas. Proposals for new corridors in shoreline areas or water crossings must fully substantiate the infeasibility of existing routes.
7. Utility facilities shall be located to avoid destruction of or damage to marshes, bogs, and swamps; critical wildlife areas; and other unique and fragile areas except where it is demonstrated that no feasible alternatives exist.
8. Utility facilities requiring withdrawal of water from streams or rivers shall be located only where minimum flows, as established by the Washington State Department of Fisheries, can be maintained.

9. Where major facilities must be placed in a shoreline area, the location and design shall be chosen so as not to destroy or obstruct scenic views.
10. Construction of utilities under water or in adjacent wetlands shall be timed to avoid major fish migratory runs.
11. Utilities use limitations in shoreline environments:

NATURAL BUFFER ZONE - Conditional Use
NATURAL-Prohibited
CONSERVANCY-Conditional Use
RURAL-Permitted
COMMUNITY-Permitted
URBAN/INDUSTRIAL-Permitted