



POLICE DEPARTMENT
110 East Third Street

ERECTED
2005



BOOK 8: CAPITAL FACILITIES & UTILITIES

Introduction

The Capital Facilities & Utilities book addresses both publicly owned and privately owned collection, transmission, distribution, and processing facilities that serve Arlington. This includes transportation, water, sewer, stormwater, parks systems, the Arlington Municipal Airport, community buildings such as police stations and libraries, as well as solid waste, natural gas, electricity, cable, and telecommunication services. The book aims to support long-range plans maintained by service providers, including the City's Water System Comprehensive Plan, Wastewater Comprehensive Plan, Stormwater Comprehensive Plan, and Airport Master Plan. The primary objective of the Capital Facilities & Utilities book is to demonstrate that all capital facilities and utilities serving Arlington support the current and forecasted population and economy. The goals and policies established in this book are related to meeting or exceeding standards, concurrency, demand management and conservation, affordability and equitable access and distribution of public services, increasing resiliency by preparing for disasters and other impacts, promoting renewable energy, mitigating environmental and public safety impacts, and coordinating with other organizations.

Goals and Policies

CFU-1 Promote affordability of and equitable access to public services for all residents, especially the historically underserved. Prioritize investments to address disparities.

- CFU-1.1** Support planning for the provision of telecommunication infrastructure to improve and facilitate access for all residences and businesses, especially those in underserved areas.
- CFU-1.2** Partner with service providers to promote financial assistance and discounted billing programs for income qualified residents to ensure that the most vulnerable are not disproportionately impacted by the State’s clean energy transition.

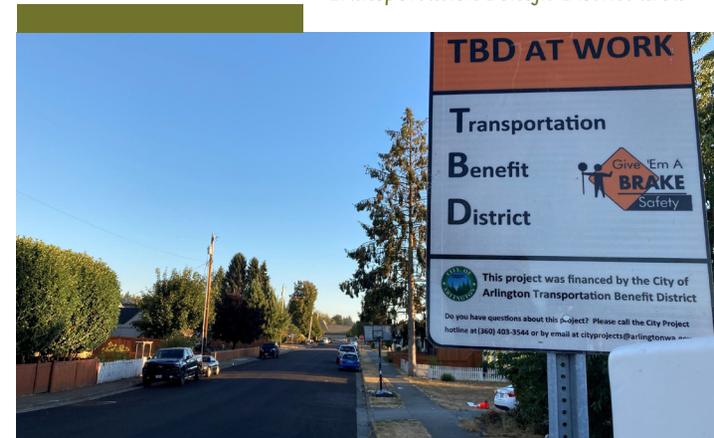
CFU-2 Strive for equitable distribution of infrastructure in Arlington neighborhoods.

- CFU-2.1** Adequately budget funds for periodic maintenance of existing infrastructure in residential neighborhoods throughout the city.
- CFU-2.2** Develop a long-term plan for bringing neighborhoods that lack adequate infrastructure up to the City’s current design and streetscape standards, including trails for pedestrian connectivity.
- CFU-2.3** Promote the conservation of housing through investment in infrastructure serving residential areas (street lighting, street paving, recreation facilities, utilities, and storm drainage).

More information about neighborhood capital needs can be found in Appendix A.



Transportation Benefit District area



CFU-3 Ensure capital facilities and utilities are provided consistent with Growth Management Act provisions and the concurrency management system provides public facilities through public and private development activities in a manner that is compatible with the fiscal resources of the City.

- CFU-3.1** Condition development permits on facilities being in place as the impacts of the development occur, or within six years (or sooner, depending on the facility), whichever is to the greatest benefit to the City. A **development permit** includes any official City action that effects the permitting of land and the City is not obligated to approve per City regulations. The City should take into account the variation in the different types of development permits and be flexible in adherence.
- CFU-3.2** Any infrastructure improvements needed to serve a proposed development should be installed prior to the issuance of the related building permit.
- CFU-3.3** The City of Arlington should not issue any development permits that result in a reduction of the transportation level-of-service standards for the public facilities identified in the Capital Facilities Book without mitigation.
- CFU-3.4** Require that new developments mitigate traffic impacts through at least two of the following methods as deemed acceptable by the City or as many as are deemed necessary through the permitting process and supporting traffic analysis: dedication of right-of-way, frontage improvements, or traffic mitigation fees.
- CFU-3.5** Plan for growth and development to be consistent with the City’s most recently adopted Capital Facilities Plan for providing public facilities including streets, sidewalks, lighting systems, traffic signals, water, storm and sanitary sewer, and parks and recreational facilities.



Economic Stability and Vibrancy

A development permit includes any official City action that effects the permitting of land and which the City is not obligated to approve per City regulations.

See policy CFU-12.5 for provision of school facilities.

Arlington High School (PC: Sadie Collins)



- CFU-3.6** Plan so that infrastructure capacity remains concurrent with development. Where concurrency cannot be assured, the capital facility plans should be reassessed and potentially amended accordingly.
- CFU-3.7** Time and phase services and facilities to guide growth and development in a manner that supports the Regional Growth Strategy.
- CFU-3.8** Determine the appropriate methods for providing urban services/ public services in incorporated areas (and future annexation areas upon annexation) through City-provided services and/or interlocal agreements.
- CFU-3.9** Coordinate on the data, analysis, and methodologies relating to capital facilities plans and level-of-service standards for all public facilities and services that are required by the Growth Management Act within the Urban Growth Area. The City is responsible for monitoring its own level-of-service standards in accordance with its adopted comprehensive plan.
- CFU-3.10** Do not preclude siting of essential public facilities and site them in a manner consistent with RCW 36.70A.200 and Countywide Planning Policies while enforcing the comprehensive plan and development regulations to provide reasonable compatibility with other land uses.
- CFU-3.11** Arlington shall continue to follow its adopted process for the siting of essential public facilities consistent with RCW 36.70A.200, the Countywide Planning Policies, and the Snohomish County Tomorrow Common siting process.
- CFU-3.12** Any costs associated with water extensions or system requirements necessary to provide that water, shall be borne by the person(s) requesting such service.

See LU-8 for more annexation policies.

See E-6.3 and LU-5.5 for additional policies related to essential public facilities.

Arlington Wastewater Treatment Plant (PC: Will Austin Photography)



- CFU-3.13** Seek grants, loans, and other funding opportunities for capital improvement projects on an ongoing basis.
- CFU-3.14** Explore new and existing sources of funding for public services and infrastructure, recognizing that such funding is vital if local governments are to achieve the regional vision.
- CFU-3.15** Pursue public-private partnerships to seek funding sources to accelerate clean energy projects.
- CFU-3.16** Work with the Arlington Municipal Airport to implement the most recently adopted Airport Master Plan.
- CFU-3.17** Regularly assess the City's Capital Improvement Plan ensure capital budget decisions are in conformity with the comprehensive plan.

CFU-4 Support efforts to increase the resilience of public services, utilities, and infrastructure by preparing for disasters and other impacts and developing a coordinated planning for system recovery.

- CFU-4.1** Consider climate change, as well as economic and health impacts, when siting and building essential public services and facilities.
- CFU-4.2** Consider the potential impacts of climate change and fisheries protection on the City's long-term water supply, including impacts that may be exacerbated by seasonal or cyclical conditions.
- CFU-4.3** Support wildfire mitigation efforts including land use planning, electric system upgrades, year-round vegetation management, and fire weather operational procedures with special consideration for the wildlife/urban interface. Work closely with utilities and North County Regional Fire Authority to lessen the risk and impact of wildfires.

North County Fire Station #48 located near the Arlington Airport



CFU-5 Promote demand management and the conservation of natural resources, services, and facilities prior to developing new facilities.

- CFU-5.1** Strive to reduce the per capita rate of water consumption through conservation, efficiency, reclamation, reuse, and education. Provide water conservation kits to Arlington residents.
- CFU-5.2** Strive to reduce the rate of energy consumption and increase energy efficiency through conservation and alternative energy forms to extend the life of new and existing facilities and infrastructure.
- CFU-5.3** Develop conservation measures to reduce solid waste and increase recycling.
- CFU-5.4** Partner with Snohomish County Public Utilities District No. 1 (PUD) to promote and support programs designed to decrease load on the power grid during times of peak use.

CFU-6 Promote the use of renewable energy resources to meet Arlington's energy needs.

- CFU-6.1** Support the necessary investments in utility infrastructure to facilitate moving to low-carbon energy sources.
- CFU-6.2** Promote the use and investment in renewable and alternative energy sources to meet energy needs.
- CFU-6.3** Support electric vehicle charging infrastructure to help reduce carbon emissions of the transportation sector.
- CFU-6.4** Partner with service providers to promote energy efficiency programs and initiatives.



**Climate Adaptation
and Resiliency**



**Climate Adaptation
and Resiliency**

**See T-5 and T-7 for
additional policies
related to energy
sources and usage in
the transportation
system.**

- CFU-6.5** Support permitting processes related to energy efficiency upgrades.
- CFU-6.6** Partner with service providers to promote local investments and customer enrollment in clean energy projects and programs.
- CFU-6.7** Partner with Snohomish County Public Utilities District No. 1 (PUD) to effectively meet rapidly increasing electrical demand by adopting codes that support siting existing and new technologies and maintain grid capacity and reliability.
- CFU-6.8** Promote and support the growth of distributed energy resources operated by property owners.
- CFU-6.9** Support service providers as they evaluate for the potential for renewable, recoverable natural gas in existing systems.

CFU-7 Manage stormwater pursuant to the Stormwater Management Manual for Western Washington as adopted by Arlington, preserving and supplementing, as necessary, the natural drainage ways and other natural hydrologic systems to minimize runoff impacts from development.

- CFU-7.1** Maintain an up-to-date Stormwater Comprehensive Plan.
- CFU-7.2** Follow existing and implement new stormwater monitoring requirements and treatment techniques and conduct studies for compliance with Total Maximum Daily Load, In-stream Flow Rule, and other State and federal regulations.



**Climate Adaption
and Resiliency**

**See the Environment,
Transportation, and
Public Safety Books
for more policies
related to stormwater.**

- CFU-7.3** Develop and maintain a stormwater management strategy that reduces the negative impacts to natural drainages and aquatic habitats that can occur during the early stages of a development.
- CFU-7.4** Include Best Available Science/Best Management Practices in the City’s stormwater strategy and work to ensure stormwater standards and specifications reflect current industry standards and meet regulatory requirements.
- CFU-7.5** Utilize Low Impact Development standards that provide stormwater benefits and support naturally occurring functions simultaneously.
- CFU-7.6** Work to increase residential and business awareness of harmful discharges to the stormwater system and the resulting damages to infrastructure and natural resources by implementing programs to educate the public about illicit discharge detection and elimination, controlling stormwater runoff, pollution prevention, and operation and maintenance requirements.
- CFU-7.7** Enforce stormwater utility regulations.
- CFU-7.8** Work to increase the frequency of maintenance for the City’s stormwater collection, conveyance, and treatment systems.
- CFU-7.9** Follow a strategy for groundwater management facilities that protects groundwater resources from development and uses.
- CFU-7.10** Perform GIS and stormwater modeling activities to provide an accurate analysis of our stormwater collection, conveyance and treatment system as well as related facilities.

*Arlington Airport Office Building
Solar Project*



CFU-8 Provide solid waste and recycling services to all Arlington residents and businesses.

- CFU-8.1** Work closely with Snohomish County and local haulers to expand the type of recyclable materials that can be collected from homes and businesses.
- CFU-8.2** Continue the City's outreach and public education program to improve solid waste and recycling practices at businesses by teaching them about best management practices and providing technical support and resources.
- CFU-8.3** The City should provide recycling opportunities at public events such as the Fly-In, Street Fair, and others.
- CFU-8.4** Provide recycling opportunities in City-owned buildings.
- CFU-8.5** Partner with other municipalities and government agencies to combine resources that benefit the solid-waste customers of Arlington.
- CFU-8.6** Work with Snohomish County and solid waste providers on the siting of potential organic materials management facilities, in the event such a facility is needed within the City.



Climate Adaption and Resiliency

North County Transfer Station in Arlington



CFU-9 Coordinate services and facility provisions with other jurisdictions while working to mitigate long-term environmental and public safety impacts.

- CFU-9.1** Work with the City of Marysville to adjust water and sewer service area boundaries so that all properties within Arlington are served by Arlington water and sewer.
- CFU-9.2** Provide urban services and public services and coordinate planning efforts with other service providers to provide efficient services and to support consolidations that would improve service to the public.
- CFU-9.3** Promote coordination with local and tribal governments and water providers and suppliers to meet long-term water needs in the region in a manner that supports the Regional Growth Strategy.
- CFU-9.4** Support the planned development of jobs and housing through strategic investment decisions and coordination of public services and facilities.
- CFU-9.5** Provide ongoing vegetation management adjacent to infrastructure to maintain system reliability.
- CFU-9.6** Continue to coordinate with the Cascade Valley Hospital and Clinics to provide medical services to Arlington residents.
- CFU-9.7** Continue to coordinate with the Sno-Isle Libraries to provide library services and programs to Arlington residents.
- CFU-9.8** Work with Snohomish County and the developer(s) of the East Hill (Brekhus/ Beach) area to jointly plan, fund, and construct 172nd Street from 91st Avenue NE to McElroy Road.



**Neighborhoods
and Connectivity**

**See the Public Safety Book
for more information about
police and fire services.**

**The Land Use Book
provides more
information for
accommodating jobs
and housing.**

*Cascade Valley Hospital in
Arlington*





CFU-10 Meet or exceed sewer service standards in providing ongoing services to customers.

- CFU-10.1** City sewer service should not be provided to any property outside city limits except where City Council grants an exception to prevent or remedy significant environmental impacts.
- CFU-10.2** Serve new development within the urban growth area with a no protest agreement to annexation with sanitary sewer systems or fit it with dry sewers in anticipation of connection to the sewer system. Alternative technology to sewers should only be considered when it can be shown to produce treatment at standards that are equal to or better than the sewer system and where a long-term maintenance plan is in place.
- CFU-10.3** Continue the wastewater pretreatment program to assist in the reduction of plant upsets, collection system troubles, and NPDES permit violations.
- CFU-10.4** Promote connections to the sanitary sewer systems for residents and businesses within urban growth area as the preferred alternative to resolving failing septic systems. Encourage replacement of failing septic systems with sanitary sewers or alternative technology that is comparable or better.
- CFU-10.5** Permit new development in urban areas only when sanitary sewers are available.
- CFU-10.6** Meet or exceed the minimum levels of service for water system maintenance as identified in the most recently adopted Water Comprehensive Plan.
- CFU-10.7** Implement new monitoring requirements and treatment techniques and conduct studies required by the Safe Drinking Water Act.

See also LU-8.1.

*Wastewater Treatment Plant in
Arlington*





Neighborhoods and Connectivity

- CFU-10.8** Cross Connection Control Program site surveys should be completed annually as required by the Department of Health. Demonstrate program progress in the annual cross connection control report that the City is required to submit to the Department of Health.
- CFU-10.9** Provide households and businesses in the water service area with access to high quality drinking water that meets or is better than federal and state requirements.
- CFU-10.10** Protect water sources to meet the needs of human consumption and for environmental balance.

Stormwater Wetland Park



CFU-11 Protect and enhance the environment and public health and safety when providing services and facilities. Locate public facilities and utilities to:

- a) achieve a high level of public accessibility**
- b) maximize the efficiency of services provided**
- c) minimize costs to the public; and**
- d) minimize impacts to the natural environment.**

CFU-11.1 Allow a variety of uses for public facilities or develop a centrally located community center that could be used for day care, youth facilities, senior activities, meetings, and other functions.

CFU-11.2 Avoid placing utilities within critical areas and critical areas buffers except when absolutely necessary. And then, they should only be allowed to cross perpendicular to the critical areas in a manner requiring the least lineal impact to the resources. Utilities should never run parallel with the critical area unless outside of critical areas buffers. Low impact development (LID) facilities, however, are permissible in critical area buffers per the land use code.

CFU-11.3 Locate community facilities and health and human services in centers and near transit facilities to facilitate convenient access.

CFU-11.4 Work cooperatively with the Arlington and Lakewood School Districts to plan for school facilities to meet the existing and future community needs consistent with adopted comprehensive plans and growth forecasts, including siting and designing schools to support safe, walkable access.



Lakewood High School



ARLINGTON COMPREHENSIVE PLAN

Coordinated Water System Plan and Water Service Area

Legend

- Coordinated Water System Area
- City of Marysville
- City Limits
- Urban Growth Area
- Trails
- Buildings
- Railroad
- State Highway
- State Route
- Airport Road
- Arterial
- Collector
- Street

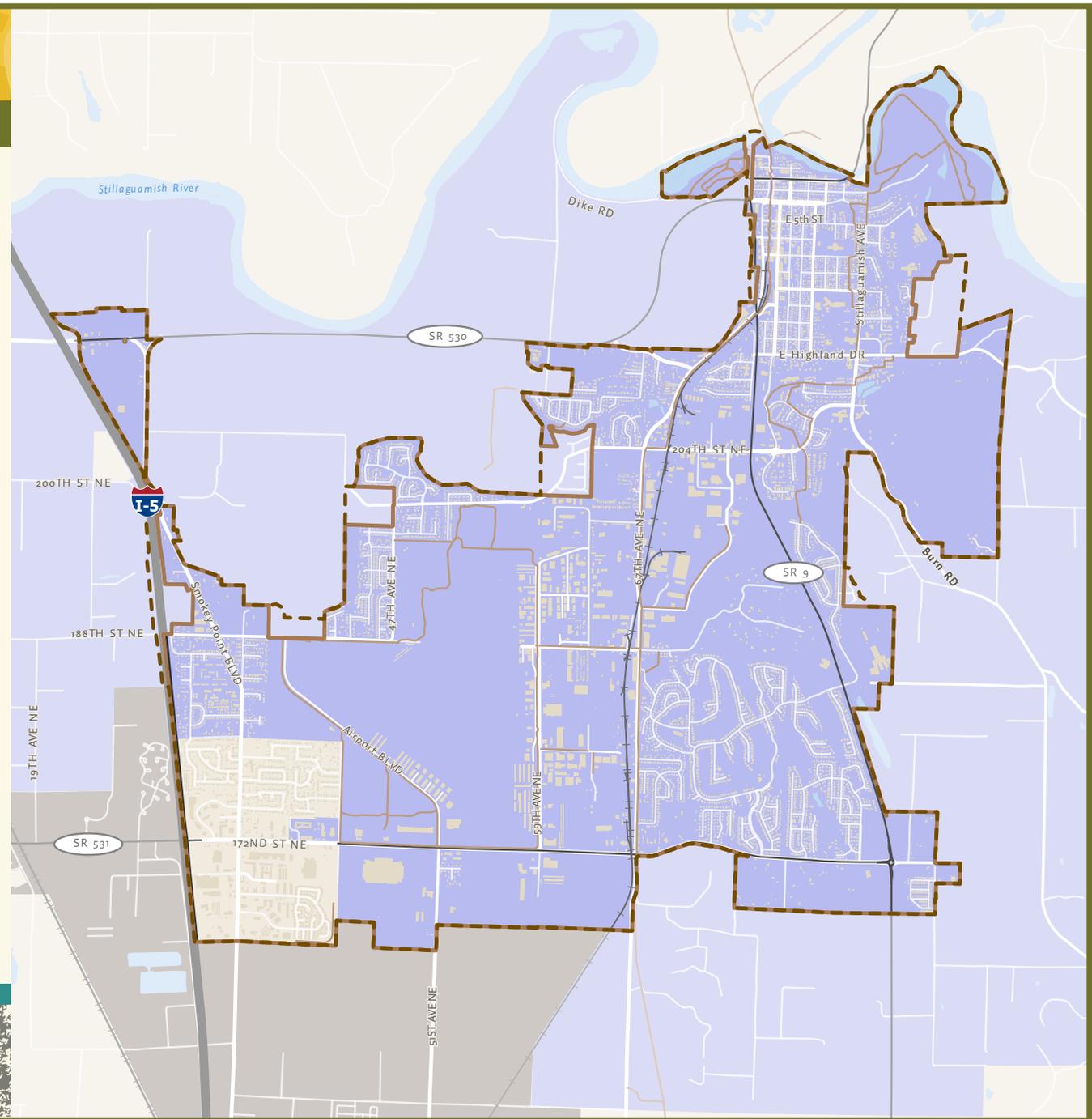


Figure CFU-01.
Coordinated Water System Plan and Service Water Area Map

ARLINGTON COMPREHENSIVE PLAN

Libraries, Schools, and School District Boundaries

Legend

-  Libraries
-  Public Schools
-  Arlington School District
-  Lakewood School District
-  Marysville School District
-  City Limits
-  Urban Growth Area
-  Trails
-  Railroad
-  State Highway
-  State Route
-  Airport Road
-  Arterial
-  Collector
-  Street

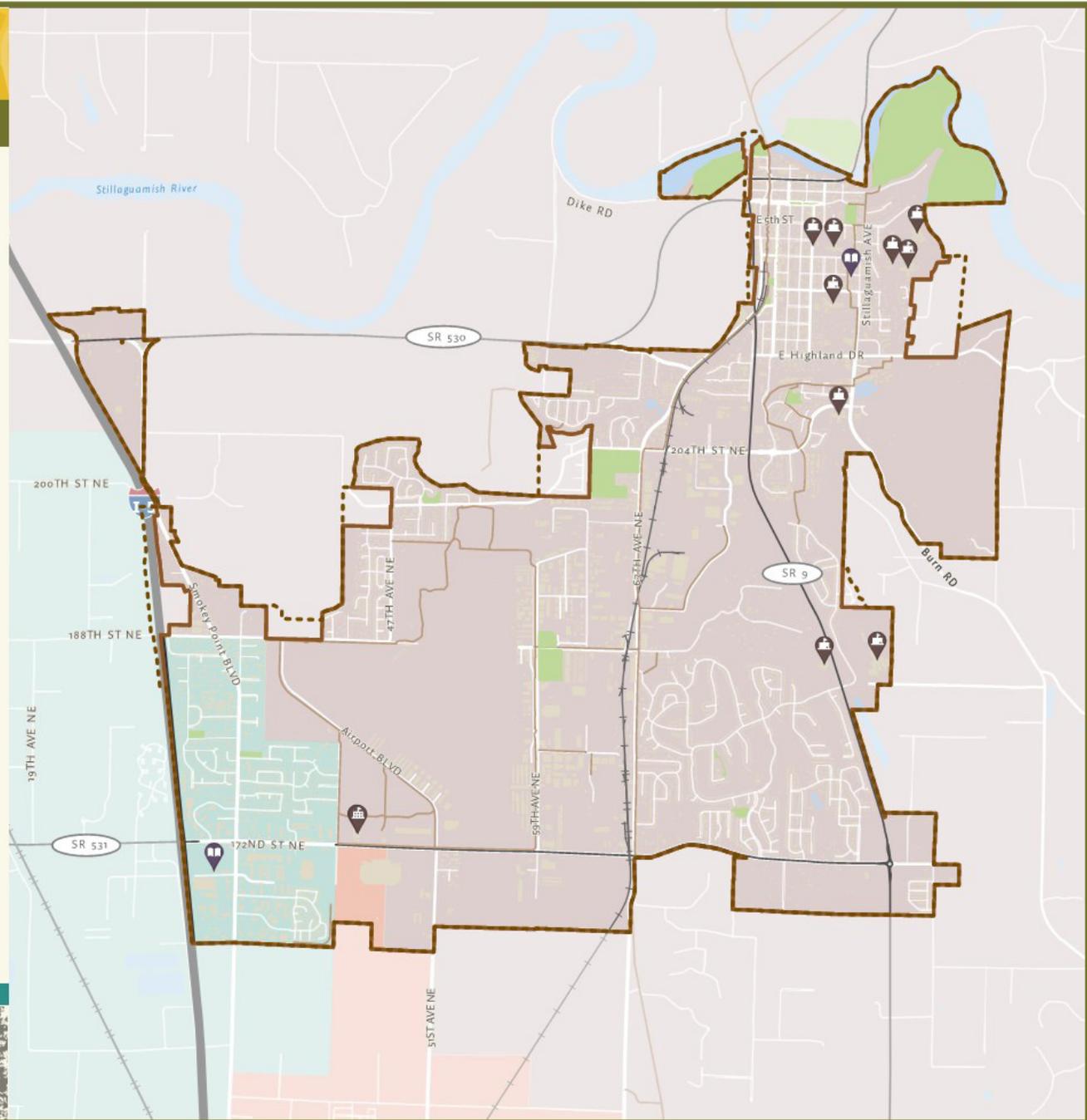
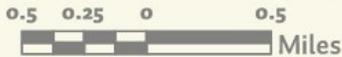


Figure CFU-02.
Libraries, Schools, and School District Boundaries Map

