PLANNING COMMISSION - NOVEMBER 2, 2023

Thursday, November 02, 2023 at 6:30 PM

City Hall

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Approval of the Agenda**
   A. November 2, 2023
4. **Approval of Minutes**
   A. October 5, 2023
5. **Reports**
6. **Old Business**
   A. Streetlight Standards - Update
   B. Natural Environment Element - V2
7. **New Business**
   A. Capital Facilities - V1
   Utilities Elements - V
8. **Audience Participation**
   The Planning Commission encourages public participation during meetings and welcomes your comments. Anyone wishing to make comments will be given three minutes to speak. When addressing the Planning Commission, please speak clearly and audibly and state your name and address for the record.
9. **Next Meeting**
10. **Adjournment**

The City of Algona Planning Commission is appointed by and is advisory to the City Council on the preparation and amendment of land use plans and related implementing ordinances. The Planning Commission also reviews and makes recommendations on certain land use permit applications. Planning Commissioners are selected to represent all areas of the City and as many 'walks of life' as possible.

The actions tonight are not final decisions; they are in the form of recommendations to the City

Council who must ultimately make the final decision.

Algona Planning Commission
Minutes
October 5th, 2023
6:30 PM

Chair Harper called the meeting to order at 6:38 PM. Roll call was taken. Chair Harper, Commissioner Bramson, Commissioner Lindy, Commissioner White, and Commissioner Gomez were present. Caitlin Hepworth from Atwell, Cyrus Oswald from Atwell, Russ Avery Public Works Director and Dana Parker – Deputy City Clerk were also present

APPROVAL OF AGENDA –
Commissioner Bramson made a motion to approve the agenda and Commissioner Gomez seconded it. Chair Harper asked for a vote from the commissioners and received a unanimous response in favor to approve the agenda.

Approval of Minutes – Commissioner Bramson made a motion to approve the minutes and Commissioner Lindy seconded it. Chair Harper asked for a vote from the commissioners and received a unanimous response in favor to approve the minutes.

REPORTS –
Commissioner Bramson– Went to the Wetland Dedication. It was a nice event with good speakers. Everyone seemed to enjoy themselves and David seemed touched and humbled.
Commissioner Gomez – I like the new stop signs that were put on Algona Blvd.
Commissioner Harper – Shocked by the number of people running the new stop sign.
Commissioner White – None
Commissioner Lindy – I also went to the dedication. It was well received and deserved.
Deputy City Clerk –None
Public Works Director – The land dedication went well. There will be a waterline replacement on Tacoma Blvd. between 4th and 5th. It should last approximately a month.
Blueline – We have submitted for a middle housing grant in the amount of $35,000.00. It should be awarded in a month or so.
Old Business –

A. Streetlights Standards– Russ stated that more research needs to be done. He will give an update at the next meeting
B. Comprehensive Plan –V2 Park Elements. Commissioner Gomez made a motion to approve and Commissioner White seconded it. Chair Harper asked for a vote from the commissioners and received a unanimous response in favor to approve subject to the photos, survey date and information on the memorial parks.

C. **New Business** –

A. Natural Environment Element- Caitlin gave an overview and requested that the commissioners review the chapter and submit any changes to the City Clerk's office. The office will then forward them to Atwell.

AUDIENCE PARTICIPATION –

Next Meeting

A. Streetlights & Standards
B. Natural Environment Element -V2
C. Capital Facilities – V1
D. Utilities Elements – V1

ADJOURNMENT – Chair Harper adjourned the meeting at 7:56 pm.

APPROVED:

JAMES HARPER, CHAIR
CITY OF ALGONA
PLANNING COMMISSION

DANA PARKER – DEPUTY CITY CLERK

Commenter	Date	Comment	Response	Action
Brittany O'Brian	10/6/2023	Review and amend local codes, regulations, and practices using best available science resources to protect critical areas, wildlife habitat, and the natural environment. This suggestion keeps 'best available science' language and intent consistent throughout the document.	Good application of Best Available Science	Changed to reflect comment
Brittany O'Brian	10/6/2023	Identify, protect, and designate riparian areas as riparian management zones (RMZs), with consideration for the ecosystem services they provide, such as shade, large wood recruitment, nutrient input, pollutant removal, and important terrestrial wildlife habitat. This suggestion aligns with WDFW's BAS document, Riparian Ecosystems 2: Management Recommendations https://wdfw.wa.gov/publications/01988	Good alignment	Changed to reflect comment
Brittany O'Brian	10/6/2023	Identify and protect wildlife corridors both inside and outside the urban growth area using best available science, such as Priority Habitats and Species data provided by the Washington Department of Fish and Wildlife. Actively engage with King Conservation District to develop a stewardship program to encourage private landowners to manage their land in ways that support the preservation of sensitive areas and associated buffers. This specific addition is suggested to help guide planning staff towards BAS in order to make informed decisions. It is a key goal for WDFW's PHS data and mapping tools to be utilized as a resource for identifying the areas mentioned in this policy. PHS reference: https://wdfw.wa.gov/species-habitats/atrisk/phs/maps	Good alignment	Changed to reflect comment
Brittany O'Brian	10/6/2023	Locate development and supportive infrastructure in a manner that minimizes impacts to natural features and results in a no net loss of ecological function. Promote the use of traditional and innovative environmentally sensitive development practices, including Low Impact Development (LID) and site design, housing types, materials, construction, and ongoing maintenance. It is important to stay consistent in using 'no net loss' language (WAC 365-196-830)	Good application of no net loss language	Changed to reflect comment

		Low Impact Development is suggested for inclusion in reference to the Sound Choices Checklist: https://www.psrc.org/media/7994		
Brittany O'Brian	10/6/2023	Reduce stormwater discharge impacts that pollute waters of the state from transportation and development through collaborative watershed planning, redevelopment and retrofit projects, and low-impact development. As per our meeting, Algona's stormwater impacts seem to be a cumulative issue resulting from adjacent cities/properties stormwater pooling into Algona. Collaboration seems to be key in solving this issue.	Good addition	Changed to reflect comment
Brittany O'Brian	10/6/2023	Develop and implement environmental strategies using integrated and interdisciplinary approaches to environmental assessment and planning, in coordination with local jurisdictions, tribes, and other stakeholders, and tribes. This suggestion is a change to reflect local tribes' preferences to not be categorized as a stakeholder.	Good clarification	Changed to reflect comment
James E Harper	10/5/2023	P. 1 Introduction Pargraph 1. Consider changes: "The natural environment is a complex system of interconnected components that interact with each other. Human activity impacts these components, including air, water, soils, plants, and animals. While development is necessary to accommodate human population growth, consideration of the..."	Good clarification	Changed to reflect comment
James E Harper	10/5/2023	P.1 Introduction, Paragraph 2. Consider changes " Additionally, the Natural Environment element describes some of the regulations and processes in place to preserve the natural environment…"	Good clarification	Changed to reflect comment
James E Harper	10/5/2023	P.1 Introduction, Paragraph 3. Consider changes " The GMA requires the Natural Environment element to describe the existing inventory of associated natural lands, including"	Good clarification	Changed to reflect comment
James E Harper	10/5/2023	P.3, General Conditions, Pargraph 1. This paragraph cites Algona's elevation at "approximately 70 feet". Where did this elevation come from? I did some research online and found elevations for algona that varied from 62 feed upt to 85 feet.	Fair questions. Citation added to cite Google Maps	Changed to reflect comment

James E Harper	10/5/2023	P.3, General Conditions, Paragraph 1. Consider changes: "Growth Boundary are steeply sloping bluffs (slopes of 50 to 90 percent) which are regulated through the Critical Areas Ordinance (AMC Title 16). To the north and south, the terrain is level with a gradual slope, with drainage generally moving north and south."	Good clarification	Changed to reflect comment
James E Harper	10/5/2023	P.4. Soils, Figure 1 Algona Soil Types. Consider using an alignment center tab/cell on the acres, and an alignment center or right tab/cell for the percent	Fair aesthetic preference- this document will be reviewed in the future for visual design	Right column right aligned
James E Harper	10/5/2023	P.4, Surface Water, Paragraph 1. Consider changes: "Most of the City north of 3rd Avenue North drains north to the Green River system" In only 16 words, the word "north" is used three times. While grammatically correct, I had to reread it several times. Consider revising to not be so "northy'	Fair comment. Changed to remove the word North	Most of the City north of 3rd Avenue N drains to the Green River system.
James E Harper	10/5/2023	P.4-5, Surface Water, Paragraph 1 "It may also connect with the ditch along the east side of SR 167 and a portion of that ditch may drain south to the White River". Why the uncertainty? Perhaps explain the uncertainty in the element	Good point. After consulting various GIS resources, I am confident that these drainages are connected	Uncertainty eliminated
James E Harper	10/5/2023	P.5, Frequently Flooded Areas. Consider adding a map of frequently flooded areas	Map will be at end of chapter	no change
James E Harper	10/5/2023	P.5, Frequently Flooded Areas, Paragraph 1. "Flooding is especially experienced in the north end of the city from 8th Ave N. to Boudary Blvd., where houses in the vicinity experience one to two feet of submergence on a nearly annual basis." Are houses being submerged 1-2 feet? Or are properties being submerged 1-2 feet?	Properties are being submerged	Clarified
James E Harper	10/5/2023	P.5, Frequently Flooded Areas, Paragraph 4: " As a result, the city adopted the stormwater utility and the code requiring construction one foot above the floodplain however, homes still flood, especially in the areas of Iowa Drive, …" Does Iowa Drive actually flood? It is a steeply	Understandable clarification	Replaced area with vicinity

		sloped, short road. To the best of my recollection, I have never seen Iowa Drive flooded.		
James E Harper	10/5/2023	P. 5, Frequently Flooded Areas, Paragraph 5. Reference is made to "see Figure 2-4a" and "Figure 2-4b" . I can't find these "figures", Are they in the document? Will they be added later?	Understandable confusion	Replaced with correct figure titles
James E Harper	10/5/2023	P. 7, Groundwater, Paragraph 2. This seems to state that groundwater "near the surface" can decrease "runoff efficiency". I am having difficulty understanding that concept. Please explain	Understandable confusion	Clarified by improving syntax and using more specific verbiage
James E Harper	10/5/2023	P. 7, Groundwater, Paragraph 3. This paragraph seems to belong in this element, but it really seems to have been stuck in this section for no apparent reason. There Is no indication that any portion of the City drinking water originates as groundwater - only that it comes from Auburn. I think either the groundwater origin of some of the City's drinking water should be included, or that a "Drinking Water" section should be added to the element.	Understandable. This information would be better found in the Capital Facilities and Utilities element	Section in reference removed.
James E Harper	10/5/2023	P.7, Groundwater, Paragraph 4. This paragraph seems to pertain entirely to the Boeing plumes. Consider adding maps(s) of the plumes and monitoring wells	This is a good idea- We do not currently have maps of these plumes and wells but I will ask the city for them	No change- yet
James E Harper	10/5/2023	P.7, Groundwater, Paragraph 4: Consider Changes: "As part of the permit, the company was required to document and remediate waste "plumes" that had been found in nearby groundwater."	Good clarification	Changed to reflect comment
James E Harper	10/5/2023	P.7, Groundwater, Paragraph 4: "monitoring wells were installed in 2009 and cleanup continues, but there does not appear to be sugnificant threats to health of water supplies. The levels of TCE (Tetrachloroethylene) contamnation found at two locations are below the Federal Drinking Water standard. Testing continues north of 9th Ave.	Good questions all around. Will ask Russ during check in meeting	no change yet

		" How many wells? Where are the wells? contamination found at wells or somewhere else? Testing continues at the wells, the surface, or other?		
James E Harper	10/5/2023	P. 7, Wetlands and Streams. Consider adding a mapa of wetlands and streams	Map will be at end of chapter	no change
James E Harper	10/5/2023	P.8, Vegetation and Wildlife, Paragraph 2. Consider: "… landscaping requirements oiutlined in AMC Section 22.60."	Good clarification	Changed to reflect comment
James E Harper	10/5/2023	P.8, Vegetation and Wildlife, Paragraph 2. Consider: "On October 5th, 2023, the City dedicated…"	Good tense catch	Changed to reflect comment
James E Harper	10/5/2023	P.9, Figure2, Priority Habitats in Algona. This map seems to show several questionable "priority habitats", including: large areas of the Outlet mall, the areas southeast and sourthwest of 15th St SW and O St,., pruple lines transversing through buildings of Algona's northewast industrial park, and areas of already developed junction Blv. Pullman Ave. The map doe snot seem to match the reality of highly developed areas. Is there an error in the map? If the map is correct, consider including some explanation of the seeming incongruities.	This map likely was extrapolated form a variety of other data sources such as land cover, estimated wetlands, field-verified habitat, and historical riparian/stream areas. The sources they use might be dated or have other limitations, which could cause this map to be slightly inaccurate. The purpose of the map is to direct landowners or other land managers to areas which may require field visits.	Changed to help clarify the intention of the Priority Habitats map

James E Harper	10/5/2023	P. 10, Implementation, bullte points. Consider: "Algona Municipal Code Title Chapter 16 (Environmental Protection". Also consider adding bullet point "1997 Flood Hazard Management Plan".	Good clarification and addition	Changed to reflect comment
James E Harper	10/5/2023	P. 10, Climate Change, Paragraph 2. Consider: "… and Algona's population of 3,920 does not trigger the requirements to complete the Climate Change element"	Good clarification	Changed to reflect comment
Steve Bramson	#########	NE-3 General Conditions paragraph 1, line 2, bisect community along 4th Avenue North? On page NE-4 Surface Water line 2 says 3rd Avenue North. I thought is was 5 th Avenue North. So which one is correct?	Great point, this is an important contradiction	Flagged to ask city staff
Steve Bramson	#########	NE-3 General Conditions paragraph 1, line 4, is elevation really 70? Or should it be a range?	This language was changed to account for range ("approximately 70 feet"), and source (Google Earth)	Changed to reflect comment
Steve Bramson	#########	NE-3 General Conditions paragraph 1, line 7, remove word for.	Word not found. Likely addressed in previous comment edits	No Change
Steve Bramson	#########	NE-4 Surface Water. This whole paragraph is confusing. Water draining south to White River and north to Mill Creek and then on to Green River?	This is flagged for city staff clarification	Some of the language was clarified, and content is flagged to ask city staff
Steve Bramson	#########	NE-5 Frequent flooded areas, paragraph 1, line 11, should be 8th Avenue North, not street.	Good clarification	Changed to reflect comment
Steve Bramson	#########	NE-6 paragraph 2, where is fig. 2-4a and fig. 2-4b ?	Figures will be clarified after final figure inclusion	No change yet
Steve Bramson	#########	NE-7 Ground water, paragraph 4, line 2, waste "plumes" that had been found.....	Currently trying to clarify the location of aforementioned	Locations (in NE industrial

			plumes and monitoring wells	part of city) clarified
Steve Bramson	#########	NE-9 fig. 2 quality of map is poor. Should have a key reference. Some building in north area appear to be in wetlands.	Understood. Map will be revised	Map revised. Copied areas and made in standard layout format
Steve Bramson	#########	Goals and policies section. All 7 pages in blue are hard to read.	Understood	All font changed to black

Chapter 6: Natural Environment

Introduction

Algona recognizes the significance of the natural environment to the health, sustainability, and longevity of our community. The natural environment is a complex system of interconnected components that interact with each other. Human activity impacts these components, including air, water, soils, plants, and animals. While development is necessary to accommodate human population growth, consideration of the natural environment is required to ensure the community has access to natural lands and associated resources for generations to come. Algona shall accommodate growth by implementing local, state, and federal regulations and thoughtfully considering planning techniques that maintain a healthy and sustainable community.

The purpose of the *Natural Environment* element (RCW36.70A.060) is to demonstrate Algona's commitment to protecting natural lands and critical areas, complying with the GMA, and maintaining transparency on delineated sensitive and natural lands. Additionally, the *Natural Environment* element describes some of the regulations and processes in place to preserve the natural environment and protect citizens and public or private properties from natural hazards or environmental degradation.

The GMA requires the *Natural Environment* element to describe the existing inventory of associated natural lands, including:

- Critical Areas
- Mineral Resource Lands
- Forest Lands
- Agricultural Lands

Algona only has delineated critical areas within its boundaries, and there are no lands that fall under mineral resources, forest lands, or agricultural lands in accordance with the state's adopted definitions.

Algona is home to a plethora of wetlands scattered throughout the City, attracting Blue Herons and other wildlife.

The *Natural Environment* element is intended to meet the objectives of the State Growth Management Act (GMA); Endangered Species Act (ESA); State Environmental Policy Act (SEPA); Countywide Planning Policies of King County and Puget Sound Regional Council (PSRC); and other federal, state, and county policies. The GMA requires the adoption of development regulations that protect critical areas (RCW 36.70A.060), and the use of the **"best available science"** in developing policies and development regulations to protect the functions and values of critical areas (RCW 36.70A.172).

Best Available Science

What exactly does the state mean when it requires the use of "best available science" as it relates to the natural environment, policies, and regulations for critical areas? Local governments are responsible for identifying, collecting, and accessing available scientific information related to protecting critical areas. Additionally, local governments must also determine what constitutes as "best available science". The GMA requires cities to ensure that the Best Available Science measures are used to protect slopes, soils, aquifers, stormwater runoff, and other elements of the environment.

Scientific methods are updated and improved over time, which requires jurisdictions to routinely consider how emerging scientific tools and resources should be appropriately reflected in local policies, regulations, and processes. The *Comprehensive Plan* is an opportunity to examine newly available tools measuring or identifying critical areas. Resources available from state or federal agencies, universities, tribes, subject matter experts, Salmon Recovery lead entities, and Puget Sound Local Integrating Organization technical committees are considered valid sources. The state recognizes that there could be financial constraints relating to utilizing the best available science. While the burden of proof of "best available science" falls on local governments, the state also allows science and tools that are practical and economically feasible to use.

The purpose of using the best available science is to "protect the functions and values of critical areas". While science plays a key role in determining what lands are considered to be critical areas, the functions and values of the area, and determines appropriate mitigation for development, science ultimately creates recommended policies and regulations that can be tailored at the local level. Science cannot be forgone at the local level – jurisdictions do not have the ability to favor competing considerations over science and data. Additionally, using the best available science helps protect

National Environment Regulatory Agencies

Federal:

- National Marine Fisheries Service
- U.S. Army Corps of Engineers
- U.S. Environmental Protection Agency
- U.S. Fish and Wildlife Service
- Federal Emergency Management Agency

State:

- Washington Department of Ecology
- Washington Department of Fish and Wildlife
- Washington Department of Natural Resources

Regional/Local

- Puget Sound Clean Air Agency
- Puget Sound Partnership
- Puget Sound Regional Council
- King County

communities from natural hazards by outlining the potential risk and magnitude of development in certain critical areas, steep slopes and frequently flooded areas.

As of 2024, Algona defines "best available science" as *"current scientific information used in the process to designate, protect, or restore critical areas, which is derived from a valid scientific process as defined by WAC 365-195-900 through 365-195-925. Examples of best available science are included in Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas published by the Washington State Department of Commerce"* (AMC 16.18A.040).

Defining Our Natural Lands

As noted above, there are four primary types of "natural lands" as defined by the state. Each city or county planning under the GMA is required to designate if any of the four following natural lands are present within municipal boundaries. Described below are the state's definitions for each type of natural land.

- **Critical Areas:** Wetlands, streams, areas with critical recharging effect on aquifers, fish and wildlife habitat, frequently flooded areas, and geologically hazardous areas.
- **Mineral Resource Lands:** Lands that are not characterized by urban growth and have long-term significance for the extraction of minerals.
- **Forest Lands**: Lands that are not characterized by urban growth and have long-term significance for the commercial production of timber.
- **Agricultural Lands:** Lands that are not characterized by urban growth and have long-term significance for the commercial production of food or other agricultural products.

As of 2023, there are no recognized mineral, forest, or agricultural lands within the City. There are recognized critical areas throughout the community; each type of critical area exists within Algona's boundaries. In the next section, *Conditions and Trends,* components of the natural environment, and each recognized type of critical area are described.

Conditions and Trends

General Conditions

The City of Algona lies in a river valley running in a north/south direction along SR 167. The City has two drainage basins that bisect the community along 4th Avenue North – the Mill Creek Basin to the north and the Lower White River to the south. The valley floor is relatively flat (slopes less than 1 percent). The base elevation of the City is approximately 70 feet (Google Earth). To the west of the City inside and outside the Urban Growth Boundary are steeply sloping bluffs (slopes of 50 to 90 percent) which are regulated through the Critical Areas Ordinance (AMC Title 16). To the north and south, the terrain is level with a gradual slope, with drainage generally moving north and south. A portion of the City drains to the Green River via Mill Creek, and the remainder drains to the White River.

There have been no major changes to the environmental setting of Algona since the last comprehensive plan update; however, Algona adopted a revised critical areas ordinance in early 2015 as part of the 2015 Comprehensive Plan implementation and code updates. A map inventory of the City's critical areas

was created by a consultant in 2017 using field-gathered observations and records. As of 2024, the City began collecting map files for development projects that require critical areas reports and is updating the critical areas map more routinely to refine the map and provide transparency to the community on critical area delineations.

Soils

The load-bearing capacity of the soil, the hydric properties, erosion potential and characteristics with respect to shrink-swell potential all play a significant role in development of land. In particular, the hydric properties determine the potential existence of wetlands and signal the potential for other environmental concerns.

The Soil Survey conducted by the U.S. Natural Resources Conservation Service includes detailed soil maps that can be used for site selection and planning. The survey explains in great detail each soil's suitability for agricultural, residential, sanitary facility, recreational, woodland wildlife habitat, and other land uses. The primary soils in Algona are nearly level, poorly drained, and of fine texture. With a high-water table, placement of buildings and foundation construction is a challenge for new development. **Figure 1** describes each of the soil types that exist within Algona's city limits.

Figure 1: Algona Soil Types

Soil Type	Acres in City (estimate)	Percent of City
Alderwood gravelly sand loam, 0 to 8 percent slopes	6.7	0.4%
Alderwood and Kitsap soils, very steep	152.0	8.4%
Briscot silt loam	84.2	4.6%
Oridia silt loam	6.3	0.3%
Puget silty clay loam	2.0	0.1%
Renton silt loam	115.7	6.4%
Seattle muck	709.7	39.0%
Shalcar muck	11.8	0.6%
Snohomish silt loam	92.5	5.1%
Urban land	633.8	34.9%
Water	3.2	0.2%
Totals:	**1,818**	**100%**

Source: United States Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey, (2023).

Surface Water

Algona sits on the boundary between the White and the Green River basins. Most of the City north of 3rd Avenue N drains to the Green River system. The rest of the City drains south to Mill Creek and the White River. A stream south of 1st Ave N and the drainage ditch that runs north/south next to the Boeing facility (known locally as the Boeing Canal or Government Ditch) drain south to the White River. An unnamed tributary to Algona Creek to the west of SR 167 drains north to the Mill Creek/Green River

system. It also connects with the ditch along the east side of SR 167, a portion of which drains south to the White River.

Future development must consider point source discharges, non-point source discharges, and soil erosion. Development within Algona can have a severe impact on the habitat value of affected surface water in ways that may impact the viability of the ecological system. The City maintains a storm drainage management plan, consistent with the current edition of the Department of Ecology Stormwater Manual.

Frequently Flooded Areas

Algona residents are greatly familiar with flooding. Over the last 20 years, Algona has experienced more frequent and intensive flooding along the eastern side of the SR167 corridor. The City of Algona's flooding problems have occurred since development began but have not been well documented on a regional or national level. The area has always had a high groundwater table which is often at or near the ground surface. Increased development including that of SR 167 altered the original drainage patterns of the City. Flooding is especially experienced in the north end of the city from 8th Ave. N. to Boundary Blvd. where properties in the vicinity experience one to two feet of submergence on a nearly annual basis.

Flooding is a common occurrence during the winter and spring along 11th Avenue North which is primarily a residential area. Homeowners are forced to pay for the costs of underperforming stormwater discharge systems operated and maintained by local, county, and state agencies.

To control runoff and to reduce flood volumes entering Mill Creek (north of Algona), the "Auburn 400 ponds" were constructed in the 1990s, however, maintenance is largely deferred and the pond's ability to detain runoff has been reduced which adds to Algona's flooding issues. In addition, downstream of the ponds approximately 0.3 miles away, is a Mill Creek culvert that is often inundated and therefore, causes backup of flow into the City of Algona.

Algona is located downstream from other jurisdictions along the Mill Creek drainage basin. Runoff generated from other cities – such as the City of Auburn and City of Kent – in addition to other agencies with nearby jurisdiction, including WSDOT and WDFW, and even private entities, PSE in particular, have stormwater drainage systems that connect to Algona.

In 1997, the city created a Flood Hazard Management Plan which discussed the historical background of flooding in the city. The plan also provided potential alternatives as well as recommendations for moving forward. As a result, the city adopted the stormwater utility and the code requiring construction one foot above the floodplain however, homes still flood, especially in the vicinities of Iowa Drive, 9th

Ave. N. and 11th Ave. N. City of Algona crews have had to sandbag properties to ensure rights-of-way remain passable.

Notably, FEMA has not mapped any areas in Algona as floodplain and officially there is no floodplain in the City. Current FEMA flood map data cuts off along the northern boundary line between the City of Auburn and the City of Algona. However, Figure 2-4 from the 1997 Flood Hazard Plan was derived by extending the estimated 100-year floodplain in Auburn south until it intersected the ground elevation in Algona. The area shown is considered by the City to be an area of potential flooding. In the late 1990s and early 2000s, the northwest portion of the City did flood periodically. Once the downstream conveyance was cleared of vegetation and debris, the flooding seemed to stop. Maintenance of the system is an annual program by the City.

To mitigate the apparent flood hazard condition, the City passed an ordinance in 2021 setting a minimum floor elevation requiring a minimum finished floor level of at least seventy-one feet above sea level or one foot above the level of any abutting street, whichever is higher. This is considered adequate to accommodate the area shown on the map.

In 2022, the City won a grant from the King County Flood Control District to update the *1997 Flood Hazard Management Plan* to reflect current conditions and determine an approach to finding relief from downstream stormwater inundation in the northern half of the City. The updated *Flood Hazard Management Plan* is anticipated to be completed in 2024 with an revised flood map and recommendations for policies, actions, and regulations to mitigate flooding.

City Public Works staff typically sandbag vulnerable neighborhoods in northern Algona to reduce the impacts of seasonal flooding. Sandbagging is not a permanent solution. Significant infrastructural improvements are necessary to maintain homes and businesses.

Groundwater

Groundwater is derived from precipitation and surface water filtering through the ground to aquifers. The ground where this filtering process takes place is called an aquifer recharge area. The quality of recharge areas and surface waters needs to be protected to ensure the quality of the groundwater used in the immediate area, as well as the quality of water for users down gradient from the recharge zone. Groundwater pollution is exceedingly difficult, often impossible, to clean.

The groundwater table in Algona can be near the surface in the winter which can cause increases in surface water ponding and decreased the rate of stormwater runoff.

In 2006 a hazardous waste permit was issued to Boeing for its Auburn Fabrication Plant. As part of the permit, the company was required to document and remediate waste "plumes" that had been found in nearby groundwater. A plume was found in the northeast corner of the Algona residential area. The plume contains "volatile organic compounds" (VOCs). There are 46 wells that monitor groundwater at various depths throughout the industrial northeast section of the city. The monitoring wells were installed in 2009 and cleanup continues, but there does not appear to be significant threats to health or water supplies. The levels of TCE (Tetrachloroethylene) contamination found at two locations are below the Federal Drinking Water standard. Testing continues north of 9th Ave.

Climate

Summers are dry, shorter, warm, and partly cloudy with an average high temperature of 78F and low of 52F. Summertime weather brings less precipitation with less than 5 inches of rainfall. Winters are typically cold, wet, and overcast, but comparatively mild in the continental United States. The average winter temperatures are a high of 52F and a low of 37F. Most of the precipitation comes in the form of rain during the winter months. Average annual precipitation is 38 inches which does not vary greatly from year to year, however, November is typically the rainiest month with an average of 8.2 inches of rainfall. The prevailing wind is southwesterly most of the year. Snow is uncommon but can occur in Algona. Snow is typically seen between December and February and does not usually exceed 3-inches.

Wetlands and Streams

Wetlands and streams are fragile ecosystems that assist in the reduction of erosion, flooding, and surface water pollution. Both wetlands and streams provide an important habitat for wildlife, plants, and fisheries. Algona is home to a multitude of verified wetland areas which are inventoried in adopted maps. There are limited streams mapped throughout the City, which are mostly noted along existing drainage ditches near roadways, including SR 167, Chicago Avenue, West Valley Highway, and along the railway.

Wetlands and streams have been verified through aerial mapping and field reconnaissance, and are identified on a case-by-case basis as new developments are proposed. Before new development can occur on areas with, or adjacent to, critical areas, a critical area review must occur. The wetlands identified are protected under the City's Critical Areas Ordinance (Title 16) adopted in early 2015. As of 2023, the City has begun collecting maps of confirmed critical areas which they use to update their critical area inventory on a routine basis. **Figure 1** shows current critical areas in Algona.

Figure 1: Critical Areas in Algona

Vegetation and Wildlife

Disturbance of ecological communities and division into isolated habitats are the major causes of the decline in animal and plant species. Conserving viable ecological habitats in an interconnected system is the most efficient way of conserving vegetation and wildlife. Many animals that use habitats that are conserved for environmental or scenic reasons cannot survive further division of the habitat into small, isolated land parcels.

The City supports various deciduous and coniferous trees and native shrubs and grasses through development landscaping requirements outlined in AMC Section 22.60. The western fringe of the City (steep slopes) can provide habitat for various wildlife and birds. The more developed portions of the City share the habitat with squirrels and a variety of birds. On October 5th, 2023, the City dedicated 8.8 acres of land in the southeast corner of the City as the David E. Hill Memorial Wetland Preserve where Blue Herons are often seen.

The Department of Fish and Wildlife has developed a robust tool to identify critical, priority, and endangered species using their *Priority Habitats and Species* application. This tool was created to show areas that may contain critical habitats, and the department recommends a biologist's field visit before making decisions using the map. The map identifies that Algona is home to priority freshwater forested/shrub wetland habitats as shown in **Figure 2.** Another available tool is available through the U.S. Fish and Wildlife Service Environmental Conservation Online System (ECOS) which maps out threatened and engendered species active in critical habitats. While the map currently does not show any subject species living within Algona's limits, the City is committed to routinely checking for mapping updates or revised threatened and endangered species lists and taking action if necessary.

Related Federal Laws

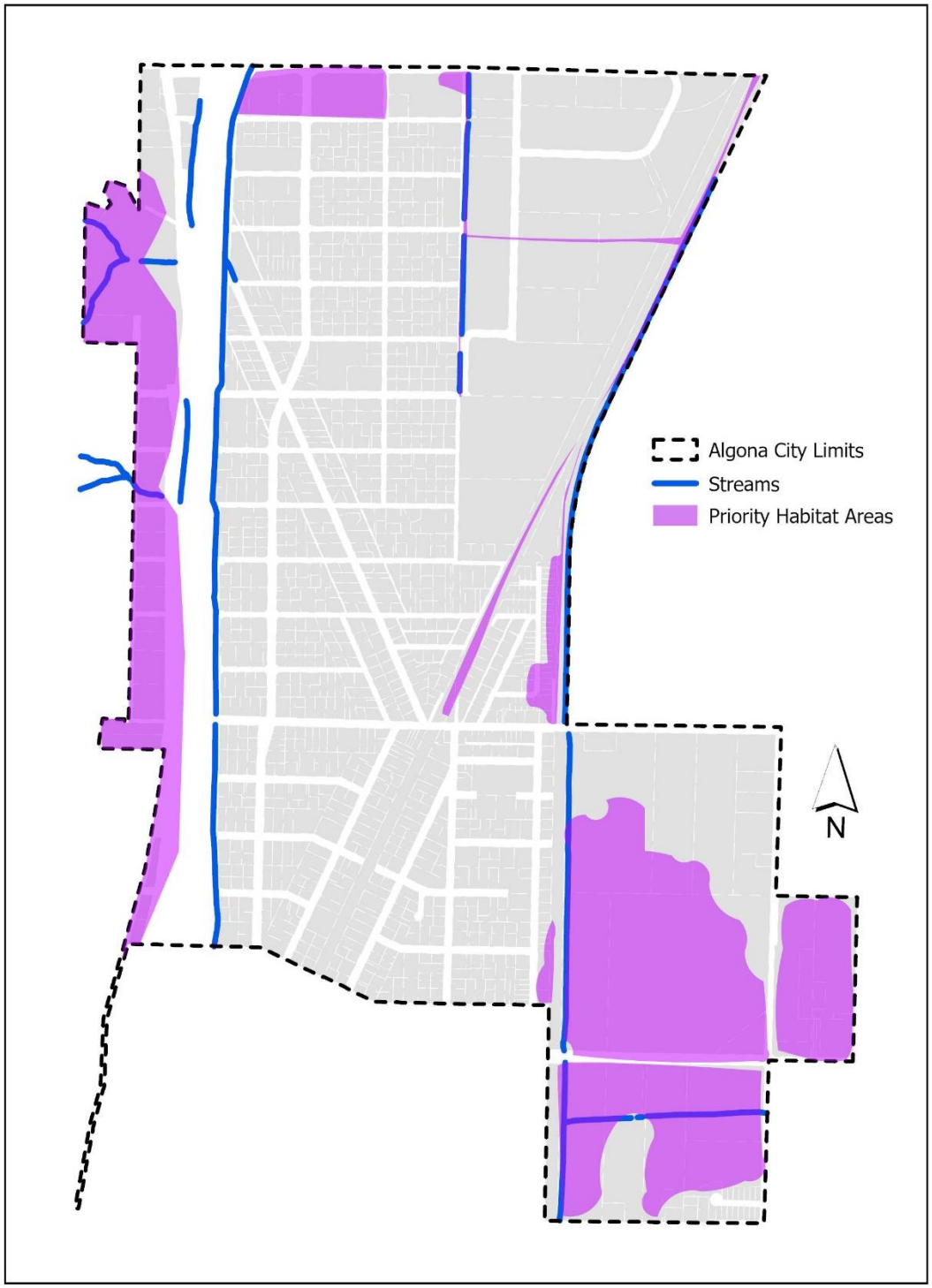
Species and Habitats

- Endangered Species Act
- Migratory Bird Treaty Act
- Bald and Golden Eagle Protection Act
- Marine Mammal Protection Act
- Lacey Act
- Wildlife Restoration Act
- Magnuson-Stevens Fishery Conservation and Management Act
- National Wildlife Refuge System Act
- Land and Water Conservation Fund Act

Water:

- Clean Water Act
- Safe Drinking Water Act
- Ground Water Rule
- Source Water Protection

Figure 2: Priority Habitats in Algona



Implementation

The Natural Environment element is unique in that there are no proposed capital improvement projects related to maintaining and preserving the environment. Instead, the element is typically implemented by local regulations, plans, and programs that implement the element. The following is a list of Algona's adopted programs protecting natural land:

- Algona Municipal Code Title 16 (Environnemental Protection)
- 1997 and 2024 Flood Hazard Management Plans
- Algona Stormwater Management Plan and federal NPDES Stormwater Permit
- Critical Areas Map

Relationship to Land Use

Natural lands and critical areas are considered in the *Land Use* element, which sets zoning precedent for the City over the next 20 years. The *Land Use* element measures the amount of vacant developable land available to meet growth projections for housing and jobs. Vacant developable lands exclude any potential or mapped critical areas, indicating no development is anticipated to be possible in critical areas. Algona has historically rezoned properties with verified critical areas to the Open Space and Critical Areas (OS/CA) zone to protect sensitive lands from any consideration of future development or capacity building.

Climate Change

In 2023, the Washington State Legislature passed HB 1181 which adds a climate goal to the Growth Management Act (GMA) requiring local jurisdictions planning under the GMA to create a *Climate Change* element with resilience and greenhouse gas emissions mitigation sub-elements or appendices. The element must include the following:

- Include goals and policies to address climate change and develop local resiliency to natural hazards;
- Measure greenhouse gas emissions and vehicle miles traveled;
- Describe and prepare for climate impact scenarios;
- Foster resiliency to climate impacts and natural hazards;
- Protect and enhance environmental, economic, and human health and safety; and
- Advance environmental justice.

King County as a whole is not required to complete the *Climate Change* element until 2029 during the mid-period evaluation for the comprehensive plan. Additionally, the state requires a *Climate Change* element for counties and cities with a population greater than 6,000 as of April 1, 2021[1], and Algona's population of 3,920 does not trigger the requirement to complete the *Climate Change* element. Algona's target population for 2044 is 4,660; while it is currently unlikely that Algona will need to prepare a

[1] Office of Financial Management, *Population Estimates.* (2021).

Climate Change element in the near future, the City will evaluate economically feasible opportunities to evaluate Algona's climate impact and reduce greenhouse emissions. Algona recognizes that climate change is anticipated to impact the frequency and severity of natural hazards, such as wildfires and landslides, and climate events, such as flooding or droughts.

Goals and Policies

GOAL NE-1 Critical Areas

Review and amend as necessary, local codes to protect critical areas and habitat.

GOAL NE-1 Critical Areas (revised)

Review and amend local codes, regulations, and practices using best available science resources to protect critical areas, wildlife habitat, and the natural environment.

Policies:

NE-1.1 (new)

Develop and implement an integrated and comprehensive approach to managing fish and wildlife habitat to accelerate ecosystem recovery, focusing on enhancing the habitat of threatened and endangered species, and species of local importance.

- *Aligns with MPP-EN-16 and King Countywide Planning Policies EN-9.*

NE-1.2 (new)

Identify and protect wildlife corridors both inside and outside the urban growth area using best available science, such as Priority Habitats and Species data provided by the Washington Department of Fish and Wildlife. Actively engage with King Conservation District to develop a stewardship program to encourage private landowners to manage their land in ways that support the preservation of sensitive areas and associated buffers.

- *Aligns with MPP-EN-14*

NE-1.3

Ensure that codes, when updated, contain Best Available Science and Best Management Practices (BMP) covering the following environmental elements:

1. Wetlands
2. Critical Aquifer Recharge Areas
3. Habitat Conservation Areas
4. Frequently flooded areas
5. Geohazards

NE-1.3 (1.1 revised)

Ensure that codes and standards, when updated and implemented, contain language that designates and protects critical areas including wetlands, fish and wildlife habitat protection areas (habitat conservation areas), frequently flooded areas, critical aquifer recharge areas, and

geologically hazardous areas. Adopt new codes and standards containing Best Available Science and Best Management Practices (BMP) in order to protect the functions and values of critical areas, and give "special consideration" to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

- *Aligns with Land Use Element requirements of the PERIODIC UPDATE CHECKLIST FOR FULLY PLANNING CITIES – REVISED MARCH 2023 (see Item K). However, Algona separates Natural Environment from Land Use in the 2015 Comp Plan.*
- *Aligns with King County-Wide Planning Policy EN-8 and MPP-EN-6.*

NE-1.4 (new)

Locate development and supportive infrastructure in a manner that minimizes impacts to natural features and results in no net loss of ecological function. Promote the use of traditional and innovative environmentally sensitive development practices, including Low Impact Development (LID) and site design, housing types, materials, construction, and ongoing maintenance.

- *Aligns with MPP-EN-5 and King Countywide Planning Policy EN-5.*

NE-1.5 (new)

Encourage clustering and density transfers for both commercial and residential development to retain natural features, habitat, and sensitive areas as open space.

- *Action specific policy.*
- *This policy could be moved under recommended GOAL NE-5 Open Space, if the City decides to include Open Space policies under the Natural Environment Element.*

NE-1.6 (new)

Reduce stormwater discharge impacts that pollute waters of the state from transportation and development through collaborative watershed planning, redevelopment and retrofit projects, and low-impact development.

- *This policy is more actionable.*
- *Aligns with MPP-EN-18.*
- *Algins Land Use Element requirements of the PERIODIC UPDATE CHECKLIST FOR FULLY PLANNING CITIES – REVISED MARCH 2023 (see Item J).*

NE-1.7 (previously 1.2)
Ensure that the City maintains a Sensitive Areas Ordinance (SAO) consistent with the current Washington State Department of Ecology Stormwater Management Manual for Western Washington (SWMM).

NE-1.8 (new)

Coordinate approaches and standards for defining and protecting critical areas, especially where such areas and impacts to them cross jurisdictional boundaries. Consider development of a coordinated regional critical areas protection program that combines interjurisdictional cooperation, public education, incentives to promote voluntary protective measures, and regulatory standards that serve to protect critical areas.

- *Algins with WAC 365-190-080(3) referenced in the Land Use Element requirements of the PERIODIC UPDATE CHECKLIST FOR FULLY PLANNING CITIES – REVISED MARCH 2023 (see Item K).*

NE-1.9 (previously 1.3)
Work with state, regional and local agencies and jurisdictions to accomplish air pollution reduction goals.

NE-1.10 (new)

Ensure that new development, open space protection efforts, and mitigation projects support the State's streamflow restoration law. Promote robust, healthy, and sustainable salmon populations and other ecosystem functions working closely within Water Resource Inventory Areas and utilizing adopted regional watershed plans.

NE-1.11 (new- from WDFW)

Identify, protect, and designate riparian areas as riparian management zones (RMZs), with consideration for the ecosystem services they provide, such as shade, large wood recruitment, nutrient input, pollutant removal, and important terrestrial wildlife habitat.

GOAL NE-2 - Environmental Sustainability and Justice (new)

Encourage environmental stability and justice by integrating sustainable development and business practices with ecological, social, and economic concerns, and addressing environmental impacts on frontline communities and by pursuing fairness in the application of policies and regulations.

NE-2.1 (New)

Incorporate environmental protection and restoration efforts including climate action, mitigation, and resilience into local comprehensive plans to ensure that the quality of the natural environment and its contributions to human health and vitality is sustained now and for future generations.

NE-2.2 (new)

Develop and implement environmental strategies using integrated and interdisciplinary approaches to environmental assessment and planning, in coordination with local jurisdictions, other stakeholders, and tribes.

NE-2.3 (new)

Ensure public and private projects incorporate locally appropriate, low-impact development approaches developed using a watershed planning framework for managing stormwater, protecting water quality, minimizing flooding and erosion, protecting habitat, and reducing greenhouse gas emissions.

NE-2.4 (new)

Encourage the transition to a sustainable energy future by reducing demand through efficiency and conservation, supporting the development of energy management technology, and meeting reduced needs from sustainable sources.

NE-2.5 (new)

Enhance the urban tree canopy to provide wildlife habitat, support community resilience, mitigate urban heat, manage stormwater, conserve energy, protect and improve mental and physical health, and strengthen economic prosperity.

- *Aligns with King County-Wide Planning Policy EN-11 and MPP-EN-9.*

NE-2.6 (new)

Ensure all residents of the region regardless of race, social, or economic status have a clean and healthy environment. Identify, mitigate, and correct for unavoidable negative impacts of public actions that disproportionately affect those frontline communities impacted by existing and historical racial, social, environmental, and economic inequities, and who have limited resources or capacity to adapt to a changing environment.

NE-2.7 (new)

Prioritize natural and manmade places where Black, Indigenous, and other People of Color communities; low-income populations; and other frontline community members live, work, and play.

NE-2.8 (new)

Ensure that all residents of the region, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment.

- *Aligns with MPP-EN-4.*

GOAL NE-3 - Flood Hazards

Establish local and regional partnerships (i.e., King County Flood Control District) to manage floodplain development and conserve aquatic habitats. Protect public health and safety, regional economic centers, public and private property, and transportation corridors through effective and collaborative floodplain management.

NE-3.1 (new)

Coordinate and fund holistic flood hazard management efforts through the King County Flood Control District.

NE-3.2 (new)

Work cooperatively to meet regulatory standards for floodplain development as these standards are updated for consistency with relevant federal requirements including those related to the Endangered Species Act.

NE-3.3 (new)

Cooperate with federal, state, and regional agencies and forums to develop and implement regional levee maintenance standards that ensure public safety and protect habitat.

GOAL NE-4 - Water Resources

Manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak stormwater runoff rates. Work cooperatively among local, regional, state, national, and tribal jurisdictions to establish, monitor, and enforce consistent standards for managing streams and wetlands throughout drainage basins.

NE-4.1 (new)

Encourage basin-wide approaches to wetland protection, emphasizing preservation and enhancement of the highest quality wetlands and wetland systems.

NE-4.2 (new)

Support and incentivize environmental stewardship on private and public lands to protect and enhance habitat, water quality, and other ecosystem services, including the protection of watersheds and wellhead areas that are sources of the region's drinking water supplies.

- *Aligns with MPP-En-10 and King County Countywide Planning Policies EN-18*

NE-4.3 (new)

Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda and to coordinate land use and transportation plans and actions for the benefit of Puget Sound and its watersheds.

NE-4.4 (new)

Establish a multi-jurisdictional approach for funding and monitoring water quality, quantity, biological conditions, and outcome measures and for improving the efficiency and effectiveness of monitoring efforts.

NE-4.5 (New)

Plan for long term water provision which takes into account future growth and the potential impacts of climate change on regional water resources

GOAL NE-5 - Open Space

Develop strategies and funding to protect lands that provide the following valuable functions: Ecosystem linkages and migratory corridors crossing jurisdictional boundaries; Physical or visual separation delineating growth boundaries or providing buffers between incompatible uses; Active and passive outdoor recreation opportunities; Wildlife habitat and migration corridors that preserve and enhance ecosystem resiliency in the face of urbanization and climate change; Preservation of ecologically sensitive, scenic, or cultural resources; Urban green space, habitats, and ecosystems; Forest resources; and Food production potential.

NE-5.1 (new)

Identify, preserve, and enhance regionally significant open space networks and linkages (i.e., lands useful for recreation, wildlife habitat, trails, and connection of critical areas) across jurisdictional boundaries through implementation and participation in the Regional Open Space Conservation Plan.

- *Aligns with MPP-EN-12 and King Countywide Planning Policies EN-20.*
- *Algins with the Land Use Element requirements of the PERIODIC UPDATE CHECKLIST FOR FULLY PLANNING CITIES – REVISED MARCH 2023 (see Item H).*

NE-5.2 (new)

Preserve and restore native vegetation and tree canopy, especially where it protects habitat and contributes to overall ecological function.

- *Aligns with MPP-EN-13 and King Countywide Planning Policies EN-21*

NE-5.3 (new)

Provide parks, trails, and open space within walking distance of urban residents. Prioritize historically underserved communities for open space improvements and investments.

- *Aligns with MPP-EN-15 and King Countywide Planning Policies EN-11.*

GOAL NE-6 – Restoration and Pollution

Adopt policies, regulations, and processes, related to new or existing fossil fuel facilities, which are designed to: Protect public health, safety, and welfare from all impacts of fossil fuel facilities; Mitigate and prepare for any impacts of fossil fuel facility disasters on all communities; Protect and preserve natural ecosystems from the construction and operational impacts of fossil fuel facilities; Manage impacts on public services and infrastructure in emergency management, resilience planning, and capital spending; Ensure comprehensive environmental review, and extensive community engagement, during initial siting, modifications, and on a periodic basis; and Reduce climate change impacts from fossil fuel facility construction and operations.

NE-6.1

Reduce the use of toxic pesticides, chemical fertilizers, and other products and promote alternatives that minimize risks to human health and the environment.

- *Aligns with MPP-EN-19 and King Countywide Planning Policies and EN-23.*

NE-6.2

Restore - where appropriate and possible - the region's freshwater and marine shorelines, watersheds, estuaries, and other waterbodies to a natural condition for ecological function and value in coordination with other cities, counties, federally recognized tribes, federal and state agencies, utilities, and other partners ..

- *Aligns with MPP-EN-20 and King Countywide Planning Policies EN-24.*

OR

Maintain and restore natural hydrological functions and water quality within the region's ecosystems and watersheds to recover the health of Puget Sound in coordination with other cities, counties, federally recognized tribes, federal and state agencies, utilities, and other partners .

- *Aligns with MPP-EN-17 and King Countywide Planning Policies EN-24.*

NE-6.3 (new)

Continue efforts to reduce pollutants from transportation activities, including use of cleaner fuels and vehicles and increasing alternatives to driving alone, as well as design and land use.

- *Aligns with MPP-EN-21*

NE-6.4 (new)

Reduce and mitigate noise and light pollution caused by transportation, industries, public facilities, and other sources.

- *Aligns with MPP-EN-7.*

NE-6.5 (new)

Prevent, mitigate, and remediate harmful environmental pollutants and hazards, including light, air, noise, soil, and structural hazards, where they have contributed to racialized health or environmental disparities, and increase environmental resiliency in frontline communities.

NE-6.6 (new)

Establish partnerships with cultural institutions, faith groups, neighborhood organizations, community centers, and other community resources to understand polluted related harms amongst vulnerable communities. Implement community vetted strategies to reduce impacts to vulnerable populations and areas that have been disproportionately affected by noise, air pollution, other environmental pollutants.

- *Aligns with MPP-EN-8*

Chapter 10: Infrastructure and Public Services

Introduction

The Infrastructure and Public Services Element addresses the city's ambition towards providing a safe, consistent, and cost-effective network of publicly accessible services while ensuring compatibility with Algona's land-use element. The intent of this element is to guide decisions in infrastructure and public services through 2044 by ensuring that these services are developed in respect to this vision while also guiding development concurrent with future growth.

The availability and quality of these services can have a direct impact on the quality of life for residents and the success of businesses. Such facilities include public safety, fire and emergency services, parks, streets, water, sanitary sewer, electrical systems, telecommunications and so on. This is not a comprehensive list, but a list to convey the number of public and private services that that the Algona community depends on.

The Infrastructure and Public Services Element is divided into two components: Capital Facilities and Utilities. These two components are each required to be included in the comprehensive plan by the Washington State Growth Management Act and have their own specific requirements.

In updating their comprehensive plans, cities must connect future population and job forecasts to available public services and ensure that those services can be provided. If they can't, then a city must reassess its land use plan and other policies to ensure that growth can be accommodated. (i.e., that forecasts, standards, and services are in balance). Transportation needs are assessed in Chapter 9.

Capital Facilities Plan (CFP) Element Overview

The fundamental purpose of the capital facilities component of the Infrastructure and Public Service Element is to ensure that current and future services will positively contribute towards improving the quality of life in Algona. Public facilities provided and maintained in Algona reflect the community's values and therefore have the need to be thoughtfully designed and implemented. As the City analyzes its current infrastructure systems and their respective plans for the future, it is important to recognize the difficulty in planning for future needs while adhering to the needs of residents and business on a day-to-day basis.

Capital facilities are the basic services and infrastructure that the public sector provides to the community. These facilities include local government and special districts, etc. including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police, and fire protection facilities. Specifically, . Algona defines capital facilities as purchases over _____ and having a minimum lifespan as _____. These services are vital to the community's health, safety, and productivity and is foundational to supporting the growth expected through 2044. Given that the services in this section are tied to expected growth, it is integral that the analysis in this section be coordinated with the land-use element to ensure that goals and policies are consistent for achieving expected growth. Land use needs are assessed in Chapter _____.

All capital facilities planned, provided, and paid for by City public entities is covered in this element, to serve as a check on the practicality of achieving other elements of the comprehensive plan. Capital expenditures from park and recreation elements are also included in the CFP Element. The CFP Element must be consistent with CWPPs, and RCW 36.70A.070(3), and include:

The following items are explicitly required by the Growth Management Act to be discussed in the CFP Element:

1. **Policies or procedures to ensure capital budget decisions are in conformity** with the Algona Comprehensive Plan.

2. An **inventory of existing capital facilities** owned by public entities, including green infrastructure, showing the locations and capacities of existing capital facilities.

3. A **forecast of needed capital facilities** based on the land use element. The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.

4. **Proposed locations and capacities of expanded or new capital facilities** necessary for growth over the 20-year life of the comprehensive plan. Facilities needed for new growth, combined with needs for maintenance and rehabilitation of the existing systems and the need to address existing deficiencies constitutes the capital facilities demand.

5. **A Six-Year Plan (at-least) that will finance such capital facilities** within projected funding capacities and identify sources of public money to finance planned capital facilities. The City shall make capital budget decisions in conformity with the comprehensive plan.

6. **A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs,** and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.

7. If impact fees are collected: identification of public facilities on which money is to be spent.
    a. GMA requirement -What impact fees does the City of Algona have?
    b. Parks Impact fee $1,000 per new dwelling unit

Inventory & Forecasts

Public Utilities

According to AMC 22.08.040, a “public utility” is a private business organization such as a public service corporation performing some public service and subject to special governmental regulations, or a governmental agency performing similar public services, the services by either of which are paid for directly by the recipients thereof. Such services shall include, but are not limited to, water supply, electric power, gas, and transportation for people or freight systems. This section provides a framework for the efficient and predictable provision and siting of utility facilities and services within the city, consistent with each public service utility obligations.

1. Water

Existing

The City of Algona purchases its water wholesale from the City of Auburn Water Department. Between 2009 and 2014 Algona received on average approximately 0.33 million gallons of water per day. This is the equivalent of 5 percent of Auburn Water System's daily consumption. Auburn water is primarily sourced through the Coal Creek Spring and West Hill Spring, and is delivered via five interties located on the shared border between Algona and Auburn. Four are located along Boundary Boulevard and one is located at the intersection of Perimeter Road and 1st Avenue North. From these points water is then transferred to the City of Algona water mains located underground in the public right of way or in public water utility easements. Since 2015, several projects have commenced to improve water quality and quantity, including ongoing replacement of City of Auburn watermains, on-site well improvements, water meter installations, pressure reduction systems and reservoir seismic control valve installation.

Proposed

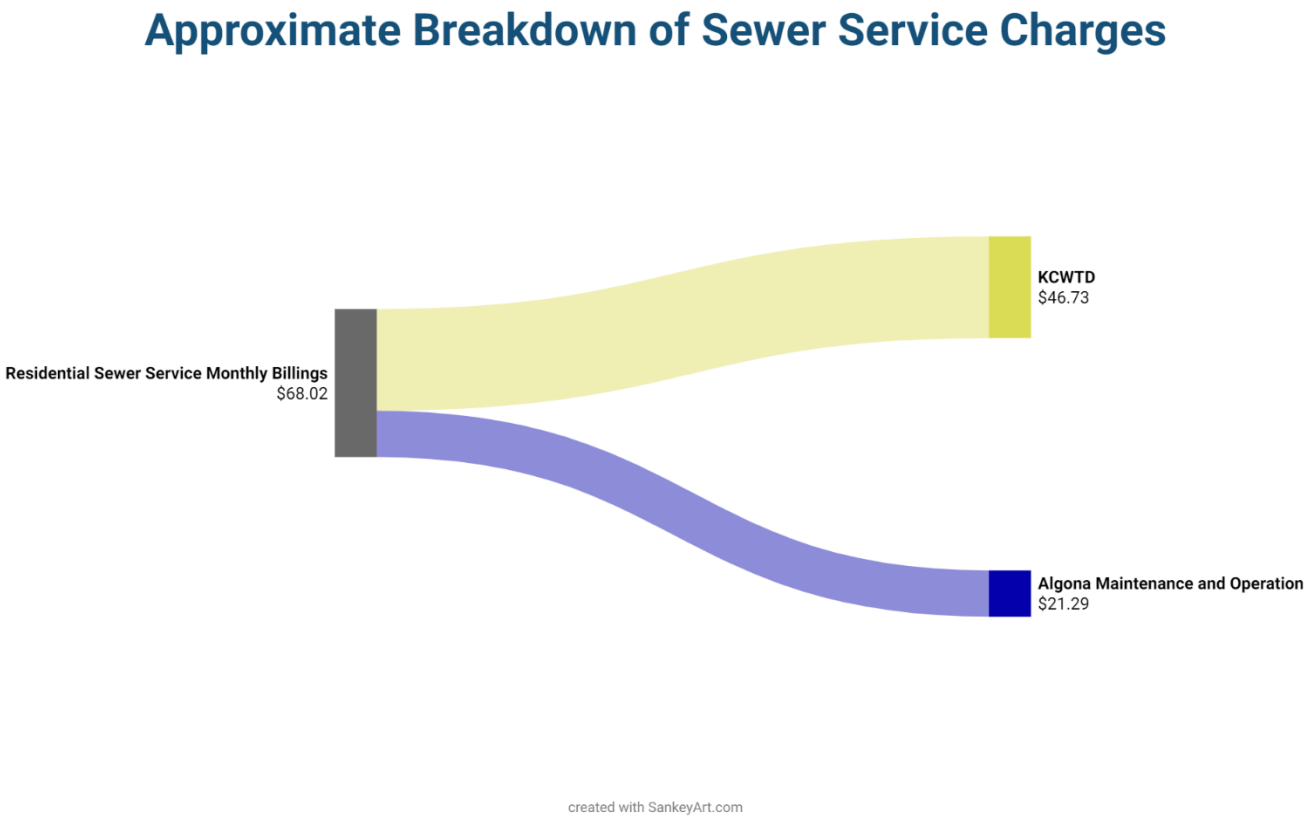
The City of Auburn Water Department (Water Department) is keen to the changing developments affecting the supply and demand for water utilities. Increased exposure to extreme weather events brought on by climate change has made planning for a changing climate a higher priority, as exemplified in the city's newly added Climate Change Element of the comprehensive plan. Additionally, recent land-use bills adopted by the state, such as the missing middle housing bill, add another level of complexity of planning for future water demand. Finally, from a water quality perspective, new regulations on polyfluoroalkyl substances (PFAS) commonly referred to as forever chemicals are in development. The Water Department acknowledges that these obstacles will pose a challenge towards reliably supplying water, but still predict no future issues with overall capacity and service. There are several projects on-going to improve water quality including the Coal Creek Chlorination Center located near the Coal Creek Spring in Southeast Auburn. Future projects expected to take place include applying for and receiving additional water rights and activating some of the offline wells.

2. Sanitary Sewer

Existing Facilities

King County Wastewater Division (KCWTD) provides wholesale wastewater treatment services to Algona and other cities throughout the region. Capacity is defined by the size of wastewater mains, with the crown of these mains being the max capacity. King County owns a main sewer trunk line through the City which was previously considered sufficient capacity for the moderate growth forecast for 2035. However, new infrastructure was recently installed to bypass the Algona sewer trunk via parallel lines installed in Auburn. This installation reduces the City of Pacific's wastewater flow in Algona. The 2005 Plan reported that the line capacity in Algona was 4.14 million gallons per day (mgd), with a 24-inch intertie with King County.

Billing for sewer service is handled between KCWTD and the City. Customers are billed by the City an amount sufficient to recover the county charge plus the amount needed to operate and maintain the local collection system. In 2014, the residential sewer service was $48.91 per month. Algona retained $9.12 of the sewer charge for maintenance and operations with the balance being passed on to KCWTD. As of 2023, residential sewer service is $68.02 per month. Algona now retains $21.29 of the sewer charge for maintenance and operations and $46.73 is passed on to KCWTD. Discounts for 15 percent of total fees are available to qualifying low income and disabled persons.



Level of Service

KCWTD assesses its levels of service off 20-year design criteria. With the crown of the pipe as the max capacity of that length of infrastructure, the 20-year level of service means that this pipe should only hit capacity once. This has been standard practice since the agency's creation in 1999.

Proposed Facilities

There are no new changes proposed for the underground wastewater infrastructure within Algona outside of potential maintenance. There are no above-ground facilities in Algona, and none planned for the current planning period extending through 2044. However, the Department of Energy (DOE) has new requirements for nitrogen which will require permitting with Department of Ecology to maintain current discharge levels of nitrogen. Upgrades to the main facilities in King County will be necessary to reduce ongoing costs of this permit.

3. Stormwater

Existing Facilities

The city has a stormwater conveyance system consisting of pipes, ditches, and catch basins. Due to high groundwater, flat topography, and backwater flow from Mill Creek, the city struggles with having enough capacity to convey water downstream. This issue is further exacerbated by more frequent high-intensity storms experienced over the past 10 to 20 years. The northwest corner of the city experiences flooding due to backwater flows related to Mill Creek. The flat

terrain of the region combined with sediment and vegetation in the downstream conveyance system, along with several beaver dams' downstream, results in the area from 8th Ave N to Boundary Boulevard (Blvd.) to flood between Highway (Hwy) 167 and Algona Blvd. on a consistent basis during the winter months.

Level of Service

When designing stormwater conveyance systems, the city's Public Works Standards indicate that the 25-year 24- hour storm should be conveyed. Due to the National Pollutant Discharge Elimination System (NPDES) Phase 99 Municipal Stormwater Permit Issued by Ecology, the city is also adhering to the permit requirements of inspecting catch basins every two years and cleaning/maintaining them as necessary. In addition, public and private flow control and water quality facilities are inspected on an annual basis.

Forecasted Facilities

The city recently obtained a grant to complete a Flood Hazard Management Plan to study stormwater within the city and the downstream system associated with Mill Creek. Given the presence and severity of the issue, Algona is making strides towards mitigating flooding in its limits. The city recently obtained permission to dredge a ditch running parallel to Hwy 167. This will allow runoff to flow more smoothly to the north and south sides of the city. The city is also in the process of applying for grants that will eventually lead to a high efficiency street sweeper. Most notably, the city is in negotiation to purchase property at the northwest corner of 11th Ave N. and Algona Blvd. for the purposes of constructing a water quality wet pond which may have the added benefit of detaining flows in an already flooded region.

The city will continue to determine new projects (or maintain some of the existing project list) during the compilation of the Flood Hazard Management Plan. There is little growth anticipated and therefore a large addition of runoff flows is not anticipated. City efforts and concentration will lie with dealing with existing flows and high groundwater levels. More immediately, the priority is meeting NPDES Phase II Permitting for the next 2024-2029 permit timeframe. From this, the city will be required to provide water quality treatment for 0.7 acres, maintain street sweeping three times a year, and maintain the typical schedule of inspecting stormwater facilities on a regular basis.

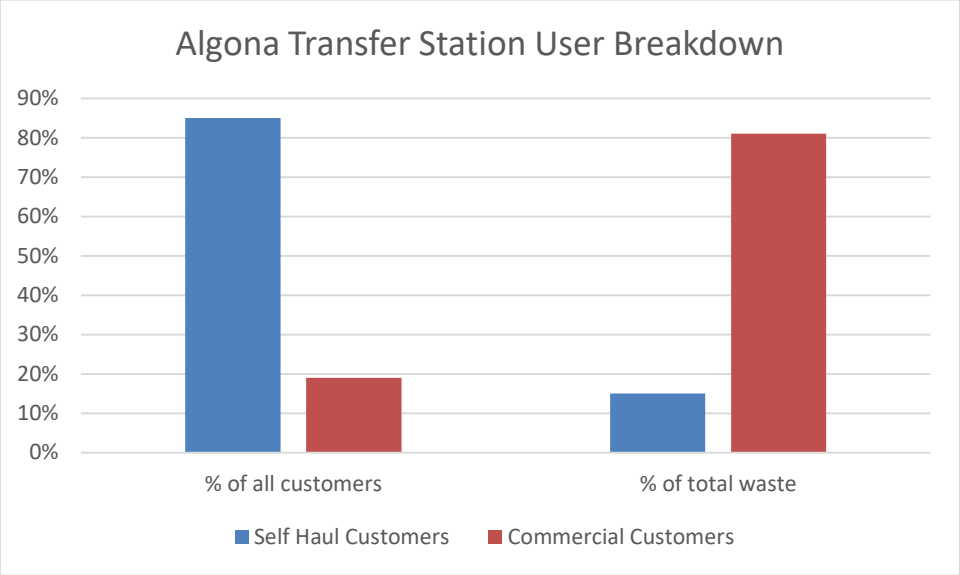
4. Solid Waste Management

Existing Facilities

Algona uses the private services of Waste Management (WM) for pick-up and hauling of garbage, recycling, and compost (subscription based). WM bills their customers directly for this service. After pick-up, the waste is diverted to three different locations. Recyclables are taken to the Cascade Recycling Center in Woodinville, WA, a plant owned and operated by WM. Algona's garbage is diverted to the Cedar Hills landfill located in Maple Valley and owned and operated by King County. Compost is diverted to Cedar Grove Compost which is a private company with multiple locations throughout the Puget Sound Region. WM continues to offer several outreach services including free recycling, compost, and garbage posters, answering the public's questions, and offers free site visits, waste audits, and providing recycling workshops for private staffs interested in visiting the plant.

King County's Solid Waste Division is also an active presence in Algona. The Algona Transfer station was constructed in the mid-1960's on 4.6 acres of the West side of the city at 35315 W

Valley Hwy South. Recycling services are limited at this location given the lack of space available to cater to these services. In 2021, Self-haul customers made up 85% of visits and contributed 19% of the total solid waste received while Commercial Customers made up only 15% of visits but contributed 81% of total solid waste. It received 140,944 total customer visits that year and the station contributed 152,483 tons of waste. The is approximately 18% of total tonnage at all King County Transfer Stations[1].



According to AMC 22.08.01, the Algona Transfer Station is also considered an Essential Public Facility. See the “Essential Public Facility” section below for further discussion.

[1] Fact Sheet for Algona Transfer Station

Forecasted Facilities

Recycling

WM has invested $56 million in Washington State Recycling Centers to rebuild and update their three major recycling centers in Woodinville, Tacoma, and Spokane. The investment is purposed to advance recycling technology including automation and addition of facilities. These investments will help facilitate a circular economy.

King County Solid Waste is in the process of replacing its aging Algona Transfer station with the South County Recycling and Transfer Station (SCRTS). This facility, which will be opening in Algona in 2026, will have increased dedicated space to both garbage disposal and recycling collection. This facility will also be developed using the Living Building Challenge Framework to create positive environmental, sustainable, and regenerative impacts. System facility modernization will continue to take place through the next 20 years with the eventual siting and implementation of Northeast Recycling and Transfer Station (NRTS), to be located at 35101 W Valley Hwy South, just north of the existing Algona Transfer Station.

Currently, the biggest decision for King County Solid Waste of the next 20 years is deciding the future location for waste disposal. Cedar Hills Regional Landfill, located approximately 21 miles northwest in Maple Valley, WA, is set to close between 2040 and 2041. Several alternatives are currently being considered under a Long-Term Disposal Study which is expected to be complete by 2024. Alternatives include waste export by rail, reduce derived fuel, sustainable aviation fuel, and a waste energy plant.

5. Park and Recreation Facilities

Existing

John Matchett Memorial Park

Matchett Park is one of two community parks within Algona and covers approximately 3.75 acres. The park is centrally located in Algona and is adjacent to City Hall and Algona Police Department. The Park has several amenities making it great for both passive and active recreation. Supported activities include baseball, softball, basketball, tennis, picnicking, and gardening. Included furnishings are restrooms, benches, playgrounds, and a covered eating area. Several events are held here annually, which include Algona Days, Movie Night, and the Pumpkin Launch.

David E. Hill Wetland Preserve

Built in 2023, the David E. Hill Wetland Preserve is the city's second community park. The open space park is 8.9 acres, making it the largest park in Algona. The preserve's walking trails and overlook support passive recreation options such as walking, birdwatching, and provide educational opportunities. The wetland ecology, holistic approach to local flora, and presence of stormwater infrastructure gives ample opportunity to learn about our restorative environment practices.

7th Avenue Park

This small neighborhood park is located at the west end of 7th Avenue N, adjacent to State Route (SR) 16. The space is approximately 4,770 square feet and is furnished with a barbeque pit, bench,

and picnic table.

Stanley Park

This neighborhood park located along the Northeastern portion of Stanley Avenue is approximately 5,770 square feet. It includes a swing set, bench, and one picnic table.

Waffle Park

This triangularly shaped pocket park is adjoined to the County Interurban Trail. It provides a covered resting place for trail users with a picnic shelter and tables. The park shares approximately 5,300 square feet of open space with King County.

3rd Ave Pocket Park

This park is also adjacent to the Interurban Trail is the 3rd Ave Pocket Park. The park is composed of approximately 7,800 square feet of space, and includes a shelter, a barbeque pit, picnic tables and benches.

Stanley Tot Lot

The Stanley Tot lot is located at the intersection of Stanley Avenue and Iron Avenue. It has two picnic tables, a bench, and a playground for young children four and under.

Interurban Trail

The Interurban Trail, also referred to as the Electric Avenue Interurban Trail, is owned and maintained by the Puget Sound Power and Light Company. The trail is part of the larger Interurban Trail system connecting several cities in southern King County along its 14.72-mile length.

Level of Service

Please refer to Chapter 8 – Parks and Recreation.

Proposed

Please refer to Chapter 8 – Parks and Recreation

6. Police

Existing Facilities

The Algona Police Department has a staff of eight full-time officers including a Chief, two first-level supervisors, and five patrol officers. There are also two additional non- or limited commission employees that operate as office manager and record specialist. The following is the Police Department Level of Service (LOS) observed in 2010 when Algona had a population of 3014:

- 2.7/1000 for full time patrol staff, including Chief and Sergeant
- 3.6/1000 for patrolmen and reserve officers

- 3.9/1000 for uniformed staff and specialists

As of October 2023, Algona Police maintains levels of service around 2/1000 on average across all fields listed above. The department expressed its desire to improve this number to 3/1000 on average and plans to bring on three to four new recruits in the near future. While there are no hard and fast standards for police services, surveys around the State of Washington (Municipal Research) show an average range of 1.7 – 2.3 police officers per one thousand population. Algona falls comfortably in that range.

Algona continues to hold the title of the smallest nationally accredited program in the State of Washington. Accreditation is based on meeting all 147 standards for police law enforcement services. This is an incredible point of pride for the small department and the city given the Department's small stature.

The Algona Police Department continues to be run out of the previous school building adjacent to City Hall and John Matchett Park, located on 402 Warde Street in Algona. Maintenance has increased since 2015 with several renovations to ventilation and communications systems. However, the need to modernize the building is an ongoing process.

Algona's Emergency Management Plan (CEMP 2015) should be cross referenced here

Proposed Facilities

There are no new proposed facilities expected over through 2044. However, there are several planned updates expected for the current 402 Warde Street Facility. Currently there is only one locker room, so adding an additional locker room is a priority for the Department. This would also be to the benefit of adding more officers to reach LOS for the increasing Algona population. Ideally, Algona Police aims to increase to 13 full-time officers with a total staff of 15. Additional security measures identified include adding a sally port to safely manage people entering and exiting the facility. Additional to the building renovations is the need to replace vehicles in the fleet. Vehicles have a seven-year lifespan or approximately 117,000 miles before needing to be replaced. The Department has also expressed its pivoting to an all-hybrid fleet which will reduce fuel costs and add improve the city's commitment towards improving local environmental quality. Additionally, vehicle laptops need replacement every four years.

Algona Police receives its funding out of the Algona's General Fund. Funding is expected to remain constant with no drops in funding expected. An Asset Replacement Fund has been passed that will allocate funding towards replacing public vehicles city-wide. This would reduce stress towards maintaining the seven-year lifespan.

7. Fire Protection

Existing Services

Fire protection is provided by the Valley Regional Fire Authority (VRFA), which serves the Cities of Algona, Pacific, and Auburn, along with King County Fire District 31. They currently operate five fire stations each serving a district within the VRFA's jurisdiction. Algona receives its service primarily from Station 38, located at 133 3rd Avenue SE in Pacific . It provides a total of 5,000 square feet of space shared with the Pacific Police Department. Currently, three shifts of three (one captain and two firefighters) and one vehicle operate out of Station 38. Regardless of district, the whole battalion will allocate resources depending on the service needs at any given moment. Services available to Stanwood residents include emergency call response, fire prevention through

permitting and fire inspection services, public education for school children, and social work services accessible via 911 (CARES). Over the past twenty years, there has been a consistent and continual rise in service demand. Like many fire and emergency service providers in the region, VRFA is meeting current service demands while balancing time spent towards innovating new solutions to respond to current challenges.

Fire suppression is handled through the fire marshal's office which performs operations at station 35. The Fire Marshall, along with their team of land use and fire protection plan reviewers, are responsible for annual life-safety inspections, plan review, permit inspections through completion, and fire investigation services. Plan reviewers ensure that fire suppression systems are designed and implemented based on the most recently adopted building and fire codes. This ensures a reduced risk to properties by fire and therefore reduces fire insurance costs city-wide.

The VRFA receives its funding through a diverse portfolio of funding options. Its main funding mechanisms include a property tax levy and the voter approved Fire Benefit Charge (FBC). The property tax levy receives $1 for each $1,000 of assessed property value in the VRFA's jurisdiction. The FBC funding method assesses properties based on square footage, building use types, and delivery of crucial fire protection resources to structures in the service area. Therefore, equally distributing funding based on the level of need and resource requirement for each structure. The FBC was first approved in 2006 and has been approved every six-year period since. The current FBC six-year period ends in 2024 and will be voted on again. However, 2024 will be the first year that voters could choose to expand beyond six-year periods, including expanding the funding for perpetuity.

Proposed Services

The VRFA is looking to improve its service call times and expand its current response shed by relocating Station 38 to a more suitable location. The current facility shared with Pacific law enforcement is dilapidated and lacks space to handle the projected growth for the region. The new location is proposed at 205 5th Avenue NW in Pacific near Algona's southside border. The new location will allow increased staffing for years to come. It will also include the most modern code and standards for fire stations, adding resiliency to natural disasters and be safer for personnel. Electric emergency vehicles, such as fire engines, will also be supported by the new location.

The VRFA states that it is prepared for the oncoming future. The VRFA expects calls for emergency medical services (EMS) services will continue to grow and evolve until solutions towards drug use, mental health, and homelessness can be identified. Simultaneously, VRFA expects call volume for fire services to continue to dwindle as fire suppression systems and improved building code reduce the risk of fire as exemplified over the last 10 to 20 years. Given this context, VRFA continues to evolve its services proactively based on forecasted need. An example of this is the CARES team currently implemented. The CARES team allows for a diversified staff of social workers to respond to calls based on the need. CARES unit specialists are suited to respond to non-emergent calls and provide alternative treatment and direct them to medical care appropriate to their needs. The team is staffed with three social workers, further increasing capacity to assist patients experiencing and battling homelessness, drugs, or mental health issues. The CARES unit is great example of how fire and emergency services are adapting to the changing need.

9. Electricity

Existing Facilities

Puget Sound Energy (PSE) is the current provider of electrical services in the City of Algona. Power

is provided through a portfolio of green and renewable energy sources including hydro, wind, and solar, with hydro power being the largest source. Power is delivered via transmission lines going through the city and is delivered to the Edgewood Substation south in the City of Edgewood. Improvements have been made to transmission facilities in Pierce County that benefit Algona. As a disclaimer, addresses and exact locations are not disclosed to protect these facilities from any possible disruption.

Proposed Facilities

PSE is working towards meeting requirements of the Clean Energy Transformation Act by 2045. This state bill creates clear milestones for utility providers to use non-emitting resources by 2045. Power production has largely diversified with private customers adding their own electrical sources and batteries for power storage. However, unless radical land-use changes were to occur in the vicinity of Algona, there should be ample power supply to match the growing demand for electrical services in Algona.

10. Gas

Existing Facilities

PSE is also the provider of natural gas services in Algona. Service is provided by a high-pressure gas main adjacent to the city and partially through Algona in certain locations. Currently, PSE is meeting demand for natural gas services in Algona and expects this to be the case into the future.

Proposed Facilities

There are no proposed gas facilities expected to serve Algona residents or businesses. There are several bills at the state and national level that are likely to change future natural gas demand through the 2045 planning period. These bills are altering building codes to phase out natural gas facilities within building and transition to all electric utilities. This is both a health and environmentally purposed change as our society pivots to low or non-emission heating and electrical services.

11. Telecommunication facilities

Existing Facilities

There are several private providers of telecommunication services ranging from cable to mobile phones, to fiber and high-speed internet. Several of these once isolated services can be received in bundles by a single utility provider. Network infrastructure is located both underground and on aerial facilities such as utility poles and roofs of commercial facilities. There are no known telecommunication hubs in Algona that were disclosed.

Proposed Facilities

At this time no additional facilities of note are planned that impact Algona’s telecommunication services. Private telecommunication companies will continue to maintain and upgrade network infrastructure based on requirements of Washington’s Internet For All Initiative filling gaps in equity of costs and coverage.

12. Schools

The Auburn School District No.408 encompasses a 62-mile area bridging King and Pierce Counties and serves 96,000 residents in Auburn, Algona, Pacific, Lake Tapps, and unincorporated areas of King County. The School District serves 17,000 students with a diverse ethnically, linguistically, and socio-economic diverse community.

2016, the community passed a $456,056,000 bond to build two new elementary schools and replace its six aging schools. The nearest schools that serve the City of Algona include:

- Alpac Elementary School is located at 310 Milwaukee Blvd, Pacific, WA; it opened in 1972, had an addition and remodel in 1987, and a small renovation in 2012. The school is 49,000 square feet and offers an administrative area and gymnasium at the front, followed by the library and classroom wings. There are 19 general and specialty classrooms, a library, an office, a health room, a workroom area, a staff lounge, and a counselor's office.

- Auburn Riverside High School is located at 501 Oravetz Road, Auburn, WA; it opened in 1992. The school is 59,940 square feet and serves grades 9th through 12th. The high school can accommodate over 1,900 students and has ___ general classrooms, labs, art studios, a theater, a gymnasium, a swimming pool, and a library.

- Mt. Baker Middle School 620 37th Street SE Auburn, WA. Opened in the fall of 1994, the school is 91,300 square feet and serves grades 6th through 8th. The middle school can accommodate over 900 students, 22 standard classrooms, and specialty rooms, including science, computer rooms, and a technology lab. In 2009, two additional portable classrooms were added for a total of four portable classrooms.

- Olympic Hill Middle School is at 915 4th Street NE, Auburn, WA. Completed in the summer of 2019, it is 98,000 square feet and on 17.4 acres. The middle school can accommodate 800 students in grades 6-8 and includes general classrooms, specialty classrooms such as art, CTE, music, science, special education, gymnastics, and common support spaces.

13. City Owned Buildings

City Hall is at 402 Warde Street in Matchett Park. The building was built in 1956 and deed to the City of Algona by the Auburn School District in 2012. A new building was constructed in 2016. It is a 10,971 square feet two-story building with a community center on the first floor and City Hall and council Chambers on the second floor.

14. Green Facilities

Green Facilities and incorporating Green Infrastructure narrative?

15. Essential Public Facilities

Beyond those facilities that are City-owned or provided through joint agreements with other communities or agencies, are "essential public facilities" or EPFs.

> *Essential public facilities include those facilities* that are *typically difficult to site, such as airports, state education facilities and state or regional transportation facilities...state and local correctional facilities, solid waste handling facilities, and inpatient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities...."*

--- RCW 3d.70A.200

Comprehensive plans and the regulations that support them must provide for EPFs. Plans or regulations cannot preclude the siting of EPFs but can set the standards for how they are reviewed or designed. This is to ensure that the facilities are compatible with the surrounding area and that their significant impacts are mitigated.

Algona has adopted the King County Countywide Planning Policies including policy DP-40:

> Plan for neighborhoods or subareas to encourage infill and redevelopment, reuse of existing buildings and underutilized lands, and provision of adequate public spaces, in a manner that enhances public health, existing community character, and mix of uses. Neighborhood and subarea planning should include equitable engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low incomes; people with disabilities; and communities with language access needs.

Algona City Code (AMC 22.44.020) provides for Essential Public Facility approval through the Conditional Use Permit process.

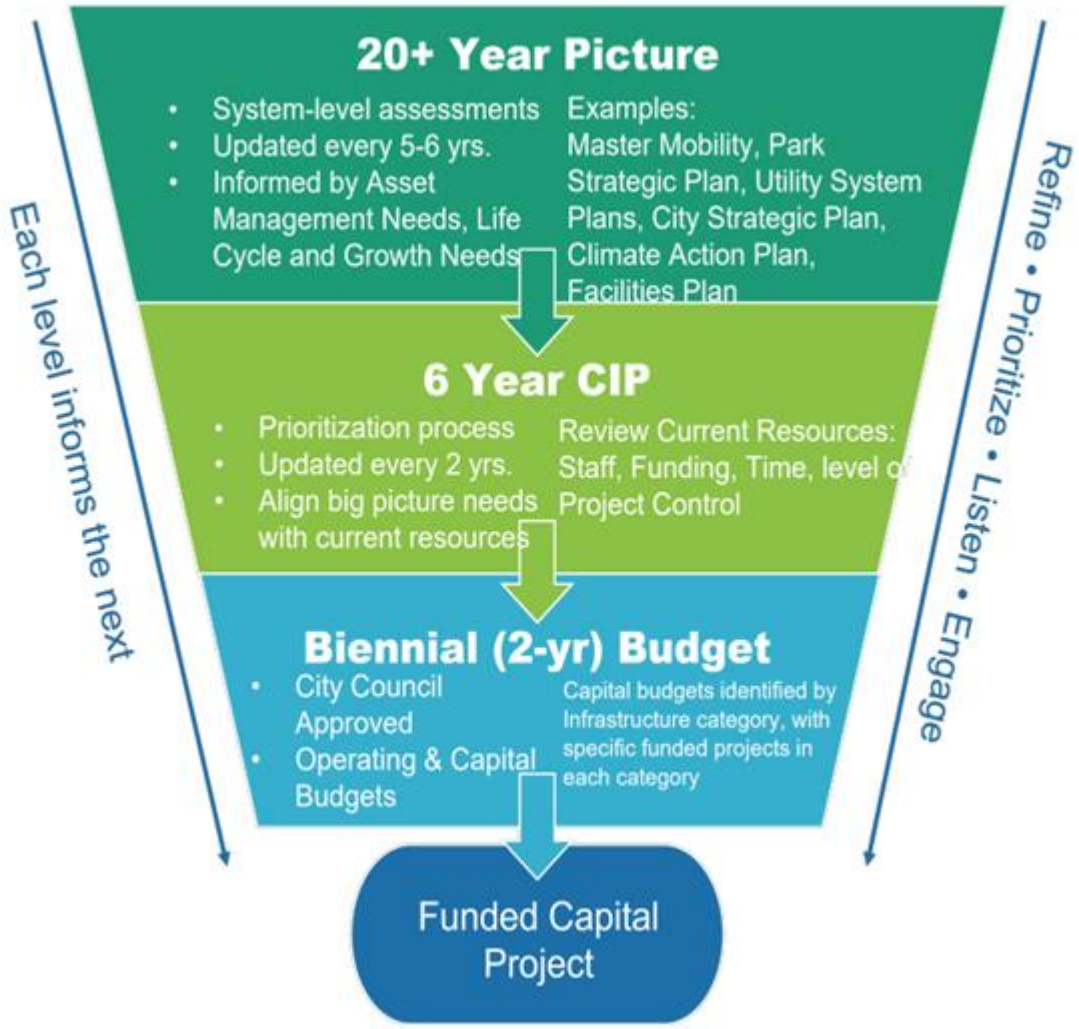
Existing Facilities

Only one use in Algona meets the criteria as an Essential Public Facility, the Algona Transfer Station. The King County Solid Waste Division maintains the Algona Transfer Station on West Valley Highway.

Proposed Facilities

The South County Regional Transfer Station (SCRTS) is currently under construction just north of the existing Algona Transfer Station. This new state of the art facility has increased capacity to collect recyclables, which is currently restricted to specific metals at the current location. The facility is being developed in accordance with the standards of the Living Building Challenge to negate environmental and social impacts. The SCRTS facility will replace the current Algona Transfer Station.

Chapter 11: Capital Improvements Plan


20+ Year Picture
System-level assessments
Updated every 5-6 yrs.
Informed by Asset Management Needs, Life Cycle and Growth Needs
Examples:
Master Mobility, Park Strategic Plan, Utility System Plans, City Strategic Plan, Climate Action Plan, Facilities Plan
6 Year CIP
Prioritization process
Updated every 2 yrs.
Align big picture needs with current resources
Review Current Resources:
Staff, Funding, Time, level of Project Control
Biennial (2-yr) Budget
City Council Approved
Operating & Capital Budgets
Capital budgets identified by Infrastructure category, with specific funded projects in each category
Funded Capital Project
Each level informs the next
Refine • Prioritize • Listen • Engage

Algona Comprehensive Plan: Capital Facilities & Utilities Element

GOAL CF-1

Strategically plan for system improvements that address past deficiencies and anticipate future growth for the benefit of all residents.

Policies:

CF-1.1 Prioritize capital improvements to correct deficiencies, maintain the quality of existing services, and accommodate projected growth.

CF-1.2 Proposed capital improvement projects should be evaluated and prioritized using all the following criteria:

a. Whether the project is needed to correct existing deficiencies, to replace aging facilities, or to provide facilities needed for future growth.
b. Elimination of public hazards.
c. Elimination of capacity deficits.
d. Financial feasibility.
e. Site needs based on projected growth patterns.
f. New development and redevelopment.
g. Plans of state agencies.
h. Budget impact.

CF-1.3 Reassess policies, plans, zoning, and the Capital Improvement Plan (CIP) as necessary to balance those facilities with future growth and development.

GOAL CF-2

Future development should bear a fair share of facility improvement cost necessitated by the development to achieve and maintain adopted Level of Service (LOS) standards and concurrency with growth.

Policies:

CF-2.1 Coordinate land use decisions and financial resources with a schedule of capital improvements to meet adopted LOS standards.

CF-2.2 Proposed plan amendments and requests for new development or redevelopment should be evaluated according to the following guidelines. Will the proposed action:

a. Contribute to a condition of public hazards.
b. Exacerbate any existing condition of public facility capacity deficits.
c. Generate public facility demands that exceed capacity increase planning in the Six-Year Schedule of Improvements.
d. Conform to future land uses as shown on the future land use map of the Land Use Element.
e. Accommodate public facility demands based upon adopted LOS standards and attempt to meet specified measurable objectives, when public facilities are developer-provided.

f. Demonstrate financial feasibility, subject to this element, when public facilities are provided, in part or whole, by the City.
g. Affect State agencies' facilities plans and siting of essential public facilities.

GOAL CF-3

Manage the City's fiscal resources to support the provision of needed capital improvements.

Policies:

CF-3.1 Provide public facilities at the LOS standards needed to serve development at concurrency levels prior to occupancy.

CF-3.2 Aggressively seek grants, private funding, or other alternatives to augment local revenues.

CF-3.3 Ensure consistency of capital planning with other policies of this Plan.

CF-3.4 Support and encourage the joint development and use of cultural and community facilities with other governmental or community organizations in areas of mutual concern and benefit.

CF-3.5 Focus capital facility decisions on those projects that will achieve the goals of this Plan.

CF-3.6 Ensure that funding is made available for stormwater retrofits and culvert upgrades that protect the Puget Sound.

GOAL CF-4

Support regionwide coordination for phasing, timing and delivering of public facilities and services.

Policies:

CF-4.01 Coordinate with regional and local utility providers on implementing same construction standards for utility design.

CF-4.02 Add redundancy to services like stormwater facilities by creating a hierarchy of regional, county, and local systems to increase system resiliency.

CF- 4.03 Coordinate with the local school district to identify surplus properties and private properties to create opportunities for shared use of facilities. (MPP-PS-4)

Cf-4.05 Consider reviewing development regulations pertaining to schools, prioritizing, and simplifying the permitting of schools for the benefit of providing additional public services like disaster response and recreation (MPP-PS-4).

CF-4.06: Coordinate public safety services in partnership with neighboring jurisdictions and frontline communities.

CF-4.07: Consider working with local institutions to site schools, institutions, and other community facilities within Algona’s UGA.

New goal CF-5

Consider climate change, economic, equity, and health impacts when siting and building essential services and facilities.

Policies:

CF-7.01 Maximize on-site mitigation of development impacts to minimize the need for additional capital facility improvements in the community.

CF-7.02 Evaluate co-locating separate uses at planned capital facilities beyond their primary function such as recreation, or emergency management.

CF-7.03 Public Facilities shall be designed to protect and restore the natural environment through facility siting, development standards and careful consideration of our changing climate.

CF-7.04 Promote water reuse and water conservation opportunities for residential and commercial development that diminish impacts to all water systems.

CF-7.05 Maintain inventory of new technical innovations that can reduce ecological harm and promote goals in climate change, natural environment, and utilities.

CF-7.06 Consider adopting a surface water management element.

CF-7.07 Consider disproportionate impacts on communities when siting new capital facilities.

CF-7.08 Consider the impacts of future climatic conditions on potential future capital facility sites.

CF-7.09 Address rising sea water by siting and planning for relocation of hazardous industries and essential public services away from the 500-year floodplain.

CF-7.10- Prioritize historically disadvantaged communities when siting green infrastructure.

Utilities

GOAL UT-1A:

Ensure long term maintenance of service levels in the design of utilities.

GOAL UT-1B:

Public utilities and facilities should be designed to fit with their surroundings.

Policies:

UT-1.1: Promote co-location and timing of new public and private utility facilities.

UT-1.2: Ensure that land will be made available for the location of utility lines, including location within transportation corridors.

UT-1.3: Review and amend existing regulations as necessary, including critical areas ordinances, to allow maintenance, repair, installation, and replacement of utilities.

UT-1.4: Ensure that utility agencies coordinate activity to meet GMA concurrency requirements.

UT-1.5: Encourage system design practices intended to minimize the number and duration of interruptions to customer service.

UT-1.8: The City will employ a "State of Good Repair" principle in maintaining its capital facilities to avoid more major capital repair needs in the future.

GOAL UT-2:

Encourage Energy Conservation and Conversion.

Policies:

UT-2.1: Facilitate and encourage conservation of resources to delay the need for additional facilities for electrical energy and water resources and achieve improved air quality.

UT-2.2: Encourage the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources.

UT-2.3: Consider converting the City's vehicle fleet to alternative fuels.

UT-2.4: The City should strive for a 20 percent reduction of electric energy in the City's own facilities.

UT-2.5: The City should encourage the use of emerging technologies that promote environmental sustainability.]

UT-2.6: The city should explore strategies and technologies to reduce the solid waste stream.

GOAL UT-3:

The City should coordinate City planning with the utility providers' planning.

Policies:

UT-3.1: Adopt procedures that encourage providers to utilize the Land Use Element and Urban Growth Area in planning future facilities.

UT-3.2: Ensure that the Utilities Element includes the most current plans of other providers and jurisdictions.

UT-3.3: Ensure that development regulations are consistent with and do not otherwise impair the fulfillment of public service obligations imposed upon utilities by federal and State law.

UT-3.4: Make decisions with respect to utility facilities so that safe, adequate, and efficient availability of utility service in other jurisdictions is not negatively affected.

UT-3.5: Coordinate disaster response planning for quick utility system recovery. **(MPP-PS-19)**

UT-3.6: Increase coordination with City of Auburn Water to address long term growth and potential impacts of climate change on water sources. **(MPP-PS-21)**

GOAL UT-4:

Maintain a Surface Water Management Utility.

Policies:

UT-4.1: Adopt stormwater regulations that are consistent with the Department of Ecology's Stormwater Management Manuals (SWMM).

UT-4.2 Ensure the integration of the stormwater management plan strategies with other plan elements such as land use, transportation, natural environment, parks and recreation, and capital facilities.

UT-4.3 Support water quality improvements through stormwater management programs and projects.

Goal UT-5

The development or provision of utilities in Algona is completed with resiliency as a necessary component.

Policies:

UT-5.1 Coordinate environmental restoration efforts with utility providers**.**

UT-5.2 Consider highlighting carbon emission reductions as a reason to invest in utility infrastructure**.**

UT-5.3 Support efforts to increase the resiliency of utility by preparing for disasters and other impacts

Goal UT-6

Climate change will be factored into decisions regarding utility development and provision.

Policies:

UT-6.1 Acknowledge the impact of climate change on the region's water supply.

UT-6.2 Adopt procedures for water re-use and reclamation especially for high-volume non-potable water users such as parks and schools**.**

UT-6.3 Support the necessary investments in utility infrastructure to facilitate moving to low-carbon energy sources.

UT-6.4 Support efforts to increase the resilience of public services, utilities, and infrastructure by preparing for disasters and other impacts and coordinated planning for system recovery.

Goal UT-7

Utilities shall be planned to correct historic environmental, equity, and economic hardships disproportionately felt by members of a community.

Policies:

UT-7.1 Ensure that all residents have access to high quality drinking water through well maintained, long-term oriented, and sustainably sourced water.

UT-7.2 Continue to provide discounted utility services for members of the community that suffer from disability or are economically disadvantaged.

UT-7.3 Ensure that all community members have equitable access to public services.