SULTAN CITY COUNCIL
AGENDA ITEM COVER SHEET

ITEM NO: PH-1

DATE: September 25, 2008

SUBJECT: Public hearing on proposed revisions to the City of Sultan Comprehensive Plan, amendments to appendices, and related revisions to development regulations of the Sultan Municipal Code.

CONTACT PERSON: Deborah Knight, City Administrator

ISSUE:

The issue before the City Council is to conduct a public hearing on proposed revisions to the 2004 Comprehensive Plan and amendments to appendices (Attachment A), related revisions to development regulations of the Sultan Municipal Code (Attachment B), the 2009-2014 Transportation Improvement Plan (Attachment C), related amendments to the Water System Plan (Attachment D), and related amendments to the General Sewer Plan (Attachment E).

Proposed changes in the Draft 2008 Revised Comprehensive Plan are necessary to bring the 2004 Comprehensive Plan into compliance with the Growth Management Act as set forth in the Compliance Orders of the Growth Management Hearings Board. Attachment B is a summary of the 2008 Revisions to the 2004 Comprehensive Plan and related appendices and implementing development regulations. Proposed changes to the Transportation Improvement Plan, Water System Plan, and General Sewer Plan are necessary to maintain consistency with the proposed revisions to the Comprehensive Plan.

STAFF RECOMMENDATION:

Conduct a public hearing on proposed revisions to the 2004 Comprehensive Plan and amendments to appendices, related revisions to development regulations of the Sultan Municipal Code, the 2009-2014 Transportation Improvement Plan, related amendments to the Water System Plan, and related amendments to the General Sewer Plan in accordance with Sultan Municipal Code 17.04.170.

SUMMARY:

The September 25, 2008 meeting will be divided between the public hearing by the City Council and implementing action items:

- A-2 First Reading and adoption of Ordinance No. 996.08 enacting revisions to the 2004 Comprehensive Plan
- A-3 Adopting the 2009-2014 Transportation Improvement Plan
- A-4 First Reading and adoption of Ordinance No. 993-08 Implementing Development Regulations
- A-5 Ordinance No. 994-08 Amendment No. 2 to the Water System Plan
- A-6 Ordinance No. 995-08 Amendment No. 2 to the General Sewer Plan

BACKGROUND:

Each city required to plan under the State Growth Management Act must adopt a comprehensive plan. A comprehensive plan provides the framework and policy direction for land use decisions. Under the Growth Management Act, comprehensive plans must contain specific information on land use, transportation, housing, capital facilities and utilities. The Central Puget Sound Growth Management Hearings Board found the *2004 City of Sultan Comprehensive Plan* did not contain all the required elements.

The City needed to revise the *2004 City of Sultan Comprehensive Plan* and make amendments to appendices in response to orders (referred to as the "Compliance Orders") from the Central Puget Sound Growth Management Hearings Board (Attachment F).

The Compliance Orders require the City to revise the 2004 Comprehensive Plan so the capital facilities plan and financing strategy, transportation improvement financing strategy, levels of service standards, and implementing development regulations meet the requirements of the State Growth Management Act.

Changes to the comprehensive plan also require changes to other city planning documents including implementing development regulations, the six-year Transportation Improvement Plan, *Amendment No.2 to the Water System Plan* and *Amendment No.2 to the General Sewer Plan.*

The Compliance Orders also require the City to review and if necessary, update its development regulations to be consistent with and implement any amendments to the Growth Management Act that have occurred since the development regulations were initially adopted.

The City Council and Planning Board began working together in January 2008 to make the necessary changes to the 2004 Comprehensive Plan and supporting documents. The City Council and Planning Board held joint meetings in March, April and May to meet the September 30, 2008 deadline set by the Growth Management Hearings Board for amending the 2004 Comprehensive Plan.

As part of the required public participation procedures, the City issued the *Draft 2008 Revised Comprehensive Plan* and *Draft Supplemental Environmental Impact Statement*[1] for public comment on July 1, 2008 (Attachment G).

This started a 60-day public comment period. The comment period ended on September 2, 2008. Attachment H is a summary of comments on the 2008 Revised Plan and Draft Supplemental EIS.

The Final Supplemental Environmental Impact Statement will be issued on or about September 24, 2008. The Final Supplemental EIS will contain responses to comments.

The City Council is expected to take action on the 2008 Revisions to the 2004 Comprehensive Plan on September 25, 2008 to meet the September 30, 2008 deadline set by the Central Puget Sound Growth Management Hearings Board.

RECOMMENDED ACTION:

Conduct a public hearing on proposed revisions to the 2004 Comprehensive Plan and amendments to appendices, related revisions to development regulations of the Sultan Municipal Code, the 2009-2014 Transportation Improvement Plan, related amendments to the Water System Plan, and related amendments to the General Sewer Plan in accordance with Sultan Municipal Code 17.04.170.

A – 2004 Comprehensive Plan and amendments to appendices

Available on-line at

http://www.ci.sultan.wa.us/City_Hall/City_Departments/Community_Development/

B - Revisions to development regulations of the Sultan Municipal Code

C - 2009-2014 Transportation Improvement Plan

D - Related amendments to the Water System Plan

E - Related amendments to the General Sewer Plan

[1] Under the State Environmental Policy Act (SEPA), the City must consider and take comment on the likely environmental consequences of the proposed changes before approving or denying the proposal. Changes to the City's comprehensive plan fall under the umbrella of SEPA.

16.16 General Regulations

(New section) 16.16.045 New septic system reasonable use exception – future sewer connection required.

A. The purpose of this section is to allow reasonable use of the property where sewer infrastructure is not yet in place, while ensuring connection to sewer as soon as practicable.

B. Where a property owner proposes to build one (1) new single family home on an existing lot zoned for single family residences and a sewer extension is necessary, but not financially feasible, the property owner may apply for approval to construct and use an on-site sewage system, subject to approval by Snohomish County health department. Such request must be submitted to and approved by the community development director.

C. If denial of the request to build an on-site sewage system would deny all reasonable use of the property, development may be allowed which is consistent with the general intent of this title and the public interest; provided, that the director finds that:

1. This title would otherwise deny all reasonable use of the property;

2. The proposed on-site sewage system does not pose an unreasonable threat to the public health, safety or welfare on or off the property;

3. The property owner agrees to payment of

(a) the estimated cost for the collector sewer across the entire front of the property, as recommended by the city engineer;

(b) the current sewer facilities charge; and

(c) the estimated project cost for 100 feet of the sewer main or interceptor needed to reach the property, as recommended by the city engineer

4. The property owner must also construct the necessary connection stub from the residence to allow future connection to the sewer line when sewer becomes available.

5. The residence must be connected to the sewer line within 90 days of notice that the connection can be made.

D. Any decision of the director regarding this reasonable use exception shall be final unless appealed.

16.28 Subdivision Regulations

16.28.230 Minimum requirements and improvement standards.

A. General Standards. The public use and interest shall be deemed to require compliance with the standards of this subsection as a minimum, unless a modification is specifically approved by the council. The following minimum standards shall be met:

1. That each lot shall contain sufficient square footage to meet minimum zoning and health requirements;

2. ~~If the lots are to be served by septic tanks, soil data and percolation rates may be required by the Snohomish health district. Notations regarding the conditions for health district approval may be required to be inscribed upon the short plat;~~

~~3.~~ Where any abutting road has insufficient width to conform to minimum road width standards for the city of Sultan, sufficient additional right-of-way shall be dedicated to the city on the short plat to conform the abutting half to such standards;

~~4~~3. Short subdivisions located in special flood hazard areas as defined elsewhere in this code shall comply with the floodplain protection standards contained in this chapter.

B. Roadway Design Standards.

1. Access to Roads. Access to the boundary of all short subdivisions shall be provided by an opened, constructed and maintained city road or roads, except that access to the boundary of a short subdivision by private road may be permitted where such private roads are otherwise permitted. If the subdivider uses a private road, each lot having access thereto shall have a responsibility for maintenance of such private road. Any private road shall also contain a utilities easement.

2. Minimum access to all lots within a short subdivision shall be provided by an opened, constructed and maintained city road or private road sufficiently improved for automobile travel having right-of-way width as set forth in the following table:

Design Potential Minimum for Access	**Right-of-Way Widths**
1 lot not exceeding 1 dwelling unit	20~~¢~~ feet
2 – 4 lots not exceeding 4 dwelling units	30~~¢~~ feet
5 or more lots or dwelling units	60~~¢~~ feet

3. The maximum number of lots that may be served by a private road shall be four unless modification is granted by the council. In all other cases, access to any lot shall be by an opened, constructed and maintained city road or roads.

4. Road Standards. All plat roads shall be designed and constructed in conformance with the design standards and specifications as specified.

5. Sidewalk Standards. Sidewalks and/or walkways shall be provided to assure safe walking conditions for pedestrians and students who walk to and from school. Sidewalks shall be constructed in accordance with the design standards and specifications as specified.

C. Stormwater Drainage Design Standards. All plats shall comply with the requirements.

D. Design Standards for Areas with Steep Slopes. All plats shall comply with the requirements. (Ord. 840-04 § 1; Ord. 822-03 §§ 1, 2; Ord. 630 § 2[16.10.010(1)(a)(vii)(q)], 1995)

16.72 Recreational and Open Space Standards

16.72.010 Applicability.

All types of residential subdivisions shall be required to provide recreation. In addition to the recreation requirements, residential developments shall meet the open space requirements of this title. The requirements of this chapter 16.72 are in addition to park impact fee requirements of chapter 16.112. Residential developments include condominium, multifamily, manufactured home parks and subdivisions. (Ord. 716-00; Ord. 630 § 2[16.10.060(A)], 1995)

16.92 Stormwater Management Performance Standards

16.92.040 Stormwater management permits.

A stormwater management permit shall be applied for and obtained from the building and zoning official prior to commencement of development or redevelopment activity on land for which a permit waiver has not been issued and is described in SMC 16.92.030(A).

A. Applicability. A stormwater management permit is required for the development or redevelopment on land with more than 3,000 square feet of impervious area (roof, parking, etc.).

B. Application for Stormwater Management Permit. Anyone desiring to develop land shall apply for a stormwater management permit. In addition, the applicant shall submit copies of the following items which shall be prepared by a registered professional engineer.

1. A location map showing the location of the site with reference to such landmarks as major waterbodies, adjoining roads, estates, or subdivision boundaries.

2. A detailed site plan showing the location of all existing and proposed pavement and structures.

3. Topographic maps of the site before and after the proposed alterations.

4. Information regarding the types of soils and groundwater conditions existing on the site.

5. General vegetation maps of the site before development and a plan showing the landscaping to be performed as part of the project.

6. Construction plans and specifications necessary to indicate compliance with the requirements of these standards.

7. Runoff computations based on the most critical situation (rainfall duration, distribution, and antecedent soil moisture condition) using rainfall data and other local information applicable to the affected area.

8. Storage calculations showing conformance with the requirements of these standards.

9. Sufficient information for the building and zoning official to evaluate the environmental qualities of the affected waters, and the effectiveness and acceptability of those measures proposed by the applicant for reducing adverse impacts.

10. Such other supporting documentation as may be appropriate, including maps, charts, graphs, tables, specifications, computations, photographs, narrative descriptions, explanations, and citations to supporting references.

11. Additional information necessary for determining compliance with the intent of these standards as the building and zoning official may require.

C. Performance Standards. The performance standards for the development or redevelopment on parcels for which a stormwater management permit is required shall be as follows:

1. All projects shall provide treatment of stormwater. Treatment BMPs (best management practices) shall be sized to capture and treat the water quality design storm~~, defined as the six-month, 24-hour return period storm~~. The first priority for treatment shall be to infiltrate as much as possible of the water quality design storm, only if site conditions are appropriate and groundwater quality will not be impaired. Direct discharge of untreated stormwater to groundwater is prohibited. All treatment BMPs shall be selected, designed, and maintained according to the adopted Washington State Department of Ecology's "Stormwater Management Manual for Western Washington."

Stormwater treatment BMPs shall not be built within a natural vegetated buffer, except for necessary conveyance systems as approved by the local government.

Stormwater discharges to streams shall control streambank erosion by limiting the discharge in accordance with the most current Washington State Department of Ecology's "Stormwater Management Manual for Western Washington" (WDOE Manual)~~peak rate of runoff from individual development sites to 50 percent of existing condition two-year, 24-hour design storm while maintaining the existing condition peak runoff rate for the 10-year, 24-hour and 100-year, 24-hour design storms~~. As the first priority, streambank erosion control BMPs shall utilize infiltration to the fullest extent practicable, only if site conditions are appropriate and groundwater quality is protected. Streambank erosion control BMPs shall be selected, designed, and maintained according to the WDOE Manual~~an approved manual~~.

Stormwater treatment BMPs shall not be built within a natural vegetated buffer, except for necessary conveyance systems as approved by the local government.

2. The cumulative impact of the discharge from the site on downstream flow shall be considered in analyzing discharge from the site.

3. Where possible, natural vegetation shall be used as a component of drainage design. The manipulation of the water table should not be so drastic as to endanger the existing natural vegetation that is beneficial to water quality.

4. Runoff from higher adjacent land shall be considered and provisions for conveyance of such runoff shall be included in the drainage plan.

5. No site alteration shall cause siltation of wetlands, pollution of downstream wetlands, or reduce the natural retention or filtering capabilities of wetlands. This shall be deemed to include the requirement that no herbicides, pesticides, or fertilizers may be used within 150 feet of any stream or aquifer recharge area.

6. Stormwater runoff shall be subjected to best management practice (BMP) according to the Washington State Department of Ecology's guidelines prior to discharge into natural or artificial drainage systems.

7. All site alteration activities shall provide for such water retention and settling structures and flow attenuation devices as may be necessary to insure that the foregoing standards and requirements are met.

8. Design of water retention structures and flow attenuation devices shall be subject to the approval of the building and zoning official pursuant to the standards herein.

9. Runoff shall be treated to remove oil and floatable solids before discharge from the site in a manner approved by the building and zoning official.

10. Erosion by water shall be prevented throughout the construction process.

11. For the purpose of this section, it is presumed that the lowering of the water table to construct detention/retention basins and to permanently protect road construction does not conflict with the stated objectives of these standards, if all of the following are met:

a. The development site is not in a sole-source aquifer protection area or wellhead protection area.

b. If ditches, underdrains or similar devices are used to lower the water table, the lateral volumetric effect will be calculated, and the volume will be deducted from that allowed for retention areas.

c. The high water table may be lowered to two feet below the undisturbed ground in the vicinity of roads for the purpose of protecting the sub-base and base of the roadway.

d. The lowering of the water table has no adverse effect on wetlands as defined in this section.

e. The lowering of the water table does not increase flows to the detriment of neighboring lands.

12. Storm conveyance systems shall accommodate the peak discharge from the 25-year, 24-hour design storm based on post-development site conditions including storm water flowing through the site which originates onsite and off-site.

13. Setbacks from drainage facilities.

a. Open drainage facilities. A setback of at least fifteen (15) feet, measured horizontally, shall be provided between the plan view projection of any structure, on-site or off-site, and the top of the bank of a constructed open channel or open retention or detention pond.

b. Closed drainage facilities. A setback of at least ten (10) feet, measured horizontally, shall be provided between the plan view projection of any structure, on-site or off-site and the nearest edge of a closed drainage facility, unless the public works director determines that adequate accessibility can be provided otherwise.

14. Drainage Easements. Drainage facilities shall include easements to protect the public from flooding, water quality degradation, damage to aquatic habitat, and other drainage impacts. Easements shall be granted to the city for the right to enter property, at the city's discretion, for the purpose of inspecting, maintaining, modifying, or replacing the following drainage facilities when such drainage facilities are constructed to serve a proposed development activity and are located on the site of the proposed development activity:

a. All detention facilities, retention facilities, infiltration facilities, and storm water treatment facilities;

b. Conveyance systems that conduct storm water from a public or private right-of-way to detention facilities, retention facilities, infiltration facilities, and storm water treatment facilities;

c. Closed-conduit conveyance systems that conduct water downstream of a public or private right-of-way;

d. Closed-conduit conveyance systems that conduct storm water from detention facilities, retention facilities, and storm water treatment facilities downstream to a public right-of-way;

e. Any other privately-owned drainage system, if the public works director determines that damage to a public right-of-way or city property, or a threat to public health, safety, and welfare may occur if the drainage system does not function properly; and

f. Any other drainage easements offered by the owner of the subject property which may be accepted by the public works director if the public works director determines the easement serves the public interest.

D. Review Procedure. The building and zoning official will ascertain the completeness of the stormwater management permit application within 10 working days of receipt. Completeness shall only be insofar as all required exhibits have been

submitted and shall not be an indication of the adequacy of these exhibits. Within 30 working days after the determination has been made that a completed permit application package has been submitted, the planning commission shall approve, with specified conditions or

modifications if necessary, or reject the proposed plan and shall notify the applicant accordingly. If the planning commission has not rendered a decision within 60 working days after plan submission, the plan shall be deemed to be approved.

The planning commission, in approving or denying a stormwater management permit application, shall consider as a minimum the following factors:

1. The characteristics and limitation of the soil at the proposed site with respect to percolation and infiltration.

2. The existing topography of the site and the extent of topographical change after development.

3. The existing vegetation of the site and the extent of vegetational changes after development.

4. The plans and specifications of structures or devices the applicant intends to employ for on-site stormwater retention or detention with filtration, erosion control and flow attenuation.

5. The impact the proposed project will have on the natural recharge capabilities of the site.

6. The impact the proposed project will have on downstream water quantity and, specifically, the potential for downstream flooding conditions.

7. The continuity of phased projects. (Projects that are to be developed in phases will require the submission of an overall plan for the applicant's total land holdings.)

8. The effectiveness of erosion control measures during construction.

9. Permits required by any governmental jurisdiction to be obtained prior to the issuance of a permit under this section.

10. The adequacy of easements for drainage systems in terms of both runoff conveyance and maintenance.

11. The method of handling upland flow which presently discharges through the site.

12. The maintenance entity responsibility for upkeep of the system upon its completion. (Ord. 630 § 2[16.10.110(3)(b)], 1995)

16.108 Concurrency Management System

16.108.070 Facilities and services subject to concurrency.

A concurrency test shall be made of the following public facilities and services for which level of service standards have been established in the comprehensive plan:

A. Roadways;

B. Potable water;

C. Wastewater;

~~D. Police protection;~~

~~E~~D. Parks and recreation. (Ord. 630 § 2 [16.12.070], 1995)

16.108.120 ~~Concurrency determination – Police protection~~ (Reserved).

~~A. The city of Sultan will provide level of service (LOS) information as set forth in the city of Sultan comprehensive plan.~~

~~B. If the LOS information indicates that the proposed project would not result in a LOS failure, the concurrency determination would be that adequate facility capacity at acceptable LOSs was available at the date of application or inquiry.~~

~~C. If the LOS information indicates that the proposed project would result in a LOS failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry. (Ord. 630 § 2[16.12.120], 1995)~~

16.112 Development Impact Fees

(New Section) 16.112.015 Definitions

The following definitions apply to this chapter 16.112:

A. System Improvements – transportation capital improvements that are identified in the city's latest adopted 20 year comprehensive plan and are designed to provide services to the community at large.

B. Project Improvements – site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project, and are not system improvements.

C. Frontage – that portion of the development property adjacent to an existing or future roadway where access to the site or individual properties is permitted by the city.

D. Frontage Improvements – shall include all improvements as designed in the city comprehensive plan, city standards, or other adopted plan that can include roadway surfacing, curb & gutter, sidewalk, drainage, lighting, landscaping, and signs.

E. Designated City Official – shall be the public works director or their designee.

F. Local Access Classified Roadway – the designate roadway cross section as included in the city's adopted standards, comprehensive plan, or a city area master plan.

G. Developer – any representative of a development that is the designated traffic impact fee payer.

16.112.020 Imposition of impact fees.

A. After the effective date of this code, any person who seeks to develop land within the city of Sultan by applying for a building permit ~~for a residential building or manufactured home installation,~~ shall be obligated to pay an impact fee in the manner and amount set forth in this chapter.

B. The fee shall be determined and paid to the designated city of Sultan official at the time of issuance of a building permit for the development. For manufactured homes, the fee shall be determined and paid at the time of issuance of an installation permit. (Ord. 630 § 2[16.13.020], 1995)

16.112.030 Recreation facility impact fee formula.

A. Findings and Authority. The demand for parks and recreation facilities is proportionate to the size of the user population. The larger a population grows the greater the demand for city parks and recreation facilities. In order to offset the impacts of new residential development on the city's park system, the city has determined to adjust the current park impact fee consistent with city standards as new development occurs. Impact fees are authorized under the State Environmental Policy Act (SEPA) and the Growth Management Act (GMA) to help offset the cost of capital facilities brought about by new growth and development. Impact fees imposed will be used to acquire and/or develop parks, open space and recreation facilities that are consistent with the capital facilities and park and recreation elements of the Sultan comprehensive plan.

B. The impact fee component for recreation facilities shall be calculated using the following formula:

$$Fee = (T/P \times U) - A$$

1. "Fee" means the recreation impact fee.

2. "T" means the total development cost of new facilities. Such costs shall be adjusted periodically, but not more than once every year.

3. "P" means the new population to be served.

4. "U" means the average number of occupants per dwelling unit.

5. "A" means an adjustment for the portion of anticipated additional tax revenues resulting from a development that is proratable to facility improvements contained in the capital facilities plan. ~~Such adjustment for a recreation facility impact fee will be established by city council ordinance and at this time is established at $130.00. Such adjustment rates shall be updated periodically, but not more than once every year.~~

~~C. Park Impact Fees Imposed. The amended park impact fee based on the parks and recreation needs and impact fee analysis and recreation facility impact fee ordinance, calculated in accordance with this section, is $3,415 for each single-family, duplex and multifamily residential dwelling unit.~~ (Ord. 929-06 §§ 1, 2, 3; Ord. 630 § 2[16.13.030], 1995)

16.112.040 Traffic impact fee formula.

The impact fee component for roads shall be calculated using the following formula:

$$TIF = F \times T \text{ ~~x A~~}$$

A. "TIF" means the traffic impact component of the total development impact fee.

B. "F" means the traffic impact fee rate per trip in dollar amounts. Such rate shall be established by estimating the cost of anticipated growth-related roadway projects contained in the capital facilities plan divided by the projected number of growth-related trips, as adjusted for other anticipated sources of public funds. Such rates shall be adjusted periodically, but not more often than once every year, to reflect changes in the prevailing construction cost index, facility plan projects, and anticipated growth.

C. "T" means the trip generated by a proposed development.

~~D. "A" means an adjustment for the portion of anticipated additional tax revenues resulting from a development which is proratable to system improvements contained in the capital facilities plan.~~ (Ord. 630 § 2[16.13.040], 1995)

16.112.050 Calculation of impact fee.

A. The impact fee for nonresidential development shall be computed by applying the traffic impact fee formula set out in SMC 16.112.040. The impact fee for a residential development shall be computed by applying the traffic impact fee and recreation facility impact fee formulae set out in SMC 16.112.030 and 16.112.040, combining the results.

B. If development for which approval is sought contains a mix of uses, the impact fee must be separately calculated for each type of use.

C. ~~The city council shall have the authority to adjust the standard impact fee at the time the fee is imposed to consider unusual circumstances peculiar to specific development activity to ensure that impact fees are imposed fairly.~~

~~D.~~ Upon application by the developer of any particular development activity, the designated city official ~~council~~ may consider studies and data submitted by the developer, and if warranted, may adjust the amount of the impact fee. Such adjustment shall be deemed warranted if it can be demonstrated that:

1. Due to unusual circumstances, the system improvements would not ~~reasonably~~ benefit the proposed development;

2. The public facility improvements identified are not ~~reasonably~~ related to the proposed development; and

3. The formula set forth for calculating the impact fee ~~does not accurately reflect impacts~~ results in a fee that is not proportionate to the project's impacts. (Ord. 630 § 2[16.13.050], 1995)

16.112.080 Impact fee credits for other than traffic impact fees.

The developer shall be entitled to a credit against the applicable impact fee component for the present value of any dedication of land for improvement to or new construction of any system improvements provided by the developer (or the developer's predecessor in interest), to system facilities that are/were identified in the capital facilities plan and are required by the city as a condition of approval for the immediate development proposal.

The amount of credit shall be determined at the time of building permit issuance (or site plan approval where no building permit is required). A credit against the applicable impact fee shall be limited to the total amount of the applicable impact fee for the particular development. ~~In the~~

~~event the amount of the credit is calculated to be greater than the amount of the impact fee due, the developer may apply such excess credit toward impact fees imposed on other developments within the city.~~ (Ord. 630 § 2[16.13.080], 1995)

(New section) 16.112.085 Traffic Impact Fee Credits

The developer shall be entitled to a credit against the transportation impact fee component for the present value of any dedication of land for improvement to or new construction of any system improvements provided by the developer (or the developer's predecessor in interest) whenever a particular system improvement is a condition of approval or terms of a voluntary agreement. A credit shall be limited to the total amount of the transportation impact fee for the particular development.

The initial amount of credit shall be determined by the designated city official at the time of building permit issuance or site plan approval where no building permit is required. The final amount of the credit may be adjusted with the approval of the designated city official to reflect actual costs.

Calculating a transportation impact fee credit shall be determined as follows:

A. When a development frontage abuts a designated system improvement roadway, any credit for this roadway section will be reduced by the cost for the required frontage improvement. Land dedication shall be credited for any additional right-of-way dedication exceeding the local access classified roadway right-of-way standard.

B. Credit shall not be given for project improvements that are primarily for the benefit of the development users or occupants, or that are not located on the frontage when identified in a city adopted plan. This could include access walkways to schools, centers, and parks. This could also include roadway or safety improvements not identified as system improvements.

C. Credit for land dedication shall be determined by an appraisal conducted by an independent professional appraiser chosen by the developer from a list of at least three such appraisers approved by the city. The cost of the appraisal shall be borne by the developer and is not subject to a credit. The appraisal shall only value the land dedicated and not any alleged damages to any abutting property.

D. Cost for facility construction for system and project improvements shall be based upon a construction cost worksheet provided by the city and completed by the developer, or the city may require actual costs provided by the developer's contractor.

For any residential portion of development, credit shall be determined on a per dwelling unit basis. The credit per dwelling unit shall be determined by calculating the total impact fee credit for the residential portion of generated trips and dividing by the number of dwelling units. Credit will then be applied at the time of permit issuance for each dwelling unit.

No refund or future credit will be allowed in the event that the impact fee credit calculated or actual construction costs exceed the amount of the impact fee.

16.112.090 Appeals.

A developer may appeal the impact fee determination to the designated city official within 20 days of the issuance of the determination of the impact fee.

The following is the process:

A. The developer shall submit a letter explaining the reason for the appeal. Any cited documents in the letter shall be included.

B. The designated city official shall review and respond to the developer within 30 calendar days of the submittal of the appeal letter. The city representative can approve, request additional information, or deny.

1. An approval will include an impact fee determination adjustment.

2. Requested additional information must be provided by the developer to the city within 20 calendar days or in a timeframe as agreed upon by the designated city official.

3. Denial of an appeal will provide an explanation of why this decision was made.

C. If a developer is not satisfied with the designated city official's determination, the developer may request a determination by the city's hearing examiner pursuant to SMC 16.120.100.

D. Impact fees must be paid at time of permit issuance. If the developer has or will be appealing the impact fees, the developer shall submit a letter of protest at the time of the impact fee payment is made.

E. When impact fees have been paid and a determination of a fee reduction is made in the appeal process, a refund or credit for future site fees will be made. No refund will be allowed to exceed the amount of the total impact fees paid for a particular development.

~~Any person aggrieved by the amount of the impact fee calculated and imposed upon a particular development activity may appeal such determination to the city council with 20 days of the issuance of the determination of the impact fee.~~ (Ord. 630 § 2[16.13.090], 1995)

16.150 Definitions

16.150.040 "D" definitions.

1. Day Care Facility. The following definitions shall apply to the various day care facilities allowed in the different zoning districts:

a. "Day care center" means a structure used for the care of children under the age of 12 located in a facility other than a family dwelling of those individuals under whose direct care the child or children are placed which accommodates 13 or more children regardless of whether such services are provided for compensation.

b. "Family day care home" means a residence used for the care of children ~~under the age of 12~~ located in the family dwelling of the person or persons under whose direct care the child or

children are placed, accommodating ~~six~~ 12 or fewer children ~~for full-time care and two children for part-time care~~, such numbers to include those ~~members~~ children of the resident family ~~who are under the age of 12 years old~~. This definition shall apply regardless of whether the care is provided for compensation.

c. "Mini-day-care facility" means a structure used for the care of children under the age of 12 located in a facility other than a family dwelling or located in the family dwelling of the person or persons under whose direct care the child or children are placed which accommodates 12 or fewer children including those of the resident family who are under the age of 12 years of age, regardless of whether said services are provided for compensation.

2. "Decision" means written notification to an applicant that his or her permit application has been approved or denied.

3. "Declaration of short subdivision" means a document signed by all persons having any real interest in the land being subdivided and acknowledged before a notary that they signed the same as their free act and deed. The declaration shall, as a minimum, contain the following elements:

a. A legal description of the tract being divided and all parcels contained therein;

b. An illustrative map; and

c. If applicable, the restrictive covenants.

4. "Dedication" means the deliberate appropriation of land by an owner for the general and public uses, reserving to himself or herself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat or short plat showing the dedication thereon, and, the acceptance by the public shall be evidenced by approval of such plat for filing by the city.

5. "Deed" means a written instrument under seal by which an estate in real property is conveyed by the grantor to the grantee.

6. "Density" means the number of permitted dwelling units allowed on each acre of land or fraction thereof.

7. "Department" means the department of public works of the city of Sultan.

8. "Design storm" means a prescribed hyetograph and total precipitation amount (for a specific duration recurrence frequency) used to estimate runoff for a hypothetical storm of interest or concern for the purposes of analyzing existing drainage, designing new drainage facilities or assessing other impacts of a proposed project on the flow of surface water. (A hyetograph is a graph of percentages of total precipitation for a series of time steps representing the total time during which the precipitation occurs.

9. "Detention facility" means an above-ground or below-ground facility, such as a pond or tank, that temporarily stores stormwater runoff and subsequently releases it at a slower rate than it is collected by the drainage facility system. There is little or no infiltration of stored stormwater.

10. “Determination” means written notification to the issuing authority and all appropriate interested parties that the decision of the issuing authority has been affirmed or nullified.

11. “Developer” means any person, firm, partnership, association, corporation, company, or organization of any kind, engaged in any type of man-made change of improved or unimproved land.

12. “Development” means the placement, erection, or removal of any fill, solid material, or structure on land, in or under the water; discharge or disposal of any dredged material or of any liquid or solid waste; or the grading, removing, dredging, mining, or extraction of any materials, including mineral resources; the construction, reconstruction, removal, demolition or alteration of the size of any structure; or the removal or harvesting of vegetation. Development shall not be defined or interpreted to include activities related to or undertaken in conjunction with the cultivation, use, or subdivision of land for agricultural purposes that do not disturb the coastal waters or sea, or any improvement made in the interior of any structure.

13. “Development right” means a legal claim to convert a tract of land to a specific purpose by construction, installation, or alteration of a building or other structure.

14. Development, Substantial. With regard to projects that have been initiated, substantial development shall constitute at least 10 percent of the total expected cost (including architectural and engineering fees) to complete the project as it was approved. Development shall also be considered to be substantial if the developer of an approved project has secured financing for the project and can demonstrate, in writing, his or her financial commitments to the project in question.

15. “Director” means the superintendent of public works of the city of Sultan.

16. “District, zoning” means any portion of the city within which, on a uniform basis, certain uses of land and buildings are permitted and certain other uses of land and buildings are prohibited as set forth in this unified development code; and within which certain yards and other open spaces are required, certain lot areas are established, and a combination of such aforesaid conditions are applied.

17. “Domestic animal” means an animal normally kept incidental to a single-family dwelling. Included are dogs and cats; excluded are wild or exotic animals, horses and cows, chickens, goats, or other similar animals.

18. “Drainage” means the removal of surface water or groundwater from land by drains, grading, or other means. Drainage includes the control of runoff to minimize erosion and sedimentation during and after development and includes the means necessary for water supply preservation, prevention, or alleviation of flooding.

19. “Drainage basin” means a geographic and hydrologic subunit of a watershed.

20. “Drive-in establishment” means a business establishment so developed that its principal retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to either serve patrons while in the motor vehicle, or intended to permit consumption in the motor vehicle of food or beverages obtained by a patron of said business establishment (restaurants, cleaners, banks, etc.).

21. “Drive-in or drive-through facility” means an establishment that, by design, physical facilities, service, or by packaging procedures, encourages or permits customers to receive services or obtain goods while remaining in their motor vehicles.

22. “Driving range (golf)” means an unconfined recreational facility (i.e., without netting overhead or along side the facility) situated on a plot of land at least 400 yards in length and a minimum of 300 feet wide. A golf driving range may be built with overhead netting, as well as netting (or other confining material) along the sides and the rear of the facility. In such cases, the land requirements shall be at least 100 yards in length and a minimum of 150 feet wide. The purpose of such facility is to allow golfers an opportunity to practice their golf shots.

23. “Driveway” means that space specifically designated and reserved on the site for the movement of vehicles from one site to another or from a site to a public street.

24. “Dwelling” means a building or portion thereof, occupied or intended to be occupied exclusively for residential purposes, but not including hotels or recreation vehicles. (See also “dwelling, multiple-family” and “family”).

25. “Dwelling, attached” means a dwelling having any portion of a wall in common with adjoining dwellings.

26. “Dwelling, detached” means a dwelling that is entirely surrounded by open space on the same lot.

27. “Dwelling, duplex” means a detached building, designed for or occupied exclusively by two families living independently of each other, and shall not include a mobile home.

28. “Dwelling, multiple-family” means a building or portion thereof, used or designed as a residence for three or more families living independently of each other and each with facilities that are used or intended to be used for living, sleeping, and cooking in said building. This definition includes apartment houses but does not include hotels, trailers, or mobile homes.

29. “Dwelling, single-family” means a detached building designed for or occupied exclusively by one family.

30. “Dwelling unit” means any room or group of rooms located within a residential building and forming a single habitable unit with facilities that are used or intended to be used for living, sleeping, and cooking. (Ord. 630 § 2[16.05.276 – 16.05.334], 1995)

CITY OF SULTAN
WASHINGTON

RESOLUTION NO. 08-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SULTAN, WASHINGTON, APPROVING THE SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN.

WHEREAS, an appeal (Case No. 06-03-0034) of the City's 2004 Comprehensive Plan was filed with the Central Puget Sound Growth Management Hearings Board on October 6, 2006 and the Board ruled on February 13, 2007 the City's action in adopting the 2006-2011 Transportation Improvement Plan (TIP) failed to comply with RCW 36.70A.120 and entered a finding of invalidity; and

WHEREAS, an appeal (Case No. 07-03-0017) was filed with the Central Puget Sound Growth Management Hearings Board on February 12, 2007and the Board ruled on September 5, 2007 the City's action in adopting a Capital Facilities Element by Ordinance No. 942-06 did not comply with Growth Management Act (GMA), chapter 36.70A RCW, requirements since it did not include level-of-service standards to support the needs assessment; it did not demonstrate that there would be adequate public facilities and services; and that the City did not reassess its land use element or take other measures to maintain consistency; and

WHEREAS, during the February 7, 2008 coordinated compliance hearing, the Board noted the GMA allows some abbreviation of public involvement processes when a jurisdiction is responding to a Board's compliance order; and

WHEREAS, on March 13, 2008, the City of Sultan adopted Ordinance No. 981-08, imposing a moratorium on development pursuant to RCW 36.70A.390 to prevent the acceptance and processing of applications for subdivisions, planned unit developments, rezones and annexation in order to focus on completing its planning responsibilities and prevent vesting of projects to an invalid TIP; and

WHEREAS, on March 14, 2008, the Board established a coordinated compliance schedule and issued its Order of Continuing Noncompliance, Amending Compliance Schedule (Compliance Order) establishing September 30, 2008, as the deadline for the City of Sultan to take appropriate legislative action to comply with the GMA; and

WHERASE, The City of Sultan has dedicated significant 2008 budget resources to completing its GMA requirements, has replaced prior staff with a trained professional, has entered into contracts with consultants for various components of the work, is consulting with CTED and with Snohomish County planning staff, and has adopted a comprehensive work plan that includes public participation and aims to result in enactment of a consistent set of GMA provisions in September, 2008; and
WHEREAS, the Sultan City Council desires to bring the City into compliance with the GMA and the Board's Compliance Order by September 30, 2008; and

WHEREAS, the City Council and Planning Board began working together in January 2008 to make the necessary changes to the 2004 Comprehensive Plan and Transportation Element compliant with RCW 36.70A.120, which requires that a city's actions and capital budget decisions be consistent with its comprehensive plan; and

WHEREAS, the City Council and Planning Board held joint meetings to discuss proposed revisions to the 2004 City of Sultan Comprehensive Plan and implementing development regulations on March 5, 2008, March 19, 2008, April 1, 2008, April, 15, 2008, May 6, 2008, May 13, 2008, May 20, 2008, May 27, 2008, June 3, 2008 and September 9, 2008; and

WHEREAS, the City held open houses in March, April, May and July providing for early and continuous public involvement under the GMA, RCW 36.70A.140; and

WHEREAS, the City sent notification of proposed revisions to the 2004 City of Sultan Comprehensive Plan and Transportation Element to each household and post office box in the City of Sultan and unincorporated areas in the 98294 zip code; and

WHEREAS, an environmental review was conducted in accordance with the provisions of the Washington State Environmental Policy Act, with a Draft Supplemental Environmental Impact Statement (SEIS) published on July 1, 2008 and a Final Supplemental Environmental Impact Statement (FSEIS) published on September 19, 2008; and

WHEREAS, the Planning Board conducted a public hearing on proposed revisions to the 2004 Comprehensive Plan at a joint meeting of the Planning Board and City Council on September 9, 2008 in accordance with Sultan Municipal Code 17.04.170, and provided an opportunity for citizens to comment regarding proposed regulatory changes; and

WHEREAS, the City published notice on September 15, 2008 and September 23, 2008 in its paper of record of the opportunity to provide public comment on proposed revisions to the City of Sultan Comprehensive Plan and Final Supplemental Environmental Impact Statement, and related revisions to development regulations of the Sultan Municipal Code; and

WHEREAS, the City Council conducted a public hearing on proposed changes to the Comprehensive Plan including the Transportation Element and 2009-2014 TIP on September 25, 2008 in accordance with Sultan Municipal Code 17.04.170, and provided an opportunity for citizens to comment regarding proposed regulatory changes; and

WHEREAS, the 2008 revisions to the 2004 Comprehensive Plan meet the goals of the Growth Management Act by adopting a Transportation Improvement Plan which is consistent with the adopted Comprehensive Plan and which meets the statutory requirements of RCW 36.70A.120; and

WHEREAS, the proposed revisions will further and be consistent with the goals, objectives and policies of the City's Comprehensive Plan, including the County-Wide Planning Policies for Snohomish County. Additionally, the proposed revisions are consistent with the City's plans, policies and regulations for providing community facilities, including but not limited to utilities, transportation, parks, or schools.

WHEREAS, in accordance with RCW 36.70A.130(1) the Sultan City Council is prepared to take legislative action following notice and a public hearing finding that a review and evaluation has occurred and identifying revisions to the City's 2004 Comprehensive Plan..

WHEREAS, RCW 35.77.010 requires the legislative body of each city to annually prepare and adopt a comprehensive transportation program for the ensuing six years; and

WHEREAS, state law requires that the transportation program shall be consistent with the City's Comprehensive Plan; and

WHEREAS, the City Council has reviewed the 2009-2014 Transportation Improvement Plan prepared by staff, identified transportation priorities, and determined that the 2009-2014 TIP is consistent with the capital facilities and transportation elements of the City's Comprehensive Plan; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SULTAN, WASHINGTON, DO RESOLVE AS FOLLOWS:

Section 1. Findings. The City Council makes the following findings with regard to the 2009-2014 TIP:

A. The 2009-2014 TIP is based on the 2008 Revised 2004 Comprehensive Plan which addresses the "estimated traffic impacts to state owned transportation facilities resulting from land use assumptions", "forecasts of traffic for at least ten years based on the adopted land use plan" , and the required "analysis of funding capability to judge needs against probable funding resources"
B. 2009-2014 TIP is compliant because it is based on a compliant Transportation Element that meets the standards of RCW 36.70A.070(6).
C. The 2009-2014 TIP provides a multiyear financing plan based on the needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the six-year TIP required by RCW 35.77.010.
D. Pursuant to RCW 36.70A.070(3) and (6), the City of Sultan is taking legislative action to adopt a TIP, Transportation Element and Capital Facilities Plan that contain certain mandatory elements and are consistent with its Comprehensive Plan.

Section 2. Adoption. The attached Exhibit A is adopted as the Six Year Transportation Improvement Plan of the City of Sultan and incorporated by reference the same as though it were fully set forth herein.

Section 3. Filing. The City Clerk is directed to file a copy of this Resolution with the Secretary of Transportation not more than thirty days after its adoption.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____ DAY OF _____, 2008.

CITY OF SULTAN

By: _____
Carolyn Eslick, Mayor

ATTEST:

By: _____
Laura Koenig, City Clerk

APPROVED AS TO FORM:

By _____
Kathy Hardy, City Attorney

Exhibit A
2009-2014 Transportation Improvement Plan

Expenditures

Project Number	Project Name	Project Description	Total Project Cost	2009	2010	2011	2012	2013	2014	2009-2014 Project Cost
Motorized Projects										
	Sultan Basin Road - Overlay	Overlay SBR from Timber Ridge north to 132nd Ave	$200,000	$20,000	$-	$-	$-	$-	$-	$20,000
	Sultan Basin Rd Sidewalk and Waterline	Widen SBR from north of US 2 intersection to south of Timber Ridge development. Include sidewalks, PRV station (W-5) and water line replacement (W-4)	$250,000	$25,000	$-	$-	$-	$-	$-	$25,000
T-54	Railroad Crossing Improvements	Reconstruct the Foundry Drive crossing and approach ramps with the BNSF RR within the economic development zone. Phase I is crossing only. Phase II is approach ramps. Cost share with Twin Rivers development.	$50,000	$25,000	$-	$25,000	$-	$-	$-	$50,000
T-45	Alder Street Reconstruction and Improvements	Reconstruct Alder Street from 5th Street to 8th Street. Install traffic signal and approach improvements from the intersection of 4th St and Alder St to the intersection of 5th St and US2	$1,378,000	$-	$50,000	$75,000	$1,253,000	$-	$-	$1,378,000
T-56	East Main Street Reconstruction	Reconstruct East Main Street using no-protest LID. Project includes water and culvert replacement at Wagley Creek	$500,000	$-	$40,000	$60,000	$400,000	$-	$-	$500,000

Expenditures										
Project Number	**Project Name**	**Project Description**	**Total Project Cost**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2009-2014 Project Cost**
Motorized Projects										
T-50	Sultan Basin Rd - Phase III	Extend SBR from US 2 to Cascade View Dr. Project includes property acquisition, design and construction	$2,800,000	$50,000	$50,000	$200,000	$200,000	$1,500,000	$800,000	$2,800,000
T-57	132nd St/Sultan Basin Rd north-west to 307th	Extend 132nd Ave from Sultan Basin Rd to an interesection at 307th	$17,480,000					$100,000	$500,000	$600,000
T-39	Pavement Overlay Program	Overlay gravel streets within the City limits	$522,000	$-	$50,000	$50,000	$50,000	$-	$-	$150,000
	TOTAL MOTORIZED		**$79,063,600**	**$120,000**	**$190,000**	**$410,000**	**$1,903,000**	**$1,600,000**	**$1,300,000**	**5,523,000**

Expenditures										
Project Number	**Project Name**	**Project Description**	**Total Project Cost**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2009-2014 Project Cost**
Non-Motorized Projects										
	Light Guard Crossings	Community Development Block Grant to install light guard crossing at elementary and middle schools	$100,000	$55,000	$-	$-	$-	$-	$-	$55,000
NM-3	Sidewalk Spot Improvements	Repair, replace and cosntruct missing sidewalks within the city	$130,000	$-	$20,000	$-	$20,000	$-	$20,000	$60,000
NM-4	Sidewalk Enhancements	Renovate public sidewalks. Stand alone projects not associated with road renovation.	$310,000	$-	$-	$50,000	$-	$-	$50,000	$100,000
	TOTAL NON-MOTORIZED		**$1,060,000**	**$55,000**	**$20,000**	**$50,000**	**$20,000**	**$-**	**$70,000**	**$215,000**

Revenue Sources											
Motorized Projects			**General Fund**	**REET**	**Impact Fee**	**GFC**	**Surface Water**	**Grant**	**Debt**	**Developer Contributions**	**Rev Totals**
Project Number	**Project Name**	**Project Description**	**$198,000**	**2,608,802**	**$8,548,596**	**$24,451,287**	**$300,000**	**$7,479,500**	**$6,700,000**	**$3,629,600**	**$53,915,785.00**
	Sultan Basin Road - Overlay	Overlay SBR from Timber Ridge north to 132nd Ave		20,000	-	-	-	-	-	-	20,000
	Sultan Basin Rd Sidewalk and Waterline	Widen SBR from north of US 2 intersection to south of Timber Ridge development. Include sidewalks, PRV station (W-5) and water line replacement (W-4)		25,000							25,000
T-54	Railroad Crossing Improvements	Reconstruct the Foundry Drive crossing and approach ramps with the BNSF RR within the economic development zone. Phase I is crossing only. Phase II is approach ramps. Cost share with Twin Rivers development.						20,000		30,000	50,000
T-45	Alder Street Reconstruction and Improvements	Reconstruct Alder Street from 5th Street to 8th Street. Install traffic signal and approach improvements from the intersection of 4th St and Alder St to the intersection of 5th St and US2		$1,378,000	-	-	-	-	-	-	1,378,000
T-56	East Main Street Reconstruction	Reconstruct East Main Street using no-protest LID. Project includes water and culvert replacement at Wagley Creek		-	-	-	-	-	-	500,000	500,000

Revenue Sources											
Motorized Projects			**General Fund**	**REET**	**Impact Fee**	**GFC**	**Surface Water**	**Grant**	**Debt**	**Developer Contributions**	**Rev Totals**
Project Number	**Project Name**	**Project Description**	**$198,000**	**2,608,802**	**$8,548,596**	**$24,451,287**	**$300,000**	**$7,479,500**	**$6,700,000**	**$3,629,600**	**$53,915,785.00**
T-50	Sultan Basin Rd - Phase III	Extend SBR from US 2 to Cascade View Dr. Project includes property acquisition, design and construction		-	560,000	-	-	2,240,000		-	2,800,000
T-57	132nd St/Sultan Basin Rd north-west to 307th	Extend 132nd Ave from Sultan Basin Rd to an intersection at 307th			600,000						50,000
T-39	Pavement Overlay Program	Overlay gravel streets within the City limits		50,000							150,000
		Total Motorized		**1,573,000**	**1,160,000**	**-**	**-**	**2,260,000**		**530,000**	**5,523,000**

Revenue Sources											
Non-Motorized Projects			**General Fund**	**REET**	**Impact Fee**	**GFC**	**Surface Water**	**Grant**	**Debt**	**Developer Contributions**	**Rev Totals**
Project Number	**Project Name**	**Project Description**	**$198,000**	**2,608,802**	**$8,548,596**	**$24,451,287**	**$300,000**	**$7,479,500**	**$6,700,000**	**$3,629,600**	**$53,915,785.00**
	Light Guard Crossings	Community Development Block Grant to install light guard crossing at elementary and middle schools		-	-	-	-	55,000	-	-	55,000
NM-3	Sidewalk Spot Improvements	Repair, replace and cosntruct missing sidewalks within the city		60,000							60,000
NM-4	Sidewalk Enhancements	Renovate public sidewalks. Stand alone projects not associated with road renovation.									100,000
	TOTAL NON-MOTORIZED			**60,000**	**-**	**-**	**-**	**55,000**	**-**	**-**	**215,000**

Water System Plan

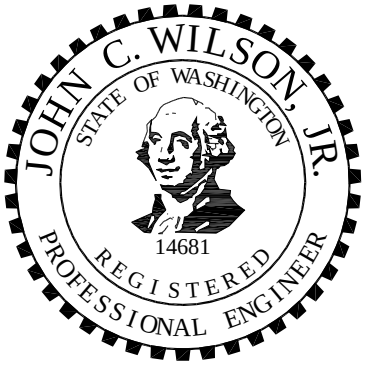
AMENDMENT NO 2

August 2008 Draft

Prepared By

BHC Consultants LLC
720 Third Avenue
Seattle, WA 98104

John C Wilson PE
Project Manager



_____ _____ 2008
John C Wilson PE

City of Sultan
WATER SYSTEM PLAN

AMENDMENT NO 2
August 2008 Draft

Purpose

The Growth Management Hearings Board identified a significant GMA compliance issue in that the City's planning for capital facilities was not adequate to demonstrate that anticipated future growth could be accommodated. An update to the Comprehensive Plan has been prepared to correct this deficiency. Projections outlined in the 2004 Plan and EIS have been changed substantially, as have the capital cost estimates. Adoption of the revised Comprehensive Plan and Capital Facilities Plan in late 2008 will meet the mandates of the Hearings Board, and ensure that the impacts of growth as projected in 2004 will be properly mitigated by a well-planned infrastructure system.

This Amendment No 2 to the Water System Plan for the City documents how the water system will be upgraded to be consistent with the Comprehensive Plan.

Growth Management Boundary

The growth management boundary as shown in Figure W-1 has been revised to reflect the current assignment to the City of Sultan by Snohomish County. The current boundary reflects a modest change from the 2004 boundary.

Some changes have also been made to the land use planning for the City, though these did not result in significantly different development densities than were used in the previous sewer planning efforts.

The City water system planning is conducted in compliance with the North Snohomish County Coordinated Water System Plan as updated and amended. In particular, the City coordinates water system planning as needed with the adjacent water purveyors including the City of Everett, Snohomish County PUD, Highland Water District, and Startup Water Association.

The City currently serves two customers south of US-2 and west of the Sultan River that are outside the city limit and outside the Urban Growth Area as shown on Figure W-1. Water service to this area will continue; however the City will not extend water service into other areas that are not within the UGA.

Background

Lake 16 remains the primary source for the existing water supply to the City. The City filed in 1974 a water right claim for 2.88 million gallons per day (MGD) but does not yet have a formal water right. The City updated this claim in 1991 and the Department of Ecology stated by letter of November 3, 1993, that the claim held potential for becoming vested. The actual measured capacity from Lake 16 through the 11,800 feet of transmission piping is 1.36 MGD.

The City executed a Water Supply Contract with the City of Everett on 30 June 1999 for Pipeline 5 as a supplemental source of water supply for a Maximum Day Demand in 2025 of 2.91 MGD of treated water. The pipeline built to implement this Contract has a gravity flow capacity of 3.84 MGD; and more when the City of Everett activates pumping into Pipeline 5. This capacity is shared with the Snohomish County PUD however; so the City of Sultan share is 2.56 MGD.

The City also has two wells rated at 300 gallons per minute (GPM) each located north of the Centennial Park. These wells draw from the Sultan River aquifer; however the water quality does not meet drinking water standards and is currently used only for irrigation. Neither well has been able to actually produce 300 GPM within the past decade.

Sultan's water filtration plant has a capacity of about 1.36 MGD over 24 hours.

The City currently operates two water storage tanks on the same site as the water filtration plant. The first tank was built in 1978 with a capacity of 1,080,000 gallons. The second tank was completed in 2000 with a capacity of 1,500,000 gallons.

The City water distribution system totals about 25.5 miles of pipe. About 20 percent of the system is asbestos cement. About 12 percent of the system is 4-inch diameter pipe, mostly in the downtown area. The existing water distribution system is shown on Figure W-2 and an inventory of the system is summarized in Table 1.

Table 1
Inventory of Water Distribution System Piping (2005)

Pipe Diameter In inches	Pipe Footage by Material			Total Footage
	Asbestos Cement	PVC	Ductile Iron	
4	11,800		4,100	15,900
6	14,000	1,900	11,540	27,440
8	2,400	500	51,630	54,530
10			16,850	16,850
12			14,850	14,850
14			5,300	5,300
Total	28,200	2,400	104,270	134,870

The northeast portion of the City distribution system can not be adequately supplied by gravity from the water surface elevation in the water storage tanks. A booster pump station serves this area as a high pressure zone as summarized in Table 2.

Table 2
Booster Pump Station Equipment

Pump Description	Gallons per Minute	Horsepower
Service pumps (two)	100	10
High service pump	200	15
Fire pump (& backwash)	2,000	100

The fire pump is also used to backwash the filters in the water treatment plant.

Goal and Policies

Maintain and enhance the development and operation of a quality water supply and distribution system that will meet the needs of Sultan's present and future urban service area through implementing the following policies:

1. Provide potable water throughout the service area for consumption and fire protection purposes to Sultan residents and parties who agree to annex in exchange for service.

2. Construct additional storage facilities at locations that will provide sufficient reserves and maintain line pressure for consumption and fire protection purposes.

3. Provide distribution loops that are capable of providing adequate fire flow and pressure requirements throughout the Sultan service area. Maintain fire hydrant distributions and other standards appropriate to the highest public fire protection ratings.

4. Work with Snohomish County, Washington State Department of Ecology, and other public agencies to correct failed septic system problems within the city limits, the urban growth area, and rural areas surrounding the Sultan urban service area to reduce possible contamination of the groundwater reserve and aquifer.

5. Encourage property owners of developed parcels currently served by a private well and within the UGA to connect to the City water system and to transfer their water right to the City. These water rights, together with the rights already possessed by the City for irrigation wells, will be assembled for possible future water supply needs, even should treatment of the groundwater be required.

   Where wells remain private for irrigation use, the irrigation system shall remain separate from the City water system and no new backflow prevention valves will be allowed. Existing backflow prevention valves for irrigation systems of existing customers using City water can remain subject to annual inspection.

6. Consider additional incentives for water conservation, surcharge for service outside the city limits, acquisition of groundwater rights, new sources of employment, and other water programs with cost implications. The City currently has a rate structure defining the methodology for monthly service charge, capital facilities charges, service connection and meter cost, and various other fees related to operation and maintenance of the water system. A differential exists between residential and non-residential customers, as well as for low-income and elderly.

Design Standards

Standards for water system facilities are defined by WAC 246-290-100 and the 'Water System Design Manual' published by the Washington State Department of Health. State Health also issues requirements for water quality and monitoring to ensure compliance with federal drinking water standards. Planning, design, construction, operations, and maintenance for the City water system is conducted in accordance with these standards, plus the following:

- The 'Water System Design Manual' specifies that the minimum operating pressure is the water distribution system shall not fall below 30 pounds per square inch (PSI) at the water meter, which is normally at the right-of-way line for the served property, and not less than 20 PSI under fire flow conditions.

- The City has established the minimum fire flow standard as 1,000 GPM for residential areas and 1,500 GPM for non-residential development in accordance with the National Fire Code. Non-residential construction must also comply with the Fire Code requirements for dividing structures into fire areas according to the class of building construction and providing fire sprinklers.

Lake 16 will remain the primary water source of supply for the City. The connection to the City of Everett Pipeline 5 will provide a supplemental source for peak day demands that exceed the Lake 16 capacity. However, the City recognizes that the Contract with Everett encourages Sultan to manage withdrawals from Pipeline 5 so that peak withdrawal does not exceed 3 times the average withdrawal. Accordingly, average withdrawals will be managed using the storage capacity available in the City water tanks so the withdrawal from Pipeline 5 does not exceed the Contract ratio of peak at 3 times average.

Population Projections

The Puget Sound Regional Council expects the Skykomish Valley area will eventually support 17,026 persons by the year 2010, 20,549 persons by the year 2020, and 23,977 persons by the year 2030. The projected Sultan population of 11,1192 in 2025 would represent about half of these residents.

By the year 2012, the County's Buildable Lands Report (BLR) expects approximately 7,300 persons will reside in the UGA of which 90% will reside in city limits. The BLR further expects the current UGA will eventually support a population of 11,119 persons at build-out in 2025. It is assumed that the entire UGA will be incorporated into the City by that time. This is an official population estimate and is used by the City for its growth and capital facilities planning.

In 2006, there were approximately 1,010 jobs located in Sultan. Snohomish County's Buildable Lands Report and the City's Comprehensive Plan estimate an increase to 2,000 jobs in Sultan by 2025. These projections are summarized in Table 3.

Table 3
Population and Development Projections

Parameter	2005	2006	2007	2010	2012	2014	2025
City Population	4,225	4,440	4,530	5,874	6,570	7,386	11,119
UGA Population		4,785		6,066	7,300	8,028	11,119
City Housing Units		1,713	1,739	2,066	2,505	2,920	4,464
Parameter	**2005**	**2006**	**2007**	**2010**	**2012**	**2014**	**2025**
Average Household Size	2.78	2.78	2.74	2.71	2.68	2.66	2.62
Housing Vacancy Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Employment		1,010					2,000
UGA Area in Acres			2,304				2,304
Buildable			954				954
Unbuildable			1,350				1,350

Water Demand Projections

The existing water supply and demand parameters have been computed in gallons per day from the flows recorded for 2007 as reported by the City are summarized in Table 4.

Table 4
2007 Water Supply and Demand Parameters

Parameter	Average GPD	Percent
Water Produced from Lake 16	487,000	95.5
Water Purchased from Everett	23,000	4.5
Total Average Day Water	510,000	100
Filter Backwash	46,000	9.0
Residential Billings	239,000	46.9
Non-Residential Billings	165,000	32.4
Water Lost	60,000	11.7

Unit water consumption for 2007 as derived from Table 4 can be summarized as follows:

Residential = 239,000 GPD / 4,530 people = 52.8 GPD per person
Non-Residential = 165,000 GPD / 1,010 employees = 163 GPD / employee

Peak day water demand in 2007 was 1,023,000 GPD through the filter plant on July 12th, which is a peak factor of about 2.1 x average day demand. However, 2006 experienced a peak day of 1,134,000 GPD on August 7th, which was a peak day factor of about 2.2 x the 2006 average day demand.

Water conservation activities are projected to reduce water demands per employee; however, residential water demands may increase as new home are built with more water-using appliances. Table 5 summarizes the projected 2025 population to be served by the water system and the projected employment to project the future water demand for that year.

Table 5
Projected 2025 Water Demands

Parameter	Quantity	Unit GPD	Total GPD
Population	11,119	55	612,000
Employment	2,000	130	260,000
Backwash	8 %	---	86,000
Water Lost	11 %	---	118,000
Average Day Demand			1,076,000

Peak day demand in 2025 is projected to decline to about 2.0 x average day demand to about 2,150,000 GPD. The increase in average day demand will create more days when Lake 16 can not meet the demand so water purchase from the City of Everett is projected to increase to an average of about 30 percent or about 320,000 GPD.

Projected Needs Through 2025

Improvements to the water distribution piping system fall into categories as described below:

- New Streets listed in the Transportation Improvement Program (TIP) will have a water main at least 8-inch diameter.
- Reconstructed Streets listed in the TIP will have a water main at least 8-inch in diameter, unless an adequate water main is already in place.
- Main Extensions in streets within UGA but not included in the TIP list will have a water main at least 8-inches in diameter.
- Replacement Pipes at least 8-inch diameter are needed in several locations where the existing water main is under sized, of obsolete material, or otherwise defective.

Table 6 summarizes the water mains to be installed concurrently with street improvements listed in the Transportation Improvement Program. Construction costs include only the water facilities with crushed backfill. The street and surface improvements are in the TIP.

Table 6
Water Improvements Included with Transportation Improvements

TIP No	Project Description	Diameter	Feet of Pipe	Construction Cost	Project Cost
T-24	New collector (339th SE – Sultan Basin Rd)	8	5,400	$648,000	$907,000
T-25	Foundry Road (Cascade View – railroad)	8	1,400	$168,000	$235,000
T-26	New collector (339th SE – Sultan Basin Rd)	8	5,800	$696,000	$974,000
T-27	Extend E Main St to 149th St SE	8	500	$60,000	$84,000
T-29	Extend Kessler Dr. (Bryant Rd. – 124th St)	8	2,700	$324,000	$454,000
T-31a	New north-south arterial (US-2 – 124th St)	8	8,800	$1,056,000	$1,478,000
T-31c	330 Ave SE just north of US-2	8	700	$84,000	$118,000
T-32a	Rice Rd /339th (132nd to UGA boundary)	8	1,400	$168,000	$235,000
T-32b	Extend Rice Rd /339th (UGA – 124th)	8	1,300	$156,000	$218,000
T-33	New arterial (Old Owen – Sportmans Park)	8	2,000	$240,000	$336,000
T-35	Cascade View Dr (US-2 – 331st)	8	1,600	$192,000	$269,000
T-36	138th St (Sultan Basin Rd – 339th Ave SE)	14 exists	0	$0	$0
T-38	1st St (High Ave to Trout Farm Rd)	8	4,700	$564,000	$790,000
T-41	339th Ave (Sultan Startup Rd – 132nd St)	8	1,900	$228,000	$319,000
T-42	Sultan Basin Rd (138th – 124th St)	12 exists	0	$0	$0
TIP No	**Project Description**	**Diameter**	**Feet of Pipe**	**Construction Cost**	**Project Cost**
T-43	Walburn Road (11th St – Sultan Basin Rd)	8	1,700	$204,000	$286,000
T-44	Extend Pine St (9th – Walburn)	8 *	1,300	$156,000	$218,000
T-45	Alder St (4th – 8th St)	8	2,700	$324,000	$454,000
T-47	Trout Farm Rd (307th – 125th)	8 *	2,500	$300,000	$420,000
T-48	Gohr Road (1st St – 132nd SE)	8 exists	0	$0	$0
T-49	Gohr Road (132nd Ave – about 128th)	8	2,100	$252,000	$353,000

T-51	3rd Street (Main – High)	8	2,500	$300,000	$420,000
T-57	132nd St. (Sultan Basin – Trout Farm Rd)	8	6,600	$792,000	$1,109,000
T-58	132nd St SE (Rice – Sultan Basin Rd)	8	5,300	$636,000	$890,000
T-61	6th Street (Main – Birch)	8	700	$84,000	$118,000
T-62	124th Street (Sultan Basin Rd – water plant)	12 exists	0	$0	$0
T-65	124th Street (water plant – Trout Farm Rd)	8	2,500	$300,000	$420,000
	Subtotal		66,100	$7,932,000	$11,105,000

Note: * indicates some 8-inch pipe exists for part of the length required

Table 7 shows existing water mains to be replaced by 2025 that are not included in the TIP. Construction costs therefore include street patching.

Table 7
Water Main Replacements

Project	Project Description	Diameter	Feet of Pipe	Construction Cost	Project Cost
R-1	307th Street (Trout Farm Rd – 124th)	8	1,600	$384,000	$538,000
R-2	along US-2 (Marcus and Old Owen)	8	1,900	$456,000	$638,000
R-3	along US-2 (Main St and Foundry Dr)	8	6,300	$1,512,000	$2,118,000
R-4	in Sultan Basin Rd and US-2	8	3,500	$840,000	$1,176,000
R-5	3rd Street (Main – High St)	8	2,700	$648,000	$907,000
R-6	Date Street (3rd Street – 8th Street)	8	2,000	$480,000	$672,000
R-7	Sultan River Crossing	12	600	$500,000	$600,000
R-8	Sultan Basin Rd PRV Station	---	---	$30,000	$50,000
	Subtotal		18,600	$4,850,000	$6,699,000

Table 8 summarizes new water mains to be installed by 2025 in locations not part of the TIP for 2025. These new City water mains will be installed in existing street rights-of-way and costs include patching of the existing street but not upgrading the street to any higher standard.

Table 8
New Water Main Extensions

Project	Project Description	Diameter	Feet of Pipe	Construction Cost	Project Cost
N-1	6th/7th Street (Alder – Date St)	8	900	$216,000	$302,000
N-2	8th Street (140th – high school loop)	8	1,200	$288,000	$403,000
N-3	Sultan Basin Rd to new water tank	12	10,500	$3,150,000	$4,410,000
N-4	Trout Farm Rd (125th St – end)	8	1,900	$456,000	$638,000
N-5	SR-2 (extend to connect)	8	600	$160,000	$224,000

	Subtotal		15,100	$4,270,000	$5,977,000

A new water storage tank is needed for the northeast area to provide adequate operating pressure in the distribution system and residential fire protection. This tank will be located north along Sultan Basin Road on high ground to the east, and outside the current UGA. Tank volume will be at least 70,000 gallon. A new booster pump station may eventually be required, though the existing station may be adequate initially.

In addition to the new Northeast Tank and the water main improvements listed in Tables 6, 7, and 8 several other capital projects need to be included in the Needs Assessment as summarized below:

- New Pressure Reducing Valve Vaults (four each)
- Water System Plan Update 2014 (six years after 2008 Amendment)
- Water System Plan Update 2023
- Lake 16 Watershed Upgrades (undefined, though some improvements should be anticipated)
- Water Treatment Plant Upgrades (undefined, though added requirements can be anticipated)

Table 9 summarizes the water facilities needed by 2025 and estimated costs.

Table 9
Needed Water Facilities by 2025

Improvement Category	Quantity	Construction Cost	Project Cost
Water TIP Improvements	66,100 feet	$ 7,932,000	$ 11,105,000
Water Main Replacements	18,600 feet	$ 4,850,000	$ 6,699,000
New Water Main Extensions	15,100 feet	$ 4,270,000	$ 5,977,000
Northeast Water Tank	70,000 gallons	$ 200,000	$ 500,000
NE Booster Pump Station	50 GPM x 10 HP	$ 200,000	$ 300,000
Pressure Reducing Stations	4 each	$ 100,000	$ 150,000
Water System Plan – 2014	----	----	$ 100,000
Water System Plan – 2024	----	----	$ 100,000
Lake 16 Watershed Upgrade	to be defined	$ 200,000	$ 300,000
Water Treatment Upgrade	to be defined	$ 500,000	$ 700,000
Total		$ 18,252,000	$ 25,658,000

All costs shown in the above tables are shown in 2007 dollars as none of the construction projects have been assigned an implementation date.

Six-Year Capital Improvement Program

In addition to the Project in Progress during 2007, the projects required during the initial six years of 2009 through 2014 are summarized in Table 10 as the capital Improvement Program (CIP).

Table 10
Six-Year Capital Improvement Program

Estimated Project Costs in $ Thousands

Project	2009	2010	2011	2012	2013	2014	Total
Sultan Basin Rd PRV	100						100
Sultan River Crossing	25	50	425				500
Alder Street		54	400				454
East Main Street			50	200			250
132nd Street			20	70	800		890
Rice Road				19	60	240	319
Northeast Reservoir					100	50	150
NE Reservoir Pipeline						75	75
Totals	125	104	895	289	960	365	2,738

Figures W-4 and W-5 locate the projects included in the Six-Year CIP.

Financial projections indicate that the existing City water rate structure will be adequate to generate most of the revenue needed to implement the six-year CIP, assuming that the projected growth actually occurs. Table 11 summarizes these financial assumptions.

Table 11
Six Year Water Capital Improvement Revenue
Estimated Revenue on $ Thousands

Projects	GFC	Grant	Debt	Contributions	Totals
Sultan Basin Rd PRV	100				100
Sultan River Crossing	500				500
Alder Street	454				454
East Main Street	250				250
132nd Street				890	890
Rice Road				319	319
Northeast Reservoir	150				150
NE Reservoir Pipe	75				75
Totals	1,529			1,209	2,738

It is possible that growth will not occur as projected, of course. In that case the water improvements will not be needed and the projects may be delayed until the need does exist and funding becomes available.

Existing Water Rates

A progressive water rate structure has been used by the City for years. Table 12 summarizes an excerpt from the current water rates, which include 600 cubic feet (CF) in the base rate.

Table 12
Current Monthly Water Rates

Customer Class	2007 Rate	2008 Rate

Single Family – Base Rate	$24.25	$25.25
Volume Rate / 100 CF	$2.20	$2.28
Commercial – Base Rates		
¾-inch meter	$26.25	$27.25
1-inch meter	$36.75	$38.15
1-1/2-inch meter	$47.25	$49.05
Volume Rate / 100 CF	$2.20	$2.28

Additional rates exist for larger water meter sizes, and a discount rate is available for low-income senior citizens at about 50 percent of the regular residential rate. Water customers outside of the city limits pay a 50 percent surcharge.

The current water capital facilities charge is $5,254 per ERU.

Financial Implications

The total estimated project cost for providing water service to all parcels within the GMA and the water service area to be consistent with the Comprehensive Plan is about $22,180,000 plus and additional $1,263,000 of work in progress for a total of $23,443,000. Several strategic considerations are relevant to the financial implications in funding the water system improvements as outlined below:

- About $15.48 million in water system project needs are identified as needed to support development projected through the year 2025.
- About $7.96 million in water main replacements or work in progress has also been identified.

Basic Needs for the water utility have been defined as the improvements necessary to maintain the established level of service for existing water customers within the present city limits and water service area as summarized below:

- $2.2 million may become available from the existing system development charge (with some adjustment for future construction)
- Most of the remaining $1.7 million can be raised by reasonable and appropriate contributions from benefiting property owners with the remainder paid through rates by existing customers

A rate study should consider the improvements that need to be built in the near future and verify adequate funding will be available through near term rate adjustments.

Additional improvements defined as ‘Necessary for Development’ throughout the UGA over the longer term are summarized below:

- $9.6 million is suitable for financing by property owners or developers
- Another $1.2 million could be funded from street projects not directly dependent on developer financing instead of the water rate structure
- The remainder would be funded through water rates or increased general facilities charges

Table 13 summarizes the above described financial strategy for the water utility.

Table 13

Water System Funding Strategy
Finances Shown in $ thousands

Project Classes	GFC	Rates	Property Owners	Total
Basic Needs				
Projects in Progress	1,263			1,263
Replace Existing Facilities		600		600
New Facilities	862		1,176	2,038
Subtotals	2,125	600	1,176	3,901
Necessary for Development				
Replace Existing Facilities	3,328	3,712		7,040
Water Main Extensions	2,451		9,642	12,093
Other Projects	1,350			1,350
Subtotals	7,129	3,712	9,642	20,483
Totals	9,254	4,312	10,818	24,384

Table 12 indicates that the revenue that may be generated by the existing water GFC rate may be adequate to fund the water main extensions and other new facilities when contributions from property owners and developers are included. However, needed replacements of existing facilities may not be adequately funded through existing rates and a rate increase may be needed.

Water main extensions and other new facilities are largely dependent on the expected developments actually occurring and on the schedule expected. Until those projections are validated by events, it is prudent for the City to adjust water rates in accordance with the CIP needs.

General Sewer Plan

AMENDMENT NO 2

September~~August~~ 2008

Prepared By

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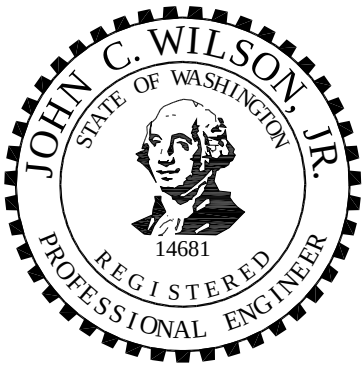

_____ _____ 2008
John C Wilson PE

City of Sultan

GENERAL SEWER PLAN

AMENDMENT NO 2

August 2008

Purpose

The Growth Management Hearings Board identified a significant GMA compliance issue in that the City's planning for capital facilities was not adequate to demonstrate that anticipated future growth could be accommodated. An update to the Comprehensive Plan has been prepared to correct this deficiency. Projections outlined in the 2004 Plan and EIS have been changed substantially, as have the capital cost estimates. Adoption of the revised Comprehensive Plan and Capital Facilities Plan in late 2008 will meet the mandates of the Hearings Board, and ensure that the impacts of growth as projected in 2004 will be properly mitigated by a well-planned infrastructure system.

This Amendment No 2 to the General Sewer Plan for the City documents how the sewer system will be upgraded to be consistent with the Comprehensive Plan.

Background

Figure S-1 shows the City sewer system as it existed in 2007.

Interceptor sewers are the principal pipes in the wastewater system. These pipes collect flow from the collector sewer mains. Sewer interceptors are summarized in Table 1.

Table 1
Sewer Interceptor System

Location	Size (in)	Length (ft)	Material	Year	Slope (ft/ft)	Capacity (GPD)
Main Street	18	750	PVC	1989	0.0022	3,100,000
	15	4300	PVC	1989	0.0022	2,800,000
	8	820	PVC	2001	0.0040	490,000
1st Street	12	2,450	PVC	2005	0.0022	1,050,000
4th Street	10	1350	VC	1969	0.0022	650,000
	8	2950	concrete	1969	0.0040	490,000
8th Street	12	330	PVC	1987	0.0097	2,200,000
SR 2 West	12	2450	concrete	1969	0.0022	1,050,000
Sultan Basin	15	1100	PVC	1999	0.0097	1,300,000
	12	1350	PVC	1998	0.0110	2,400,000
	12	3500	PVC	1999	0.0022	1,050,000
Wagley's Creek	15	2650	PVC	2001	0.0018	1,700,000
	16	400	DI	2001	0.0030	2,500,000
	15	3750	PVC	2001	0.0026	2,000,000
	8	2200	PVC	2001	0.0039	480,000
Total Footage		30,350				

In addition to the Sewer Interceptor System shown in Table 1, the system has about 40,000 feet of collector sewers. Almost all collector sewers are 8-inch diameter pipe of varying age and material.

The existing sewer system has only one pump station, which is located in the Sultan River Park. Most of the existing service area drains through this pump station, which also acts as the influent pump station for the wastewater treatment facility. The pump station has two 1,500 gallons per minute (GPM) pumps with 35 horsepower motors, which is a capacity of about 2.16 million gallons per day (MGD) each. The maximum existing capacity with both pumps operating is about 3.2 MGD. Inverts for both the First Street and the Main Street interceptors are more than 20 feet below street grade as they approach the pump station.

The 10-inch force main extends about 450 feet from the pump station across the Sultan River on the State Department of Transportation bridge for US 2 into the wastewater treatment facility.

Goal and Policies

Maintain and enhance the development and operation of an effective, efficient wastewater treatment plant and collection system that will meet the needs of Sultan's present and future urban service area.

Policies:

1. Require all properties that develop or redevelop within the city limits to connect to the City's sewer system.

2. Increase sewer treatment plant and collection line capacities to meet the needs of Sultan residents and land within the Urban Growth Area, as well as meet state and federal discharge standards. Service to properties in the UGA shall not occur until such properties are annexed into Sultan.

3. Increase capacity to reflect increased usage trends influenced by the City's growth and economic development.

4. Maintain an updated comprehensive sewer system plan that is coordinated with the Land Use Element so that new development is located where sufficient sewer system capacity exists or can be efficiently and logically extended.

5. Ensure that existing deficiencies in the sewer system are upgraded.

6. Encourage all non-redeveloping properties that annex into the city to phase out their septic systems and connect to the City sewer system.

7. Provide sewer services for Sultan residents and parties who annex in exchange for service. Work with Snohomish County, Washington State Department of Ecology, and other public agencies to correct failed septic problems, provided solutions do not create urban developments that are not desired or controlled by Sultan. The principal controller of urban development within the Sultan planning area is thereby the wastewater treatment capacity that is available to be allocated to undeveloped lands within corporate boundaries. Accordingly, septic tanks will not be used in development projects within the Sultan urban growth area.

8. Increase wastewater treatment plant and collection line capacity allocations to meet the needs of the Sultan future urban area. Increase capacity allocations to reflect increased usage trends caused by Sultan's continued urban intensification and economic development.

9. Increase and improve secondary treatment capacities and methods to meet state and federal discharge standards. Investigate, where appropriate, other alternative methods of treatment including tertiary systems.

10. Continue City ordinances regulating public use of the City sewer system and update as needed. These include specific prohibition of illicit connections to the sewer for storm drainage. Fats, oils, and grease will be managed through required grease traps for designated classes of connections to the sewer.

11. Consider additional incentives for water conservation, surcharge for service outside the city limits, new sources of employment, and other sewer programs with cost implications. The City currently has a rate structure defining the methodology for monthly service charge, capital facilities charges, service connection, and various other fees related to operation and maintenance of the sewer system. A rate differential exists between residential and non-residential customers, as well as for low-income and elderly.

Growth Management Boundary

The growth management boundary as shown in Figure S-1 has been revised to reflect the current assignment to the City of Sultan by Snohomish County. The current boundary reflects a modest change from the 2004 boundary.

Some changes have also been made to the land use planning for the City, though these did not result in significantly different development densities than were used in the previous sewer planning efforts.

Figure S-2 shows those parcels within the existing city limits that have been developed with on-site sewage systems; and how these parcels relate to existing sewer piping.

Design Standards

Standards for sewer system facilities are defined by WAC 173-240-050 and the 'Criteria for Sewerage Works Design' published by the Washington State Department of Ecology (DOE). Ecology also issues NPDES permits with requirements for wastewater effluent quality and monitoring to ensure compliance with receiving water standards. Planning, design, construction, operations, and maintenance for the City sewer system is conducted in accordance with these standards, plus the following:

- The sewer system shall be designed to contain all sewage and the extraneous flow that enters during a 10-year, 24 hour storm event.

- Sewer capacity will be calculated with the pipe flowing full at the design pipe slope under projected peak hour conditions. The minimum pipe slope shall be sufficient to maintain a velocity of 2 feet per second under flowing full conditions.

- Pumping capacity is usually designed to accommodate the peak hour flow. However, the existing pump station is also the influent pump station for the wastewater treatment facility, and the interceptor piping enters the station more than 20 feet below street level. Flow attenuation into the treatment facilities is desirable to allow cost-effective sizing of the structures. Surcharging the interceptors into the pump station is an acceptable method to achieve flow equalization. This means that under storm conditions the Main Street pipes would be full and water levels in the manholes would rise several feet, though still be several feet below the street grade.

About 409 parcels within the existing city limits have been identified by City staff as having been developed with on-site sewage systems. All developed parcels outside the city limits and within the UGA use on-site sewage systems. According to the Growth Management Act, no new on-site septic sewage systems should be allowed in the UGA as new development is intended to be at urban densities which require sewers. In addition, RCW 70.118 requires counties including Snohomish County to develop and implement management plans for on-site sewage systems, including single family homes in communities like the City of Sultan. Sewer service will be available to all parcels within the UGA by 2025.

Parcels with existing development using on-site sewage systems where a sewer is available are not required to connect to the sewer unless the on-site system fails, or the ~~existing structure is remodeled, the property is sold or changes ownership or the~~ property owner wishes to connect. Determination of on-site sewage system failure is the responsibility of the Snohomish County Health Department.

Where a new sewer pipe is extended past a parcel with existing development using an on-site sewage system, the property owner will be required to pay for the benefit conferred by the sewer pipe but will not be required to actually connect and pay monthly service charges unless or until the on-site system fails, the property owner wishes to connect, or the property is sold or changes ownership, or the existing structure is remodeled under a City building permit.

Sewer extensions to some areas within the existing city limits, and other areas that are within the urban growth area, will require extremely deep sewer trenches to achieve gravity service. Local gravity sewer systems in such areas can be developed using local pump stations owned and operated by the City. Plans for such sewer systems shall be developed and approved by the City. All such facilities shall be designed and built in accordance with City standards.

Rain induced flow into the sewer system exceeds desirable rates. This problem is believed to be concentrated in the older parts of the sewer system. The City will continue to budget and implement regular rehabilitation programs to minimize the introduction of infiltration and rain induce flow into the sewer system by recognizing that such wastewater volumes take capacity in the pipe system and treatment facilities that would otherwise be available to sewer customers. Processing such extraneous flow also incurs additional costs to the system which must be included in the monthly service charges.

The City will continue to inspect and test new sewer installations to verify that construction materials and methods conform to modern standards. The resulting new sewer extensions are

expected to exhibit a significantly lower influx of extraneous wastewater than the existing sewer system.

Population Projections

The Puget Sound Regional Council expects the Skykomish Valley area will eventually support 17,026 persons by the year 2010, 20,549 persons by the year 2020, and 23,977 persons by the year 2030. The projected Sultan population of 11,119 in 2025 would represent about half of these residents.

By the year 2012, the County's Buildable Lands Report (BLR) expects approximately 7,300 persons will reside in the UGA of which 90% will reside in city limits. The BLR further expects the current UGA will eventually support a population of 11,119 persons at build-out in 2025. It is assumed that the entire UGA will be incorporated into the City by that time. This is an official population estimate and is used by the City for its growth and capital facilities planning.

In 2006, there were approximately 1,010 jobs located in Sultan. Snohomish County's Buildable Lands Report and the City's Comprehensive Plan estimate an increase to 2,000 jobs in Sultan by 2025. These projections are summarized in Table 2.

Table 2
Population and Development Projections

Parameter	2005	2006	2007	2010	2012	2014	2025
City Population	4,225	4,440	4,530	5,874	6,570	7,386	11,119
UGA Population		4,785		6,066	7,300	8,028	11,119
City Housing Units		1,713	1,739	2,066	2,505	2,920	4,464
Average Household Size	2.78	2.78	2.74	2.71	2.68	2.66	2.62
Housing Vacancy Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Employment		1,010					2,000
UGA Area in Acres			2,304				2,304
Buildable			954				954
Unbuildable			1,350				1,350

Wastewater Flow Projections

The existing wastewater parameters have been computed in gallons per day from the flow data recorded for 2006 as reported on the Daily Monitoring Report (DMR). These results are summarized in Table 3.

Table 3
Existing Wastewater Flow Parameters

Flow Component	Quantity	Units	2006 Average Day	Unit Flow	Average Day Max Month
Residents	3,440	67	230,000	67	230,000
Employees	1,010	35	35,000	35	35,000
Infiltration	312 ac	160	50,000	275	86,000
Rain Dependent II	312 ac	50	16,000	770	240,000
Totals			331,000		591,000
DMR recorded			331,000		591,000

Table 4 summarizes the projected population in future years to be served by sewers, the residential equivalent residential units (ERU), the commercial ERU, and wastewater flows based on data given in the 2006 Engineering Report. The plant capacity after Phase 1 improvements will correspond to the projected year 2017 numbers, while the plant capacity after Phase 2 improvements, to be on-line in 2017, will correspond to the projected year 2029 numbers.

Table 4
Projected Population, ERU, and Wastewater Flows

Parameters	2010	2012	2017	2025	2029
Population Served by Sewers	5,492	6,495	8,624	11,119	12,540
Residential ERU	2,112	2,498	3,316	4,277	4,823
Commercial ERU	91	112	164	238	275
Wastewater Flows in MGD:					
Average dry weather	0.40	0.47	0.64	0.83	0.90
Maximum month	0.72	0.81	1.03	1.37	1.56
Peak hour	3.1	3.4	3.9	5.0	5.6

Projected Needs Through 2025

Figure S-3 shows the sewer extensions necessary to serve parcels throughout the UGA. Improvements to the sewer collection system fall into categories as described below:

- New Streets listed in the TIP will have a sewer main at least 8-inch diameter.
- Reconstructed Streets listed in the TIP will have a sewer main at least 8-inch in diameter, unless an adequate sewer main is already in place.
- Sewer Main Extensions in streets within UGA but not on the TIP list will be at least 8-inches in diameter.
- Replacement Pipes at least 8-inch diameter are needed in two locations where the existing sewer is under sized, obsolete material, or otherwise defective.

Table 5 summarizes the sewers to be installed concurrently with street improvements listed in the Transportation Improvement Program. Construction costs as shown for 2008 include only the sewer facilities, which include crushed backfill. Costs for street and surface improvements are in the TIP. Project costs add engineering design, permits, and construction oversight to the construction costs as will as property acquisition where appropriate.

Table 5

Sewer Improvements Included with Transportation Improvements

TIP No	Project Description	Depth	Diam	Feet of Pipe	Construction Cost	Project Cost
T-24	New east/west collector (339th SE - Sultan Basin Rd)	outside UGA				
T-25	Foundry Road (Cascade View - railroad)	served by existing sewer in Foundry Drive				
T-26	New east/west collector (339th SE - Sultan Basin Rd)	10	8	400	$48,000	$67,200
T-27	Extend E Main St to 149th St SE	served by existing sewer in Main Street				
T-29	Extend Kessler Dr. (Bryant Rd. - 124th St)	10	8	2,900	$348,000	$487,200
T-31a	New north-south arterial (US-2 - 124th St)	15	8	650	$104,000	$145,600
T-31c	330 Ave SE just north of US-2	served by existing sewer in Sultan Basin Road				
T-32a	Extend Rice Rd /339th (132nd to UGA boundary)	served from sewer in T-58				
T-32-b	Extend Rice Rd /339th (beyond UGA - 124th)	outside UGA				
T-33	New arterial (Old Owen Rd - Sportmans Park)	10	8	500	$60,000	$84,000
T-35	Cascade View Dr (US-2 - 331st)	served by existing sewer in Cascade View Drive				
T-36	138th St (Sultan Basin Rd - 339th Ave SE)	10	8	3,600	$432,000	$604,800
T-38	1st St (High Ave to Trout Farm Rd)	15	8	2,200	$352,000	$492,800
T-41	339th Ave (Sultan Startup Rd - 132nd St)	15	8	3,050	$488,000	$683,200
T-42	Sultan Basin Rd (138th - 124th St)	15	8	900	$144,000	$201,600
T-43	Walburn Road (11th St - Sultan Basin Rd)	served by existing sewer in Sultan Basin Road				
T-44	Extend Pine St (9th - Walburn)	10	8	1,600	$192,000	$268,800
T-45	Alder St (4th - 8th St)	served by existing sewer in Alder Street				
T-47	Trout Farm Rd (307th - 125th)	10	8	4,900	$588,000	$823,200
T-48	Gohr Road (1st St - 132nd SE)	15	8	1,950	$312,000	$436,800
T-49	Gohr Road (132nd Ave - about 128th)	10	8	1,600	$192,000	$268,800
T-51	3rd Street (Main - High)	served by existing sewer in 3rd Street				
T-57	132nd St. (Sultan Basin Rd - Trout Farm Rd)	10	8	2,150	$258,000	$361,200
T-58	132nd St SE (Rice - Sultan Basin Rd)	15	8	3,450	$552,000	$772,800
T-61	6th Street (Main - Birch)	served by existing sewer in 6th Street				
T-62	124th Street (Sultan Basin Rd - water treatment plant)	10	8	2,600	$312,000	$436,800
T-65	124th Street (water treatment plant - Trout Farm Rd)	10	8	3,400	$408,000	$571,200
	Subtotal			35,850	$4,790,000	$6,706,000

Some new sewer main extensions are planned in streets within UGA, but the streets are not on included on the TIP list. These sewer improvements are summarized in Table 6.

Table 6
New Sewer Extensions

New	Project Description	Depth	Diameter	Feet of Pipe	Construction Cost	Project Cost
1	eastern city limits into SR 2	10	8	800	$177,000	$248,000
2	between 330th & 339th into SR 2	10	8	400	$89,000	$125,000
3	into 9th (T-29)	10	8	300	$66,000	$92,000
4	west of 339th into 132nd	10	8	900	$199,000	$279,000
5	west of 339th into 132nd	10	8	40	$89,000	$125,000
6	Skywall Drive	15	8	1,650	$457,000	$640,000
7	Dyer Road into 10th	20	8	2,700	$860,000	$1,204,000
8	north of SR 2 into Sultan Basin Rd	10	8	350	$78,000	$109,000
9	into T-44	10	8	300	$66,000	$92,000
10	into T-44	10	8	400	$89,000	$125,000
11	135th into Sultan Basin Rd	10	8	1,600	$355,000	$497,000
12	Kessler Drive	10	8	650	$144,000	$202,000
13	Love's Hill Drive	10	8	200	$44,000	$62,000
14	into 124th	10	8	200	$44,000	$62,000
15	into 124th	10	8	750	$166,000	$232,000
16	Trout Farm Rd & 125th	20	8	5,000	$1,593,000	$2,230,000
17	Trout Farm Rd & 125th	20	8	350	$111,000	$155,000
18	Trout Farm Rd west of 307th	20	8	1,050	$334,000	$468,000
19	307th into Trout Farm Rd	20	8	800	$255,000	$357,000
20	307th into Trout Farm Rd	10	8	800	$177,000	$248,000
21	134th into Trout Farm Rd	15	8	850	$235,000	$329,000
22	311th into Gohr Rd	10	8	1,500	$332,000	$465,000
23	Wysteria into Gohr Rd	10	8	950	$211,000	$295,000
24	into 4th	10	8	450	$100,000	$140,000
25	into High Avenue & 8th	10	8	100	$22,000	$31,000
26	betweeen Birch & Cedar into 1st	10	8	200	$44,000	$62,000
27	Fir Avenue	10	8	1,800	$399,000	$559,000
28	betweeen Birch & Cedar into 1st	10	8	250	$55,000	$77,000
29	from Birch into between Alder & Main	10	8	550	$122,000	$171,000
30	between 132nd & 138th into 339th	10	8	2,450	$543,000	$760,000
31	N Park into Gohr	10	8	500	$111,000	$155,000
	Subtotals			28,840	$7,567,000	$10,596,000

Several of the new sewer extensions shown in Table 6 will require local pump stations if sewer trenches are not to exceed 20 feet in depth. These pump stations and the associated force mains are summarized in Table 7.

Table 7

New Sewer Pump Stations and Force Mains

Station	Project Description	Parameters		Construction Cost	Project Cost
A	Dyer Road	100 GPM	10 hp	$225,000	
	Force Main	4-inch	1,250 feet	$ 85,000	$ 434,000
B	Skywall Drive	100 GPM	10 hp	$ 225,000	
	Force Main	4-inch	1,600 feet	$ 170,000	$ 553,000
C	Trout Farm & 125th Street	100 GPM	10 hp	$ 225,000	
	Force main	4-inch	400 feet	$ 40,000	$ 371,000
D	Trout Farm & 303rd Drive	100 GPM	10 hp	$ 225,000	
	Force Main	4-inch	800 feet	$ 80,000	$ 427,000
E	124th Street	100 GPM	10 hp	$ 225,000	
	Force Main	4-inch	200 feet	$ 20,000	$ 343,000
	Totals		3,750 feet	$ 1,520,000	$2,128,000

Replacement Pipes are needed where the existing sewer is under sized, obsolete material, or otherwise defective. Table 8 summarizes the only such known location.

Table 8
Sewer Main Replacements

Project	Project Description	Depth	Diameter	Feet of Pipe	Construction Cost	Project Cost
1	Force Main under Sultan River	----	12	600	300,000	500,000

In addition to the sewer mains improvements listed in Tables 5, 6, 7, and 8; several other capital projects are included in the Needs Assessment to accommodate growth as projected through 2025. These projects are listed below:

- General Sewer Plan Update 2014
- General Sewer Plan Update 2024
- Ongoing infiltration/inflow rehabilitation
- Short-Term Improvements to Wastewater Treatment Facilities by 2009
- Upgrade of Wastewater Treatment Facilities with Membrane Bioreactor by 2017

General Sewer Plans are not required to be updated every six years as is the case for Water System Plans. However, capital facilities planning require periodic updating of the six-year Capital Improvement Program, which is best accomplished through periodic updates to the General Sewer Plan.

Table 9 summarizes the sewer facilities needed by 2025 and estimated costs.

Table 9

Needed Sewer Facilities by 2025

Improvement Category	Quantity	Construction Cost	Project Cost
Projects in Progress (2007)	---	----	$ 1,137,000
TIP Sewer Improvements	35,850 feet	$ 4,790,000	$ 6,706,000
New Sewer Extensions	28,840 feet	$ 7,567,000	$ 10,596,000
Pump Stations & Force Mains	5 pump stations	$ 1,520,000	$ 2,128,000
Replacement Sewers	600 feet	$ 300,000	$ 500,000
General Sewer Plan – 2014	----	----	$ 100,000
General Sewer Plan – 2024	----	----	$ 100,000
Ongoing I/I Rehabilitation	Typically $100,000/yr	$ 1,700,000	$ 2,380,000
WWTP – Short Term	---	$ 350,000	$ 400,000
WWTP – Biosolids Handling	---	---	$ 500,000
WWTP – MBR	---	$ 17,000,000	$ 21,700,000
Total		$ 33,227,000	$ 46,247,000

Costs shown are estimated in 2008 dollars. These costs will need to be escalated in some manner to reflect the costs appropriate to the dates when the projects will actually be implemented.

Six-Year Capital Improvement Program

In addition to the Project in Progress during 2007, the projects required during the initial six years of 2009 through 2014 are summarized in Table 10 as the capital Improvement Program (CIP).

Table 10
Six-Year Capital Improvement Program
Estimated Project Costs in $ Thousands

Project	2009	2010	2011	2012	2013	2014	Total
Biosolids Handling	500						500
Short-term WWTP	400						400
Alder Street		54	400				454
132nd Street			20	53	700		773
Rice Road			20	63	600		683
WWTP - MBR					2,000	15,150	17,150
Totals	900	54	440	116	3,300	15,150	19,960

Figure S-4 locates the projects included in the Six-Year CIP.

Financial projections indicate that the existing City sewer rate structure will be adequate to generate most of the revenue needed to implement the six-year CIP, assuming that the projected growth actually occurs. Table 11 summarizes these financial assumptions.

Table 11
Six Year Sewer Capital Improvement Revenue
Estimated Revenue on $ Thousands

Projects	GFC	Grant	Debt	Contributions	Totals
Biosloids Handling			500		500
Short-term WWTP			400		400
Alder Street	454				454
132nd Street				773	773
Rice Road				683	683
WWTP - MBR	6,800	5,000	5,350		17,150
Totals	7,254	5,000	6,250	1,456	19,960

It is possible that growth will not occur as projected, of course. In that case the sewer improvements will not be needed and the projects may be delayed until the need does exist and funding becomes available.

Existing Sewer Rates

A progressive water rate structure has been used by the City for years. Table 12 summarizes an excerpt from the current sewer rates with 600 cubic feet (CF) included in the commercial base rate.

Table 12
Current Monthly Sewer Rates

Customer Class	2007 Rate	2008 Rate	2009 Rate
Single Family Residence	$56.70	$61.74	$64.83
Low-income Senior	$30.25	$30.87	$32.41
Multi-family Unit	$56.70	$61.74	$64.83
Mobile Home	$56.70	$61.74	$64.83
Commercial – Base Rates			
¾-inch meter	$56.70	$61.75	$64.83
1-inch meter	$79.38	$86.44	$90.76
1-1/2-inch meter	$102.06	$111.13	$116.69
Volume Rate / 100 CF	$4.04	$4.40	$4.61

Additional sewer rates exist for larger water meter sizes.

The sewer capital facilities charge was $10,518 per ERU as of September 2007; and became $11,282 per ERU in January 2008.

Financial Implications

The total estimated project cost for providing sewer service to all parcels with the GMA to be consistent with the Comprehensive Plan is about $46.5 million in 2007 dollars, plus . Several strategic considerations are relevant to the financial implications in funding these improvements as outlined below:

- About $21.4 million in sewer collection facilities are identified as needed by 2025 to accommodate the projected growth within the GMA
- An additional $22.9 million is identified as needed to expand sewer treatment plant capacity by 2025
- Existing utility rates, periodically adjusted for inflation, could generate an additional $4.2 million during this planning period
- About $32.8 million could be available from the system development charges as proposed in the recent rate study if the recommendations of that study are implemented after 2013 and the projected growth actually occurs

Basic Needs for the sewer utility have been defined as the improvements necessary to maintain the established level of service for existing sewer customers plus to extend sewer service to all developed parcels now using on-site septic sewage systems within the existing city limits as summarized below:

- Approximately $6.9 million of basic needs are identified for the collection system to adequately continue serving existing customers
- About $10.6 million would provide service to developed parcels currently using on-site sewage systems, which would financially benefit such properties
- The City financing plan includes $4 million in City participation for sewer main extensions to encourage property owners to connect to the sewer system

Code revisions are being proposed to clarify when and how property owners will be expected to pay fair-share costs for extension of the planned sewer and water systems.

Additional improvements defined as 'Necessary for Development' throughout the remaining area within the existing city limits plus the UGA are summarized below:

- Estimated costs for the treatment system needed to support the planned growth are about $22.1 million
- An additional $10.0 million will be needed to extend sewers to the undeveloped parcels within the UGA

The City financing plan for these improvements can be summarized as follows:

- About $32.8 million could become available from the system development charges (GFC) as proposed in the recent rate study, if the recommendations of that study are continued after 2013 development occurs as projected
- The City will continue to seek $5 million in state financial assistance for an expansion to its sewerage treatment plant; and if are awarded, the amount of revenue needed by the city's system development charge (GFC) may be reduced or used for other system needs
- Approximately $5.4 million is expected from developer financing as part of various street improvement projects
- About $8.1 million may be contributed by property owners and developers towards sewer extensions to undeveloped areas within the GMA

The recommendations of the last rate study recommended setting the General Facility Charge (GFC) at $20,086 per ERU. This amount should be reevaluated to ensure it is appropriate to long term needs of the sewer utility and particularly for financing the wastewater treatment plant improvements.

Table 13 summarizes the above described financial strategy for the sewer utility.

Table 13
Sewer System Funding Strategy
Finances Shown in $ thousands

Project Classes	GFC	Grants	Rates	Property Owners	Total
Basic Needs					
I/I Rehab & Planning	2,380		200		2,580
Projects in Progress	454			683	1,137
Extension to Non-served	4,000			6,596	10,596
Replace Existing Facilities			500		500
Treatment Facilities Ph 1			400		400
Biosolids Handling	500				500
Subtotals	7,334	---	1,100	7,279	15,713
Necessary for Development					
Treatment Facilities Ph 2	16,700	5,000			21,700
Sewer Extensions	2,908			6,206	9,114
Subtotals	19,608	5,000	---	6,206	30,814
Totals	27,956	5,000	1,100	13,485	46,527

Table 12 indicates that if the planned grant for the wastewater treatment plant improvements is actually received, not all of the revenue that may be generated by the GFC rate recommended by the recent rate study may be needed. However, that possibility is totally dependent on the expected developments actually occurring and on the projected schedule. Until those projections are validated by events, it is prudent for the City to maintain the rates in accordance with the rate study recommendations.