

**SULTAN CITY COUNCIL
AGENDA ITEM COVER SHEET**

ITEM NO: D-2

DATE: August 24, 2010

SUBJECT: Planning Board Recommended Changes Utilities Element Goals and Policies

CONTACT PERSON: Deborah Knight, City Administrator

ISSUE:

The issue before the city council is to review the planning board's proposed changes to the utilities element and provide direction to staff.

STAFF RECOMMENDATION:

Review the planning board recommended changes to the utilities element from discussion on August 3, 2010 (Attachment A).

The Planning Board is approving final changes to the utilities element at its August 17, 2010 meeting. Changes made at the August 17, 2010 meeting will be transmitted to the city council.

SUMMARY:

Growth Management Act

The Growth Management Act (GMA) differentiates between urban and rural public services and facilities (36.70A.110). Certain public services and facilities, such as sanitary sewers, are allowed only in Urban Growth Areas (UGAs), with very few exceptions. The GMA requires local jurisdictions to determine which facilities and services are necessary to serve the desired growth pattern and how they will be financed (36.70A.070). The state's intent is to ensure that those public facilities and services necessary to support development shall be adequate and provided in a timely manner without decreasing the current service levels below locally established minimum standards.

Growth Management Hearings Board

The Central Puget Sound Growth Management's Hearing Board (GMHB) is the appeal board for the Growth Management Act. Individuals may "petition" the board to review a

jurisdiction's comprehensive plan to determine if it is compliance with the State Growth Management Act.

Between 2005 and 2007 the City of Sultan was petitioned 9 times in front of the Growth Management Hearings Board. The board found the city was out of compliance with the Growth Management Act 8 of the 9 times. The end result was excessive amounts of time and money were spent in 2008 working to address the issues identified by the Growth Management Hearings Board and bringing the city into compliance.

The majority of the petitions filed with the GMHB were focused on the transportation element and capital facilities element. Specifically the GMHB found the city did not due its due diligence in planning to provide water and sewer services to current and future residents and businesses.

On September 6, 2008 the Central Puget Sound Growth Management Hearings Board issued its final decision and order in Fallgatter IX on the Capital Facilities Plan. In regards to sewer, the Board found:

- The 2004 Capital Facilities Plan did not demonstrate adequate sewer facilities will be available within the planning period to serve the unsewered population.
- The 2004 Capital Facilities Plan failed to provide an adequate needs assessment (i.e. current needs, future needs, and expected levels of service) for water, sewer and stormwater facilities.
- The 2004 Capital Facilities Plan did not incorporate local adopted levels of service.
- Identified funding was lacking in the 2004 Plan to serve the adopted level of service. The City cannot rely on future development to provide for major infrastructure such as sewer.

The city council and planning board spent considerable time in 2008 revising the 2004 Comprehensive Plan and Capital Facilities Plan to ensure compliance with the Growth Management Hearings Board's final decision and order in Fallgatter IX.

In order to address the GMHB concerns the council adopted the following policies in the 2008 Comprehensive Plan Update:

Water

- Water service provided within the Urban Growth Area (UGA), plus the current water residents already connected that are outside the UGA.
- Management of private wells inside the city once water service is available to the resident, but not to force connection or decertification.
- Fire flow standard set at minimum requirement of 1,000GPM for residential and 1,500 GPM for non-residential properties.
- Water supply from Everett as supplemental to Lake 16.

Sewer

- To require connection to sewer when new lines are laid and related financing when lines are extended.
- Do not require connection on existing lines unless septic tanks fail or the property is redeveloped.
- Alternative sewer collections systems were allowed, but do not prefer grinder pumps.

Stormwater

- Create an effective stormwater management plan that will control runoff quality, volumes, and directions.
- Collection: utilize natural drainage corridors and open channel wherever practical...maintain the channels in a “natural state to blend with the natural surroundings....”
- Retention: Require land developments to hold or retain storm runoff.
- Runoff Quality: Monitor and establish performance standards governing the use of fertilizers, chemicals, loss of soil, erosion during construction, and wastes.
- Costs: Equitably distribute costs to the private properties that contribute runoff.

The planning board may want to review the final decision and order in Fallgatter IX before amending the Utility Goals and Policies in a way that would be contradictory to the GMHB findings.

Vision 2040

Vision 2040 Overarching Goal: The region will support development with adequate public facilities and services in a coordinated, efficient, and cost-effective manner that supports local and regional growth planning objectives.

Having adequate services and facilities ensures that the region can maintain the health, safety, and economic vitality of our communities. Key urban services include sanitary and storm sewer systems, water supply, energy, telecommunications, public safety and emergency services, schools, libraries, and other community facilities.

New development needs new or expanded public services and infrastructure. At the same time, existing facilities require ongoing maintenance and upgrading. Taking advantage of renewable resources and using efficient and environmentally sensitive technologies can curb some of the need for new infrastructure. A commitment to sustainable infrastructure ensures the least possible strain on the region's resources and the environment, while contributing to healthy and prosperous communities.

The Growth Management Act distinguishes between urban and rural services. For instance, certain services, such as sanitary sewers, are allowed only in the urban area – with very few exceptions. The Act also requires local jurisdictions to determine which facilities are necessary to serve the desired growth pattern and how they will be financed. These provisions are intended to ensure timely provision of adequate services and facilities.

Countywide Planning Policies

The designation of Urban Growth Areas (UGAs) or Municipal Urban Growth Areas (MUGAs) establishes the public facilities and service area for cities in Snohomish County. The detailed planning and timing of such facilities and services and the installation of infrastructure improvements is determined through shorter-term 6-year capital improvement plans.

Public services and facilities in UGAs and MUGAs are expected be provided at service levels to support urban densities and development intensity while reflecting the realities of limited funding resources and prioritization between those services and facilities.

Public services and facilities in rural areas of Snohomish County are expected be provided at service levels reflecting lower densities and more dispersed patterns of development.

Sultan Vision 2040

The City of Sultan is required, under GMA, to develop a Utilities Element in its Comprehensive Plan. The utilities element must align with the proposed land use element so utilities are in place serve new development and densities.

Specifically, this element must consist of “the general location, proposed location, and capacity of all existing and proposed utilities, including but not limited to, electrical lines, telecommunication lines, and natural gas lines.” The following facilities will be addressed in this Utilities Element:

- | | |
|-----------------------|-------------------------|
| A. Electrical System | E. Solid Waste Disposal |
| B. Natural Gas | F. Recycling Programs |
| C. Telecommunications | G. Water System |
| D. Cable Television | H. Sewer System |

Small Group Meeting

The small group met on March 23, 2010 to discuss the utility policy questions. There was limited group consensus.

Sewer Service. In general the group understood the need for the city to charge the connection fee when sewer lines are extended in order to ensure the sewer plant has capacity to serve properties in the urban growth area. However, the city should not require connection until the property changes hands or at the property owner's request.

Group participants agreed that a percentage of available sewer capacity should be set aside for commercial, new residential development and septic service properties. Costs for new development to connect to the existing system (connection fee) should be shared between current and new customers. For example, the group believed that current customers and future customers should share the cost of the new centrifuge.

Water. The group believed that water conservation measure should be voluntary not mandatory.

Stormwater. The group agreed the existing stormwater design standards are meeting the community's needs. To the extent possible, stormwater ponds should reflect the natural wetland environment. There was no consensus on whether the city should take responsibility for retention/detention ponds current maintained through homeowner's associations.

STAFF RECOMMENDATION:

1. Review the planning board recommended changes to the utilities element from discussion on August 3, 2010 (Attachment A).
2. Make a motion to forward the planning board revisions to the city council for discussion.

ATTACHMENTS:

- A– Planning Board Recommended Changes to the Utility Element (Mark-up Version)
- B - Planning Board Recommended Changes to the Utility Element (Clean Copy)
- C – Utility Policy Questions Small Group Discussion March 23, 2010

PUBLIC SERVICES (Utilities)

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- A. Electrical System
- B. Natural Gas
- C. Telecommunications
- D. Cable Television
- E. Solid Waste Disposal
- F. Recycling Programs

G. Water System

H. Sewer System

Goal UT-1 Wastewater Service - ~~Maintain and enhance the development and operation of an effective, efficient~~ Operate the city's wastewater treatment plant and collection system ~~that will meet the needs of Sultan's present and future urban service area. to serve the city's allocated population and employment growth targets consistent with Vision 2040 and the Growth Management Act. (MPP-PS-2) (07/20 Add "Growth Management Act")~~

July 20, 2010. Staff recommendation delete: “maintain and enhance the development and operation. **Add:** “and the Growth Management Act”
Planning board recommendation delete: “of an effective, efficient”.

Policies

UT-1.1 Connections

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

UT-1.2 Sewer System Capacity

~~Increase~~ Provide Plan for sewer treatment plant and collection line capacities to meet the needs of Sultan residents and ~~land-properties~~ within the Urban Growth Area (UGA). ~~as well as~~ (MPP-PS-4). (7/20 Planning board replace “provide” with “plan for.”)

Maintain and operate the sewer system to meet or exceed state and federal sewer discharge standards.

~~UT 1.2.1 Condition sewer Sservice to properties in the UGA shall not occur until such properties are annexed on annexation into the City of Sultan.~~

UT 1.2.1 Work with property owners seeking to annex into the city to provide sewer service to the annexed area. (MPP-PS-9)

UT 1.2.2 Work with customers to reduce demand and conserve limited resources before developing new facilities. (MPP-PS-3) (PB 7/20 moved from UT 1.8)

UT-1.3 Upgrades

~~UT 1.2.2 Increase Provide sewer system and treatment plant capacity to reflect increased usage trends influenced by the City's growth and economic development. (Delete per PB 7/20)~~

UT-1.3 Plan Consistency

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.

UT-1.51.4 Existing Deficiencies

Ensure that existing deficiencies in the sewer system are ~~upgraded~~addressed through capital improvements or investment in maintenance or operating efficiencies.

UT-1.61.5 Septic Systems

Encourage all ~~non-redeveloping~~ properties that annex into the city to phase out their septic systems and connect to the City sewer system. (MPP-PS-9)

UT-1.7 Service area

~~Plan to P~~provide sewer services ~~for to~~ Sultan residents and ~~parties who~~properties annexed into the city~~exchange for service.~~ (MPP-PS-9) (7/20 delete “exchange for service”)

UT-1.7.1 Work with ~~the~~ Snohomish County Health District, Washington State Department of Ecology, and other public agencies to correct failed septic problems by using innovative and state-of-the-art design, provided solutions do not create urban developments that are not desired or controlled by Sultan. (MPP-PS-11) (PB 07/20 Replace “Snohomish County with Snohomish Health District”. Add “by” before “using innovative...”

~~UT-1.7.2~~ ~~The principal controller of urban development within the Sultan Urban Growth Area is thereby the wastewater treatment capacity that is available to be allocated to undeveloped lands within corporate boundaries. Accordingly, s~~Septic tanks ~~systems~~ will not be used permitted in new development projects within the City of Sultan urban growth area or proposed annexation areas(MPP-PS-9). (PB 07/20 replaced “tank” with “systems”. Add “new” before “development projects”. Replace “urban growth area” with “proposed annexation area”.

UT-1.8 Capacity

~~Increase~~ Provide wastewater treatment plant and collection line capacity allocations to meet the needs of the Sultan future urban area. Promote demand management and the conservation of services and facilities prior to developing new facilities. (MPP-PS-3)-(Revise and move to UT 1.2.2)

~~Increase capacity allocations to reflect increased usage trends caused by Sultan's continued urban intensification and economic development.~~

Editor's Note: Delete UT 1.8 duplicates UT 1.2. Combined policies

UT-1.91.8 Quality

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 or other innovative state-of-the-art design and techniques. (MPP-PS-11)

UT-1.101.9 Sewer Use

Update City ordinances regulating public use of the City sewer system ~~shall be continued and updated 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.~~

Reduce wastewater generation and ensure water availability by promoting water conservation and the increased use of reclaimed water.

UT-1.111.10 Financial PolicyPolicies

~~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. The City may wish to~~

Consider additional incentives for water conservation, surcharge for service outside the city limits, new sources of employment, and other sewer programs with cost implications. (MPP-PS-8)

UT 10.1.1 Contribute to a reserve fund and pursue outside funding sources to finance needed improvements to the water system. (PB 07/20 Replace “establish” with “contribute to”)

Goal 2 Water Service - ~~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. to serve the city's allocated population and employment growth targets consistent with Vision 2040 and the Growth Management Act. (MPP-PS-2) (PB 7/20 delete “...and enhance the development and operation of...” Add “and the Growth Management Act”)~~

UT-2.1 Service area

Plan to Provide water for consumption and fire protection services purposes to properties within the city limits and future annexation areas. Sultan residents and parties who agree to annex in exchange for service. The principal controller of urban development within the Sultan Urban Growth Area is thereby the water storage capacity that is available to be allocated to undeveloped lands within the corporate boundaries. (MPP-PS-4) (PB 07/10 Add “plan to” before “provide”. Add “properties within the city limits.”)

UT-2.2 Supply and storage

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

U-T2.3 Fire protection

[UTILITY ELEMENT]

Maintain distribution loops that are capable of ~~providing adequate~~meeting 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. (PB 07/20 Replace “providing adequate” with “meeting”)

UT-2.4 Groundwater

Work with Snohomish County, Washington State Department of Ecology, and other public agencies to correct failed septic system problems within the rural areas surrounding the Sultan urban service area to reduce possible contamination of the groundwater reserve and aquifer. (MPP-PS-20)

UT-2.5 Private Wells

Property owners wishing to connect developed parcels currently served by a private well and within the Urban Growth Area (UGA) will be encouraged to transfer their water right to the City. (MPP-PS-17)

UT-2.5.1 ~~These w~~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 if~~ treatment of the groundwater ~~be is~~ required. (MPP-PS-17)

UT-2.5.2 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. (MPP-PS-20)

UT-2.5.3 Existing backflow prevention valves for irrigation systems of existing customers using City water can remain subject to annual inspection. (MPP-PS-20)

UT=2.6 Financial Policy

~~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. The City may wish to~~ 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. (MPP-PS-20)

UT 3 Water System Goal: ~~Maintain and enhance the development and operation of an effective and efficient~~ Operate the city's water system at fair market value that will to serve the city's allocated population and employment growth targets consistent with Vision 2040 and the Growth Management Act. ~~meet the needs of Sultan's present and future population.~~ (07/20 Add “Growth Management Act”)

UT-3.1 Service Providers Continue to work with City of Everett and other surrounding water purveyors in order to achieve goals and objectives of providing to provide reliable levels of water service for to Sultan residents and those within the water service area. (MPP-PS-18) (PB 07/20 add “and other surrounding water purveyors...” Delete “in order to achieve goals and objectives of providing...”)

UT-3.2 Conservation Support and implement water conservation and reuse measures that reduce water use, such as: (MPP-PS-20)

- a. *Public education;*
- b. *Billing rate structures which encourage conservation;*
- c. *Reclamation of wastewater for irrigation use;*
- d. *Encourage drought tolerant plantings and native vegetation for public and private development, and;*
- e. *Impose water restrictions during droughts.*

UT-3.3 Plan Consistency

Maintain an updated comprehensive water system plan that is coordinated with the Land Use Element so that new development is located where to serve the city’s allocated population and employment growth targets consistent with Vision 2040 and the Growth Management Act. (MPP-PS-2)
~~sufficient water system capacity exists or can be efficiently and logically extended.~~

UT 3.4 Availability

Ensure that water service necessary to support development will ~~be adequate to serve the residents at the time new development is available for occupancy and use~~ be available and meet adopted level of service standards.

UT-3.5 Funding

~~Establish~~ Contribute to a reserve fund and pursue outside funding ~~services sources~~ to finance needed improvements to the water system. (PB 07/20 Replace “establish” with “contribute to”)

UT-3.6 Fire Flow

Coordinate with Snohomish County Fire District 5 to ensure adequate fire flow in all areas of the city.

UT-3.7 Concurrency

Ensure all new development within the service boundary is served by the municipal water system.

UT-3.8 Monitoring

Monitor the City's water supply to ensure that future water supply needs will be available to meet the city's growth and employment allocations consistent with Vision 2040 and adopted water quality requirements will be met. (MPP-PS-2)

UT-3.9 Rural Service

Continue to provide water service to those properties that receive water from the City and which are located outside the City's Urban Growth Area. Design services for limited access when they are needed to solve isolated health and sanitation problems, so as not to increase the development potential of the surrounding rural areas. (MPP-PS-4)

Goal 4 Stormwater - Utilize natural drainage corridors and open channel runoff methods wherever possible and practical.

To the extent that that it is practical, require channels and drainage ponds be planted and maintained in a natural state to blend with the natural surroundings, to provide wetland and habitat functions, and to use natural methods of treatment, such as bio-filtration.

UT- 4.1 Reduction of Impervious Surfaces

Require development regulations that encourage the reduction of impervious surface and retention of natural vegetation by using innovative designs and other development tools.

UT-4.2 Concurrency

Ensure that storm drainage facilities necessary to support construction activities and ~~long-term~~new development ~~are adequate to serve the development~~meet adopted level of service standards at the time of construction and when the development is available for occupancy and use. (MPP-PS-2)

UT-4.3 Design Efficiency

Require design of new development to allow for efficient and economical provision of storm drainage facilities.

UT-4.4 Minimizing Stormwater Quantity

New development should minimize increases in total runoff quantity, should not increase peak storm water runoff, and should prevent flooding and water quality degradation.

UT-4.5 Low Impact Development

Where possible, natural vegetation and other low impact development techniques should be used as a component of drainage design, utilizing drainage design methods put forth in the most current “Stormwater Management Manual for Western Washington” published by the Washington Dept. of Ecology, ~~and the “Low Impact Development Technical Guidance Manual for Puget Sound” published by Puget Sound Partnership (formerly Puget Sound Action Team).~~

Goal 5: Provide Flow Control of Stormwater

UT-5.1 Stormwater Retention

Require land developments to hold or retain storm runoff of a quantity that would not exceed the amount that would be distributed by the site in a natural state consistent with the most recently adopted Department of Ecology Surface Water Management Manual. (PB 07/20 Add, “consistent with the most recently adopted DOE SWM manual”)

UT-5.2 Stormwater Detention

Stormwater discharge to streams should control streambank erosion by limiting the peak rate of runoff from individual development sites through the use of detention or infiltration. Infiltration should be utilized to the fullest extent practicable, if site conditions are appropriate and groundwater quality is protected.

UT-5.3 Erosion Control

Streambank erosion control measures should be selected, designed and maintained according to the approved manual.

UT-5.4 Stormwater Quality

Protect the chemical, physical and biological quality of ground and surface waters. Encourage the protection of natural systems and the use of them in ways which do not impair their beneficial functioning. Protect the habitat of fish and wildlife, and prevent the loss of soil and plant materials due to erosion.

UT-5.5 Best Management Practices

All treatment BMPs (best management practices) should be selected, designed and maintained in accordance with the current version of the State Department of Ecology’s “Stormwater Management Manual for Western Washington.”

UT-5.6 Pollution Avoidance

Stormwater run off should be treated to remove pollutants such as suspended solids,

UT-5.7 Temporary Erosion Control

Temporary erosion and sedimentation control measures should be provided to prevent sediment-laden runoff and other pollutants from leaving a construction site and polluting surface waters, such as drainage channels, streams, lakes and wetlands.

UT-6 ~~Goal Equitability in Costs~~ Financial Policies

Equitably distribute costs associated with collection, distribution or retention to the private properties that contribute runoff.

UT-6.1 Fees

Develop a stormwater fee structure that is based upon a direct relationship between fee charged and the service received or between the fee charged and the burden caused.

UT 6.1.1 Contribute to a reserve fund and pursue outside funding sources to finance needed improvements to the stormwater system.

UT-7 Goal: Regulation

Review and update as necessary City stormwater and flood hazard regulations.

7.1 Participate in regional water quality and flood hazard reduction efforts within all drainage basins that affect the city.

(PB 07/20 split UT-7 into two policies)

UT-8 Goal: Solid waste

Create an effective solid waste and recycling system ~~that will to~~ reduce solid waste, increase recycling, and control waste disposal ~~costs within the areas that affect the Sultan Urban Growth Area.~~ (MPP-PS-7)

UT-8.1 Coordinate public service efforts

Coordinate the financial resources that are available ~~of to~~ Sultan, Snohomish County, and franchised solid waste operators in order to realize a more effective, equitable and fiscally solvent solid waste disposal system. (PB 07/20 Replace “of” with “to”)

UT-8.2 Joint use facilities

Consider joint ~~venturing possible~~ ventures for solid waste disposal and recycling equipment, facilities and services to provide a greater response capability than would be accomplished by Sultan alone ~~or otherwise.~~ (PB 07/20 replace “venturing possible” with “ventures for”. Delete “or otherwise”)

UT-8.3 Conservation

Promote improved conservation measures to reduce solid waste and increase recycling. (MPP-PS-7)

Goals and Policies

The following goals and objectives are based on an analysis of existing private utility company conditions and proposed plans.

UT-9 Goal: All private utility service

Coordinate with all private utility companies to maintain and enhance the development and operation of quality private power, natural gas, and telecommunication utility systems to meet the needs of Sultan's present and future urban service area.

UT-9.1 Coordinated planning

On a frequent basis, provide the private utility companies information on current population, employment, and other development trends and projects.

On a frequent basis ~~also~~ obtain current facilities information, maps, and other particulars from private utility companies with that to maintain and coordinate accurate utilities element plans.

UT-9.2 Development processing

Process permits and approvals for all utility facilities in a fair and timely manner, and in accordance with development regulations that ensure predictability and the utility's ability to provide service when required.

UT-9.3 Coordinated construction programs

On an annual basis, provide all private utility companies copies of the Sultan Capital Facilities Program (CFP), particularly the schedule of proposed road and public utility construction projects so that the companies may coordinate construction, maintenance, and other needs in efficient manners.

UT-9.4 Local utility corridors

Where practical and possible, ~~locate natural gas~~ construct all private utility service supply lines and facilities within a common or adjacent utility corridor using street or road rights-of-way. (PB 07/20 replace "locate natural gas" with "construct all private utility service... and facilities..."

UT-9.5 Multiple use opportunities

Where safe, practical, and consistent with utility uses, use regional and local utility corridors for the development of recreational trails, open spaces, and other land uses that may provide

multiple benefits to the public, as negotiated with the owners of properties on that these corridors are located.

UT-9.6 Energy conservation

Promote energy conservation measures in building codes including the use of insulated roof and siding materials, windowpanes and entryways, and other applications in accordance with Washington State guidelines. Promote energy conserving practices including the use of energy-efficient appliances, temperature maintenance levels, and other activities to reduce power and natural gas demands. (MPP-PS-12)

UT-10 Goal: Electrical service

Coordinate with Public Utility District Number 1 of Snohomish County (Snohomish PUD) to maintain and enhance the development and operation of a quality electrical power distribution system that will meet the ~~needs-city's growth and employment allocations consistent with Vision 2040 of Sultan's present and future urban service area.~~

~~Ensure that the goals, objectives, and policies of this plan and the implementing development regulations are consistent with, and do not impair the fulfillment of, the public service obligations imposed upon the PUD by federal and state law. With respect to state law, primary jurisdiction to determine whether PUD is meeting its public service obligations rests its own elected Commission.~~

UT-10.1 Power planning responsibilities

Work with the PUD, its Commission, and other agencies as provided by state law to ensure local plans provide information needed to identify and plan for future electrical load development including capacity of and general locations for future electrical transmission and distribution system improvements.

UT-10.2 Coordinated service plans

Consult and coordinate with neighboring jurisdictions and the Snohomish County Public Utility District No. 1 (PUD) to ensure local plan and development regulations and decisions concerning utility service provisions are consistent with and support the utility's ability to provide safe, adequate, and efficient electrical service both locally and regionally. (PB 07/20 add, "Snohomish County Public Utility District No. 1)

UT-10.3 Regional transmission facilities

Designate on comprehensive plan and land use zoning maps the existing and proposed location and capacities of electrical transmission lines (facilities of more than 55,000 volts or 27 MVA capacity) and substations within the Sultan urban growth area.

UT-10.4 Underground utilities

Where practical and desired by local property owners or developers, locate existing or proposed power distribution lines underground to reduce possible storm damage and aesthetic clutter subject to and in accordance with applicable rates and tariffs on file with the Snohomish County PUD Commission.

UT-11 Goal: Natural gas service

Coordinate with Puget Sound Energy (PSE) to maintain and enhance the development and operation of a quality natural gas distribution system that will meet the needs of Sultan's present and future urban service area.

UT-11.1 Natural gas planning responsibilities

Work with PSE, Washington Utility and Transportation Commission (WUTC), and other agencies as provided by state law to identify requirements, facility locations, and other particulars necessary for the planning and development of natural gas transmission and distribution facilities to meet regional and local needs within the Sultan urban growth area. (PB 07/20 correct spelling of "Washington")

UT-11.2 Regional transmission facilities

Natural gas is supplied to the entire Puget Sound region from the Northwest Pipeline. Following appropriate consultations with WUTC, other regional and municipal jurisdictions as to safety and need - designate on comprehensive plan and land use zoning maps the existing and proposed location and capacity of regional natural gas high pressure lines, main valves, and other facilities necessary to serve the Puget Sound region.

UT-11.3 3 Local distribution facilities

Designate on comprehensive plan and appropriate land use zoning maps the existing and proposed location and capacity of distribution lines and valves (other than local supply lines) necessary for PSE to provide the distribution system that will serve the Sultan urban growth area.

UT-11.4 Telecommunications service

Coordinate with ~~Quest, Verizon, and other~~ telecommunication companies to maintain and enhance the development and operation of a quality telecommunications systems that will meet the needs of to meet the city's growth and employment allocations consistent with Vision 2040 and the Growth Management Act Sultan's present and future urban service area. (MPP-PS-14) (PB 07/20 delete "Quest, Verizon and other" too specific)

UT 11.4.1 Telecommunications planning responsibilities

Work with ~~Quest, Cellular One, Verizon, WUTC,~~ public and private telecommunication providers and other agencies as provided by state and federal law to identify requirements, facility locations, and other particulars necessary for the planning and development of telecommunication facilities to meet regional and local needs within the Sultan urban growth area. (PB 07/20 Replace, “Quest, Cellular One, Verizon, and WUTC” with “public and private telecommunication providers”)

UT 11.4.2 Facilities

Consult with Washington Utilities and Telecommunication Carriers (WUTC), other regional, and municipal jurisdictions concerning facility safety and need.

Designate on comprehensive plan and land use zoning maps the existing and proposed location and capacity of telephone switching equipment, telecommunication towers, antenna, dishes, and other facilities necessary (other than local overhead cable lines) to serve the Puget Sound region and Sultan urban growth area.

PUBLIC SERVICES (Utilities)

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which facilities are necessary to serve the desired growth pattern and how they will be financed. These provisions are intended to ensure timely provision of adequate services and facilities.

Sultan Vision 2040

The City of Sultan is required, under GMA, to develop a Utilities Element in its Comprehensive Plan. The utilities element must align with the proposed land use element so utilities are in place serve new development and densities.

Specifically, this element must consist of “the general location, proposed location, and capacity of all existing and proposed utilities, including but not limited to, electrical lines, telecommunication lines, and natural gas lines.” The following facilities will be addressed in this Utilities Element:

- A. Electrical System
- B. Natural Gas
- C. Telecommunications
- D. Cable Television
- E. Solid Waste Disposal
- F. Recycling Programs
- G. Water System
- H. Sewer System

Goal UT-1 Wastewater Service - Operate the city's wastewater treatment plant and collection system to serve the city's allocated population and employment growth targets consistent with Vision 2040 and the Growth Management Act. (MPP-PS-2)

Policies

UT-1.1 Connections

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

UT-1.2 Sewer System

Plan for sewer treatment plant and collection line capacities to meet the needs of Sultan residents, businesses and properties within the Urban Growth Area (UGA). (MPP-PS-4).

Maintain and operate the sewer system to meet or exceed state and federal sewer discharge standards.

UT 1.2.1 Work with property owners seeking to annex into the city to provide sewer service to the annexed area. (MPP-PS-9)

UT 1.2.2 Work with customers to reduce demand and conserve limited resources before developing new facilities. (MPP-PS-3) (PB 7/20 moved from UT 1.8)

UT-1.3 Plan Consistency

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.

UT-1.4 Existing Deficiencies

Ensure that existing deficiencies in the sewer system are addressed through capital improvements or investment in maintenance or operating efficiencies.

UT-1.5 Septic Systems

Encourage all properties that annex into the city to phase out their septic systems and connect to the City sewer system. (MPP-PS-9)

UT-1.7 Service area

Plan to provide sewer services to Sultan residents and properties annexed into the city. (MPP-PS-9)

[UTILITY ELEMENT]

UT-1.7.1 Work with the Snohomish Health District, Washington State Department of Ecology, and other public agencies to correct failed septic problems by using innovative and state-of-the-art design, provided solutions do not create urban developments that are not desired or controlled by Sultan. (MPP-PS-11)

UT-1.7.2 Septic systems will not be permitted in new development projects within the City of Sultan or proposed annexation areas(MPP-PS-9).

UT-1.8 Quality

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 or other innovative state-of-the-art design and techniques. (MPP-PS-11)

UT-1.9 Sewer Use

Update City ordinances regulating public use of the City sewer system as needed. Reduce wastewater generation and ensure water availability by promoting water conservation and the increased use of reclaimed water.

UT-1.10 Financial Policies

Consider additional incentives for water conservation, surcharge for service outside the city limits, new sources of employment, and other sewer programs with cost implications. (MPP-PS-8)

UT 10.1.1 Contribute to a reserve fund and pursue outside funding sources to finance needed improvements to the water system.

Goal 2 Water Service - Maintain a water supply and distribution system to serve the city's allocated population and employment growth targets consistent with Vision 2040 and the Growth Management Act. (MPP-PS-2) (PB 7/20 delete "...and enhance the development and operation of..." Add "and the Growth Management Act")

UT-2.1 Service area

Plan to provide water and fire protection services to properties within the city limits and future annexation areas. . (MPP-PS-4)

UT-2.2 Supply and storage

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

U-T2.3 Fire protection

Maintain distribution loops that are capable of meeting 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.

UT-2.4 Groundwater

Work with Snohomish County, Washington State Department of Ecology, and other public agencies to correct failed septic system problems within the rural areas surrounding the Sultan urban service area to reduce possible contamination of the groundwater reserve and aquifer. (MPP-PS-20)

UT-2.5 Private Wells

Property owners wishing to connect developed parcels currently served by a private well and within the Urban Growth Area (UGA) will be encouraged to transfer their water right to the City. (MPP-PS-17)

UT-2.5.1 Water rights will be assembled for possible future water supply needs, even if treatment of the groundwater is required. (MPP-PS-17)

UT-2.5.2 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. (MPP-PS-20)

UT-2.5.3 Existing backflow prevention valves for irrigation systems of existing customers using City water can remain subject to annual inspection. (MPP-PS-20)

UT=2.6 Financial Policy

Consider 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. (MPP-PS-20)

UT 3 Water System Goal: Operate the city's water system to serve the city's allocated population and employment growth targets consistent with Vision 2040 and the Growth Management Act.

UT-3.1 Service Providers Continue to work with City of Everett and other surrounding water purveyors to provide water service to Sultan residents and those within the water service area. (MPP-PS-18)

UT-3.2 Conservation Support and implement water conservation and reuse measures that reduce water use, such as: (MPP-PS-20)

a. Public education;

[UTILITY ELEMENT]

- b. Billing rate structures which encourage conservation;*
- c. Reclamation of wastewater for irrigation use;*
- d. Encourage drought tolerant plantings and native vegetation for public and private development, and;*
- e. Impose water restrictions during droughts.*

UT-3.3 Plan Consistency

Maintain an updated comprehensive water system plan that is coordinated with the Land Use Element so that new development is located to serve the city's allocated population and employment growth targets consistent with Vision 2040 and the Growth Management Act. (MPP-PS-2)

UT 3.4 Availability

Ensure that water service necessary to support development will be available and meet adopted level of service standards.

UT-3.5 Funding

Contribute to a reserve fund and pursue outside funding sources to finance needed improvements to the water system. (PB 07/20 Replace "establish" with "contribute to")

UT-3.6 Fire Flow

Coordinate with Snohomish County Fire District 5 to ensure adequate fire flow in all areas of the city.

UT-3.7 Concurrency

Ensure all new development within the service boundary is served by the municipal water system.

UT-3.8 Monitoring

Monitor the City's water supply to ensure that future water supply needs will be available to meet the city's growth and employment allocations consistent with Vision 2040 and adopted water quality requirements will be met. (MPP-PS-2)

UT-3.9 Rural Service

Continue to provide water service to those properties that receive water from the City and which are located outside the City's Urban Growth Area. Design services for limited access when they are needed to solve isolated health and sanitation problems, so as not to increase the development potential of the surrounding rural areas. (MPP-PS-4)

Goal 4 Stormwater - Utilize natural drainage corridors and open channel runoff methods wherever possible and practical.

To the extent that that it is practical, require channels and drainage ponds be planted and maintained in a natural state to blend with the natural surroundings, to provide wetland and habitat functions, and to use natural methods of treatment, such as bio-filtration.

UT- 4.1 Reduction of Impervious Surfaces

Require development regulations that encourage the reduction of impervious surface and retention of natural vegetation by using innovative designs and other development tools.

UT-4.2 Concurrency

Ensure that storm drainage facilities necessary to support construction activities and new development meet adopted level of service standards at the time of construction and when the development is available for occupancy and use. (MPP-PS-2)

UT-4.3 Design Efficiency

Require design of new development to allow for efficient and economical provision of storm drainage facilities.

UT-4.4 Minimizing Stormwater Quantity

New development should minimize increases in total runoff quantity, should not increase peak storm water runoff, and should prevent flooding and water quality degradation.

UT-4.5 Low Impact Development

Where possible, natural vegetation and other low impact development techniques should be used as a component of drainage design, utilizing drainage design methods put forth in the most current “Stormwater Management Manual for Western Washington” published by the Washington Dept. of Ecology.

Goal 5: Provide Flow Control of Stormwater

UT-5.1 Stormwater Retention

Require land developments to hold or retain storm runoff of a quantity that would not exceed the amount that would be distributed by the site in a natural state consistent with the most recently adopted Department of Ecology Surface Water Management Manual. (PB 07/20 Add, “consistent with the most recently adopted DOE SWM manual”)

UT-5.2 Stormwater Detention

Stormwater discharge to streams should control streambank erosion by limiting the peak rate of runoff from individual development sites through the use of detention or infiltration. Infiltration should be utilized to the fullest extent practicable, if site conditions are appropriate and groundwater quality is protected.

UT-5.3 Erosion Control

Streambank erosion control measures should be selected, designed and maintained according to the approved manual.

UT-5.4 Stormwater Quality

Protect the chemical, physical and biological quality of ground and surface waters. Encourage the protection of natural systems and the use of them in ways which do not impair their beneficial functioning. Protect the habitat of fish and wildlife, and prevent the loss of soil and plant materials due to erosion.

UT-5.5 Best Management Practices

All treatment BMPs (best management practices) should be selected, designed and maintained in accordance with the current version of the State Department of Ecology's "Stormwater Management Manual for Western Washington."

UT-5.6 Pollution Avoidance

Stormwater run off should be treated to remove pollutants such as suspended solids, oils and floatable materials, before discharging from the site.

UT-5.7 Temporary Erosion Control

Temporary erosion and sedimentation control measures should be provided to prevent sediment-laden runoff and other pollutants from leaving a construction site and polluting surface waters, such as drainage channels, streams, lakes and wetlands.

UT-6 Financial Policies

Equitably distribute costs associated with collection, distribution or retention to the private properties that contribute runoff.

UT-6.1 Fees

Develop a stormwater fee structure that is based upon a direct relationship between fee charged and the service received or between the fee charged and the burden caused.

UT 6.1.1 Contribute to a reserve fund and pursue outside funding sources to finance needed improvements to the stormwater system.

UT-7 Goal: Regulation

Review and update as necessary City stormwater and flood hazard regulations.

7.1 Participate in regional water quality and flood hazard reduction efforts within all drainage basins that affect the city.

UT-8 Goal: Solid waste

Create an effective solid waste and recycling system to reduce solid waste, increase recycling, and control waste disposal costs. (MPP-PS-7)

UT-8.1 Coordinate public service efforts

Coordinate the financial resources that are available to Sultan, Snohomish County, and franchised solid waste operators in order to realize a more effective, equitable and fiscally solvent solid waste disposal system. (PB 07/20 Replace “of” with “to”)

UT-8.2 Joint use facilities

Consider joint ventures for solid waste disposal and recycling equipment, facilities and services to provide a greater response capability than would be accomplished by Sultan alone. (PB 07/20 replace “venturing possible” with “ventures for”. Delete “or otherwise”)

UT-8.3 Conservation

Promote improved conservation measures to reduce solid waste and increase recycling. (MPP-PS-7)

Goals and Policies

The following goals and objectives are based on an analysis of existing private utility company conditions and proposed plans.

UT-9 Goal: All private utility service

Coordinate with all private utility companies to maintain and enhance the development and operation of quality private power, natural gas, and telecommunication utility systems to meet the needs of Sultan's present and future urban service area.

UT-9.1 Coordinated planning

On a frequent basis, provide the private utility companies information on current population, employment, and other development trends and projects.

On a frequent basis obtain current facilities information, maps, and other particulars from private utility companies with that to maintain and coordinate accurate utilities element plans.

UT-9.2 Development processing

Process permits and approvals for all utility facilities in a fair and timely manner, and in accordance with development regulations that ensure predictability and the utility's ability to provide service when required.

UT-9.3 Coordinated construction programs

On an annual basis, provide all private utility companies copies of the Sultan Capital Facilities Program (CFP), particularly the schedule of proposed road and public utility construction projects so that the companies may coordinate construction, maintenance, and other needs in efficient manners.

UT-9.4 Local utility corridors

Where practical and possible, construct all private utility service supply lines and facilities within a common or adjacent utility corridor using street or road rights-of-way. (PB 07/20 replace "locate natural gas" with "construct all private utility service... and facilities...")

UT-9.5 Multiple use opportunities

Where safe, practical, and consistent with utility uses, use regional and local utility corridors for the development of recreational trails, open spaces, and other land uses that may provide multiple benefits to the public, as negotiated with the owners of properties on that these corridors are located.

UT-9.6 Energy conservation

Promote energy conservation measures in building codes including the use of insulated roof and siding materials, windowpanes and entryways, and other applications in accordance with Washington State guidelines. Promote energy conserving practices including the use of energy-efficient appliances, temperature maintenance levels, and other activities to reduce power and natural gas demands. (MPP-PS-12)

UT-10 Goal: Electrical service

Coordinate with Public Utility District Number 1 of Snohomish County (Snohomish PUD) to maintain and enhance the development and operation of a quality electrical power distribution system that will meet the city's growth and employment allocations consistent with Vision 2040

UT-10.1 Power planning responsibilities

Work with the PUD, its Commission, and other agencies as provided by state law to ensure local plans provide information needed to identify and plan for future electrical load development including capacity of and general locations for future electrical transmission and distribution system improvements.

UT-10.2 Coordinated service plans

Consult and coordinate with neighboring jurisdictions and the Snohomish County Public Utility District No. 1 (PUD) to ensure local plan and development regulations and decisions concerning utility service provisions are consistent with and support the utility's ability to provide safe, adequate, and efficient electrical service both locally and regionally. (PB 07/20 add, "Snohomish County Public Utility District No. 1)

UT-10.3 Regional transmission facilities

Designate on comprehensive plan and land use zoning maps the existing and proposed location and capacities of electrical transmission lines (facilities of more than 55,000 volts or 27 MVA capacity) and substations within the Sultan urban growth area.

UT-10.4 Underground utilities

Where practical and desired by local property owners or developers, locate existing or proposed power distribution lines underground to reduce possible storm damage and aesthetic clutter subject to and in accordance with applicable rates and tariffs on file with the Snohomish County PUD Commission.

UT-11 Goal: Natural gas service

Coordinate with Puget Sound Energy (PSE) to maintain and enhance the development and operation of a quality natural gas distribution system that will meet the needs of Sultan's present and future urban service area.

UT-11.1 Natural gas planning responsibilities

Work with PSE, Washington Utility and Transportation Commission (WUTC), and other agencies as provided by state law to identify requirements, facility locations, and other particulars necessary for the planning and development of natural gas transmission and distribution facilities to meet regional and local needs within the Sultan urban growth area. (PB 07/20 correct spelling of "Washington")

UT-11.2 Regional transmission facilities

Natural gas is supplied to the entire Puget Sound region from the Northwest Pipeline. Following appropriate consultations with WUTC, other regional and municipal jurisdictions as to safety and need - designate on comprehensive plan and land use zoning maps the existing and proposed location and capacity of regional natural gas high pressure lines, main valves, and other facilities necessary to serve the Puget Sound region.

UT-11.3 3 Local distribution facilities

Designate on comprehensive plan and appropriate land use zoning maps the existing and proposed location and capacity of distribution lines and valves (other than local supply lines) necessary for PSE to provide the distribution system that will serve the Sultan urban growth area.

UT-11.4 Telecommunications service

Coordinate with telecommunication companies to maintain and enhance the development and operation of quality telecommunications systems to meet the city's growth and employment allocations consistent with Vision 2040 and the Growth Management Act.(MPP-PS-14) (PB 07/20 delete "Quest, Verizon and other" too specific)

UT 11.4.1 Telecommunications planning responsibilities

Work with public and private telecommunication providers and other agencies as provided by state and federal law to identify requirements, facility locations, and other particulars necessary for the planning and development of telecommunication facilities to meet regional and local needs within the Sultan urban growth area. (PB 07/20 Replace, "Quest, Cellular One, Verizon, and WUTC" with "public and private telecommunication providers")

UT 11.4.2 Facilities

Consult with Washington Utilities and Telecommunication Carriers (WUTC), other regional, and municipal jurisdictions concerning facility safety and need.

Designate on comprehensive plan and land use zoning maps the existing and proposed location and capacity of telephone switching equipment, telecommunication towers, antenna, dishes, and other facilities necessary (other than local overhead cable lines) to serve the Puget Sound region and Sultan urban growth area.

**Small Group Meeting – Utilities
March 23, 2010**

PUBLIC SERVICES (Utilities)

Vision 2040 Overarching Goal: The region will support development with adequate public facilities and services in a coordinated, efficient, and cost-effective manner that supports local and regional growth planning objectives.

Having adequate services and facilities ensures that the region can maintain the health, safety, and economic vitality of our communities. Key urban services include sanitary and storm sewer systems, water supply, energy, telecommunications, public safety and emergency services, schools, libraries, and other community facilities.

New development needs new or expanded public services and infrastructure. At the same time, existing facilities require ongoing maintenance and upgrading. Taking advantage of renewable resources and using efficient and environmentally sensitive technologies can curb some of the need for new infrastructure. A commitment to sustainable infrastructure ensures the least possible strain on the region's resources and the environment, while contributing to healthy and prosperous communities.

The Growth Management Act distinguishes between urban and rural services. For instance, certain services, such as sanitary sewers, are allowed only in the urban area – with very few exceptions. The Act also requires local jurisdictions to determine which facilities are necessary to serve the desired growth pattern and how they will be financed. These provisions are intended to ensure timely provision of adequate services and facilities.

Sultan Vision 2040

The City of Sultan is required, under GMA, to develop a Utilities Element in its Comprehensive Plan. The utilities element must align with the proposed land use element so utilities are in place serve new development and densities.

Specifically, this element must consist of “the general location, proposed location, and capacity of all existing and proposed utilities, including but not limited to, electrical lines, telecommunication lines, and natural gas lines.” The following facilities will be addressed in this Utilities Element:

- A. Electrical System
- B. Natural Gas
- C. Telecommunications
- D. Cable Television
- E. Solid Waste Disposal
- F. Recycling Programs
- G. Water System
- H. Sewer System

Sewer Policy Questions

Sewage Treatment. With very few exceptions – generally provided only for schools or for specific health, safety, or environmental concerns – sanitary sewer service is allowed only in urban areas. The city continues to need to manage capacity at the treatment plant and make improvements in the overall system. Septic systems do not allow for urban levels of density or significant urban growth. Within the urban growth area, sewers are preferred to septic systems.

1. How should the city ensure all properties within the UGA are served by the municipal sewer system?

The Growth Management Act requires all properties within the urban growth area to be served by urban levels of service. The city must size its waste water treatment plant and fund improvements to serve all properties. This means properties in Sultan currently served by on-site septic systems will need to connect to the city's sewer system.

The city's current policy is to require existing development using an on-site septic system to pay the general facilities charge at the time of the extension for the benefit conferred by the sewer pipe. However, the property owner is not required to actually connect to the system and pay the monthly service charge until or unless the on-site septic fails or the property owner wished to connect. Should the city require the property owner to connect to the system when it is extended?

2. How should the city allocate scarce capacity at the waste water treatment plant?

The current comprehensive plan policies require the city to allocate sewer services so that residential development follows rather than precedes economic development. Should the city continue with this approach?

3. How should the city pay for plant improvements needed to serve future growth?

The city has limited capacity at the waste water treatment plant to serve future residential and commercial growth. The cost to increase capacity to serve future growth is estimated at over \$20 million dollars.

New residential development must pay \$11,282 to connect to the city's sewer system. This is the cost to buy-into the system paid for by existing rate payers. The city's policy is to increase connection charge when significant

capital improvements such as the centrifuge are made to ensure new residents and businesses pay their fair share for the system to serve them. Should the city continue with the policy or should rate payers pay higher service fees to lower the cost for new development?

Water Treatment. With very few exceptions – generally provided only for specific health, safety, or environmental concerns – water service is allowed only in the city’s urban growth area.

Water supply during the 20-year planning period is adequate to serve the proposed population since the city has a water supply contract with the City of Everett. However, the city’s water treatment plant has a maximum capacity of 1.36 million gallons per/day. The city continues to need to manage capacity at the water treatment plant and make improvements in the overall system. A new northeast reservoir is needed to provide adequate water storage and fire flow needs within the next decade to serve new development.

1. Conservation Measures. Should the city require water conservation measures to extend the life of the existing treatment plant or should the city expand the treatment plant and water system at the taxpayer’s expense to serve increased demand?

Stormwater. The city established a stormwater utility in 2007. The primary goal of the City’s Comprehensive Storm Water Plan is to preserve and protect surface water quality and the hydrologic flow regime within the City’s streams. The City manages stormwater to minimize contact with contaminants, mitigate the impacts of increased runoff and stormwater quality impairment due to development within the City’s drainage areas, and provide management of runoff from construction sites.

1. Flooding. Should the city require new development to hold or retain stormwater runoff to improve water quality and ensure downstream property owners are not affected by new development even if it costs more to meet a higher standard?
2. Water Quality. Should the city require new development to use the most current version of the Department of Ecology’s “Stormwater Management Manual for Western Washington” or should the city use outdated versions of the DOE Manual which apply less stringent requirements?
3. Habitat. Should the city require developers and home owners associations to plant and maintain manmade channels and drainage ponds in a natural state to provide wetland and habitat functions?

4. Funding. Should the city take responsibility for maintaining neighborhood retention and detention ponds even if it means higher stormwater fees for everyone?