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The CITY OF SULTAN, WA



ISSUE DATE: 09.2008

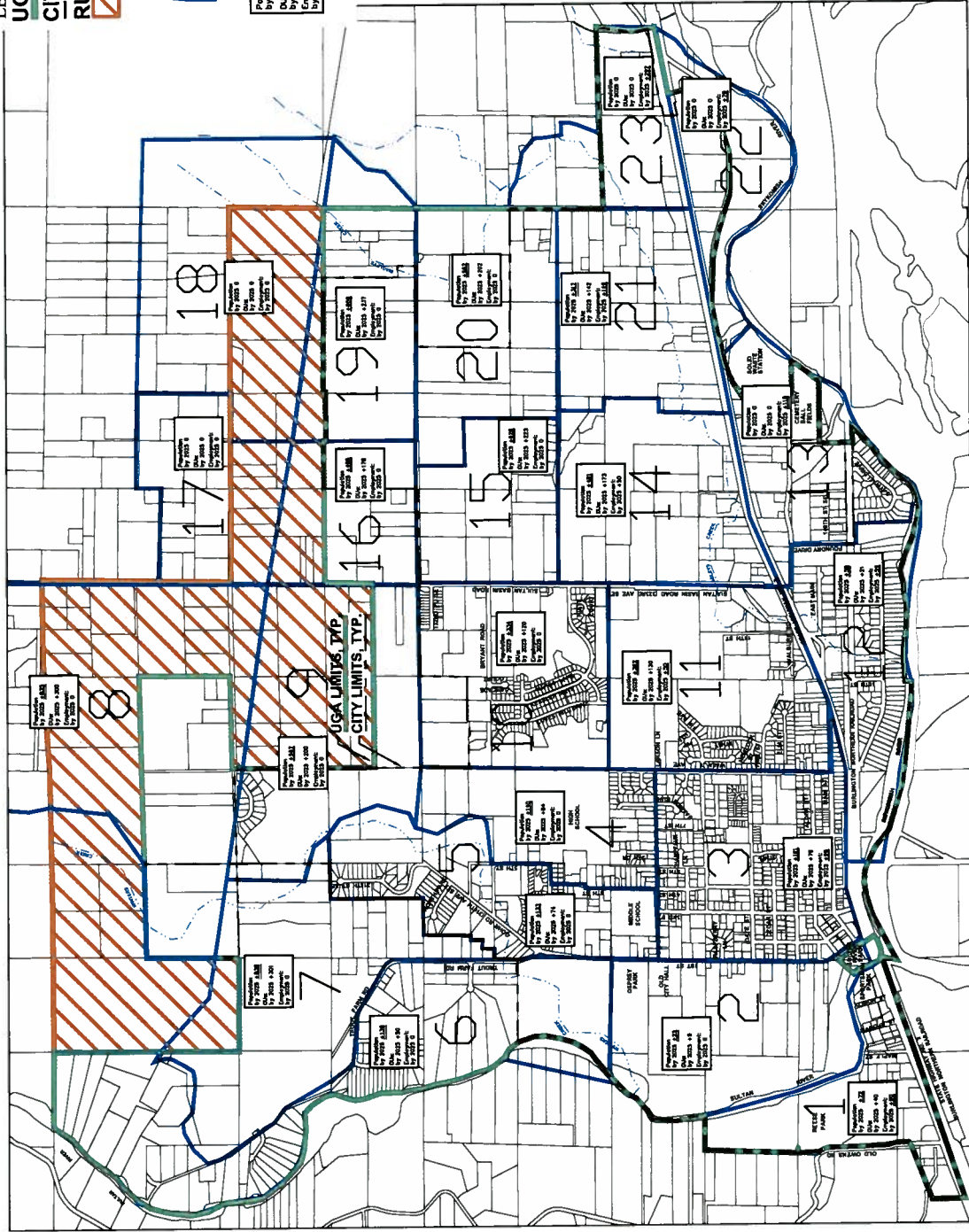
LEGEND  
UGA LIMITS, TYP.  
CITY LIMITS, TYP.  
RUTA



TRAFFIC ANALYSIS ZONE (TAZ)  
18

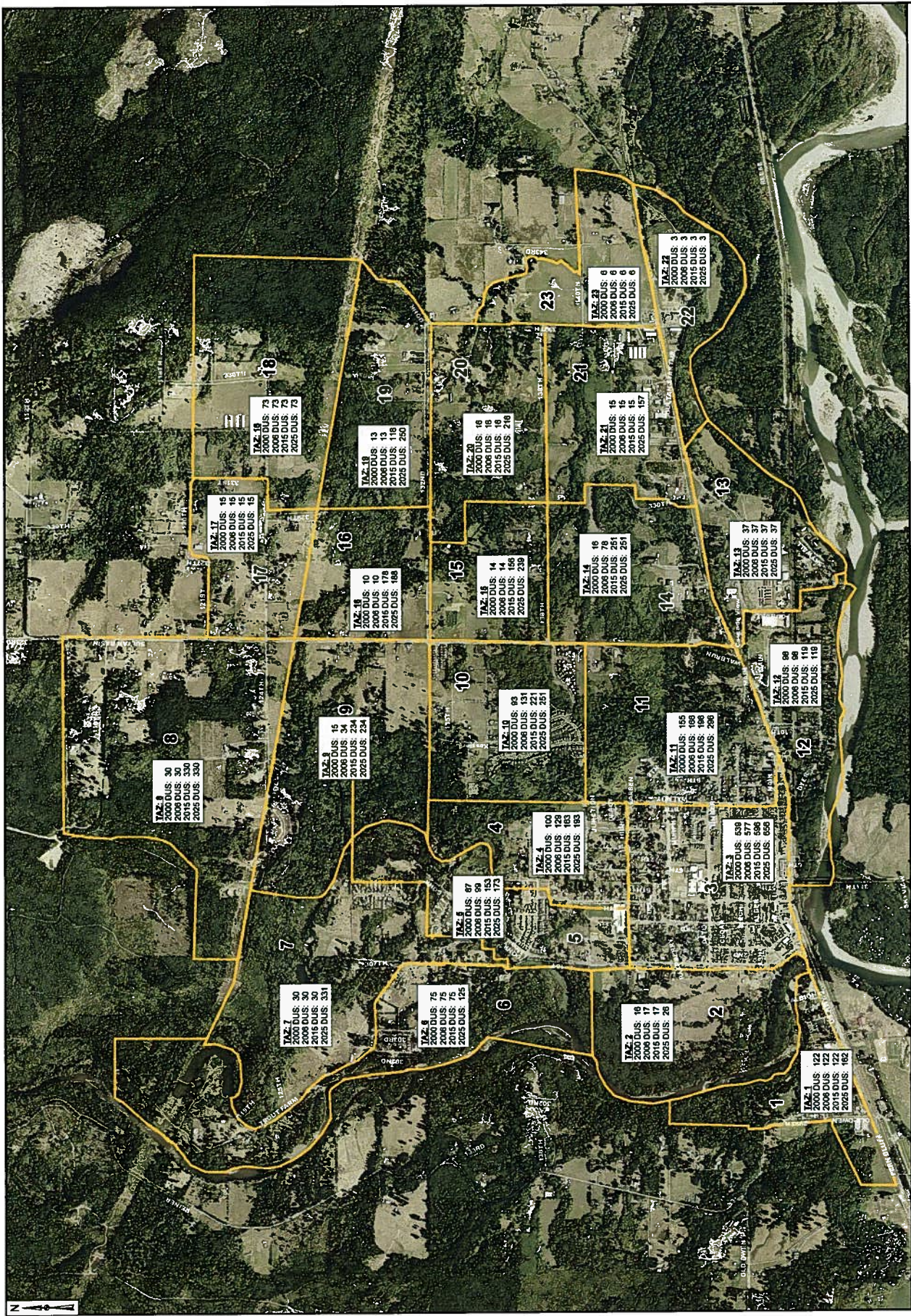
POPULATION HOUSING & EMPLOYMENT ESTIMATES

Population - 362  
By 2025 +362  
HAC  
By 2025 +130  
Employment  
By 2025 +90



PROJECTED INCREASE  
2006 TO 2025  
POPULATION, HOUSING & EMPLOYMENT  
CITY OF SULTAN  
SNOHOMISH COUNTY, WA

FIGURE 2



Sultan Comp Plan  
 Transportation Element Revisions  
 Transportation Analysis Zones (TAZ)  
 City Revised Housing Allocation 3/27/07



Legend  
 Sultan\_TAZ\_3



**Reference Documents**

2008 Revisions to the 2004 Comprehensive Plan Revised September 25, 2008  
 Projected Increase 2006-2025 Population, Housing and Employment (Figure 2 - 2008 Revised Comp Plan)  
 2006 Waste Water Treatment Plant Engineering Report

**Available Capacity plus Short-Term Improvements Dwelling Units/Employment (254 ERUs)**

To those TAZ areas with planned current residential and employment development. Shown in the 2008 Comp Plan Revisions as 2000-2006

TAZ	Short-Term	Housing ERU's from 2008 Comp Plan			Employment ERU's	Total	Notes
		Phase I	Phase II	Phase III			
2	1	0	9	0	0		
3	38	19	60	0	28		
4	29	34	30	0	0		
5	12	54	0	0	0		
10	38	90	30	0	0		
11	11	30	100	0	14		
12	0	21	0	0	16		
13	0	0	0	0	33		
14	62	173	0	0	14		
15	0	142	83	0	0	adjacent to SBR and available capacity	
<b>Sub-Total Demand</b>	191	563	312	0	105	1171	

**Phase I Available Allocations Dwelling Units/Employment (1300 ERUs)**

To those TAZ areas with planned growth shown in the 2008 Comp Plan Revisions as 2006-2015

TAZ	Short-Term	Housing ERU's from 2008 Comp Plan			Employment ERU's	Total	Notes
		Phase I	Phase II	Phase III			
8	0	300	0	0	0		
9	0	200	0	0	0		
16	0	168	10	0	0		
19	0	115	132	0	0		
21	0	0	142	0	41		
22	0	0	0	0	22		
23	0	0	0	0	82		
<b>Sub-Total Demand</b>	0	783	284	0	145	1212	current housing units outside UGA

**DRAFT FOR DISCUSSION PURPOSES ONLY**  
**Concurrency Ordinance**  
**Sewer Allocation by Traffic Analysis Zone (TAZ)**

**Phase II Available Allocations Dwelling Units/Employment (520 ERUs)**

To those TAZ areas with planned growth shown in the 2008 Comp Plan Revisions as 2015-2025

TAZ	Short-Term	Housing ERU's from 2008 Comp Plan			Employment ERU's	Total	Notes
		Phase I	Phase II	Phase III			
1	0	0	40	0	25		
6	0	0	50	0	0		
7	0	0	301	0	0		
20	0	0	200	0	0		
<b>Sub-Total Phase II Demand</b>	<b>0</b>	<b>0</b>	<b>591</b>	<b>0</b>	<b>25</b>	<b>616</b>	

**Phase III Available Allocations Dwelling Units/Employment (1098 ERUs)**

To all remaining undeveloped parcels as shown in the 2008 Comp Plan Revisions and any future UGA identified by Snohomish County

TAZ	Short-Term	Housing ERU's from 2008 Comp Plan			Employment ERU's	Notes
		Phase I	Phase II	Phase III		
17	0	0	0	0	0	Using units outside UGA
18	0	0	0	0	0	Using units outside UGA

Phase	Additional ERU's Available	Commercial Allocation	Septic System Allocation	Residential Allocation
Available ERU's + Short term Imp.	254	105	25	124
Phase I	1300	145	255	900
Phase II	520	25	120	375
Phase III	1098	0	0	1098
<b>Total</b>	<b>3,172</b>	<b>275</b>	<b>400</b>	<b>2,497</b>

Housing ERU's from 2008 Comp Plan					
Total Housing Demand	191	1346	1187	0	2724
Total Employment Demand	105	145	25	0	275
Total Capacity	254	1300	520	1098	3172
Demand-Capacity	-42	-191	-692	1098	173

Figure ES-3 shows when each upgrade phase will be completed, how many additional connections each phase would provide, and how the additional connections compare to the population forecast. The short term improvements are estimated to provide 183 connections in addition to those already assigned.

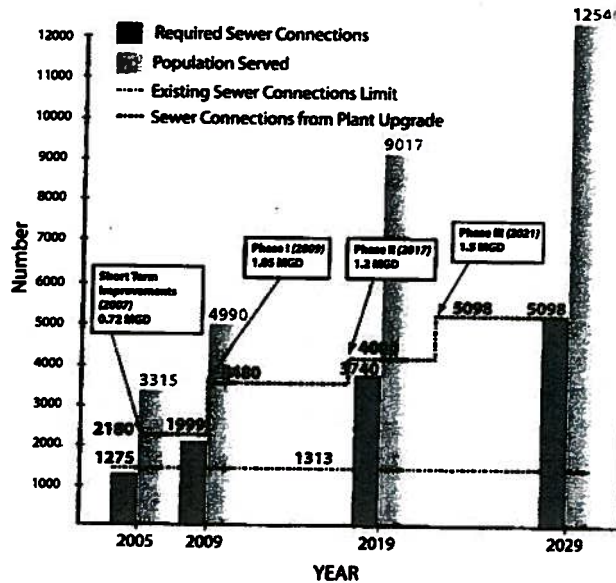


Figure ES-3. Project Phasing to Meet the Population Forecast

1275 connects x 2.6 CRU = 3315

### FINANCIAL PLAN

#### Project Cost

The total project cost amounts to \$15.9 million in 2006 dollars (present worth value<sup>2</sup>). When costs are presented in dollars of the actual year they are spent in, the 2006 costs are inflated by 3% per year. The total project cost expressed in dollars of the actual year of expenditure would be as follows:

- \$2.5 million would be spent in 2007
- \$6.4 million would be spent in 2008
- \$6.3 million would be spent in 2009
- \$1.1 million would be spent in 2017
- \$1.7 million would be spent in 2021.

<sup>2</sup> Present worth value is calculated by inflating the 2006 costs by 3% per year to the year of actual expense and then discounting that cost back to 2006 dollars assuming a 4% interest rate.

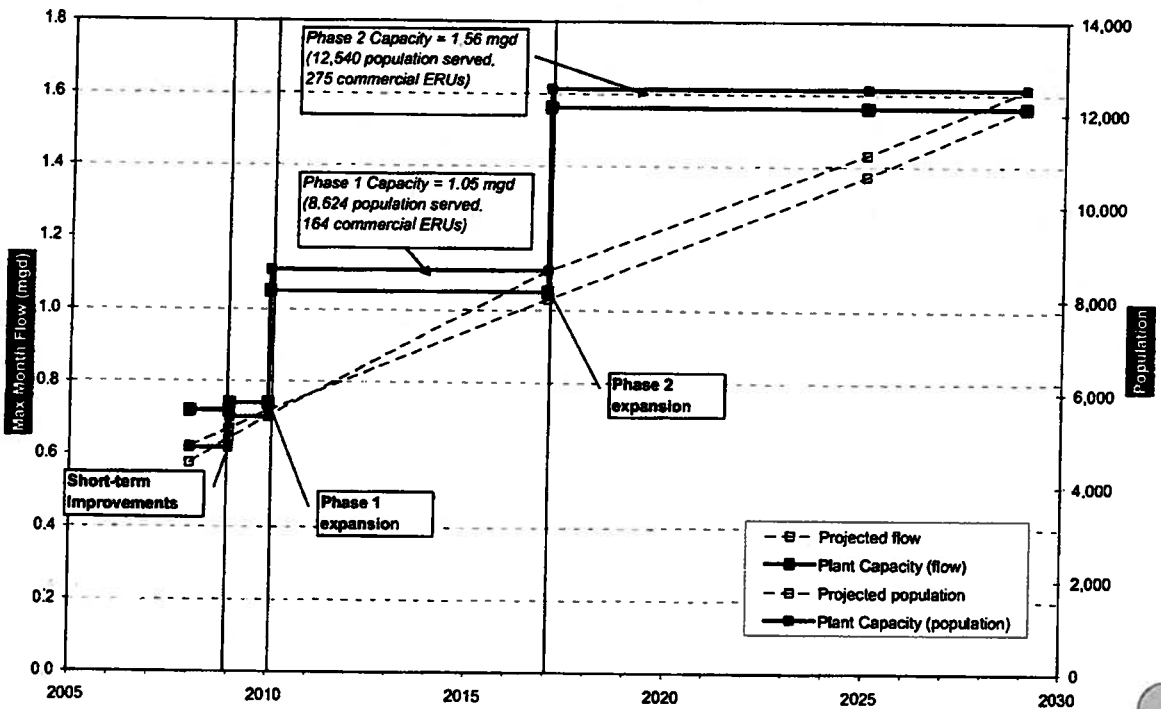
**Table TR-1: Projected Population, ERUs, and Wastewater Flows from 2010 to 2029**

Parameter	2010	2012	2017	2025	2029
Sewered Population	5,492	6,495	8,624	11,119	12,540
Residential ERUs <sup>1</sup>	2,112	2,498	3,316	4,277	4,823
Commercial ERUs <sup>1</sup>	91	112	164	238	275
Wastewater Flows (mgd):	2,203	2,610	3,480	4,515	5,098
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

<sup>1</sup> 1 ERU = 2.6 persons

Figure TF-1 shows the projected wastewater flows and plant capacity in terms maximum month flows through year 2029. The corresponding projected population and plant capacity in terms of population served are also shown. This figure demonstrates that the Phase 1 improvements will provide adequate treatment capacity through 2017, while the Phase 2 improvements will provide adequate capacity through 2029, both based on the projected maximum month flows.

**Figure TF-1: Projected Wastewater Flows and Plant Capacity**



Sewer Availability  
March 2010

DEVELOPER	PRE-APP DATE	DATE REC'D REQUEST	CERTIFICATES REQUESTED		DATE ISSUED	EXT. REQ. DATE	DEADLINE	SUBMITTAL DATE	NOTES
			WATER	SEWER					
Original Sewer Equivalent Residential Units (ERU's) 2005				696					
Short Term Improvements WWTP 2007-2009				42					
<b>Total Sewer ERU's Available</b>				<b>738</b>					
<b>Total Sewer Demand</b>									
A.J. Place	8/17/05	7/25/05	39	40	8/30/05	Waiting for FEMA	10/14/05	9/6/2009	Expired
AJ's Place (Existing Home)				1					
AME Properties			8	8			Complete		
Anderson Farms	6/29/05	8/9/05	33	34	8/12/05		Denied	9/15/2005	Expired
Brickyard (Vodnick)	7/27/05		22	23	8/2/05		Preliminary Extension	2010	Expired
Cascade Breeze (Ext Request)	7/6/05	8/4/05	30	30	8/8/05	9/12/05	Extension	2011	
Denali Ridge (Construction)			17	17	11/8/04		Complete		Complete
Green - Taylor Group LLC		11/1/06	65	65	12/13/06		Dev Agmnt 6/2009	12/6/2006	Final PUD Approved
Green (Appeal 10/19/2005)	5/28/05	7/18/05	64	64	Court Order				
Green Property (Appeal 10/19/2005)	5/18/05	5/26/05	60	60	7/19/05				
Hammer	7/26/05		75	75	8/2/05	8/25/05	Extension	2010	Bankrupt
Hammer Properties (Change in Lots)				6					
Housing Hope (Paid)			10	11	2/9/05		Complete		
Joshua Freed - Caleb Court			9	9	11/30/06		Extension	2010	
Joshua Freed - Caleb Court		9/1/06	9	9	9/26/06		Extension	2010	
Ramirez (210 Foundry)	12/1/04	11/29/04	25	26	8/12/05	per phone 9-22-05	Hold	2013	
Skoglund - Sultan 144 LLC (Construction)	7/13/05		48	48	8/30/05		Complete	10/5/2005	Complete
Sky Harbor			61	62			Complete		Complete
Steen Park LLC (Construction)	8/24/05	8/24/05	18	18	9/20/05		Complete	10/7/2005	Complete
Stratford Place			19	20			Complete		Complete
Timber Ridge (Construction)			85	85			Complete		Complete
<b>TOTAL DEMAND</b>			<b>479</b>	<b>484</b>					
<b>Total Sewer ERU's</b>				<b>738</b>					
<b>TOTAL DEMAND</b>				<b>484</b>					
<b>Available Sewer ERU's</b>				<b>254</b>					