

**SULTAN PLANNING BOARD
AGENDA ITEM COVER SHEET**

ITEM NO: D-1
DATE: August 3, 2010
SUBJECT: Utilities Element Goals and Policies
CONTACT PERSON: Deborah Knight, City Administrator

ISSUE:

This agenda cover transmits the utilities element goals and policies for planning board discussion on August 3, 2010.

STAFF RECOMMENDATION:

Review the staff recommended changes to the utilities element for discussion on August 3, 2010 (Attachment A).

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.

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

Review the staff recommended changes to the utilities element for discussion on August 3, 2010 (Attachment A).

ATTACHMENTS:

- A– MPP/CPP utility element comparison
- B – Utility Policy Questions Small Group Discussion March 23, 2010
- C – Multi-county Planning Policies

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COMPARISON OF PUGET SOUND REGIONAL COUNCIL (PSRC) VISION 2040 MULTICOUNTY PLANNING POLICIES, SNOHOMISH COUNTY TOMORROW (SCT) COUNTYWIDE PLANNING POLICIES, SULTAN PLANNING POLICIES

Vision 2040 Goal: The regional 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.		
Multi-county Planning Policies (MPPs)	Comparable Countywide Planning Policies (CPPs)	Sultan Planning Policies
<p>Services in General</p> <p>MPP□PS□1 Protect and enhance the environment and public health and safety when providing services and facilities.</p> <p>MPP□PS□2 Time and phase services and facilities to guide growth and development in a manner that supports the regional vision.</p> <p>MPP□PS□3 Promote demand management and the conservation of services and facilities prior to developing new facilities.</p> <p>MPP□PS□4 Do not provide urban services in rural areas. 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 area.</p> <p>MPP□PS□5 Encourage the design of public facilities and utilities in rural areas to be at a size and scale appropriate to rural locations, so as not to increase development pressure.</p> <p>MPP□PS□6 Obtain urban services from cities or appropriate regional service providers, and encourage special service districts, including sewer, water, and fire districts, to consolidate or dissolve as a result.</p>	<p>PS-1 Jurisdictions should support cities as the preferred urban service providers.</p> <p>PS-2 Jurisdictions should support the County as the preferred provider for regional services, rural services, agricultural services, and services for natural resource areas.</p> <p>PS-3 The County and cities should support the planned development of jobs and housing through strategic investment decisions and coordination of public services and facilities.</p> <p>PS-4 Public services and infrastructure provided by jurisdictions in rural and resource areas should be at a level, scale, and in locations that do not induce urban development pressures.</p> <p>PS-5 The County and cities should design infrastructure and public services to promote conservation of natural resources.</p>	<p>Goal UT-1 Wastewater Service - 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 <u>serve the city's allocated population and employment growth targets consistent with Vision 2040.</u> (MPP-PS-2)</p> <p><i>Policies</i> UT-1.1 Connections</p> <p>Require all properties that develop or redevelop within the city limits to connect to the City's sewer system.</p> <p>UT-1.2 Sewer System Capacity</p> <p>Increase-Provide sewer treatment plant and collection line capacities to meet the needs of Sultan residents and land within the Urban Growth Area (UGA), as well as meet state and federal <u>sewer</u> discharge standards. (MPP-PS-4)</p>
<p>Services by Type</p> <p>MPP□PS□7 Develop conservation measures to reduce solid waste and increase recycling.</p> <p>MPP□PS□8 Promote improved conservation and more efficient use of water, as well as the increased use of reclaimed water, to reduce wastewater generation and ensure water availability.</p> <p>MPP□PS□9 Serve new development within the urban growth area with sanitary sewer systems or fit it with dry sewers in anticipation of connection to the sewer system. Alternative technology to sewers should only be considered when it can be shown to produce treatment at standards that are</p>	<p>PS-7 Jurisdictions should coordinate with solid waste service providers as appropriate to meet state mandates for the reduction of solid waste and promotion of recycling.</p> <p>PS-8 The County and cities shall permit new development in urban areas only when sanitary sewers are available with the exception of where sewer service is not likely to be feasible for the duration of the jurisdiction's adopted plan.15</p> <p>PS-9 Jurisdictions should encourage the use of low impact development techniques, and renewable and alternative energy sources.</p> <p>PS-10 The County and cities should maximize the use of existing facilities to</p>	<p><u>UT 1.2.1 Condition sewer</u> Sservice to <u>properties in</u> the UGA shall not occur until such properties are annexed on annexation into <u>the City of</u> Sultan. (MPP-PS-9)</p> <p>UT-1.3 Upgrades</p> <p><u>UT 1.2.2 Increase-Provide sewer system and treatment plant</u> capacity to reflect increased usage trends <u>influenced by the City's growth and economic development.</u></p> <p>UT-1.4 Plan Consistency</p> <p>Maintain an updated comprehensive sewer system plan that is coordinated with the Land</p>

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equal to or better than the sewer system and where a long-term maintenance plan is in place.

MPP-PS-10 Replace failing septic systems within the urban growth area with sanitary sewers or alternative technology that is comparable or better.

MPP-PS-11 Use innovative and state-of-the-art design and techniques when replacing septic tanks to restore and improve environmental quality.

MPP-PS-12 Promote the use of renewable energy resources to meet the region's energy needs.

MPP-PS-13 Reduce the rate of energy consumption through conservation and alternative energy forms to extend the life of existing facilities and infrastructure.

MPP-PS-14 Plan for the provision of telecommunication infrastructure to serve growth and development in a manner that is consistent with the regional vision and friendly to the environment.

MPP-PS-15 Coordinate, design, and plan for public safety services and programs.

MPP-PS-16 Encourage health and human services facilities to locate near centers and transit for efficient accessibility to service delivery.

promote financial and energy conservation benefits and savings.

PS-11 Jurisdictions should adopt capital facilities plans, and coordinate with other service providers, to provide the appropriate level of service to support planned growth and development in Urban Growth Areas.

PS-12 The County and cities should develop and coordinate compatible capital facility construction standards for all service providers in individual Urban Growth Areas.

PS-13 The County and cities should encourage the location of new human services facilities near access to transit.

Use Element so that new development is located where sufficient sewer system capacity exists or can be efficiently and logically extended.

UT-1.5 Existing Deficiencies

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

UT-1.6 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

Provide sewer services for Sultan residents and parties who annex in exchange for service. [\(MPP-PS-9\)](#)

UT-1.7.1 Work with Snohomish County, Washington State Department of Ecology, and other public agencies to correct failed septic problems [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 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 will not be used in development projects within the Sultan urban growth area. [\(MPP-PS-9\)](#)

UT-1.8 Treatment Plant 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. \(MPP-PS-3\)](#)

~~Increase-Monitor sewer plant capacity allocations to reflect increased usage~~ trends caused by Sultan's continued urban intensification and economic development. [\(Editor's Note: Duplicates UT 1.2?\)](#)

UT-1.9 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](#)

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		<p>techniques. (MPP-PS-11)</p> <p>UT-1.10 Sewer Use</p> <p><u>Update</u> 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.</p> <p>UT-1.11 Financial Policy</p> <p>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</p> <p><u>Promote improved conservation and more efficient use of water, was well as increased use of reclaimed water, to reduce wastewater generation and ensure water availability.</u></p> <p><u>e</u>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)</p>
<p>Goal: Residents of the region will have access to high quality drinking water that meets or is better than federal and state requirements.</p> <p>MPP-PS-17 Identify and develop additional water supply sources to meet the region's long-term water needs, recognizing the potential impacts on water supply from climate change and fisheries protection.</p> <p>MPP-PS-18 Promote coordination among local and tribal governments and water providers and suppliers to meet long-term water needs in the region in a manner that supports the region's growth strategy.</p> <p>MPP-PS-19 Reduce the per capita rate of water consumption through conservation, efficiency, reclamation, and reuse.</p> <p>MPP-PS-20 Protect the source of the water supply to meet the needs for both human consumption and for environmental balance.</p>	<p>PS-6 Jurisdictions should promote improved conservation and efficient use of water to ensure long-term water availability.</p>	<p>Goal 2 Water Service - Maintain and enhance the development and operation of a quality <u>water</u> supply and distribution system that will <u>meet the needs of Sultan's present and future urban service area. serve the city's allocated population and employment growth targets consistent with Vision 2040.</u> (MPP-PS-2)</p> <p>UT-2.1 Service area</p> <p>Provide water for consumption and fire protection purposes to 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)</p> <p>UT-2.2 Supply and storage</p> <p>Construct additional storage facilities at locations that will provide sufficient reserves and maintain line pressure for consumption and fire protection purposes.</p> <p>U-T.2.3 Fire protection</p> <p>Maintain distribution loops that are capable of providing adequate fire flow and pressure requirements throughout the Sultan service area. Maintain fire hydrant distributions and</p>

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<p>Water Quality</p> <p>Goal: The region will meet or do better than standards established for water quality. The quality of the water flowing out of the region – including Puget Sound – should be as good as or better than the quality of water entering the region.</p> <p>MPP-En-13 Maintain natural hydrological functions within the region's ecosystems and watersheds and, where feasible, restore them to a more natural state.</p> <p>MPP-En-14 Restore – where appropriate and possible – the region's freshwater and marine shorelines, watersheds, and estuaries to a natural condition for ecological function and value.</p> <p>MPP-En-15 Reduce the use of pesticides and chemical fertilizers to the extent feasible and identify alternatives that minimize risks to human health and the environment.</p> <p>MPP-En-16 Identify and address the impacts of climate change on the region's hydrological systems.</p>	<p style="text-align: center; font-size: 48px; opacity: 0.3; transform: rotate(-30deg);">DRAFT</p>	<p>other standards appropriate to the highest public fire protection ratings.</p> <p>UT-2.4 Groundwater</p> <p>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)</p> <p>UT-2.5 Private Wells</p> <p>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)</p> <p>UT-2.5.1 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-if treatment of the groundwater be-is required. (MPP-PS-17)</p> <p>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)</p> <p>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)</p> <p>UT-2.6 Financial Policy</p> <p>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)</p> <p>UT 3 Water System Goal: Maintain and enhance the development and operation of an effective and efficient water system at fair market value that will meet the needs of Sultan's present and future population.</p> <p>UT-3.1 Service Providers Continue to work with City of Everett in order achieve goals and</p>
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objectives of providing reliable levels of service for 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;
- 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. (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 a reserve fund and pursue outside funding services to finance needed improvements to the water system.

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

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		<p>Ensure all new development within the service boundary is served by the municipal water system.</p> <p><i>UT-3.8 Monitoring</i></p> <p>Monitor the City's water supply to ensure that future water supply needs <u>will be available to meet the city's growth and employment allocations consistent with Vision 2040</u> and <u>adopted water quality requirements will be met.</u> (MPP-PS-2)</p> <p><i>UT-3.9 Rural Service</i></p> <p>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. <u>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.</u> (MPP-PS-4)</p>
		<p>Goal 4 Stormwater - Utilize natural drainage corridors and open channel runoff methods wherever possible and practical.</p> <p>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.</p> <p><i>UT- 4.1 Reduction of Impervious Surfaces</i></p> <p>Require development regulations that encourage the reduction of impervious surface and retention of natural vegetation by using innovative designs and other development tools.</p> <p><i>UT-4.2 Concurrency</i></p> <p>Ensure that storm drainage facilities necessary to support construction activities and <u>long-term</u> development <u>are adequate to serve the development</u> <u>meet adopted level of service standards</u> at the time of construction and when the development is available for occupancy and use. (MPP-PS-2)</p>

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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.

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.

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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 Goal Equitability in Costs

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-7 Goal: Regulation

Review and update as necessary City stormwater and flood hazard regulations. Participate in regional water quality and flood hazard reduction efforts within all drainage basins that affect the city.

UT-8 Goal: Solid waste

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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 Sultan, Snohomish County, and franchised solid waste operators in order to realize a more effective, equitable and fiscally solvent solid waste disposal system.

UT-8.2 Joint use facilities

Consider joint venturing possible solid waste disposal and recycling equipment, facilities and services to provide a greater response capability than would be accomplished by Sultan alone 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

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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 supply lines within a common or adjacent utility corridor using street or road rights-of-way.

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~~

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~~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 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.

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, [Washinton 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

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distribution facilities to meet regional and local needs within the Sultan urban growth area.

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~~, [VerizonFrontier](#), and other telecommunication companies to maintain and enhance the development and operation of a quality telecommunications system that will ~~meet the needs of~~ will be available to meet the city's growth and employment allocations consistent with Vision 2040~~Sultan's present and future urban service area.~~ [\(MPP-PS-14\)](#)

UT 11.4.1 Telecommunications planning responsibilities

Work with ~~Quest~~, ~~Cellular One~~, [VerizonFrontier](#), [AT&T](#), WUTC, and other agencies as provided by state 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.

UT 11.4.2 Facilities

Consult with 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.

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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

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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

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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?

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

Multi-county Planning Policies

Vision 2040 – Public Services

Services in General

MPP□PS□1 Protect and enhance the environment and public health and safety when providing services and facilities.

MPP□PS□2 Time and phase services and facilities to guide growth and development in a manner that supports the regional vision.

MPP□PS□3 Promote demand management and the conservation of services and facilities prior to developing new facilities.

MPP□PS□4 Do not provide urban services in rural areas. 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 area.

MPP□PS□5 Encourage the design of public facilities and utilities in rural areas to be at a size and scale appropriate to rural locations, so as not to increase development pressure.

MPP□PS□6 Obtain urban services from cities or appropriate regional service providers, and encourage special service districts, including sewer, water, and fire districts, to consolidate or dissolve as a result.

Services by Type

MPP□PS□7 Develop conservation measures to reduce solid waste and increase recycling.

MPP□PS□8 Promote improved conservation and more efficient use of water, as well as the increased use of reclaimed water, to reduce wastewater generation and ensure water availability.

MPP□PS□9 Serve new development within the urban growth area with sanitary sewer systems or fit it with dry sewers in anticipation of connection to the sewer system. Alternative technology to sewers should only be considered when it can be shown to produce treatment at standards that are equal to or better than the sewer system and where a long□term maintenance plan is in place.

MPP□PS□10 Replace failing septic systems within the urban growth area with sanitary sewers or alternative technology that is comparable or better.

MPP□PS□11 Use innovative and state□of□the□art design and techniques when replacing septic tanks to restore and improve environmental quality.

MPP□PS□12 Promote the use of renewable energy resources to meet the region’s energy needs.

MPP□PS□13 Reduce the rate of energy consumption through conservation and alternative energy forms to extend the life of existing facilities and infrastructure.

Multi-county Planning Policies

MPP-PS-14 Plan for the provision of telecommunication infrastructure to serve growth and development in a manner that is consistent with the regional vision and friendly to the environment.

MPP-PS-15 Coordinate, design, and plan for public safety services and programs.

MPP-PS-16 Encourage health and human services facilities to locate near centers and transit for efficient accessibility to service delivery.

Goal: Residents of the region will have access to high quality drinking water that meets or is better than federal and state requirements.

MPP-PS-17 Identify and develop additional water supply sources to meet the region's long-term water needs, recognizing the potential impacts on water supply from climate change and fisheries protection.

MPP-PS-18 Promote coordination among local and tribal governments and water providers and suppliers to meet long-term water needs in the region in a manner that supports the region's growth strategy.

MPP-PS-19 Reduce the per capita rate of water consumption through conservation, efficiency, reclamation, and reuse.

MPP-PS-20 Protect the source of the water supply to meet the needs for both human consumption and for environmental balance.

Water Quality

Goal: The region will meet or do better than standards established for water quality. The quality of the water flowing out of the region – including Puget Sound – should be as good as or better than the quality of water entering the region.

MPP-En-13 Maintain natural hydrological functions within the region's ecosystems and watersheds and, where feasible, restore them to a more natural state.

MPP-En-14 Restore – where appropriate and possible – the region's freshwater and marine shorelines, watersheds, and estuaries to a natural condition for ecological function and value.

MPP-En-15 Reduce the use of pesticides and chemical fertilizers to the extent feasible and identify alternatives that minimize risks to human health and the environment.

MPP-En-16 Identify and address the impacts of climate change on the region's hydrological systems.