CITY OF SUMNER WASHINGTON

STUDY SESSION
City Hall – 1104 Maple Street
January 18, 2024 6:00 PM

The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (Council Chambers), or virtually by using the meeting access link below.
https://sumnerwa-gov.zoom.us/j/86006711590
Or call in by phone: 1 253 215 8782 (Tacoma)
Meeting ID: 860 0671 1590

CALL TO ORDER

ROLL CALL

Sharon Fochtman, Mark Isaacs, Adriann LaMear, Kelly Locke, Bill Moody, David Peters

NEW BUSINESS

1. 2024 Comprehensive Plan - Capital Facilities Plan Overview

UNFINISHED BUSINESS

COMMISSION COMMENTS

STAFF COMMENTS

1. Tentative meeting dates
2. Code enforcement contact for public street questions, as requested: **pw@sumnerwa.gov**

ADJOURNMENT

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact the City Clerk at (253) 299-5590, 24 hours in advance.

CITY COUNCIL MEETING
DATE: January 18, 2024
AGENDA BILL: 24-3914

SUBJECT: 2024 Comprehensive Plan - Capital Facilities Plan Overview **CATEGORY:** Information Only

BUDGET IMPACT:
Expenditure Required: None Within Budget Allocation: N/A

ATTACHMENTS:
1. Staff Memo - Capital Facilities Plan 011124
2. Capital Facilities Plan - Draft - 011124

STAFF CONTACT: Ann Siegenthaler, Senior Planner

SUMMARY BACKGROUND:

The Growth Management Act (GMA) requires Comprehensive Plans to include a Capital Facilities element. The Capital Facilities Plan (CFP) implements the policies in the Capital Facilities element and helps the City plan for future facilities to accommodate project growth. The CFP addresses inventories and forecasts of existing and needed capital facilities, level of service standards, and a financing plan. The Capital Facilities element was reviewed by the Planning Commission at the October 5, 2023 study session. At the January 18 meeting, the Commission will be given an overview of the CFP.

The Planning Commission typically does not review the CFP because it guides operational and budgeting decisions made by the City Council. However, this CFP update will become part of the 2024 Comprehensive Plan update and EIS, which the Planning Commission will make recommendations on in 2024. The Commission isn't expected to know all the details of the CFP, but should be familiar with its role/function. The Introduction section of the document provides useful background on what the CFP is.

BERK Consulting will provide an overview of the CFP and the key issues at the January 18 meeting. The Commission may also wish to ask questions and provide comments at that time.

COUNCIL COMMITTEE/STUDY SESSION: n/a
MEETING/STUDY SESSION DATE:
COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:
Provide comments and any questions to staff and the consultants.

CITY OF SUMNER WASHINGTON

1104 MAPLE STREET, SUMNER WA 98390

MEMORANDUM

DATE: January 10, 2024
TO: PLANNING COMMISSION
FROM: Ann Siegenthaler, Senior Planner and BERK Consulting
RE: **2024 Comp Plan Update – Capital Facilities Plan**

I. BACKGROUND

The Washington State Growth Management Act (GMA) requires Comprehensive Plans to include a Capital Facilities element. Sumner fulfills capital facilities planning requirements in the GMA through 1) policies in the Capital Facilities and Public Services Element of the Comprehensive Plan, and 2) the Capital Facilities Plan (CFP). The CF Element was reviewed by the Planning Commission at the October 5, 2023 study session. At the January 18 meeting, the Commission will be given an overview of the CFP.

Under the GMA, comprehensive planning must include setting level of service standards, inventories and forecasts of existing and needed capital facilities, six-year financing plans, and concurrency (with land use and other elements). This current comprehensive planning effort covers the period 2024-2044 as required by GMA. The following are elements covered in Sumner's proposed CFP:

- An inventory of capital facilities
- Levels of service (LOS)
- Projected needs
- A financing plan.

Capital facilities include structures, improvements, pieces of equipment, and other major assets with a useful life of at least 10 years, a cost of over $50,000, and a specified level of service defined in the Comprehensive Plan. These capital facilities are provided for public purposes and services, such as: potable water, sanitary sewer; stormwater, parks and open space, police, fire, public schools, streets and sidewalks, and general government.

The purpose of the CFP is to ensure that capital facilities can accommodate the city's growth, and that infrastructure improvements are provided at the same time as development ("concurrent"). If projected needs cannot be financed, the City must reassess the Land Use element assumptions in the Comprehensive Plan.

II. KEY FINDINGS

In the 2024 Comprehensive Plan Update, three alternative growth scenarios are being evaluated, in addition to a "no action" alternative. Each "action alternative" studies similar levels of expected housing and job growth. Regardless of the growth alternative, the City will need to plan for additional capital facilities through 2044.

Existing Deficits

- **General government.** There is a deficit of 4 commissioned police officers, per the adopted level of service. There are also existing capacity issues (e.g. space for conducting services) for general government and police facilities.
- **Water system.** Deficiencies are identified in the adopted 2020 Water System Plan.

- **Sanitary sewer.** Gravity sewer deficiencies are identified in the 2020 Sanitary Sewer Plan.
- **Stormwater facilities.** Recommended projects based on existing deficiencies are included in the 2020 Stormwater Capital Improvement Plan.
- **Parks.** Six areas are currently below the established level of service: soccer fields, community parks, picnic tables, urban trails, kid's play lots, and regional parks.
- **Public school facilities.** Sumner High School, Daffodil Valley Elementary, Maple Lawn Elementary, and Lake Tapps Elementary School are currently enrolled over their student capacity.

Levels of Service

Based on current and planned facilities and police staffing, level of service deficits are expected to occur by 2044 under at least one growth alternative (as studied in the Draft Environmental Impact Statement [DEIS]). These LOS deficits are expected for general government facility square footage, police square footage, number of police officers, and some park facility types. Sewer and water needs as projected under the growth alternatives to 2044 will also be higher than the growth projected in the current Sanitary Sewer Plan and Water System Plan.

Financing Strategies

City plan updates, such as the Parks and Trails Plan update and future updates to sewer, water, and stormwater plans, are opportunities to address likely long-term deficits. The City's budget process is also an opportunity to bring forward projects to address expected deficits in the nearer term. East Pierce Fire and Rescue and the two area school districts will also have future growth beyond their near-term facility planning, and updates will be needed as they update their facility plans.

The consultant team is working with staff on revenue projections for general government facilities, parks, and transportation that will be included in the CFP to understand where financing gaps could occur. Preliminary analysis suggests adequate revenues to fund planned capital facilities projects through 2029, as described in the 2023-2024 budget, for parks, transportation, and general projects.

MAYOR

Kathy Hayden

SUMNER CITY COUNCIL

Barbara Bitetto
Carla Bowman
Curt Brown
Pat Cole
Andy Elfers
Earle Stuard

CITY STAFF

Jason Wilson, City Administrator
Ryan Windish, Community and Economic Development Director
Ann Siegenthaler, Senior Planner
Derek Barry, Community Services Manager
Michael Kosa, Public Works Director
Andrea Marquez, City Attorney
Kassandra Raymond, Chief Financial Officer
Brad Moericke, Police Chief

SUMNER PLANNING COMMISSION

Andy Elfers (through 2023)
Sharon Fochtman
Mark Isaacs
Adriann LaMear
Kelly Locke
Bill Moody
David Peters
Vincent Stoneking

Placeholder for executive summary

What is the Capital Facilities Plan for the City of Sumner?

This Capital Facilities Plan (CFP) is a supporting document to the Comprehensive Plan.

The CFP identifies what public facilities and services are needed for the planned growth and how to finance them. It evaluates existing infrastructure and levels of service for government facilities, water facilities, sanitary sewer, stormwater, parks, public streets, fire facilities and public school facilities. With a set of capital projects and financial plans to carry them out, a CFP provides a clear path forward for infrastructure expansion. The CFP also ensures that infrastructure improvements are provided at the same time as development ("concurrent") as required by state law.

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Chapter 1: Introduction

The 1990 State Legislature approved the Growth Management Act (GMA), which directs local government to control and manage growth. The State Legislature recognized that uncoordinated and unplanned growth, together with a lack of common goals, could impact the environment and effect economic development and the high quality of life for Washington citizens.

GMA has significant requirements in the areas of facilities planning and capital improvement financing. GMA is to ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use, without decreasing current levels of service below locally established minimum standards.

The requirements for preparing a capital facilities plan under GMA have changed the way comprehensive planning generally has been done. Both the transportation element and the capital facilities element reinforce the requirement that comprehensive plans prepared according to GMA be realistic. The requirements for setting level of service standards, inventories and forecasts of existing and needed capital facilities, six-year financing plans, and concurrency all require a more complex level of planning than what existed prior to GMA.

The Sumner Capital Facilities Plan (CFP) is a document that provides a list of proposed major capital expenditures throughout the City. It also provides a multi-year look at the strategies and financing requirements for major capital programs. The plan projects needs six years into the future for major construction, infrastructure improvements and land acquisition, in addition to machinery and equipment purchases. The plan then provides a funding strategy and projected funding scenarios for each succeeding year. A CFP makes good business and planning sense.

The following are some of the benefits of a CFP:

- It provides policy makers with a current and future view of the capital needs
- It provides a mechanism for assessing the financial ramifications of funding or not funding programs
- It provides an opportunity to combine similar projects across departmental lines
- It supports good management that demonstrates the need for facilities and the need for revenues to pay for them
- It provides accessibility to various sources of revenues (i.e. grants, Public Works Trust Fund, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue

The City of Sumner is responsible for providing facilities and services which are needed by the residents and businesses of the City for a safe, secure, and efficient environment within which to conduct their affairs. GMA defines public facilities to include: streets, roads, highways, sidewalks, street and road lighting systems, and traffic signals; domestic water systems; storm and sanitary sewer systems; parks and recreational facilities; and schools. It further defines public services to include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

As provided in GMA, capital facilities plans are a required part of the Comprehensive Plan and are to provide capital facilities for land development that is envisioned or authorized by the Land Use element. Capital facilities planning is grounded in local decisions. The City of Sumner defines what constitutes a capital facility, sets overall levels of service, differential levels of service, contingencies, etc. based on local desires and needs. The capital facilities plan is meant to coordinate and provide consistency among the many plans for capital improvements, various master plans and other studies. It should insure the timely provision of adequate facilities as required by GMA.

The CFP is the element that makes the rest of the Comprehensive Plan come to life. By funding projects needed to maintain levels of service and for concurrency, the CFP determines the quality of life in the community. The requirement to fully finance the CFP provides a reality check for the vision of the Comprehensive Plan.

Planning for capital facilities is a complex task. First, it requires an understanding of future needs; second, it must assess the various types of capital facilities that could be provided, and identify the most effective and efficient array of facilities to support the needed services. Finally, it must address how these facilities will be financed.

Planning what is needed is itself only a beginning. Planning how to pay for these needs is another step. Only so much can and will be afforded. Securing the most effective array of facilities in light of limited resources and competing demands requires coordination of the planned facilities and their implementation. It also requires a thorough understanding of the fiscal capacity of the City to finance these facilities. Financial planning and implementation of capital facilities cannot be effectively carried out on an annual basis, since often the financing requires multi-year commitments of fiscal resources. As such, this plan is long-range in its scope.

Prioritization of the various projects has been done to set the funding package together. Each project proposal is matched against criteria.

That criterion (in order) is:

- A legal or statutory requirement for carrying out the improvement (a legal mandate)
- An emergency repair
- A continuation of multi-year projects (contractual obligations, etc.)
- Implementation of legislative (Council) goals and objectives
- Ability to leverage outside sources (grants, mitigation, impact fees, low interest loans, etc.)
- An enhancement of or general repair of existing facilities
- An acquisition and development of new facilities

For financial and accounting purposes, municipal operations are divided into two broad categories: general governmental, and enterprise.

1. General governmental activities are primarily tax and user fee supported, while
2. Enterprise activities rely primarily on fees generated from the sale of goods and services for their operations (rate payers).

Capital improvements for police, fire, parks, administration, and transportation are traditionally general governmental in nature, while water, sanitary sewer, storm drain and cemetery are enterprise.

Capital funding for both general governmental and enterprise categories emanates primarily from operating revenues, with grants, local improvement districts, latecomer, and impact fees frequently contributing substantial sums towards capital construction. General governmental and enterprise operations both use such debt financing strategies as bonding and leasing to help fund improvements like water, sewer, and storm drain rates or raising the connection charges or system development charges. In the general governmental area, however, Washington State law limits the revenue sources that municipalities can use, the tax rates and the amount of general obligation debt capacity that can be issued to raise funds for capital improvements.

As a result of GMA, through proper legislation of the City Council, impact fees for various areas can be established. They include:

- public streets and roads;
- publicly owned parks, open space and recreation facilities;
- school facilities; and
- fire protection facilities in jurisdictions that are not part of a fire district

The City of Sumner has adopted a Traffic Impact Fee (TIF) and school, parks and trails impact fees, and adopted mitigation fees for fire protection.

Chapter 2: Concurrency of Capital Facilities

2.1 Introduction

Concurrency is a requirement that the capital facilities needed to serve new development are available concurrent with the impact of the new development on the community. This can be accomplished in several ways. It is based on maintaining a "level of service" (LOS) for these facilities that is adopted by the community in its comprehensive plan. In specific terms, the "concurrent" capital facilities must be constructed or have strategies in place (such as an impact fee program) at the time the new development is ready for occupancy. Alternatively, it is possible for a city to accept a performance bond to install the concurrent facilities within a six-year period of time after occupancy of the development. Concurrency is a comparison of the infrastructure needed by the new development (example: 4 lane road) to the existing infrastructure in place (example: 2 lane road) and providing for the construction of the new facilities needed (additional 2 lanes of road).

When concurrency is applied to a specific development, one of two outcomes is possible:

Outcome 1

When a new development requires capacity of capital facilities that are already in place, then that development has satisfied the concurrency test. Development and occupancy can then proceed.

Outcome 2

When a new development requires capital facilities that do not exist in order to maintain an adopted level of service, then that development does not satisfy the concurrency test. The new enhanced capital facilities must be strategized for, constructed, or bonded. Costs of the new facilities will be borne by the developer's fair share impact, the City, and possibly other parties participating in the installation of facilities.

2.2 Concurrency – What is it?

Concurrency is synonymous with the provision of adequate public facilities for a particular development project. GMA gives numerous statements of standards to follow:

GMA Planning Goals 12 (RCW 36.70A.020)

". . .public facilities and services. . . shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards."

Subdivisions (RCW 58.17.110 (2))

"A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainageways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds. . ."

Comprehensive Plans - Mandatory Elements (RCW 36.70A.070 (6)(b))

". . . local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of services on a locally owned transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development . . . For the purposes of this subsection, 'concurrent with the development' shall mean that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years."

Impact Fees (RCW 82.02.050 (1)(a))

"…It is the intent of the legislature . . . To ensure that adequate facilities are available to serve new growth and development."

Concurrency (WAC 365-196-840 (1)(b))

"…Concurrency describes the situation in which adequate facilities are available when the impacts of development occur, or within a specified time thereafter. Concurrency ensures consistency in land use approval and the development of adequate public facilities as plans are implemented, and it prevents development that is inconsistent with the public facilities necessary to support the development."

2.3 Concurrency Applied

Adopted policies in the Capital Facilities Element of the Comprehensive Plan and in the Transportation Plan address the topic of concurrency. Draft policies in the 2024 update continue to support the concurrency of development and adequate public facilities.

2.4 Absence of Concurrency

If a particular development fails to meet levels of service or other plan performance measures, development standards, impact or mitigation fee charges, then that development should not be permitted for construction or occupancy. Furthermore, the city may enact a

moratorium on new development if the level of service is not being met or will not be met in six years.

2.5 Comprehensive Plan Consistency

The Growth Management Act requires local capital facilities plans to ensure that their comprehensive plans' land use, transportation, and capital facilities elements are coordinated and consistent.

As the City's Land Use and Transportation Plans are set forth, capital facility system improvements needed to support growth can be adequately financed by the City through the Capital Facilities Plan (CFP). If, in the future, capital facilities (system improvements) needed to obtain concurrency for development are not funded by the CFP due to omission or lack of funds, one or more of five strategies must be employed to obtain consistency of plans and concurrency of necessary infrastructure:

Strategy 1: Unfunded infrastructure projects can be voluntarily fully-funded by a project developer. The provision to use fair-share payback arrangements such as latecomers' agreements would be available. Also, the LID process would be an alternative funding.

Strategy 2: The City increases tax revenues, grants, and/or issue bonds to increase CFP funding and thereby construct needed infrastructure.

Strategy 3: The City amends the CFP to re-prioritize projects and thereby fund infrastructure projects needed to obtain concurrency.

Strategy 4: The City reassesses its Land Use Plan and zoning to lower land use densities and thereby decrease the demand for construction of new infrastructure.

Strategy 5: The City lowers its level of service standards for transportation and identify minimum standards for other infrastructure through respective plan documents.

If the City is engaged in such a preceding reassessment, pending development applications affected by such considerations will be held in suspension for no longer than three months; after which the City will communicate its intent on whether or not to allow the project to proceed in its application cycle. Specific findings of fact laying out the City's decision amending the CFP should be prepared and approved by the City Council. If the aforementioned three month maximum time period cannot be successfully accomplished with the once per year limitation on comprehensive plan amendments, the City Council may declare an emergency and suspend the comprehensive plan amendment limitation.

2.6 Capital Facilities Defined

GMA requires a jurisdiction's capital facilities plan to discuss what existing capital facilities are owned and identify their locations and capacities. For the purposes of this CFP, a capital facility means a structure, improvement, piece of equipment, or other major asset that has a useful life of at least 10 years, costs at least $50,000 and has a specified level of service defined by the Comprehensive Plan.

These capital facilities are provided for public purposes and services and are limited to: potable water, sanitary sewer; stormwater, parks and open space, police, fire, public schools, streets and sidewalks, and general government facilities. Table 2-1 illustrates what types of structures, improvements, equipment, and other major assets may be considered "capital facilities."

Table 2-1: Capital Facilities

Facility	Improvements, equipment, etc.
Potable Water System	New well/Springs Water tanks Treatment facilities/buildings Transmission/distribution pipeline system
Sanitary Sewer	Wastewater Treatment Facility Pump stations & standby generators Sewer collection and conveyance system
Stormwater	Regional detention/Treatment facilities Subdivision detention/treatment facilities (public) Pipeline/open channel conveyance systems
Parks and Open space	Purchase of park property Construction of park facilities Construction of trail facilities
Police	Expansion of City Hall and/or construction of a police precinct facility
Fire	Expansion of fire station Construction of new fire station Purchase of apparatus over $50,000 in cost
Public Schools	New school/administration buildings Expansion of schools
Streets and Sidewalks	Arterial street improvements Collector, residential & neighborhood streets Intersection improvements including traffic signals

Facility	Improvements, equipment, etc.
	Sidewalks Traffic calming and street amenities and roundabouts
General Government	Expansion of City Hall, senior center, or library
Public Works Shops	Expansion of Public Works shops buildings or site Purchase of major piece of equipment over $50,000 in cost (backhoe, etc.)

Chapter 3: Existing Facilities

3.1 Introduction

This chapter contains a summary of capacities and locations for existing capital facilities owned by the City of Sumner, East Pierce Fire & Rescue (EPFR), and the school districts.

3.2 General Government Facilities

General Government Buildings

General government facilities are mainly housed in City Hall at 1104 Maple Street (Figure 3-1). City Hall houses offices for the Administration, Finance, Community Development, Development Services, City Attorney, Human Resources, and Public Works Departments. The City Hall building area housing these services is 21,600 square feet (this does not include the Police Department that is also in the same building; see Police Facilities below).

Figure 3-1: General Government Facilities

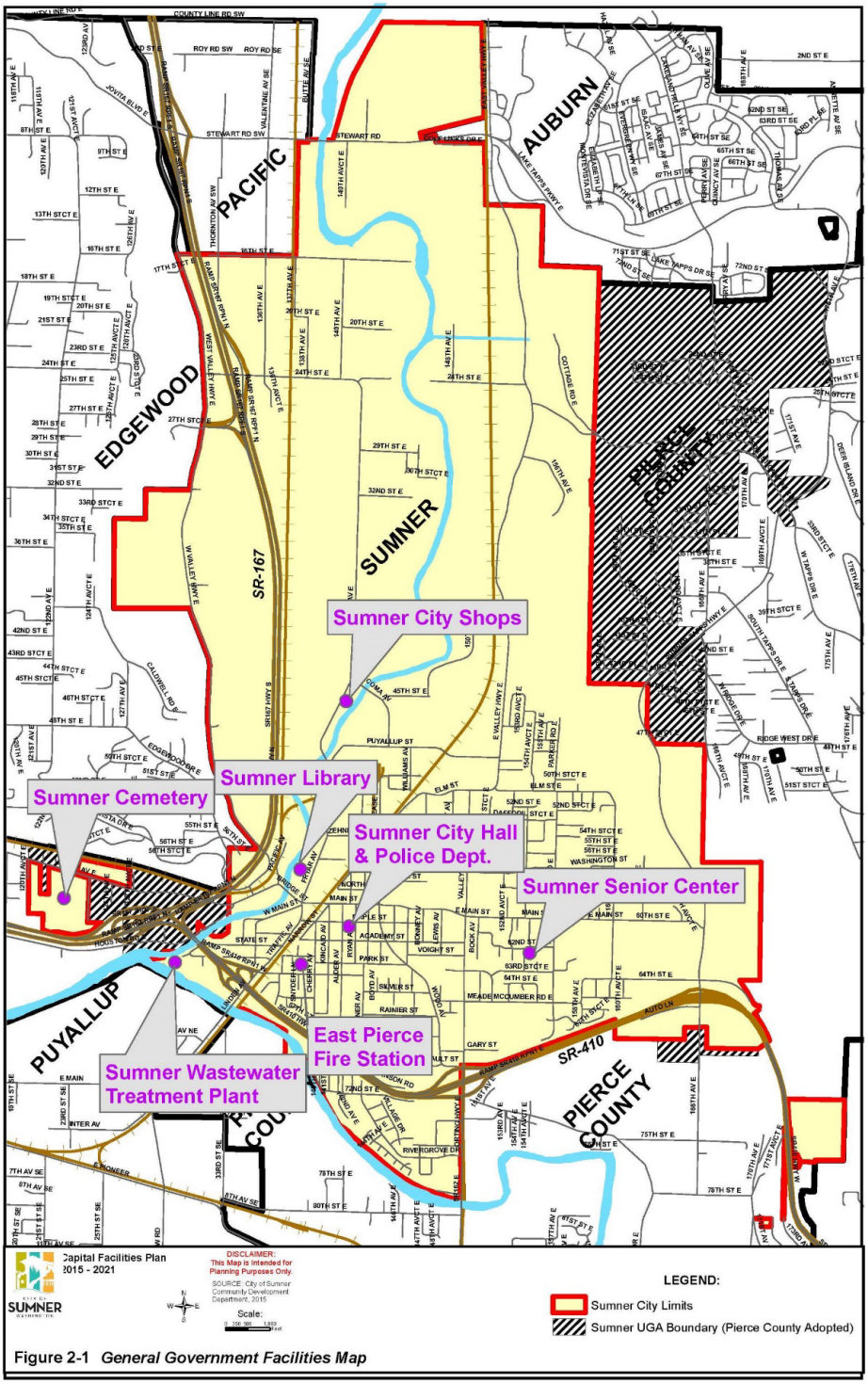


Figure 2-1 *General Government Facilities Map*

The current facilities square footage is outlined in Table 3-1 below:

Table 3-1: City Government Buildings

Facility	Building Area (s.f.)
General Government	21,600
Police	7,654
Public Works Shops	17,136
Cemetery Buildings	11,585
Senior Center	6,015
Sumner Library Building	10,802

Police Facilities

The Sumner Police Department (SPD) provides law enforcement services within city limits. SPD headquarters are located at Sumner City Hall in a building area of 7,654 square feet. The SPD currently employees 21 commissioned officers, 4 non-commissioned employees, and 1 special commissioned officer. In 2021, SPD responded to 15,800 calls for police service[1]. Officers circulate throughout the City on patrol and respond to calls from a dispatch center in Tacoma through South Sound 911. The police facility in City Hall currently houses the communications center, holding cells, conference room, locker facilities, and sundry offices. Jail facilities are provided through an inter-local agreement with the City of Puyallup. Sumner's court services operate through Bonney Lake Municipal Court with Sumner judge presiding.

The animal control shelter is located at 1200 39th Ave S.E. in Puyallup in a building area of 3,080 sf. The shelter contains a combination of 16 kennels for dogs and 46 for cats and small animals. These include kennels for housing adoptable pets, stray dogs, and quarantine facilities. In the day-to-day operations these kennels may be used for different needs depending on demand. The shelter is provided by the City of Puyallup but operated by the City of Sumner. The facility provides animal sheltering and enforcement for seven agencies in the area.

[1] City of Sumner 2023-2024 Biennial Budget, 2023. Retrieved from https://sumnerwa.gov/wp content/uploads/2023/04/2023-2024-City-of-Sumner-Biennial-Budget-shrunken.pdf.

Public Works Shop Facilities

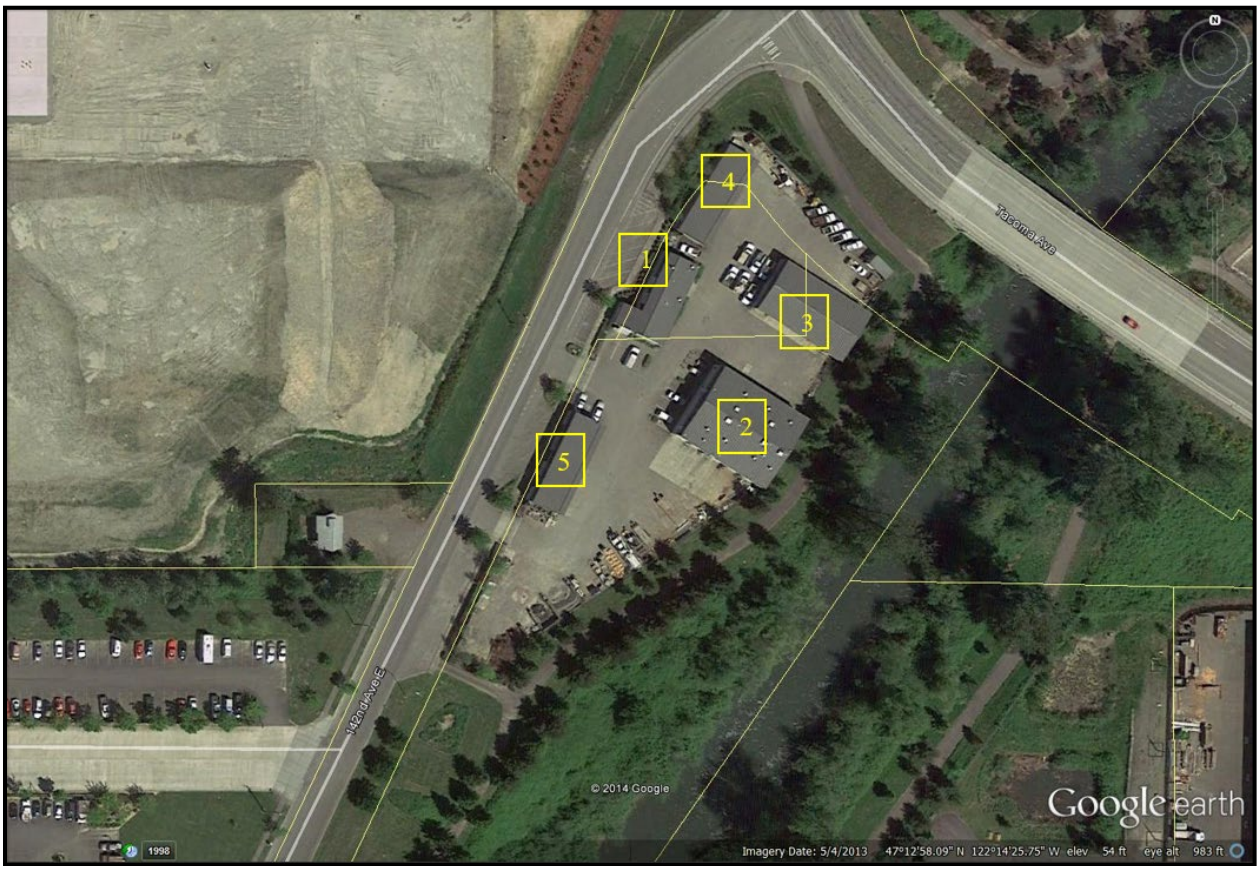
The existing Public Works shops are located at 4711 142nd Ave E (see Figure 3-2) on approximately 8.35 acres. The shops were constructed in 2000. This facility is made up of five buildings totaling 17,136 square feet (see summary in Table 3-2). A new Public Works Operations Facility located on 29th Street East, is planned to begin construction in 2024. The facility will have approximately 88,000 s.f. of building space on a 7.6-acre site.

Table 3-2: Current Public Works Shop Buildings

Building No.	Description	Size (s.f.)
1	Offices, meeting rooms, restroom, lockers	2,520
2	Vehicle wash, repair, storage, sign shop, welding/fab shop.	5,880
3	Vehicle storage	4,032
4	Vehicle storage	2,352
5	Material storage (pipe, etc.)	2,352
Total		**17,136**

Source: City of Sumner Community Development Department, 2023

Figure 3-2: Public Works Shop Facilities - Current



3.3 Water Facilities

A schematic of the Sumner Water System is in the *City of Sumner General Water Plan Update, August 2020* and shows size and location of pipes. The reader is directed to this large format map for a complete inventory of the system.

Water Facilities Service Area

The Sumner water utility service area is situated in the Puyallup/White River basin and is adjoined by the water services areas of the City of Bonney Lake, Mountain View-Edgewood, the City of Puyallup, Valley Water District, the City of Auburn, Tacoma Water, and the City of Pacific. The Sumner water system has interties with both Pacific and Puyallup water systems. These interties are for use during emergencies only and do not provide additional water for daily demands. The future Sumner water service area, which is shown in **Figure 2-3**, is consistent with the *Pierce County Coordinated Water System Plan* and is located entirely within the Urban Growth Area (UGA) boundary established by Pierce County.

Table 3-3: Sumner Potable Water Source Capacities

DOH ID	Source Name	Source Type	Source Capacity (mgd)	Water Right (mgd)
SO 1	Sumner Springs	Free-flowing spring	1.15[1]	4.04
SO 2	Weber Springs	Free-flowing spring	Flow and water rights are combined with Sumner Springs and county Springs	Flow and water rights are combined with Sumner Springs and county Springs
SO 3	Elhi Springs	Free-flowing spring	0.13[2]	0.52
SO 4	County Springs	Free-flowing spring	0.79[1]	1.15
SO 5[4]	West Well	Artesian Well	0.36[3]	0.36
SO 6	South Well	Artesian Well	1.013	1.445
SO 7	Dieringer Well	Artesian Well	0.363	.14
SO-CW	Central Well	Artesian Well	1.51[3]	0.43/1.51[6]

Source: City of Sumner General Water Plan Update, 2020

1. Source capacity based on historic station meter readings.
2. Source capacity based on City records; Elhi Springs is typically not being utilized.
3. Source capacity based on well pump capacity.
4. The West Well is currently utilized primarily for irrigation.
5. Source pumping capacity is less than the City's Water Rights.

[6] The City obtained a Temporary Water Right to use the Central Well as an additional point of withdrawal for the South and West Well water rights. Combined instantaneous withdrawal from the Central, South, and West Wells is not to exceed 1.8 mgd.

Water System Source

Sumner currently uses eight potable water sources, including four springs (County Springs, Sumner Springs, Weber Springs and Elhi Springs) and four wells (South Well, Dieringer Well, West Well, and Central Well). The Sumner potable water sources physical capacity inventory is in Table 3-3. These water sources are also served by chlorination facilities.

Water System Storage

The City has five (5) storage tanks, all but one being gravity fed, with a total storage capacity of 5.398 million gallons; a summary of storage information is provided in Table 3-4. The tanks are in good condition, and in 1998 a 2.0 million gallon concrete post-tensioned cable wrap tank was constructed on the east hill to provide adequate fire flows to the North Sumner Industrial area. The 1.0 million gallon welded steel tank at Sumner Springs was refurbished and repainted (inside and out) in 2002. The 2.0 million gallon welded steel south tank was repainted in 2005. The Sumner Viewpoint tank was constructed in 2006 to serve a 120 lot subdivision. [To be updated with input from Public Works]

Figure 3-3: Water Service Area Map

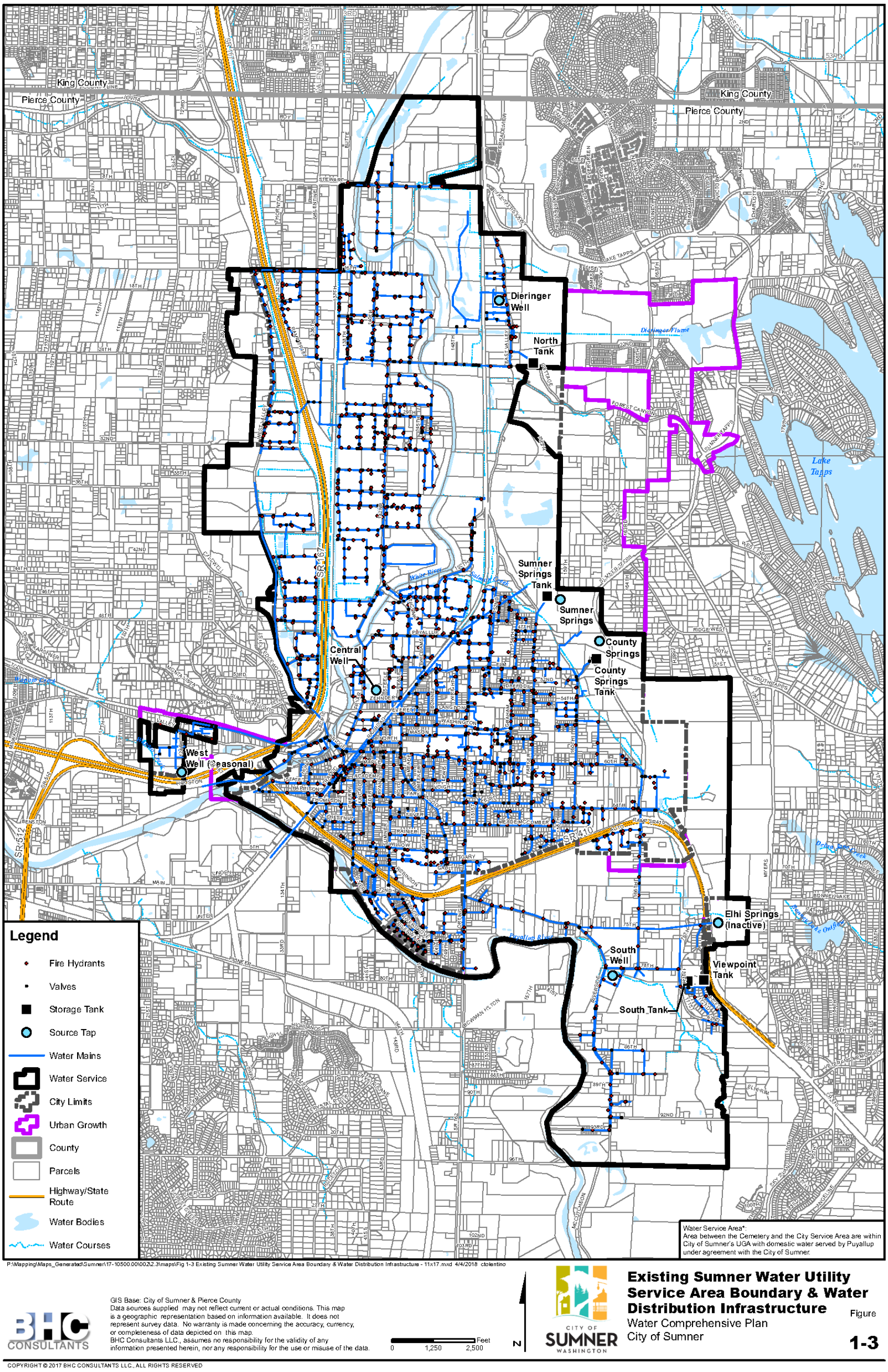


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Table 3-4: Water System Storage Information

Name	Functions	Total Volume	Working Volume[1]	Dimensions (Diameter)	Height (feet)	Overflow Elevation (feet)	Floor Elevations (feet)	Condition
Sumner Springs Tank Built in 1956 (steel) Repainted in 2002	Storage, Chlorine Contact	1.0 MG	1.0 MG	81 ft.	26.0	234.0	208.0	Good
County Springs Tank Built in 1986 Cast in place concrete	Primarily Chlorine Contact	68,000 gal	66,000 gal	20 ft.	28.0	234.0	207.0	Good
South Tank Built in 1973 (steel) To be repainted in 2005	Storage	2.0 MG	2.0 MG	104 ft.	32.0	234.0	202.0	Good
North Tank Built in 1998 Concrete post-tensioned	Storage	2.0 MG	2.0 MG	120 ft.	24.23	234.23	210.0	Good
Sumner Viewpoint Built in 2006	Storage, high pressure zone	330,000 gal	194,000 gal	26 ft.	85.00	392.00	310.0	Good

Source: General Water Plan Update, 2020

[1] To overflow elevation.

Water Distribution System

The distribution system piping ranges in size from a 2- to 18-inch diameter. The 90 miles of pipe also vary in age and material; most of the pipe installed before 1960 is cast iron with packed joints or small diameter steel pipe, while the pipe installed between 1960 and the mid-1980s is mostly asbestos cement pipe with O-ring rubber gasket couplers. All new water mains installed since the mid-1980s is Class 52 ductile iron pipe. All three pipe materials have a long design life. The system has a sufficient number of in-line valves to isolate small sections, in an effort to reduce the number of services out of water during repair events. Detailed maps of the distribution network are maintained and updated by the City. These water system maps show pipe diameters, pipe material, locations of hydrants, valves, and abandoned pipes, and give the year of installation for most pipes. Figure 3-4 is derived from these maps and shows the distribution network and other water system features as they currently exist. The approximate length and percentage of each pipe size in the distribution network is listed in Table 3-5.

Table 3-5: Water System Distribution Network Inventory (August 2017)

Pipe Sizes (Inches)	Length (Feet)	Percentage of Total System
2	6,706	1.4
3	2,739	0.6
4	6,198	1.3
6	104,199	22.0
8	165,270	34.8
10	6,889	1.5
12	160,116	33.7
14	11,338	2.4
16	6,246	1.3
18	4,903	1.0
Total:	**474,603**	**100.0**

Source: General Water Plan Update, 2020

3.4 Sanitary Sewer

The information in this section is based on the City of Sumner Sanitary Sewer Comprehensive Plan (City Sanitary Sewer Plan), adopted in August 2020 (BHC 2020), and the Wastewater Treatment Facility Capacity Increase Analysis completed in October 2009 (Gray & Osborne, Inc. 2009). The City Sanitary Sewer Plan analyzes the City's collection system, identifies any system deficiencies for existing and future flow conditions, and provides recommended

improvements and cost estimates. In preparing the plan, the City's wastewater collection system was analyzed for existing and future capacity.

Sanitary Sewer Service Area

The City of Sumner has operated a sanitary sewer system since 1927 and a wastewater treatment facility since 1957. The City's sanitary sewer service area includes the Sumner city limits, as well as portions of the Sumner UGA. As of 2020, the service area contains 7.4 miles of force mains, 52.4 miles of gravity sewer mains and 16 pump stations (Table 3-6) for different drainage basins throughout the area. The service area is divided into basins to analyze capacity needs. The boundaries of the service area and its constituent basins are shown in Figure XX , along with the existing collection system for sanitary sewers.

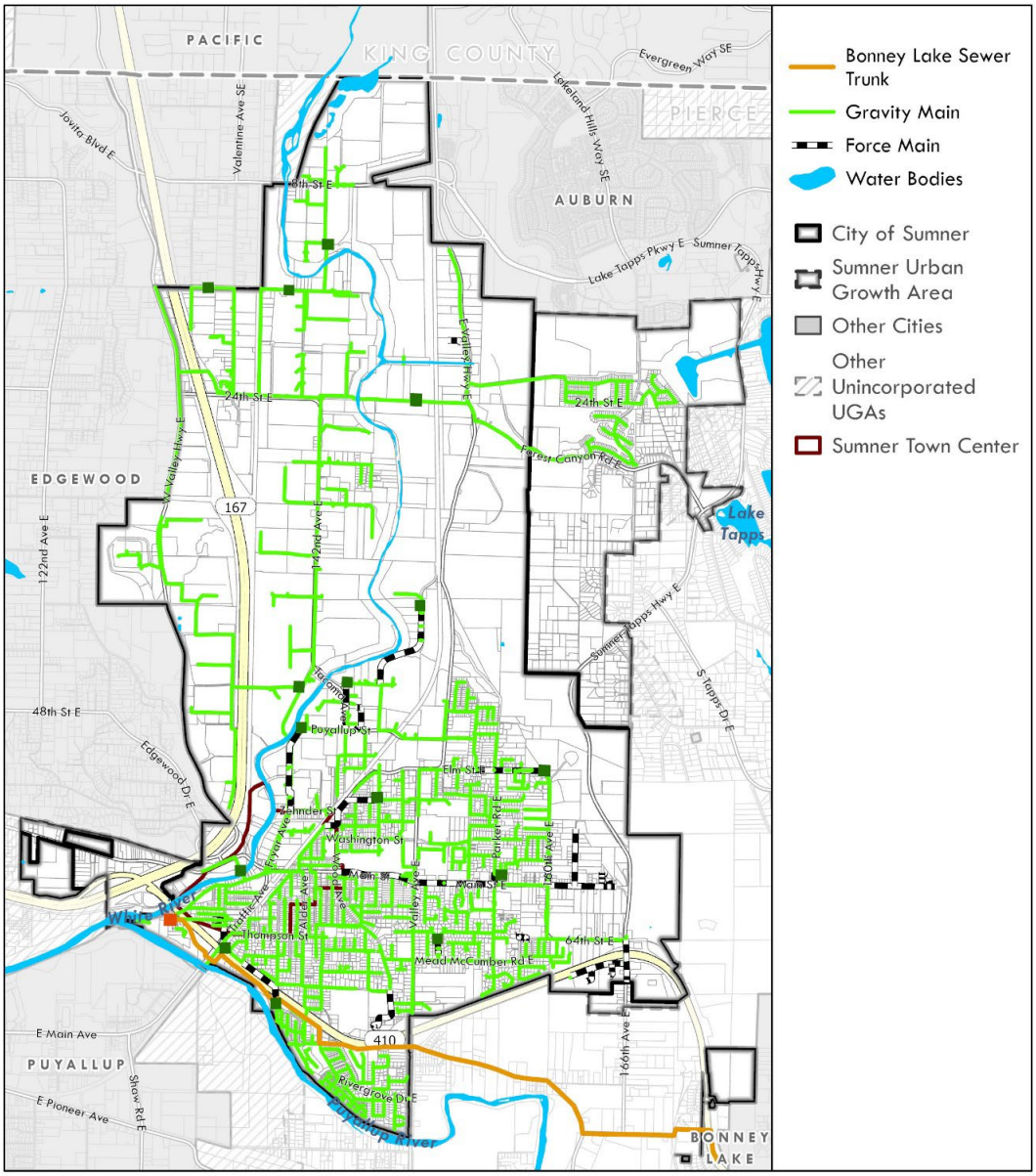
Table 3-6: Pump Station Characteristics

Pump Station	Station Name	Year Constructed	Last Year Rebuilt	Type	Station Design Capacity (Gallons per Minute)
PS-1	Tacoma	1982	2009	Submersible / Recessed Impeller	400
PS-2	North	1957	1987	Dry/wet well	500
PS-3	Van tassel	1977	2007	Submersible	250
PS-4	Jansen	1979	2006	Submersible / Recessed Impeller	130
PS-5	Parker	1963	2017	Submersible	1,330
PS-6	16th Street	1967	2017	Submersible	700
PS-7	Cherry	1966	2017	Submersible	1,180
PS-8	South	1966	2017	Submersible	775
PS-9	160th Street	1996		Submersible	130
PS-10	142nd Street	1998	2018	Submersible	1,500
PS-11	16th Ave 1	1998		Submersible	100
PS-12	16th Ave 2	1998		Submersible	100
PS-13	Cannery	2006		Submersible	213
PS-14	Forest Canyon	2007		Submersible	600
PS-15	North	2010		Submersible	500

Pump Station	Station Name	Year Constructed	Last Year Rebuilt	Type	Station Design Capacity (Gallons per Minute)
PS-16	Mastro	2012		Submersible / Recessed Impeller	200

Source: Sanitary Sewer Comprehensive Plan, 2020

Figure 3-4: Sanitary Sewers Facilities Map



CITY OF SUMNER

Sewer System

N

0 ½ Miles

CITY OF SUMNER WASHINGTON

Disclaimer: Map features are approximate only. The City of Sumner does not guarantee the accuracy of this map nor assume any liability from the use of or reliance on the information herein.

Map Date: November 2023

Source: City of Sumner 2023; Parametrix 2023.

Wastewater Treatment Facility (WWTF)

The Wastewater Treatment Facility (WWTF) is located at 13114 63rd Street East, at the confluence of the Puyallup and White (Stuck) rivers (Figure 3-5). The WWTF provides sanitary sewer treatment to all of the current plan area as well as the City of Bonney Lake. The City maintains an agreement with the City of Bonney Lake which allows Bonney Lake to use up to approximately 54% of the plant's capacity, while the remaining approximately 46% of the plant's capacity is reserved for flows from the Sumner service area.

The WWTF is a secondary treatment facility and discharges treated effluent to the White (Stuck) River. The last major upgrade to the WWTF was completed in 2016. Capacity measurements for treatment plants include wastewater flow (measured in gallons per day) and organic influent loadings (or solids). The most common measurements of organic loadings are 5-day biochemical oxygen demand (BOD_5) and total suspended solids (TSS). According to the 2020 General Sewer Plan, the WWTF treats an average wet weather wastewater flow of 1.67 MGD.

The resulting treatment capacity of the WWTF upgrade is as follows:

- Maximum Month (Design Flow): 6.10 MGD
- Peak Day Flow: 11.66 MGD
- Peak Hour Flow: 19.87 MGD
- Influent BOD_5: 10,900 lbs/day
- Influent TSS: 12,660 lbs/day

As City of Bonney Lake anticipates more rapid growth of its sewer area than Sumner in the future, another WWTF expansion may be necessary and would likely be funded heavily by the City of Bonney Lake. A WWTF Feasibility Study was completed in 2016, concluding that a maximum month WWTF capacity of 9.2 MGD was achievable at the existing treatment facility site.

Figure 3-5: Wastewater Treatment Facility--13114 63rd Street East

Source: Google Earth, 2023.

3.5 Stormwater Facilities

The information in this section is based on the *City of Sumner 2011 Stormwater Comprehensive Plan Update* (City of Sumner 2011), which is an update to the *City of Sumner Stormwater Comprehensive Plan* adopted in 1992 and is incorporated in this study by reference. This section deals with the capacity issues associated with the physical stormwater collection and discharge system.

[To be updated with info from Public Works on the White River Restoration Project]

The Sumner Valley has historically been drained to lower the natural water table, control flooding, and create land that was more conducive for agriculture. As more intensive commercial/industrial and residential development has occurred, expansion of the stormwater system has been necessary to collect and convey stormwater to the rivers and to prevent flooding.

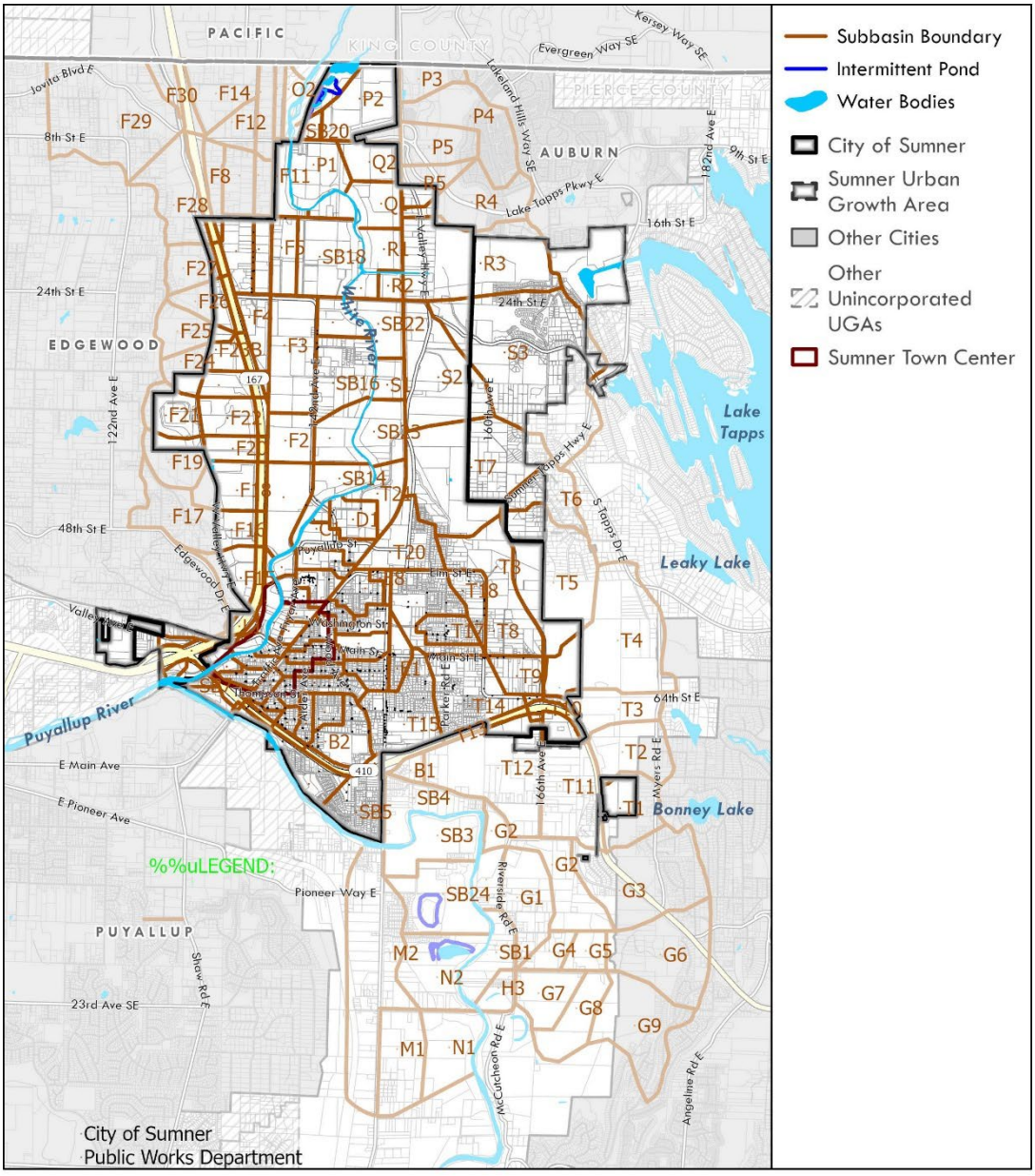
The Sumner Stormwater Comprehensive Plan was completed in 2011 and projects capacity infrastructure needs within the City's stormwater system based on changes in state and federal water quality regulations, stormwater retention and detention standards, and other parameters that have an effect on the overall system. The Stormwater Comprehensive Plan contains projects to meet the requirements for the 2007 Phase II National Pollutant Discharge Elimination System (NPDES) Permit, and establishes a System Development Charge and monthly stormwater fee review. Sufficient revenue is needed to construct the new projects and to maintain the existing and new infrastructure.

The Washington State Department of Ecology (Ecology) issued an NPDES Phase II Stormwater Permit to the City in 2019. The 2020 Stormwater Management Program is developed and implemented as part of the NPDES Permit and consists of 8 actions/activities, participation in a monitoring program, and additional work to remove Salmon Creek from Ecology's impaired waters list by reducing fecal coliform levels.

Stormwater Facilities Inventory

The 1992 Stormwater Comprehensive Plan identified 44 drainage basins that generate and affect stormwater flows within the city limits. These basins were further divided into 115 sub basins. See Figure 3-6. The majority of these basins were modeled in 1992 for the 25-year, 24-hour event and the 100-year, 24-hour event using Type 1A precipitation distribution.

Figure 3-6: Stormwater Subbasins



CITY OF SUMNER

Stormwater Subbasin Boundaries

N

0 ½ Miles

CITY OF SUMNER WASHINGTON

Disclaimer: Map features are approximate only. The City of Sumner does not guarantee the accuracy of this map nor assume any liability from the use of or reliance on the information herein.

Map Date: October 2023

Source: City of Sumner 2023; Parametrix 2023.

Hydraulic modeling was completed for the stormwater infrastructure to determine system deficiencies and identify potential capital improvement projects. The results of the modeling are contained in the 1992 Stormwater Comprehensive Plan.

The 2004 Stormwater Comprehensive Plan update included remodeling up to four of the sub-basins because of a significant change of land use designation (i.e., allowable development density) between 1992 and present. When remodeling was done based on the 2004 land use map and allowable land use densities, it was determined there was no significant increase in allowable density for developable areas located within the city limits over what was modeled in 1992.

The 2004 Stormwater Comprehensive Plan identified stormwater capital improvement projects from the 1992 Stormwater Comprehensive Plan that had been completed, which projects were no longer needed, that needed to be carried forward, and additional projects that were needed. A Stormwater Comprehensive Plan Update was completed in 2011.

Low Impact Development

The 2004 Stormwater Comprehensive Plan also includes guidance for development and implementation of a low impact development (LID) policy for the City. The primary objective of LID methods is to mimic the pre-developed site hydrology by using site design techniques that store, infiltrate, evaporate, and detain runoff. Since every aspect of site development affects hydrologic patterns on the site, LID control techniques focus mainly on site hydrology. If LID techniques can be used, the net result will be to more closely mimic the watershed's natural hydrologic functions. This can have a benefit to receiving waters by maintaining base flows, a more closely approximating the natural conditions that are good for fish and wildlife using the streams and rivers.

In 2009, the City adopted a Comprehensive Plan text amendment, updating policies related to Low Impact Development. This amendment was intended to ensure that the City's policies reflect the evolving state of science related to LID and are consistent with updated information included in Ecology's Stormwater Manual (2012, updated in 2019). These updated goals and policies are contained in the latest version of the City's Comprehensive Plan.

[To be updated with input from Public Works]

The inventory of storm sewer facilities in the City of Sumner is shown in Figure 3-8.

Figure 3-7: Stormwater Drainage Facilities Map (to be updated in new template)

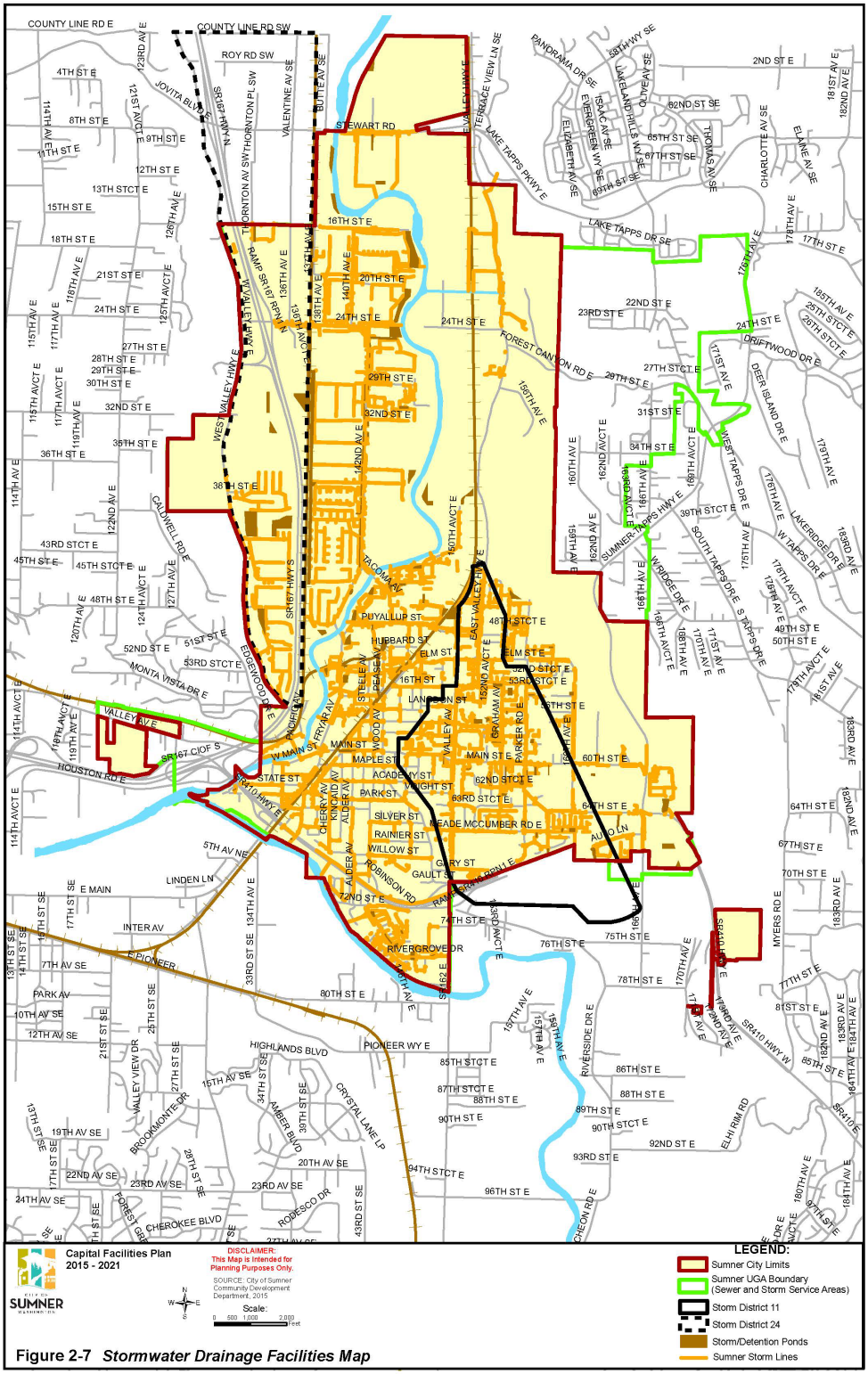


Figure 2-7 *Stormwater Drainage Facilities Map*

3.6 Parks Facilities

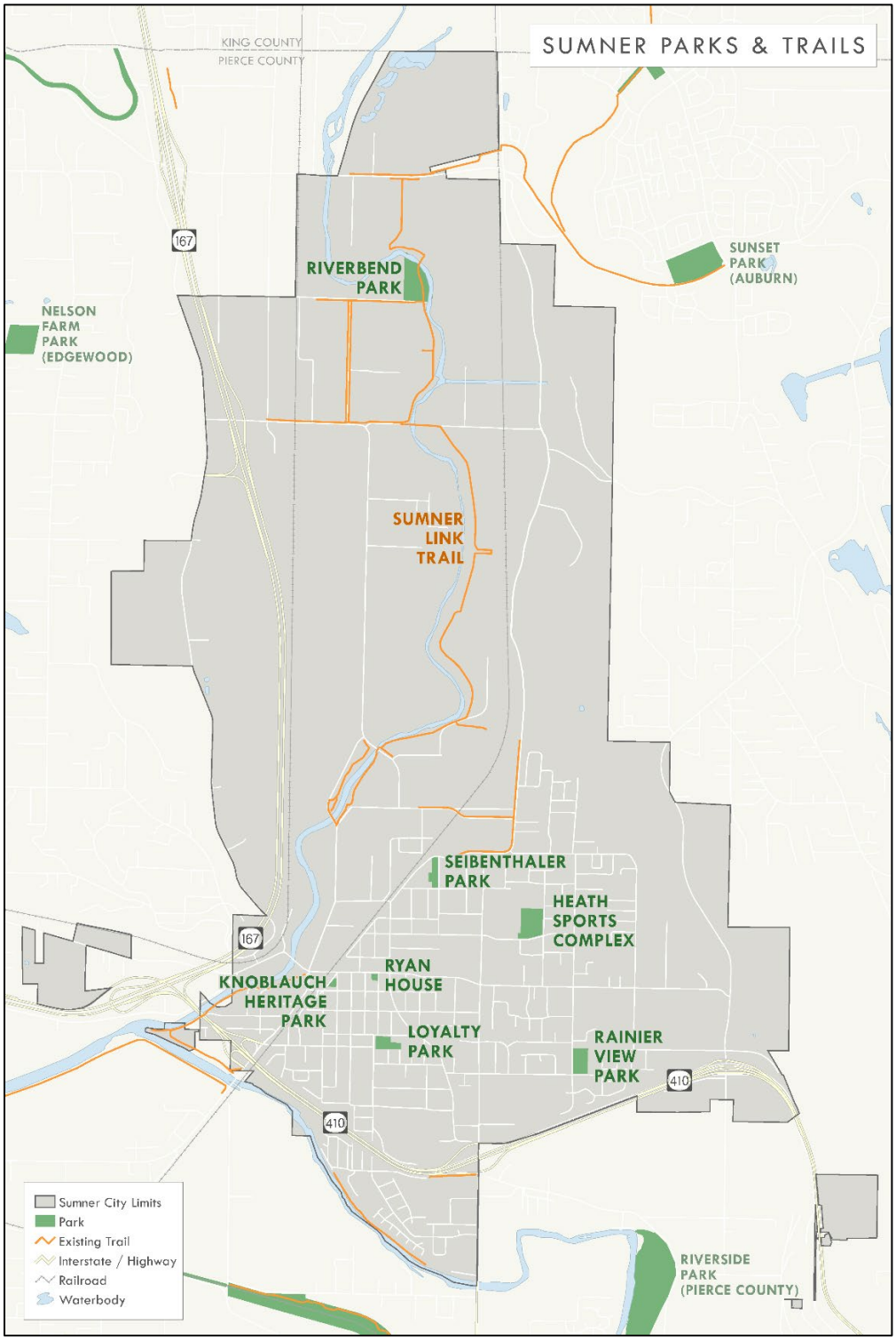
The City offers a variety of parks with amenities ranging from picnic areas to tennis courts and regulation softball fields. The schools in Sumner also provide a substantial number of fields and facilities for the community, including soccer fields. An inventory of park facilities and acreage is shown in Table 3-7 and mapped in Figure 3-9 (per the 2018 *Parks and Trails Plan*).

Table 3-7: Summary of City Park Spaces

Park Areas and Facilities	Acres	No. of Sites
Improved Community Parks	***10.2***	***4***
Loyalty	3.3	
Seibenthaler	2.3	
Reuben Knoblauch Heritage	0.7	
Rainier View Park	3.9	
Unimproved Community Parks	***15.4***	***3***
Riverbend Park	11.0	
Salmon Creek Park	4.2	
Qunell Property	0.2	
Regional Parks	***7.0***	***1***
Bill Heath Sports Complex	7.0	
Special Use Area	***0.4***	***1***
Lucy B Ryan Park*	0.4	
Total City Park Land	28.3	7
Other City Recreation Facilities	1.5	2
Library	0.5	
Senior Center	1.0	
School District Recreation Facilities	73.8	4

Source: City of Sumner Parks and Trails Plan, 2018
Notes: *The Ryan House is expected to be demolished, with the site remaining as a park.

Figure 3-8: Parks and Open Space Map



Source: Sumner Parks and Trails Plan 2018; BERK 2017

The Parks and Open Space Element of the Comprehensive Plan sets forth policies relating to concurrency, requiring that new development which impacts the park system pay its fair share of the cost of providing new park facilities.

3.7 Fire Facilities

Inventory

In 2008, the City of Sumner and Pierce County Fire District 1 joined East Pierce Fire and Rescue District (EPFR). EPFR serves a population of more than 88,200 living in and around Bonney Lake, Sumner, Lake Tapps, the Ridge Communities, South Prairie, Edgewood, Milton, and Wilkeson. The district covers approximately 151 square miles and protects residents from eleven stations – five staffed stations and six volunteer stations. This includes 1 Fire Chief, 1 Deputy Chief, 4 Assistant Chiefs, 4 Battalion Chiefs, 9 administrative support staff, 34 career firefighter-EMTs, 49 career Firefighter-Paramedics, 44 volunteer firefighters, and 7 EMS-only volunteers. All full-time firefighters are cross trained as either emergency medical technicians (EMTs) or paramedics and can respond to both medical emergencies and fires. An independently elected board of citizens, called Fire Commissioners, governs the agency.

Three EPFR stations are located within and near the current plan area. Station 113 (Sumner Station) is located at 800 Harrison Street in Downtown Sumner (see Figure 3-10). This facility is approximately 8,200 square feet and includes sleeping quarters, a large drive-through apparatus bay, dayroom, conference room, and fitness space. The station is staffed by a minimum of 5 career personnel. Equipment available at Station 113 includes:

- 2 medic units
- 1 ladder truck
- 1 rescue vehicle
- 1 rescue trailer

Station 114 (West Tapps Station) is located within the East Hill UGA of the current plan area. The station is located at 3206 West Tapps Drive. Station 114 is approximately 3,616 square feet in size and is staffed by a minimum of 2 career fire personnel. Equipment available at Station 114 includes:

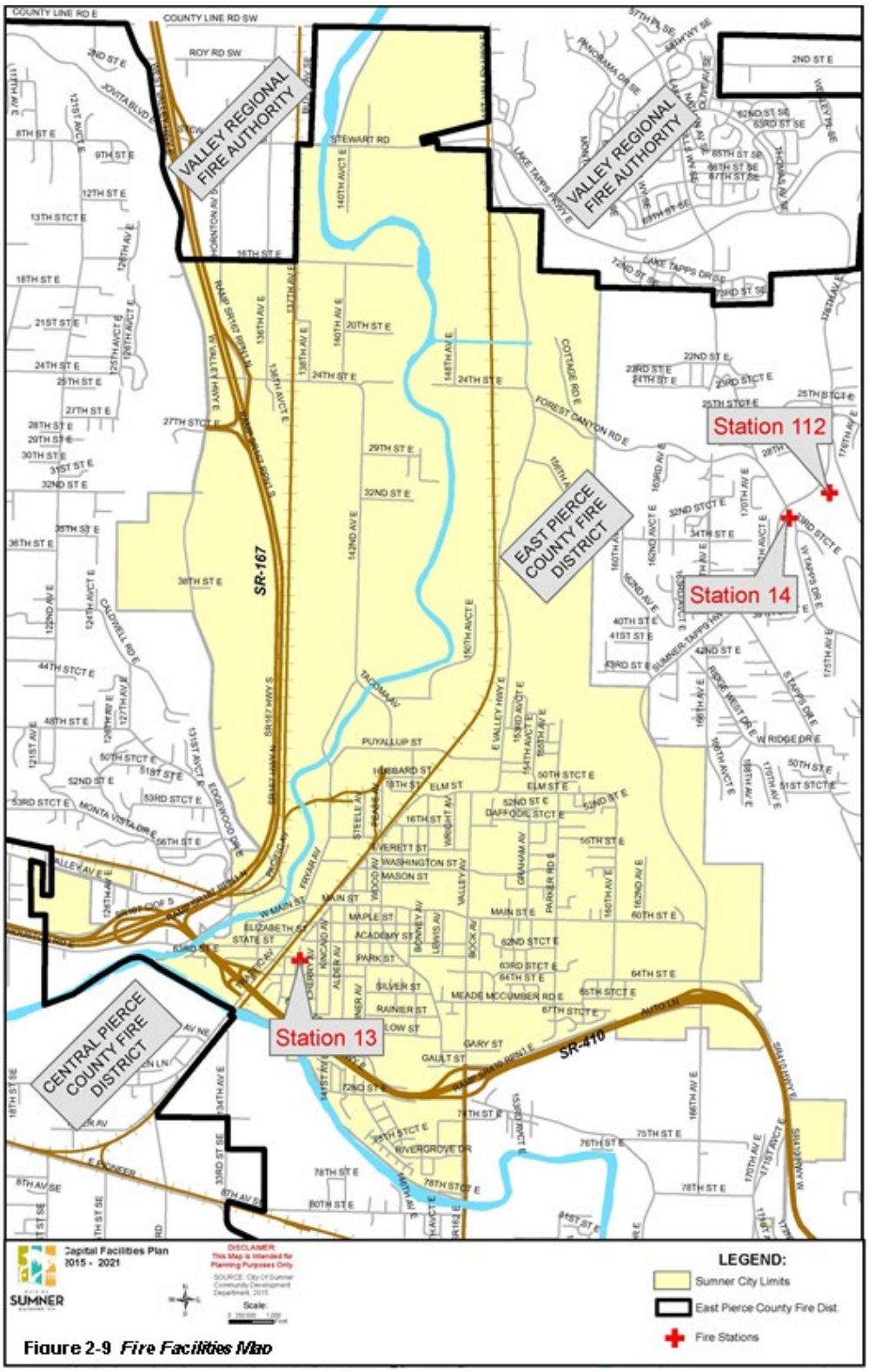
- 1 fire engine
- 1 medic unit

Station 122 (Boat House) is located at 2905 Sumner-Tapps Hwy. E. within the East Hill UGA and is used to store the following:

- 1 pontoon rescue boat.

(Source: EPFR Capital Facilities Plan)

Figure 3-9: Fire Facilities Map



3.8 Public School Facilities

Public schools are operated by local school districts and governed by State and federal laws and regulations. State funds provide a large part of school financing. School districts raise additional funds from local property taxes. State laws set standards for service levels and facility development, such as the site size and enrollment. They also specify funding methods. These laws perform much of the role of a functional plan for schools. For school districts to be eligible for development impact fees, the State GMA requires school capital facilities plans to be adopted and incorporated into city capital facilities plans.

The City of Sumner is served by the Sumner-Bonney Lake and Dieringer School Districts, which also serve surrounding cities and unincorporated areas.

According to the Washington State Office of the Superintendent of Public Instruction (OPSI), the Sumner-Bonney Lake School District had a districtwide enrollment of 10,622 students for the 2022-23 school year, with the four Sumner schools accounting for 3,651 students. Enrollment and capacity figures are shown in Table 4-9. Sumner Middle School is the only school under its enrollment capacity[2]. The following schools serve the City of Sumner:

- Sumner High School
- Sumner Middle School
- Daffodil Valley Elementary
- Maple Lawn Elementary

Sumner-Bonney Lake School District

The Sumner-Bonney Lake School District 2021-2027 Capital Facilities Plan was adopted in 2021. The Sumner School District operates within Sumner city limits and also encompasses the cities of Bonney Lake, portions of Edgewood, Pacific and unincorporated Pierce County. The district consists of 16 schools total, 5 of which are in Sumner (see Figure 3-12); a performing arts center, community swimming pool, a public gymnasium, and a recreation department. The Sumner-Bonney Lake School District serves over 9,500 students. Table 2-9 shows existing schools in Sumner, in addition to locations, capacities of each, and support facilities serving the entire district.

[2] OPSI Report Card, 2023. Retrieved from https://washingtonstatereportcard.ospi.k12.wa.us/ReportCard/ViewSchoolOrDistrict/100259 .

Table 2-9: Inventory of Existing School Facilities

Name	Net Capacity (Number of Students)	Acres	Location
Schools			
Daffodil Valley Elementary	481	12.7	1509 Valley Avenue
Maple Lawn Elementary	454	8.5	230 Wood Avenue
Sumner Middle School	722	23	1508 Willow Street
Sumner High School	1,260	26.8	1707 Main Street
Elhi Hill Program*	NA	0.10	802 Alder Ave
Total	**2,917**	**71.13**	
Support Facilities			
Central Office (Administration)			1202 Wood Avenue
District Athletics Office			1707 Main Street
Sunset Stadium			1707 Main Street
Robert Miller Gym			1509 Valley Avenue

Source: Sumner-Bonney Lake School District Capital Facilities Plan 2021-2027
* Elhi Hill is a program offered to high school students who need services beyond the traditional school day.

Dieringer School District

The Dieringer School District includes three schools: Lake Tapps Elementary School, Dieringer Heights Elementary School, and North Tapps Middle School, all of which are located outside of Sumner. The majority of Dieringer School District is located in unincorporated Pierce County, bounded by the eastern arm of the White River, on the west by the White River, on the north by the city of Auburn, and on the south by the cities of Bonney Lake and Sumner. The District surrounds the northern two-thirds of Lake Tapps and covers approximately 5.5 square miles (Dieringer School District, 2020). In the Sumner current plan area, the Dieringer School District serves the northeast Sumner city limits along East Valley Highway.

Figure 3-11: Schools and School Districts

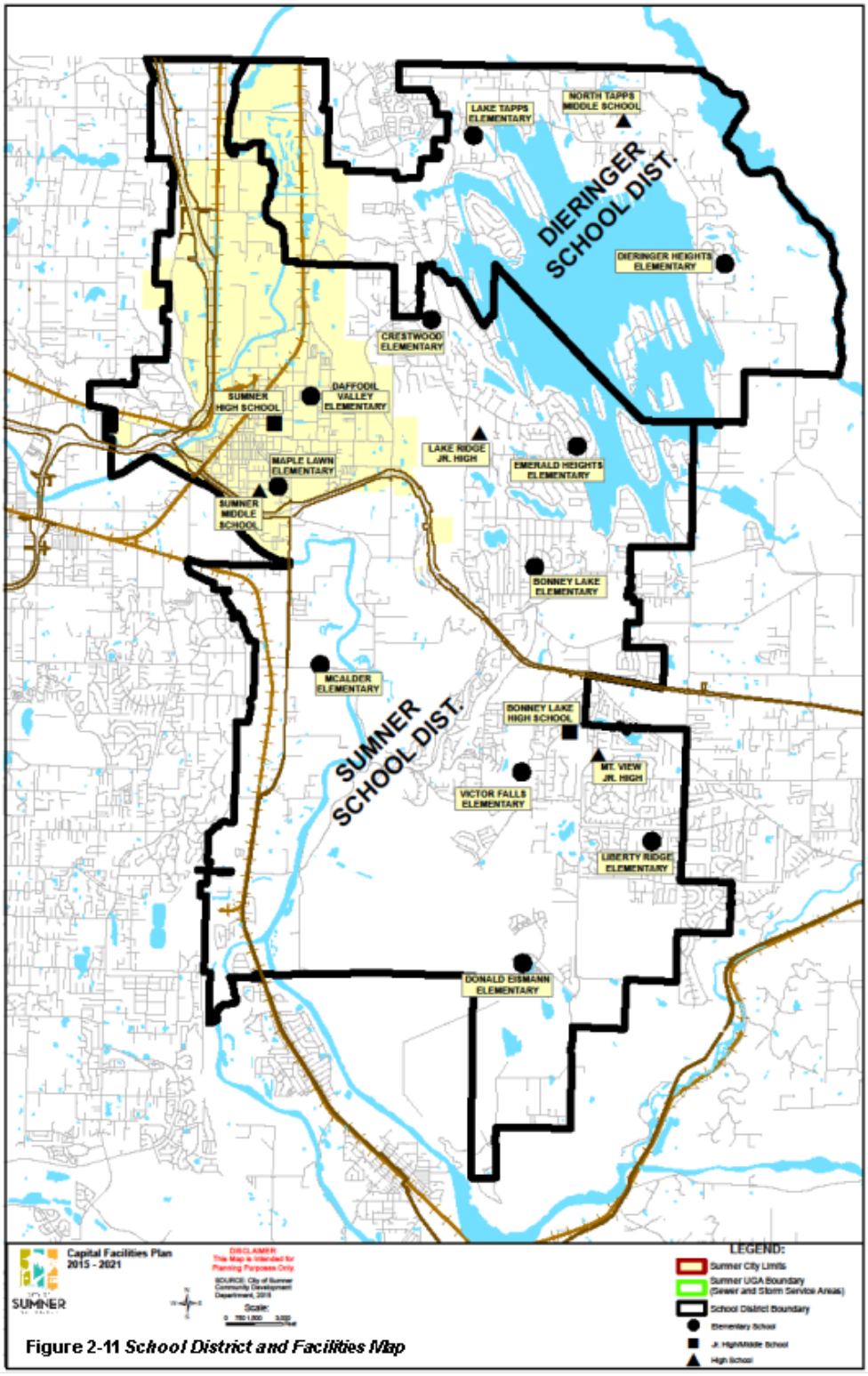


Figure 2-11 *School District and Facilities Map*

3.9 Public Streets and Road Facilities

[Placeholder – will pull in the inventory from final draft of TMP]

Chapter 4: Planning Assumptions and Levels of Service

4.1 Introduction

GMA Administrative Code (WAC 365-195-315) recommends that local capital facilities plans include a discussion on " . . .the selection of levels of service or planning assumptions for the various facilities to apply during the planning period (twenty years or more) and which reflect community goals." This chapter will constitute that discussion for the Sumner Capital Facilities Plan.

Table 4-1 describes the population and employment assumptions used to calculate current and future levels of service. The population and employment assumptions are consistent with those to be used in the draft 2024 Comprehensive Plan and account for growth for the next 20 years. In 2022, Sumner's estimated population was 10,800. The City is planning for a 2044 population of 15,525/17,321 (depending on which 2024 DEIS Alternative selected), based on anticipated housing growth. The City's Urban Growth Area (UGA) has an estimated 2022 population of 1,839 and is expected to grow to approximately 3,030 residents by 2044.

Table 4-1: Population and Employment Assumptions

	2022 City	2022 Unincorporated UGA	2044 City	2044 Unincorporated UGA
Population	10,800	1,839	15,525 / 17,321	3,030
Housing Units	4,575	618	6,477 / 7,492	1,018
Employment	18,861*	411*	23,419	493

Source: Census 2020, OFM April 1 Population and Housing Estimates 2022, OFM Small Area Estimates 2022, Pierce County CPPs Appendix A, CensusOnTheMap
Notes: *2022 data not available for employment. Numbers shown are from 2021 (CensusOnTheMap). Unincorporated UGA numbers are estimates based on share of growth allocated in 2030, as Pierce County has yet to release allocations for specific UGAs.

4.2 General Government Facilities

General government planning assumptions are based on the projected population growth for the City and UGA. Table 4-2 shows the 2022 and 2044 needs for general government, police, and public works facilities based on the adopted levels of service. If the City were to annex the UGA within the planning period, total service population could reach 18,555 / 20,351 residents and these facility needs would increase.

General government

The adopted level of service (LOS) for general government facilities in Table 4-2 shows that 1.13 square feet of building space is needed per capita. This is to house City functions

including Administration, Finance, Community Development, and Public Works. However, this LOS (adopted 2015) appears to be low, based on current space deficiencies at City Hall.*

[*General government LOS is being discussed with staff and may be updated to reflect current capacity challenges]

Table 4-2: City Government Buildings Level of Service

City Facility	Req'd LOS (s.f./capita)	Exist. Area (s.f.)	2022 need (City Pop. 10,800)	2044 need (City Pop. 15,525 / 17,321)
General Gov.	1.13	14,577	12,204	17,543 / 19,573
Police	0.44	7,654	4,752	6,831 / 7,621
Public Works Shops	1.80	17,136	19,440	27,945 / 31,178

Source: City of Sumner Comprehensive Plan 2021; Sumner 2023; BERK 2023.

Public Works shops

The Public Works Shops have an LOS of 1.80 square feet per capita.

Police services

The Police Department building area has an adopted level of service of 0.44 square feet per capita. However, this LOS (adopted in 2015) appears to be low based on current space deficiencies, and does not account for additional space needed for ancillary functions (e.g. evidence storage, processing area, locker facilities, interview rooms , etc.).*

[*LOS is being discussed with police department and may be updated to reflect current capacity challenges]

The police service demands are a factor of population demographics, employment growth, and types of business and land use. Statewide data from the 2022 Crime in Washington annual report suggests some offenses, including violent crime and some kinds of property crime, overwhelmingly occur at residences, so residential areas may have more demand for police and court services. Generally, industrial development does not generate the same service demands as residential and commercial development, but there are still calls.

Therefore, the projected LOS standards for police should be reevaluated relative to not just population but also employment growth expected in Sumner. Level of service standards as proposed in the 2024 Comprehensive Plan are as follows (proposed changes from adopted plan shown in red):

7. Provide and maintain a police system sufficient to meet the community's public safety needs. This system may include normal police functions, responding to calls for service, community policing, care and custody of prisoners, and animal control.

7.1 Level of Service:

i. Maintain a ratio of at least two (2) commissioned officers per 1,000 population.

ii. Maintain a ratio of not less than 1 commissioned patrol officer for every 1000 calls for service per year. Patrol Officers should have at least 40% of their patrol shift available for proactive policing activities.

iii. Provide one sergeant for every 5 ~~6-7~~ commissioned patrol officers.

iv. Provide and maintain one detective position at a ratio of 1/400 part A offenses.

Table 4-3 shows the 2022 and 2044 commissioned officer needs based on the existing and projected population in the city. The 2044 need is projected to be 31 / 35 officers. If the City were to annex the UGA within the planning period, this could increase to 37 / 41 officers to meet the needs of a total population of 18,555 / 20,351.

Table 4-3: Police Level of Service

	Req'd LOS	Existing	2022 need (City Pop. 10,800)	2044 need (City Pop. 15,525 / 17,321)
Commissioned Officers	2 per 1,000 population	21	22	31 / 35

Source: City of Sumner Comprehensive Plan 2021; Sumner 2023; BERK 2023.

4.3 Water Facilities

The Sumner General Water Plan projected demands look out 20 years to 2038 and a residential population within the water service area of 13,343 and 5,436 connections and a total average daily demand of 1.99 MGD (see Table 4-4). Using water consumption records from 2014 to 2017, the City's single family residential usage rate was estimated to be 189.6 gallons per day.

Table 4-4: Projected Max Day Demand and Peak Hour Demand with DSL

	2018	2024	2028	2038
Residential Population[1]	11,044	11,793	12,321	13,343
Average-Day Demand (ADD) (MGD)[2]	1.77	1.81	1.87	1.99
Maximum Daily Demand (MDD): --DOH Guideline Method (MGD[3]	3.36	3.52	3.64	3.89
Peak-Hour Demand (PHD): --DOH Guideline Method (gpm[4])[5]	3,764	3,979	4,111	4,389

1. Population projections based on the City's 2020 General Water Plan Update.
2. Average-demand requirement are calculated based on the per capita usage rates of the residential and employment population from 2014 to 2017.
3. DOH Water System Design Manual, August 2001. MDD = 2*ADD.
4. gpm = gallons per minute.
5. PHD = (MDD/1,440)[1.6*N+225] + 18. Use peak to average day factor in MDD.

The City of Sumner must comply with water quality regulations on both the federal and state level. State regulations enforced by the Washington State Department of Health (DOH) may be the same as or more stringent than the federal regulations. DOH regulates water quality of public water systems under the State Drinking Water Regulations, WAC 246-290-300 through 320. The DOH also has enforcement responsibility for federal regulations included in primacy agreements with the United States Environmental Protection Agency (EPA). Water quality regulations are currently evolving, and will continue to evolve, becoming more stringent due to implementation of the Safe Drinking Water Act and other state and federal legislation.

These water quality regulations address contaminant levels for inorganic chemicals, organic chemicals, heavy metals, pesticides, coliform, and other substances. The water system is regularly monitored to address levels of contamination and corrective actions are taken as needed to remain in compliance with state and federal laws.

4.4 Policy in the Comprehensive Plan

The Capital Facilities Element of the Comprehensive Plan contains the following policies in accordance with the Water System Plan:

[To be updated with input from Public Works]

11. Maintain an efficient water system to meet the needs of the community's residential, commercial and industrial community as set forth in the City's most recently adopted Water System Plan.

11.1 Establish the following Levels of Service for water supply:

Demand

Residential Demand - 72.73 gpd

Employee Demand - 25.28 gpd/employee

Fire Flow

Use	Min. Flow (gpm)	Required Duration (hours)
Medium and low density residential	1,000	2
High density residential and commercial	1,500	2
Industrial	3,500	3
Several existing buildings	4,500	4

Water System Reliability LOS

Criteria	Level of Service			
	A	B	C	F
Conveyance Reliability; Loop (min. 6" pipe) System	95% + of services on loop lines	90% + of services on loop lines	80% + of services on loop lines	Less than 80% of services on loop lines
Source Reliability;	Meets peak day w/ largest supply out	Meets peak day w/all supplies on	Meets 95% of peak day - use storage	Water restriction required
Distribution System Reliability; Isolation valves a min of 660 ft.	95% + of services meet these criteria	90% + of services meet these criteria	80% + of services meet these criteria	<80% of services meet these criteria
Power Backup for Supply Pumps;(standby generators)	100% of pumps with backup gen.	Sufficient backup for meeting MMADF	Sufficient backup for avg. daily flow	Less backup than needed for ADF
Emergency Response by Repair Crew	< 4 hrs. on 24-7 basis	< 8 hrs. on 24-7 basis	< 24 hrs on a 24-7 basis	> 24 hrs on a 24-7 basis

The minimum LOS for reliability is "B" as outlined above.

11.2 Deliver a high degree of water quality which satisfies federal, state and local regulations as follows:

LOS "A": Water quality that meets both Primary and Secondary Public Health Standards

LOS "B": Water quality meets only Primary Drinking Water Standards

For water quality, Sumner chooses a LOS "A".

The following is the level of service standard in the draft 2024 Comprehensive Plan, Capital Facilities and Public Services Element:

> 11.3 Require water services for new development, unless otherwise allowed by state or county regulations.
>
> > 11.3.1 Encourage the design, siting, construction, operation, and relocation or closure of water infrastructure in a manner that is cost effective, environmentally sensitive, appropriate to the location and need, minimizes and mitigates impacts on adjacent land uses, and prioritizes action to protect vulnerable populations.
> >
> > 11.3.2 Require all new development to avoid or mitigate adverse impacts to functioning water, sanitary sewer, or septic systems.
> >
> > 11.4 Implement water conservation programs for residential, commercial, and industrial users consistent with the Sumner Water Plan.
> >
> > 11.4.1 Require new and existing businesses to use water at or below the average per capita employee level and businesses that use higher than average rates of water to mitigate their impacts.
> >
> > 11.4.2 Implement water service technologies, such as "smart meters," that assist customers in monitoring and reducing water usage.
> >
> > 11.4.3 Support existing public education and outreach campaigns to address and promote water conservation.

Average 2044 daily water demand for each growth alternative evaluated in the Comprehensive Plan DEIS is estimated using factors in the Water System Plan (72.73 gpd/resident and 25.28 gpd/employee). Using the peaking factor of 2.05 established in the Water System Plan, the total additional maximum daily water demand for residents and employees is approx. 1.01 mgd from Alternative 1 and 1.27 mgd from Alternatives 2 and 3 by 2044.

4.5 Sanitary Sewer

The City has discretion in setting performance and design criteria and standards for its sewer system, so long as they meet or exceed the minimum standards for public sewers as set forth by the Washington State Department of Ecology (DOE) through Chapters 90.48, 90.52, and 90.54 of the Revised Code of Washington (RCW). The criteria focus on planning, design parameters, and other details that have been developed to establish consistency and to ensure that adequate levels of service are provided throughout the system. The criteria also

provides the planning process with measuring tools to identify areas of the existing system that need to be improved to achieve the desired level of customer service. The sewer system is regularly monitored to address concerns and corrective actions are taken as needed to remain in compliance with state and federal laws.

The following is the level of service standard as identified in the draft 2024 Comprehensive Plan, draft Capital Facilities and Public Services Element:

12. Provide a sanitary sewer system adequate to meet the demands of the community, that ensures public health and safety, and protects the environment.

12.1 Establish and provide for a Level of Service as defined in the adopted Sanitary Sewer Plan.

12.2 Require sanitary sewer services for new development, unless otherwise allowed by state or county regulations.

12.2.1 Encourage the design, siting, construction, operation, and relocation or closure of sanitary sewer infrastructure in a manner that is cost effective, environmentally sensitive, appropriate to the location and need, minimizes, and mitigates impacts on adjacent land uses, and prioritizes action to protect vulnerable populations.

12.2.2 Require all new development to avoid or mitigate adverse impacts to functioning water, sanitary sewer, or septic systems.

12.3 SEPTIC SYSTEMS Ensure existing on-site septic systems may continue to serve existing residents as long as they are properly functioning, well maintained, and remain in compliance with Tacoma-Pierce County Health Department requirements.

12.3.1 Allow interim onsite Tacoma-Pierce County Health Department approved septic systems where sewer facilities are not available, but prohibit on-site treatment in new development.

12.3.2 Encourage homeowners to connect to the sanitary sewer system where available.

12.3.3 Require homeowners to connect to the sanitary sewer system if existing onsite septic systems fail to maintain compliance with Tacoma-Pierce County Health Department requirements.

The Sanitary Sewer Plan establishes the following per capita flows to project future flows:

- Residential per capita flow: 68 gpd/resident
- Commercial and industrial per employee flow: 23 gpd/employee

Table 4-5: Existing and Projected WWTF Sumner Influent Flows (mgd)

	Average Annual Flow	Maximum Month Flow	Peak Day Flow	Peak Hour Flow
WWTF Rated Capacity[1]	4.27	6.10	11.66	19.87
Sumner Allocated WWTF Capacity[2]	1.74	2.80	6.02	7.64
Existing 2016 Flows	1.06	1.71	6.67	4.66
Year 2024 Flows	1.23	1.86	3.93	5.00
Year 2038 Flows	1.53	2.32	4.38	5.56
2038 Surplus/(Deficit) Based on Sumner's Allocated Capacity	**0.21**	**0.48**	**1.64**	**2.08**

1 The rated WWTP capacity numbers are taken from the City of Sumner Wastewater Treatment Facility Final Comprehensive Facility Plan Addendum No. 2 approved by Ecology. They have not been incorporated in the Facility's NPDES permit yet but are anticipated to be adopted soon. 2 The maximum month flow of 2.8 mgd is the only specified capacity for Sumner stated within the WWTP Operating Agreement between the Cities of Sumner and Bonney Lake. Other values are interpolated using the peaking factors for flow established within Chapter 6 of the 2020 Sanitary Sewer Comprehensive Plan for purposes of illustrating hydraulic adequacy of the existing WWTP to meet future projections. Sources: BHC Consultants (Table 8-1), 2020; BERK, 2020.

Based on the per capita flow rates from the Sanitary Sewer Plan (68 gpd/resident and 23 gpd/employee), the total additional maximum month flow for residents and employees (using the peaking factor of 1.61 established in the 2020 Plan) is approx. 0.73 mgd from Alternative 1 and 0.93 mgd from Alternatives 2 and 3 by 2044. It may be possible that the anticipated deficit can be accommodated through regular monitoring and capital planning for all alternatives.

As Bonney Lake anticipates more rapid growth of its sewer service area than Sumner in the future, another plant expansion might become necessary. In anticipation of this need, the Wastewater Treatment Facility Phase III Feasibility Study was completed in 2016 and examines a service area that includes the city limits and the entire UGA. This study concluded that a maximum month WWTP capacity of 9.2 mgd was achievable on the current site. At such a time that influent flows necessitate the initiation of another expansion, the agreement would need to be updated to reallocate new capacity shares (BHC Consultants, 2020).

Per the Sanitary Sewer Plan, with the completion of the WWTP expansion in 2016, the WWTP has sufficient capacity to accommodate projected influent 5-day BOD5 and TSS loads through 2038. The 2038 projected maximum month influent loadings to the WWTP are 8,620 pounds/day for 5-day BOD5 and 9,400 pounds/day for TSS, approximately 2,280 and 3,260 pounds/day less than the respective permitted capacities (BHC Consultants, 2020, pp. 5-9, 8-2).

4.6 Stormwater Facilities

The following is the level of service standard as identified in the draft 2024 Comprehensive Plan, Capital Facilities and Public Services Element:

15. In conjunction with existing system providers, provide surface and storm drainage collection and discharge systems to protect water quality, public and private property, and the natural environment.

    15.1 Establish and maintain the Level of Service as the 25-year storm event, except in those areas where the 100-year storm design is appropriate to protect the natural environment.

    15.2 Require new development to provide for facilities to reduce water quantity and quality impacts associated with new development.

        15.2.1 Encourage the design, siting, construction, operation, and relocation or closure of storm drainage infrastructure in a manner that is cost effective, environmentally sensitive, appropriate to the location and need, minimizes and mitigates impacts on adjacent land uses, and prioritizes action to protect vulnerable populations.

        15.2.2 Encourage the use of low impact development (LID) and stormwater best management practices to manage stormwater runoff where feasible.

The Sumner Municipal Code reflects adoption of the Department of Ecology Stormwater Management Manual for Western Washington, adoption of the minimum requirements in Appendix I of the NPDES Phase II Permit with some exceptions, and adoption of the Puget Sound Partnership (PSP) Low Impact Development Technical Guidance Manual for Puget Sound.

In addition to program elements required under existing regulations, it is anticipated that additional steps will be necessary to protect habitat and promote salmon recovery, both under the federal Endangered Species Act and the salmon restoration initiatives undertaken by the Governor and the legislature and to meet the NPDES II permit requirements.

4.7 Parks Facilities

The following Table 4-6 illustrates the existing and future Level of Service compared to the required level of service for park and recreational facilities. Items in red are deficits.

Table 4-6: Existing Park Facilities and Residential LOS Activity	Req'd LOS	Exist. #	Location	2022 LOS (City Pop. 10,800)	2044 LOS (City Pop. 15,525 / 17,321)
Softball	1/2,000	7	Sports Complex, Maple Lawn, Junior High, High School	1/1,543	1/2,218 & 1/2,474
Baseball	1/5,000	5	Sports Complex, High School, Junior High	1/2,160	1/3,105 & 1/3,464
Soccer Fields	1/2,000	3	Sports Complex, Junior High, Seibenthaler	1/3,600	1/5,175 & 1/5,774
Football Fields	1/20,000	1	High School	1/10,800	1/15,525 & 1/17,321
Tennis Courts	1/3,000	8	Sports Complex, Junior High, High School	1/1,350	1/1,941 & 1/2,165
Basketball Courts	1/1,000	13	Sports Complex, Loyalty Park, Maple Lawn, Junior High, High School, Daffodil Valley, Bob Miller, Seibenthaler	1/831	1/1,194 & 1/1,332
Volleyball Courts	1/5,000	2	Sports Complex, Maple Lawn	1/5,400	1/7,763 & 1/8,661
Indoor Pool	1/20,000	1	High School	1/10,800	1/15,525 & 1/17,321
Community Parks	1 acre/ 1,000	10.2 acres	Loyalty, Seibenthaler, Heritage, Rainier View	1 acre /1,058	1 acre /1,522 & 1 acre /1,698
Urban Trails	0.95mi/ 1,000 (1 mile/ 1,052)	7.8 mi	Constructed Sumner Link Trail and widened sidewalk for bike/ped access	1 mi/1,384	1 mi /1,990 & 1 mi /2,221
Picnic Shelter/ Gazebo	1/8,500	2	Heritage and Rainier View	1/5,400	1/7,763 & 1/8,661

Table 4-6: Existing Park Facilities and Residential LOS Activity	Req'd LOS	Exist. #	Location	2022 LOS (City Pop. 10,800)	2044 LOS (City Pop. 15,525 / 17,321)
Picnic Tables	1/250	32	Loyalty, Sports Complex, Heritage, Rainier View, Trail	1/337	1/485 & 1/541
Horseshoes	None	2	Library Complex	1/5,400	1/7,763 & 1/8,661
Kid's Play Lots	1/1,700	5	Loyalty; Rainier View Park; Seibenthaler	1/2,160	1/3,105 & 1/3,464
Community Center	None	None	Loyalty(2), Seibenthaler, Maple Lawn,	-	-
Regional Park	1 acre/ 710	7 acres	Sports Complex	1 acre/1,542	1 acre/2,217 & 1 acre/2,474

Source: Parks and Trails Plan, 2018

1. Where softball and soccer fields overlap, each is counted. Small youth t-ball fields are not counted.
2. Only regulation baseball fields are counted.
3. The high school has the only regulation football field, although it is not generally available to the public.
4. Both indoor and outdoor basketball courts are counted. Stand-alone basketball hoops are not counted.
5. All facilities at the sports complex are considered available to the public.
6. Although some sections of the riverside trail are completed, they are generally not accessible. Consequently, no trail amount is shown.
7. The kid's play lot at Loyalty Park is counted as two.
8. Although no LOS was established for Urban Trails in the Parks and Open Space Plan, it was later adopted by Ordinance 1911 based on the Sumner/Pacific Trail Master Plan (1996). Source: City of Sumner Community Development Department.

There are six areas in which the current LOS is below the desirable LOS: soccer fields, community parks, urban trails, picnic tables, kid's play lots, and regional parks. Many other areas are expected to fall below current LOS standards in future growth alternatives at current inventory levels. Minimum facilities for each area can be found in Table 4-6. Items in red are deficits. The City will be updating the Park and Open Space Plan in 2024. These discrepancies will be addressed during that update. The City currently collects a Park and Trails Mitigation Fee. Adoption of the fee by the City Council is done under a separate action and not as part of the adoption of the Capital Facilities Plan.

Table 4-6 Existing Parks Facilities and Minimum Facilities at Current LOS (rounded)Activity	Exist. #	2022 City Minimum Facilities	2044 LOS City Minimum Facilities
Softball	7	5	8 / 9
Baseball	5	2	3 / 4
Soccer Fields	3	5	8 / 9
Football Fields	1	1	1 / 1
Tennis Courts	8	4	5 / 6
Basketball Courts	13	11	16 / 17
Volleyball Courts	2	2	3 / 4
Indoor Pool	1	1	1 / 1
Community Parks	10 acres	11	16 / 17
Urban Trails	7.8 mi	10	15 / 17
Picnic Shelter/ Gazebo	2	1	2 / 2
Picnic Tables	32	43	62 / 69
Horseshoes	2	0	0 / 0
Kid's Play Lots	5	6	9 / 10
Community Center	None	0	0 / 0
Regional Park	7 acres	15	22 / 24

Source: Parks and Trails Plan, 2018; BERK, 2023.

4.8 Fire Facilities

The City of Sumner contracts with East Pierce Fire and Rescue District (EPFR) and therefore adopts the fire district's level of service standards. These standards are based on first unit arrival time and the arrival of minimum acceptable (effective) response. The adopted fire service and EMS minimum level of service was reiterated as part of the most recent EPFR Unit and Response Benchmarks.

Sufficient "first alarm" staff and unit deployment for each different fire or emergency medical incident under Sumner's contract with EPFR has been summarized in Chapter 7 of the 2022 Standards of Cover Study. This study published on the EPFR website highlights recommended minimum staffing needed to mitigate active incidents but notes that

additional staff and units may be required to handle complex rescues, fires, or medical emergencies.

When applied to the arrival of the first unit, the 2023 EPFR Unit and Response Benchmarks document states that for urban areas the established benchmark is 90% of calls will have a first unit on site within 8 minutes and 30 seconds. The same document states that 90% of calls will have an effective response force (ERF) in urban areas within 13 minutes and 30 seconds.

When applied to the arrival of the minimum ERF, the 2022 standards of coverage document describes an effective first alarm response force (ERF) by call type in Table 4-7 below:

Table 4-7: Effective Response Force Personnel by Call-Type

Incident Type	Low Risk	Medium Risk	High Risk
Structure Fire	16	21	27-28
Emergency Medical Services	2-5	5	8-10
Rescue	4	10-15	17-20
HazMat	3	-	17-20
Wildland Fire	6		24
Risk Definitions	Incidents involving small fires (fire flow less than 250 gallons per minute), single patient non-life-threatening medical incidents, minor rescues, small fuel spills, and small wildland fires without unusual weather or fire behavior.	Incidents involving fires in single-family dwellings and equivalently sized commercial office properties (fire flow between 250 gallons per minute to 1,000 gallons per minute), life threatening medical emergencies, hazardous materials emergencies requiring specialized skills and equipment, rescues involving specialized skills and	Incidents involving fires in larger commercial properties with sustained attack (fire flows more than 1,000 gallons per minute), multiple patient medical incidents, major releases of hazardous materials, high risk rescues, and wildland fires with extreme weather or fire behavior.

Incident Type	Low Risk	Medium Risk	High Risk
		equipment, and larger wildland fires.	

Source: EPFR Unit and Response Benchmarks, 2023 https://www.eastpiercefire.org/wp-content/uploads/EPFR-Unit-and-Response-Benchmarks.pdf

As of 2009, EPFR was meeting its 5-minute response time goal only 60% of the time for fire response, though its 90% performance was 5 minutes and 37 seconds. For EMS-only responses, the district met its goal only 59% of the time, and its 90% performance was 6 minutes and 4 seconds.

Between the 2014 EPFR Standards of Cover report and 2023 Standards of Cover Report, the district has opted to raise the minimum travel time for first unit and ERF from 5 minutes to 8 minutes and 30 seconds for a Fire and EMS calls. This standard excludes medic unit specific calls which have an 11 minute first unit travel time target and HazMat, water, tech, and wildland calls which all have 12 minute first unit travel time targets.

In 2022 EPFR's urban response was slightly below target levels of service for each call type measured. 8,292 calls were made in urban areas and 48% were EMS incidents. Benchmarks and achievements in 2022 are listed in Table 4-8.

Table 4-8: 2022 EPFR Minimum Response Times by Incident Type and Count

2022 Call Type	Benchmark (mm:ss)	90th Percentile	Total Incidents	% Achieving Benchmark
Turn out times	2:00	2:32	12,653*	74%
Travel Time 1st Unit (Urban)				
Fire (All)	8:30	9:24	151	76.9%
EMS (All)	8:30	8:59	4014	87.7%
Medic Unit (All)	11:00	12:27	4044	86%
HazMat	12:00	12:37	39	87.2%
Water Rescue	12:00	8:32	2	100%
Technical Rescue	12:00	4:30	1	100%
Wildland Fire	12:00	13:07	41	85.4%

Source: EPFR 2022 Annual Report, BERK 2023

Of the 12,653 calls received within EPFR district and the associated 22,000 turnouts, 2,846 were responded to by Station 113 – Sumner. This is the highest number of calls by station

within the district. The vast majority of these 12,653 calls were emergency medical calls (73.7%).

Currently EPFR staffs the Sumner Fire Station (Station 113) with 5 personnel 24 hours per day. Based on the number of Sumner housing units as well as housing units within the unincorporated UGA there are roughly 2,527 citizens for each staff firefighter/EMS at any given moment in Sumner and its UGA. In projecting growth over the next 20 years, the city and UGA are estimated to grow by 5,916 / 7,712 residents to reach a total of 18,555 / 20,351 residents. To maintain the same level of service, 2 / 3 additional fire personnel will likely be needed at Station 113.

Given the size of the station as noted in section Inventory, there is ample space for these additional staff but an additional apparatus for these staff may be required to meet the growing need in the service area.

The 2022 EPFR Annual Report also notes the aging population throughout the EPFR service area and the increased likelihood for older adults to require EMS response. The report states that in the service area, adults over 65 years of age call for EMS response 2-3 times more often than those under 65. While population and level of service can be extrapolated linearly to 2044, the growth in the population over age 65 could result in call volumes increasing at a higher rate than the rate of population growth, which could increase staffing and equipment needs.

The City collects mitigation fees for fire protection. Adoption of fees by the City Council is done under a separate action and not as part of the adoption of the Capital Facilities Plan.

4.9 Public School Facilities

Sumner-Bonney Lake School District

The *Sumner-Bonney Lake School District's 2021-2027 Capital Facilities Plan* provides for a variety of district standards intended to meet state requirements and provide for a quality education.

Class Size Standards

Standards are anticipated to remain approximately the same as the 2017 class size standards:

Grade level:		Students/Classroom (Average):
Kindergarten	-	19
Grades 1	-	21

Grades 2	-	22
Grades 3	-	22
Grade 4-5	-	27
Grade 6-12	-	30

School Size

In general, the District seeks to design new schools to have the following student capacity:

- Elementary School: 500-650 Students
- Middle School: 750 -950 Students
- High School: 1,700-1,800 Students

Generally, the District seeks to acquire school sites of the following sizes in order to comply with development regulations:

- Elementary School: 15 acres
- Middle School: 25 acres
- High School: 40 acres

Enrollment and Capacity

Currently, most of the Sumner-Bonney Lake School District schools in Sumner are at or over capacity, with the exception of Sumner Middle School, which is operating 6 percent under student capacity (Table 4-9).

Table 4-9: Sumner School Enrollment and Capacity

School	Capacity (Students)	2022-23 Enrollment (Students)	Percent Over/Under Capacity
Sumner High School	1,260	1,844	46%
Sumner Middle School	722	681	-6%
Daffodil Valley Elementary	481	492	0.2%
Maple Lawn Elementary	454	634	40%
Sumner Early Learning Center	168	--	--

Source: Enrollment: OPSI Report Card, 2023. Retrieved from https://washingtonstatereportcard.ospi.k12.wa.us/ReportCard/ViewSchoolOrDistrict/100259. Capacity: Sumner-Bonney Lake School District Capital Facilities Master Plan, 2021-2027, 2021. Retrieved from https://www.sumnersd.org/cms/lib/WA01919505/Centricity/Domain/253/Master%20Copy%20SBLSD%20CFP%202021-2027.pdf.

The Sumner-Bonney Lake School District maintains student generation numbers to determine the number of students that can be expected from new residential construction. These numbers are shown in Table 4-10.

Table 4-10: Student Generation Rates, Sumner-Bonney Lake School District

School Type	Single Family	Multifamily
Elementary School	0.403	0.095
Middle School	0.140	0.043
High School	0.099	0.033

Source: Sumner-Bonney Lake School District Capital Facilities Master Plan, 2021-2027, 2021.

Enrollment Projections: The Sumner-Bonney Lake School District Capital Facilities Plan includes district-wide enrollment projections based on a Demographic Study prepared for the District. See Table 4-11.

Table 4-11: Enrollment Projections for Sumner-Bonney Lake School District

	2021	2022	2023	2024	2025	2026	2027	Change
Daffodil Valley Elementary	430	449	456	451	448	450	453	+23
Maple Lawn Elementary	569	637	624	618	611	614	626	+57
Sumner Middle School	725	702	708	741	773	796	809	+84
Sumner High School	1594	1661	1741	1768	1760	1772	1806	+212

Source: Sumner-Bonney Lake School District Capital Facilities Master Plan, 2021-2027, 2021. Retrieved from https://www.sumnersd.org/cms/lib/WA01919505/Centricity/Domain/253/Master%20Copy%20SBLSD%20CFP%202021-2027.pdf.

[1] Projections were calculated by Educational Data Solutions for a Demographic Study for Sumner-Bonney Lake School District

Beyond 2027, Sumner is expected to continue to grow, resulting in more students at Sumner schools by 2044, impacting school capacity. Table 4-12 shows estimated student growth between 2020 and 2044 for each development Alternative evaluated in the 2024 Comprehensive Plan DEIS, based on the housing capacity in the district and assumed student generation rates.

Table 4-12: Sumner-Bonney Lake School District: Student Growth 2020-2044

	Alternative 1: Additional Students (1,969 new housing units in the City portion of district)	Alternative 2 Additional Students (2,921 new housing units in the City portion of district)	Alternative 3 Additional Students (2,930 new housing units in the City portion of district)
Sumner-Bonney Lake School District	**513**	**995**	**998**
Elementary School	302	601	603
Middle School	121	228	228
High School	90	166	166

Source: Sumner-Bonney Lake School District 2022; Dieringer School District 2021; Sumner 2023; BERK 2023.

With growth in the city, the Sumner-Bonney Lake School District could see a total of between approximately 513 and 998 new students from Sumner city limits, depending on the alternative. This could include between 302 and 603 elementary school students, 121 and 228 middle school students, and 90 and 166 high school students. As shown in Table 4-9, all Sumner-Bonney Lake School District schools located in the City of Sumner are over or nearing capacity (as of the 2022-23 school year). Since all alternatives add new students to the District, it is likely the schools located in Sumner will further exceed their capacities. Growth is also expected to occur outside of city limits in the Sumner UGA, which could further impact Sumner school capacity. The reader is referred to the Sumner-Bonney Lake School District's Capital Facilities Plan for additional discussion of assumptions and LOS standards.

The City is authorized to collect mitigation fees for schools (see Appendix E). Adoption of school mitigation fees by the City Council is done under a separate action and not as part of the adoption of the Capital Facilities Plan. A summary table of impact fees is contained in Appendix E.

Dieringer School District

Enrollment and Capacity

Dieringer School District schools are close to or over capacity for the 2022-2023 school year. Lake Tapps Elementary school is 26 percent over capacity, while Dieringer Heights Elementary School and North Tapps Middle School are slightly under capacity (Table 4-13).

Table 4-13: Dieringer School District – Enrollment and Capacity

School	Capacity	2022-23 Enrollment	Percent Over/Under Capacity
Lake Tapps Elementary School	357	451	26%
Dieringer Heights Elementary School	508	472	-7%
North Tapps Middle School	536	521	-3%

Source: Enrollment: OPSI Report Card, 2023. Capacity: Dieringer School District Capital Facilities Plan, 2020.

The Dieringer School District establishes student generation rates for the purposes of facility planning, see Table 4-14.

Table 4-14: Student Generation Rates, Dieringer School District

School Type	Single Family	Multifamily
Elementary School	0.322	0.172
Middle School	0.13	0.07

Source: Dieringer School District Capital Facilities Plan, 2021-2026, 2020.

Under all three alternatives evaluated in the 2024 Comprehensive Plan DEIS, the Dieringer School District would serve more students than it does currently (Table 4-15). New students from housing growth in Sumner city limits could be between 7 and 35, depending on the alternative. This could include between 5 and 25 elementary students and 2 to 10 middle school students.

Table 4-15: Dieringer School District: Student Growth 2020-2044

	Alternative 1: Additional Students (16 new housing units in the City portion of district)	Alternative 2 Additional Students (79 new housing units in the City portion of district)	Alternative 3 Additional Students (70 new housing units in the City portion of district)
Dieringer School District	**7**	**35**	**31**
Elementary School	5	25	22
Middle School	2	10	9

Source: Sumner-Bonney Lake School District 2022; Dieringer School District 2021; Sumner 2023; BERK 2023.

4.10 Public Streets and Road Facilities

(placeholder – will pull in from final TMP draft)

Chapter 5: Existing Deficiencies, Future Needs, and Recommendations

5.1 Introduction

The Capital Facilities Plan is required by GMA to identify deficiencies in capital facilities, which are not eligible for development impact fee support. City facilities which are deficient are those which do not now exist in number, size, or location to satisfy levels of service as set forth in City plans for its existing populations.

This chapter also identifies deficits that may occur in the future if new facilities are not added as the City grows through 2044 and recommendations to address these deficits.

5.2 General Government Facilities

Existing Deficiencies

There is currently a deficit of 4 police officers, as shown in Table 5-2. As shown in Table 5-1 below, existing government facilities meet the adopted LOS for square footage and there are no deficiencies according to these calculations. However, the City has identified existing capacity issues for general government and police facilities. Space for general government is at capacity, with some staff working from temporary construction trailers. The Police Department has identified needs beyond office space provided in the current area at City Hall including secure evidence storage, prisoner holding cells, a BAC processing area, secure records storage, an exercise area, restroom, locker facilities, private interview rooms, and secure police vehicle storage and equipment storage.

Future Needs and Recommendations

There is expected to be a deficit of 2,968 / 4,996 square feet of general government buildings by 2044 based on the adopted LOS and city population (see Table 5-1). Police facilities are expected to meet the adopted square footage LOS through 2044 under Alternative 1 and a slight deficit of 33 square feet under Alternatives 2 and 3. Public Works Shops would also see a deficit by 2044 with the current facilities, but the City is in the process of replacing the existing shops with a new 83,050 square-foot facility, which exceeds 2044 needs.

[General government and police square footage LOS is in discussion and may be updated to reflect current capacity challenges]

Table 5-1: City Government Buildings LOS Deficits

	Required LOS (s.f./capita)	Exist. Area (s.f.)	2022 need (City Pop. 10,800)	2044 need (City Pop. 15,525 / 17,321)	Surplus/Deficit (s.f.)	
					2022	2044
General Government	1.13	14,577	12,204	17,543 / 19,573	2,373	(2,968) / (4,996)
Police	0.44	7,654	4,752	6,831 / 7,621	2,902	823 / (33)
Public Works Shops	1.80	17,136	19,440	27,945 / 31,178	2,304	(10,809) / (14,042)

Table 5-2: Police LOS Deficits

	Required LOS	Existing	2022 need (City Pop. 10,800)	2044 need (City Pop. 15,525 / 17,321)	Surplus/Deficit (s.f.)	
					2022	2044
Police Officers	2 per 1,000 population	21	25	31 / 35	(4)	(10) / (14)

10 / 14 additional police officers will also be needed to serve the 2044 population at 2 commissioned officers per 1,000 population.

If the City were to annex the UGA during the planning period, square footage and police officer needs would increase.

5.3 Water Facilities

Existing Deficiencies

Deficiencies in the water system are identified in the 2020 Water System Plan, summarized in the excerpts below:

Distribution System

"The City plans to continue to expand the water system as development occurs. The City also has existing pipes that need replacement due to age, disrepair, or lack of capacity."

Source Improvements

"The City of Sumner's existing source water rights capacity is sufficient to meet the projected MDD through 2038. The City has filed application G2-30534 to increase the approved combined withdrawal rate from the West, South, and Central Wells from 1,250 gpm to 2,250 gpm. Pending approval of this application by 2024, the City will have sufficient production capacity to meet the source reliability criteria…"

Storage Improvements

"The City of Sumner has adequate storage capacity projected through 2038. Storage improvement projects detailed herein are not related to storage capacity, but address tank site and functionality improvements."

Operations and Maintenance

"Although the City continues to operate and maintain the system, additional projects have been identified to increase the operational effectiveness of the system. The Water Use Efficiency Program also implements requirements for additional operations and maintenance projects."

Future Needs and Recommendations

The Sumner Water System Plan anticipates growth to 2068 and associated strategies and investments. Growth assumptions for the 2068 high growth scenario in the Water System Plan are higher than the alternatives growth being evaluated in the 2024 DEIS, and it is possible that the 2044 growth alternatives could be accommodated. Growth timing can be addressed through regular monitoring and capital planning, as the Water System Plan is updated every 6-10 years.

5.4 Sanitary Sewer

Existing Deficiencies

Table 7-3 in the 2020 Sanitary Sewer Plan describes existing gravity sewer deficiencies. There are no pump station or force main deficiencies.

Future Needs and Recommendations

The 2020 Sanitary Sewer Plan identifies projected deficiencies through 2038 (Section 7.8.4). Population and job growth to 2044 in Alternative 1 of the DEIS generally aligns with the projected growth rate through 2038 in the Sanitary Sewer Plan. Alternatives 2 and 3 include a population growth rate to 2044 that is higher than the rate projected through 2038 in the Sanitary Sewer Plan. It may be possible that the anticipated deficit can be accommodated

through regular monitoring and capital planning for all alternatives. If the preferred alternative is closest to DEIS Alternatives 2 and 3, the Sanitary Sewer Plan assumptions should be revised in the next update to reflect this higher rate of population growth.

Chapter 10 of the 2020 Sanitary Sewer Plan lists capital projects to correct deficiencies and upgrade and expand the system. This includes a 20-year capital improvement program through 2038.

5.5 Stormwater Facilities

The 2020 Stormwater Capital Improvement Plan outlines recommended capital improvement projects based on existing deficiencies in the system.

5.6 Parks Facilities

Existing Deficiencies

There are six areas in Table 4-6 in which the current LOS is below the minimum LOS: soccer fields, community parks, picnic tables, urban trails, kid's play lots, and regional parks. The City will be updating the Parks and Open Space Plan in 2024. These areas of discrepancy will be addressed during that update.

Future Needs and Recommendations

Population growth to 2044, under the alternatives studied in the DEIS, is likely to result in deficits in several facility types, including softball fields, soccer fields, basketball courts, volleyball courts, community parks, urban trails, picnic tables, kid's play lots, and regional parks. The Parks and Open Space Plan update will consider these deficits in prioritizing future projects.

5.7 Fire Facilities

Existing Deficiencies

Staffing at Station 113 meets the minimum recommended firefighters per the 2015 CFP. In 2022, EPFR's urban response was slightly below target levels of service.

Future Needs and Recommendations

The increase in number of calls requiring dispatch means that Station 113 may struggle to meet minimum levels of service in coming years. To meet LOS standards for first-due response units and minimum ERF through 2044, EPFR's staffing of fire stations serving the current area should be increased by at least 2 / 3 fire personnel.

For EPFR to achieve all the LOS standards necessary to accomplish critical tasking, mount an effective response force, and achieve acceptable response times, additional fire stations strategically located in the current plan area may also be required. Plans for additional stations can be found in sectionX.X.

5.8 Public School Facilities

Sumner-Bonney Lake School District

Existing Deficiencies

As described in Table 4-9, Sumner High School, Daffodil Valley Elementary, and Maple Lawn Elementary are currently enrolled over their student capacity.

Future Needs and Recommendations

Based on school capacity, current enrollment, and projected additional students, the Sumner-Bonney Lake School District is expected to need to add capacity in Sumner before 2044, particularly for elementary and high school students. See Table 5-3.

Table 5-3: Sumner-Bonney Lake School District Projected Capacity Deficit/Surplus

School Type	Total Capacity (Students)	2022-2023 Total Enrollment (Students)	2044 Projected Additional Students (City only)	2044 Projected Total Students	2044 Projected Capacity Deficit/Surplus
Elementary School	935	1,126	302 / 601 / 603	1,428 / 1,727 / 1,729	(493) / (792) / (794)
Middle School	722	681	121 / 228 / 228	843 / 909 / 909	(121) / (187) / (187)
High School	1,260	1,844	90 / 166 / 166	1,934 / 2,010 / 2,010	(674) / (750) / (750)

Note: The total student count and deficit/surplus accounts for existing students and growth in Sumner. It does not account for growth outside of city limits.

The Sumner-Bonney Lake School District updates its Capital Facilities Plan every X years, which allows the district to plan for future capacity needs. The district will consider projected growth in Sumner and in other parts of the service area in planning future projects.

The 2021-2027 Sumney-Bonney Lake School District Capital Facilities Plan identifies a project in 2023 to add net capacity for 1,660 high school students at Sumner High School, which is expected to be enough capacity to serve growth through 2044 within Sumner city limits.

However, Sumner High School serves areas outside of Sumner, and the district will need to consider how growth in those locations will affect capacity long-term. The school district also allows waivers from other schools, which will also affect facility planning.

No projects are identified by the district for middle school or elementary capacity increases in Sumner before 2027. The plan does anticipate districtwide needs for two more elementary schools, a new middle school, and potentially new or expanded high school facilities beyond 2027. This facility planning is in part due to development of the Tehaleh planned community, located outside of Sumner.

Dieringer School District

Existing Deficiencies

As shown in Table 4-13, Lake Tapps Elementary school is already enrolled over capacity by 26 percent.

Future Needs and Recommendations

The Dieringer School District is also expected to need to add capacity by 2044, at both the elementary and middle school level. See Table 5-4.

Table 5-4: Dieringer School District Projected Capacity Deficit/Surplus

School Type	Total Capacity (Students)	2022-2023 Total Enrollment (Students)	2044 Projected Additional Students (City only)	2044 Projected Total Students	2044 Projected Capacity Deficit/Surplus
Elementary School	865	923	5 / 25 / 22	928 / 948 / 945	(63) / (83) / (80)
Middle School	536	521	2 / 10 / 9	523 / 531 / 530	13 / 5 / 6

Note: The total student count and deficit/surplus accounts for existing students and growth in Sumner. It does not account for growth outside of city limits.

The Dieringer School District updates its Capital Facilities Plan every X years, which is an opportunity to plan for future needs. The district will consider impacts of growth in Sumner and in other parts of its service area in its capital facilities planning process. The district's 2020 plan identifies a project for a new elementary school ("Elementary #3"), adding capacity for 433 more students, which will help address elementary school needs. There are no projects identified through 2026 for capacity increases for middle schools—while growth in Sumner city limits is not expected to cause capacity issues, this growth combined with growth

in other parts of the service area could cause a deficit. The district will need to address 2044 projected needs in their future Capital Facilities Plan updates.

5.9 Public Streets and Road Facilities

Existing Deficiencies

The Transportation Plan sets forth the current and future deficiencies in the city's street and road network. See the Transportation Improvement Program in **Appendix D**.

Future Needs and Recommendations

(placeholder – to be pulled in from final TMP draft)

Chapter 6: Capital Facilities Plan Projects and Financial Plans

6.1 Capital Facilities Plan Projects

General Government Facilities

The City has identified several projects relating to general government facilities over the next six years (Table 6-1).

Table 6-1: General Government Facilities Capital Improvement Plan–2023-2028

Project	Funding Source	2023	2024	2025	2026	2027	2028	Total
City Hall - HVAC Replacement	Facilities Capital Fund	25,000	25,000					50,000
City Hall - Roof Replacement	Facilities Capital Fund	350,000						350,000
Senior Center - Exterior Painting	Facilities Capital Fund	40,000						40,000
		540,000	**25,000**	**0**	**0**	**0**	**0**	**565,000**

The above projects do not add square footage to any facility and therefore do not impact LOS. However, the City's new public works facility, not included above, will also start construction in 2024, which will provide capacity above and beyond the adopted public works shops LOS for the projected 2044 population. As discussed above in Chapter 5, the City will also need to add square footage of general government facilities before 2044 to meet the adopted level of service. Additional police officers will also be needed.

Water Facilities

The 2020 Capital Improvement Plan for water facilities (in the 2020 Water System Plan) has projects related to the distribution system, source improvements, storage, and operations and maintenance. The total for the 20 year duration of the Plan (2018-2038) is: $32.88 million.

Appendix B contains the Water System Capital Improvement Plan and Schedule.

Sanitary Sewer

The 2020 Capital Improvement Program for sanitary sewer shows a number of projects in the 20-year planning period (2018-2038) including sewer line extension, replacement, and

relocation; wastewater treatment upgrades; pump and equipment replacement; totaling $8.81 million from 2018-2023 and $17.75 million from 2024-2038.

Appendix C contains the 2020 Sewer Capital Improvement Plan and Schedule.

Stormwater Facilities

The 2020 Stormwater Capital Improvement Plan includes projects scheduled through 2026 and projects for after 2026. These projects include levee improvements, culvert replacements, and numerous other system improvements totaling $82.7 million.

Table 6-2 contains the 2020 Stormwater Management Plan Capital Improvement Projects.

Table 6-2: Proposed Capital Improvement Projects, Stormwater

Capital Improvement Project	Project Priority[1]	Total Cost Year 2019	Year of Completion
CIP No. 1–Railroad Street Improvements	Medium	$353,000	2023
CIP No. 2 – 63rd Street Court E Improvements	High	$221,000	2022
CIP No. 3–151st Avenue E and 152nd Avenue E Improvements	Medium	$918,000	2026
CIP No. 4–63rd Street Court E Improvements	Medium	$293,000	2022
CIP No. 5–North 160th Avenue E Improvements	High	$1,051,000	2022
CIP No. 6–Willow Street Interceptor and Tributary Improvements	Medium	$2,098,000	2026
CIP No. 7–Meade McCumber Street Improvements	Medium	$282,000	2025
CIP No. 8–162nd Ave E (Poole Road) Outfall Improvements	Low	$143,000	After 2026
CIP No. 9–47th Street Court E Culvert Improvements (CEG Site E)	High	$125,000	2024
CIP No. 10–160th Avenue E Culvert Improvements)CEG Sites H, I, 106th Ave E)	High	$1,451,000	2022
CIP No. 11–162nd Avenue E Culvert Improvements (CEG Sites J, K, L)	High	$365,000	2024

Capital Improvement Project	Project Priority[1]	Total Cost Year 2019	Year of Completion
CIP No. 12–East Main Street Culvert Improvements	High-Medium	$41,000	2024
CIP No. 13–Salmon Creek Restoration	Medium	$675,000	2024
CIP No. 14–64th Street E Culvert Improvements	High-Medium	$675,000	2024
CIP No. 15–White River Levee Improvements	High-Medium	$3,800,000	2024
CIP No. 16– 24th Street Setback Levee	High-Medium	$45,123,000	After 2026
CIP No. 17–Rivergrove Puyallup River Improvements	Medium	$15,611,000	2026
CIP No. 18 – 24th and 142nd Intersection Treatment	High	$171,000	2021
CIP No. 19 – Stewart Road Pond Repair and Enhancement (full project)	High	$356,000	2022
CIP No. 20 – Treatment in Drainage District 11	Medium	$98,000	2026
CIP No. 21 – Wood Ave Conveyance, Zehnder to 16th	Low	$157,000	After 2026
CIP No. 22 – Meade Ave improvements one block south of Main St	High-Medium	$170,000	2023
CIP No. 23 – Sumner-Tapps Highway and 60th Street East	High	$100,000	2021
CIP No. 24 – SR 410/166th Ave E I/C	Medium	$4,427,000	2025
CIP No. 25 – Main Street and 160th Ave	Medium	$296,000	2023
CIP No. 26 – 62nd St: 166th Ave to 160th Ave E	Medium	$1,476,000	2022
CIP No. 27 – Elm St: East Valley Highway to 160th Ave East	Medium	$1,063,000	2023
CIP No. 28 – Parker Road: 62nd to 63rd	Medium	$114,765	2023
CIP No. 29 – Parker Road: Main to 50th	Medium	$583,000	2024
CIP No. 30 – Sidewalk Replacement Program	High-Medium	$22,000	2024
CIP No. 31 – Volunteer Sidewalk Program	High-Medium	$35,000	2024

Capital Improvement Project	Project Priority[1]	Total Cost Year 2019	Year of Completion
CIP No. 32 – Mountain Circle Outfall Replacement	Medium	$507,000	2024
Total Capital Asset Funds (Includes inflation)(City-funded only—exclude developer or LID-funded projects)		**$82,728,000**	

Source: 2020 Stormwater Capital Improvement Plan
High = Completed 0–5 years; Medium = Completed 5–10 years: low = Completed within 10–20 years

Parks Facilities

Parks and Opens Space capital projects biennium are listed in Table 6-3 and are based on the adopted 2023-24 Sumner budget. Projects outlined in the budget include replacement of Rainier View Park playground, continued funding of improvements to Seibenthaler park and the proposed Bennet Park property, and projects to replace playground equipment, add shelters and picnic areas, totaling $5.13 million.

The City will be updating the Parks and Open Space Plan in 2024 and a new capital facilities park implementation and acquisition plan will be developed at that time and address any deficiencies and to plan for further capital expenditures.

Table 6-3: Improvement Plan for Parks and Open Space — 2023-2028

Facility	Funding Sources	2023	2024	2025	2026	2027	2028	Total
Seibenthaler Park	Parks & Trail Capital		1,525,000					1,525,000
Loyalty Park Improvement		250,000						250,000
Rainier View Park		795,545						795,545
Bennett Park Property			868,170					868,170
TC: Heritage Park Remediation		860,000						860,000
Trails - Fryar Ave		453,696	378,696					832,392
		2,359,241	**2,771,866**	**0**	**0**	**0**	**0**	**5,131,107**

Source: Sumner 2023/2024 Adopted Budget

Fire Facilities

A voter-approved bond passed in 2018 in the East Pierce Fire and Rescue district. This bond made it possible for EPFR to upgrade or re-construct five fire stations in the district. In Autumn 2021, station 118 broke ground and is near completion. Construction of Bonney Lake Fire Station (headquarters) began in Autumn 2022 and is anticipated to be completed in early 2024. Two more stations, Station 117, and Station 114 will begin construction in 2023 and fire station 124 is slated for a renovation in 2024. A Full list of EPFR projects and their status can be found on the EPFR website or below in Table 6-4.

Table 6-4: Improvement Plan for Fire and Emergency Services — 2023 - 2024

Station	Status	Cost Estimate	Estimated Date of Completion	Notes
118	Under Construction	8,367,000	2023	Construction of new 17,100 sq. foot fire station and apparatus storage area
111	Under Construction	18,950,000	2024	Construction of new 36,000 sq. foot, two-story fire station with administrative offices for EPFR headquarters and fire apparatus storage.
117	Contract Awarded	9,266,000	2024	Construction of new 16,000 sq. foot fire facility and fire apparatus storage area.
114	Contract Awarded	7,425,000	2024	demolition of existing fire station, construction of new 10,000 sq. foot fire station and apparatus storage area
124	Invitation to Bid out	N/A	2024	Kitchen, Electrical, and Plumbing renovations for Station 124.

Source: East Pierce Fire and Rescue 2018 Capital Facilities Plan

While none of the voter-approved bonds will go directly to Station 113 renovations, additional capacity, updated facilities, and new stations elsewhere in the district can increase

the overall level of service within Sumner due to equipment, staff, and dispatch overlap. Most recent data show that Station 113 was at 80%-unit reliability meaning that the station's staff responded to 80% of calls within the City of Sumner. The remaining 20% of calls were responded to from elsewhere in the fire district and updated facilities elsewhere in the district can help close the level of service deficits that are both ongoing and would be exacerbated in the coming decades without intervention.

Public School Facilities

The 2021-2027 Sumner School District Capital Facilities Plan is adopted in this plan by reference. Portion of qualifying improvements can be paid for through school mitigation fees. The fees are intended to cover the cost of development between the time of the impact and the time taxes from developed properties begins to cover costs. The City Council has elected to adopt the school mitigation fee and to determine how much the fee will be.

The district's financing plan shows various sources of funding identified for the District, including State school money and impact fees. Appendix E shows capital improvement projects planned for the next six years and their estimated costs and funding sources. The local funding sources listed in the capital projects and finance plan include bond revenue, impact fees and other District funds. Longer-term capital projects are still in early planning phases and estimated costs and funding sources have yet to be determined.

The 2021-2026 Dieringer School District Capital Facilities Plan is also adopted in this plan by reference. The plan includes several capital projects to add student capacity and a summary of revenue sources and use of funds from 2020-2025.

Appendix E contains the summary of the Sumner Bonney-Lake School District and Dieringer School District calculations for school impact fees, which are collected through ordinance adopted by the City.

Public Streets and Road Facilities

The 2024 Draft Transportation Plan contains numerous transportation improvements and projects that will be necessary to maintain the level of service. The Six-year Transportation Improvement Program (TIP) contains projects ranging from ----- [to include projects in TMP]. The projects will be funded through a combination of federal, state, and local general fund monies.

Appendix D contains the Six-year Transportation Improvement Program.

6.2 Financial Analysis

(Placeholder for financial projections and discussion on parks/transportation/general government. Preliminary analysis suggests adequate revenues to fund planned capital facilities projects through 2029, as described in the 2023-2024 budget, for parks, transportation, and general projects)

Appendix "A" Glossary of Terms

Adequate public facilities. Facilities that have the capacity to serve development without decreasing levels of service below locally established minimums.

Assessed Valuation. Refers to how much the total real estate and personal property within a jurisdiction is worth. The value is established by the County Assessor at 100% of appraised market value, and adjusted by the State to account for variations in assessment practices among counties.

Available public facilities. Facilities or services are in place or that a financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development.

Bonding. Is the act of issuing the debt to finance capital projects and other expenditures.

Budget. A plan of financial operation embodying an estimate of proposed expenditures for a given period and the proposed means of financing them.

Capital Program. A plan for capital expenditures to be incurred each year over a fixed period of years to meet capital needs arising from the long-term work program or otherwise. It sets forth each project or other contemplated expenditure in which the government is to have a part and specifies the full resources estimated to be available to finance the projected expenditures.

Centennial Clean Water Program ("CCWP"). In 1986, legislation was passed which provides grants to public entities for financing water pollution control activities and facilities to protect surface and underground water from pollution. In addition, a State revolving loan program was established to provide loans or combinations of grants/loans to finance public facilities.

Community Park. Those parks so designated in the City of Sumner Parks and Recreation Plan.

Concurrent or Concurrency. Means that adequate public facilities are available when the impacts of development occur. This definition includes the two concepts or "adequate public facilities" and of "available public facilities" as defined above.

Councilmanic General Obligation Debt. Councilmanic bonds refer to bonds issued with the approval of the Council, as opposed to voted bonds, which must be approved by vote of the public. Councilmanic bonds must not exceed 0.75 percent of the assessed valuation and voted bonds 1.75 percent.

Debt Limit. The maximum amount of gross or net debt that is legally permitted under state law. Debt is an obligation resulting from the borrowing of money.

Development Activity. Any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, that creates additional demand and need for public facilities.

Encumbered. To reserve, set aside or otherwise earmark, the impact fees in order to pay for commitments, contractual obligations or other liabilities incurred for public facilities.

Enterprise Fund. Governmental services supported mainly by rates and user fees. A fund established to account for operations: (a) that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital, maintenance, public policy, management control, accountability, or other purposes (i.e. (water, sewer, stormwater).

Fee in Lieu of Charge ("FILO"). Charges are contributions made by developers toward future improvements of City facilities resulting from the additional demand on the City's facilities generated from the development. See also **Mitigation Fees.**

General Obligation Debt. Debt that will be repaid mainly by taxes and other general governmental revenues. This debt includes limited and unlimited general obligation bonds, capital leases and other notes and contracts issued with the full faith and credit of the government.

Guaranty Fund. A fund established by a bond issuer that is pledged as security for the payment of one or more bond issues. Normally used for Local Improvement Districts (LID).

Impact Fee. A fee assessed on new development that creates additional demand and need for public facilities.

Infiltration of stormwater. Groundwater that seeps into the wastewater collection system through pipe cracks, faulty joints, and faulty manholes.

Inflow of stormwater. Consists of water that may enter the wastewater system through illegal connections such as roof gutters, area drains, catch basins, and unplugged clean out openings.

Infrastructure. The underlying foundation, especially the basic installations and facilities on which the continuance and growth of a jurisdiction depends, i.e., streets, and roads, sewer, and water systems.

Latecomer Fees. Fees paid by developers or future service users for their share of past improvements financed by others.

Leasing. A financing technique whereby ownership of the project or equipment remains with the financing entity, and where title may or may not transfer to the City at the end of the lease.

Levy Lid. A statutory restriction on the annual increase in the amount of property tax a given public jurisdiction can assess on regular or excess levies.

Local Improvement District ("LID"). A method of carrying out a specific improvement by allocating the costs among the benefiting properties. The project is usually financed through a long term bond issue, and the repayment of which is mainly from the collection of special assessments from the benefiting properties.

Mitigation Fees. Contributions made by developers toward future improvements of City facilities resulting from the additional demand on the City's facilities generated from the development. See also **Fee in Lieu of Charge.**

Public Facilities. The capital facilities owned or operated by the City or other governmental entities.

Public Works Trust Fund ("PWTF"). A low-interest revolving loan fund which helps local governments finance critical public works needs. To be eligible for trust fund financing, the applicant must be a local government entity that has a long-term plan for financing public works needs. If the applicant is a city or county, it must be imposing the optional one-quarter percent real estate excise tax for capital purposes. Eligible projects include streets and roads, bridges, storm sewers, sanitary sewers, and water system. Loans will only be made for the purpose of repairs, replacement, reconstruction, or improvements of existing eligible public works systems to meet current standards and to adequately serve the needs of the existing populations. New capital improvement projects are not eligible. The maximum loan amount has been one million with a minimum local match of ten percent. Interest rates vary from one to three percent, depending on the match.

Real Estate Excise Tax ("REET"). A tax upon the sale of real property from one person or company to another.

Revenue Bonds. Bonds whose principal and interest are payable exclusively from earnings of an enterprise fund.

Special Assessment. A compulsory levy made against certain properties to defray part or all of the cost of a specific improvement or service deemed to primarily benefit those properties. See also **Utility Local Improvement District.**

System Improvement. Public facilities included in the Capital Facilities Plan and designed to provide service within the community, in contrast to project improvements.

Transportation Improvement Account ("TIA"). Provides funding for transportation projects through two programs: The urban program and the small cities program. Urban projects must be attributable to congestion caused by economic development or growth. They must be consistent with State, regional, and local transportation plans (including transit and rail), and be partially funded by local contributions. Through its urban program project selection process, the TIA requires multi-agency planning and coordination and public/private cooperation to further the goal of achieving a balanced transportation system in Washington State. Small cities program projects are primarily selected on the basis of pavement condition and substandard roadway width. Funding is 1-1/2 cents a gallon on the State gas tax.

Transportation Improvement Board ("TIB"). The purpose of the TIB is to administer funding for local governments for transportation projects. Revenues are from the State fuel tax, local matching funds, and private sector contributions.

Utility Local Improvement District ("ULID"). Created for improvement to sewer, water, and other utilities and differs from a LID in that all assessment revenues is pledged for payment of debt service of bonds issued to finance the improvements. See also Special Assessment.

Appendix "B" 2020 Water System Plan Capital Improvement Plan

Table 8-1
Capital Improvement Plan Schedule [1]

Project Number - Description	Total Cost	Year of Completion											
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029-2038
Distribution System Improvements													
D1 - 8th Street East and East Valley Highway Loop	**$600,000**		$600,000										
D2 - Riverside Drive and 151st Avenue	**$680,000**	$60,000	$620,000										
D3 – Autoclave Meters and Vault	**$100,000**		$100,000										
D4 - Viewpoint Tank to 171st Avenue Court East	**$1,040,000**							$150,000		$890,000			
D5 - Water Main Replacement Program	**$10,000,000**		$250,000	$750,000	$250,000	$750,000	$250,000	$750,000	$250,000	$750,000	$250,000	$750,000	$5,000,000
Subtotal	**$12,420,000**	**$60,000**	**$1,570,000**	**$750,000**	**$250,000**	**$750,000**	**$250,000**	**$900,000**	**$250,000**	**$1,640,000**	**$250,000**	**$750,000**	**$5,000,000**
Distribution System Extensions													
D7 – Extend from 149th Avenue to East Valley Highway	**$1,024,240**										$102,424	$409,696	$512,120
D8 – East Valley Highway from Salmon Creek to CTI	**$3,100,000**						1,550,000	1,550,000					
Subtotal	**$4,124,240**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,550,000**	**$1,550,000**	**$0**	**$0**	**$102,424**	**$409,696**	**$512,120**
Water Utility Construction with City Projects													
C1 – Bridge Street Bridge	**$256,780**	$206,780	$50,000										
C2 – Stewart Road Bridge	**$435,000**							$435,000					
C3 – Lower White River Restoration Project	**$550,000**		$125,000	$425,000									
C4 – 64th & Sumner Tapps Highway Intersection (Design Only)	**$50,000**		$50,000										
C5 – Operations Facility	**$1,750,000**		$500,000	$250,000	$250,000	$250,000	$250,000	$250,000					
Subtotal	**$3,041,780**	**$206,780**	**$725,000**	**$675,000**	**$250,000**	**$250,000**	**$250,000**	**$685,000**	**$0**	**$0**	**$0**	**$0**	**$0**
Source Improvements													
S1 - Additional Water Rights Acquisition	**$4,845,500**	$41,000	$200,000	$200,000	$744,000	$3,660,500							
S2 - Central Well Treatment Capacity Expansion	**$2,630,000**												$2,630,000
S3 - South Well Improvements	**$770,000**				$770,000								
S4 - Dieringer Well Improvements	**$100,000**												$100,000
S5 - West Well Improvements	**$16,000**									$16,000			
S6 - Sumner Springs Improvements	**$63,000**									$63,000			
S7 - County Springs Improvements	**$500,000**												$500,000
Subtotal	**$8,924,500**	**$41,000**	**$200,000**	**$200,000**	**$1,514,000**	**$3,660,500**	**$0**	**$0**	**$0**	**$79,000**	**$0**	**$0**	**$3,230,000**

Table 8-1
Capital Improvement Plan Schedule [1]

Project Number - Description	Total Cost	Year of Completion											
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029-2038
Storage Improvements													
ST1 - Earthquake Control Valves and Foundation Improvements	**$2,400,000**		$270,000	$2,130,000									
ST2 - Viewpoint BPS Improvements	**$200,000**			$200,000									
ST3 - North Tank Improvements	**$400,000**						$400,000						
ST4 - Viewpoint Tank Detention Pond	**$550,000**									$550,000			
ST5 – Springs Tank Improvements	**$340,000**				$340,000								
Subtotal	**$3,890,000**	**$0**	**$270,000**	**$2,330,000**	**$340,000**	**$0**	**$400,000**	**$0**	**$0**	**$550,000**	**$0**	**$0**	$0
Operations and Maintenance Improvements													
O&M1 - Hydrant and Isolation Valve Upgrades - 20 Years	**$480,000**		$80,000	$80,000	$80,000	$80,000	$80,000	$80,000					
Subtotal	**$480,000**	$0	**$80,000**	**$80,000**	**$80,000**	**$80,000**	**$80,000**	**$80,000**	**$0**	**$0**	**$0**	**$0**	$0
TOTAL WATER FUND	**$32,880,520**	**$307,780**	**$3,060,000**	**$4,035,000**	**$2,434,000**	**$4,740,500**	**$2,530,000**	**$3,215,000**	**$250,000**	**$2,269,000**	**$352,424**	**$1,159,696**	**$8,742,120**

Notes:
1) All OPCCs shown are in 2018 dollars. ENR CCI 10939.

Appendix "C" 2020 Sewer Capital Improvement Plan and Schedule

Table 10-1
6-Year CIP (2018-2024)

CIP No.	Project	Type	Replacement	Upgrade	Expansion	Eligible for Connection Fee	Project Description
C-1	Collections Equipment	O&M		☑			▪ Purchase the following equipment: ○ ¾ Crew Cab ○ Utility truck replacement ○ 6" portable screw sucker pump ○ Camera van ○ Saw cut machine ○ Mud cart ○ Bigger roller ○ Skid steer rubber tracks ○ Small dump truck ○ 12-yard dump truck ○ Diesel gator addition ○ Articulating boom truck ○ Forklift ○ Valve exerciser
C-2	Golf Course STEP System	General			☑	☑	▪ Extension of the STEP system in the northeast of the City.
C-3	Radio System Conversions	Obsolescence	☑	☑			▪ Replace radio systems at lift stations to match current City standards.
C-4	LS-2 Electrical Control Panel	Obsolescence	☑	☑			▪ Replace panel with new above grade panel.
C-5	LS-6 Electrical Control Panel, Generator Panel, Hatch	Obsolescence	☑	☑			▪ Replace control panel, generator panel, and hatch.
C-6	LS-10 Pump Replacement	Obsolescence	☑	☑			▪ Replace one pump and two VFDs.
C-7	LS-11 Hatch Replacement	Obsolescence	☑	☑			▪ Replace hatch with ductile iron hatch.
C-8	LS-5, LS-8, and LS-9	Obsolescence	☑				▪ Replace obsolete equipment.
C-9	White River Restoration Project (LS-14 and Force Main)	General	☑				▪ Relocate sewer lines and LS-14 to accommodate White River Restoration project.

Table 10-1
6-Year CIP (2018-2024)

CIP No.	Project	Type	Replacement	Upgrade	Expansion	Eligible for Connection Fee	Project Description
C-10	Bridge Street Bridge	General	☑				▪ Extension of sanitary sewer infrastructure through the right-of-way disturbed during the construction of the Bridge Street Bridge Project.
C-11	410 and Traffic Avenue	Obsolescence	☑	☑			▪ Replace asbestos concrete force main. A new bridge across SR410 in Traffic Avenue right-of-way is being built within the next several years that will substantially limit the ability to access and replace the forcemain and gravity sewer connected to the pump station from the west. Rehabilitation of this portion of the pipeline should be prioritized to occur with the bridge replacement.
C-12	64th and Tapps Highway	Obsolescence	☑				▪ Replacement of aging sanitary sewer collection and forcemain infrastructure in the vicinity of the 64th and Lake Tapps Highway intersection to be completed in conjunction with surface improvements planned for the area.
C-13	Insertable Flow Meter	O&M			☑		▪ Purchase insertable flow meter to monitor flow in gravity collection system.
C-14	Pretreatment Program Implementation	O&M		☑			▪ Consultant to implement a pretreatment program to establish local limits.
C-15	Wastewater Treatment Plant Upgrades	O&M, Obsolescence, Redundancy	☑	☑			▪ Access walkway onto digester roof ▪ Replacement centrifuge dewatering scroll assembly ▪ Equipment ▪ Biosolids dewatering improvements ▪ Headworks TOC analyzer ▪ Headworks platform ▪ Rechannel primary splitter box ▪ Aeration basin (ORP monitor, baffles) ▪ Dryer (Platform) ▪ Electric swing gate ▪ Operations building
C-16	Auto Lane Force Main Upgrade	Capacity		☑			▪ This project replaces a 410 LF section of 2" force main extending from Auto Lane into the 4" force main within 166th Avenue East. The replacement force main will be upsized to a 4" diameter pipe. Cleanouts and valving will be installed in both the Auto Lane force main and the 166th force main allowing crews to jet the force mains.

Table 10-2
20-Year CIP (2024-2038)

CIP No.	Project	Type	Replacement	Upgrade	Expansion	Eligible for Connection Fee	Project Description
C-101	PS-9 (160th) Abandonment	Obsolescence	☑				▪ Abandon and demolish pump station. ▪ Install 800 feet of 8-inch PVC gravity sewer pipe to reroute flows to PS 5.
C-102	PS-11 (16th Ave 1) Replacement	Obsolescence	☑		☑		▪ Replace pumps and mechanical equipment. ▪ Replace and upgrade electrical and control equipment. ▪ Increase pump station capacity from 100 gpm to 130 gpm.
C-103	PS-12 (16th Ave 2) Replacement	Obsolescence	☑				▪ Replace pumps and mechanical equipment. ▪ Replace and upgrade electrical and control equipment. ▪ Maintain existing firm capacity of 100 gpm.
C-104	PS-4 (Jansen) Replacement	Obsolescence	☑				▪ Replace pumps and mechanical equipment. ▪ Replace and upgrade electrical and control equipment. ▪ Maintain existing firm capacity of 130 gpm.
C-105	PS-13 (Cannery) Replacement	Obsolescence	☑				▪ Replace pumps and mechanical equipment. ▪ Replace and upgrade electrical and control equipment. ▪ Maintain existing firm capacity of 213 gpm.
C-106	PS-3 (Van Tassel) Replacement	Obsolescence	☑				▪ Replace pumps and mechanical equipment. ▪ Replace and upgrade electrical and control equipment. ▪ Maintain existing firm capacity of 250 gpm.
C-107	PS-14 (Forest Canyon) Replacement	Obsolescence	☑				▪ Replace pumps and mechanical equipment. ▪ Replace and upgrade electrical and control equipment. ▪ Maintain existing firm capacity of 600 gpm.
C-108	PS-1 (Tacoma) Replacement	Obsolescence	☑				▪ Replace pumps and mechanical equipment. ▪ Replace and upgrade electrical and control equipment. ▪ Maintain existing firm capacity of 400 gpm.
C-109	PS-15 (North) Replacement	Obsolescence	☑				▪ Replace pumps and mechanical equipment. ▪ Replace and upgrade electrical and control equipment. ▪ Maintain existing firm capacity of 500 gpm.
C-110	PS-16 (Mastro) Replacement	Obsolescence	☑				▪ Replace pumps and mechanical equipment. ▪ Replace and upgrade electrical and control equipment. ▪ Maintain existing firm capacity of 200 gpm.

Table 10-2
20-Year CIP (2024-2038)

CIP No.	Project	Type	Replacement	Upgrade	Expansion	Eligible for Connection Fee	Project Description
C-111	PS-2 (North) Replacement	Obsolescence	☑				▪ Replace pumps and mechanical equipment. ▪ Replace and upgrade electrical and control equipment. ▪ Replace wet well. ▪ Maintain existing firm capacity of 500 gpm.
C-112	PS-10 (142nd) Replacement	Obsolescence	☑				▪ Replace mechanical equipment. ▪ Replace and upgrade electrical and control equipment. ▪ Maintain existing firm capacity of 2,280 gpm.
C-113	I/I Reduction and Rehabilitation	Obsolescence	☑				▪ Reduce I/I through a variety of means such as slip lining, cured-in-place pipe (CIPP), pipe replacement, manhole lining, and other methods.
C-114	WWTP O&M	Obsolescence	☑				▪ General WWTP improvements, including but not limited to roof replacements, painting, replacement of mechanical equipment, and replacement of electrical, instrumentation, and controls equipment.
C-115	Emergency Pipe Replacement	Obsolescence	☑				▪ Replace and repair broken pipes as needed.

Appendix “D” 2024 Six Year Transportation Improvement Program

(Placeholder – to be pulled from final TMP)

Appendix "E" 2020 School Districts Impact Fees

(placeholder)

Appendix "F" City Council Final Ordinance [to be included after adoption]