

SULTAN'S REMAINING SEWER CAPACITY

Explanation Page for April 22, 2005 John Wilson (B&H) Memo

DEFINITIONS

Mr. Wilson uses several terms in this letter unfamiliar to both ordinary citizens and to council members, so we thought definitions might help:

BOD = Biochemical Oxygen Demand

TSS = Total Suspended Solids

DMR = Discharge Monitoring Report (the monthly report the city is required to send to the Department of Ecology to advise them of the plant's quality and flow capacity status)

ERU = Equivalent Residential Units (approx. one connection per [S. F.] Single Family dwelling unit)

GPD = Gallons Per Day

CURRENT SEWER PLANT CAPACITY STATUS

(without any capital facility improvements to solids reduction)

City Administrator/City Planner Rick Cisar offered a presentation to both to Sultan's council (during their 4/30/05 council retreat) and to Sultan's Planning Commission (5/3/05 PC mtg.), a transcription of which is on our website. Mr. Cisar's verbal assessment of connections already promised agrees with one we received from Public Works Director Connie Dunn via email (see below allocation), which indicates there are approximately 500 additional sewer connections remaining, assuming the plant's capacity remains the same. When capacity reaches 85% (or 1,511 units; it is currently at 1,094 but with the 229 added below, will creep up to 1,323 connections, or 85% of capacity), the DOE will enforce a mandatory moratorium on new connections.

Total estimated connections remaining: **700**

LESS: Planned "Pipeline" Connections already allocated to development:

Timber Ridge, Sultan Basin Road (Note: Reduced from 87, as of 5/15/05)	85
Denali Ridge, Sultan Basin Road	17
Sky Harbor, Sultan Basin Road	62
Jeff White	3
Housing Hope, 4th Street	11
AME Properties	8
Ramirez	20

Stratford Place, Fir St.	20
Broughton Manor, 4th Street	2
Sportsman's Club	<u>1</u>
TOTAL:	229

TOTAL REMAINING CONNECTIONS AVAILABLE: 471

(Note: Not included in the above list are the remaining 6 connections for Broughton's 4th Street subdivision)

NEW ESTIMATED CAPACITY

The below figures are based on Mr. Cisar's two presentations, in which he stated a total of 1,200 new connections would be needed (or 500 connections in excess of the current 700 remaining connections of plant capacity. What he failed to clarify, however, was the 229 already-promised connections shown above.

Given Mr. Cisar's ballpark estimated build-out (total # of residential acres remaining x 4 dwelling units, or D.U.'s, per acre), the list below indicates a substantive shortfall in sewer plant capacity:

- Properties north of 124th located near Sultan's Water Treatment plant: 60 acres
- Acreage east of Sultan Basin Road north of 132nd (Arndt, Tortorice properties) 80 acres
- Van Wyngarden annexation (Barclays North) 60 ac
- Properties at intersection of Sultan Basin Road & Bryant/135th Street (formerly known as "Anderson Farms") 15 ac estimated
- Tom Green's and Margaret Skogland's properties south of 132nd 40 ac
- Property from Hammer's bankruptcy (purchased by Sky Harbor)
- Ramirez (not sewerred) 20 ac

TOTAL: 305 acres x 4 DU/ac = **1,220 D.U./connections** (3,294 addl. people)

PLUS:

- Unknown residential property(ies) on western border of Bethany Terrace Several large parcels (for estimation purposes, based on assumed acreage, we are conservatively estimating 20 acres, or 80 connections).
- 232 acres east of Rice Road designated Economic Development; sewer connections and capacity depends upon type of business; i.e., hotels, schools, grocery stores, gas stations, etc., use substantial capacity.

SUMMARY:

Sewer connections remaining:	700
LESS: Already-planned-for connections:	<u>- 229</u>
Remaining connections "available"	471
PLUS:	
Estimated new connections:	1,220
Estimated connections for Property(ies) located near Bethany	<u>80</u>
Sub-total new connections Reqd.:	1,300

ESTIMATED KNOWN NEW CONNECTIONS REQUIRED:

Current, known estimate of need: 1,300

LESS Current available connections: - 471

CONNECTION SHORTFALL: 829 connections