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Docket Olympic View Water & Sewer District [Motion 21-289](#) (ECAF 21-0633)

Hearing Date: Wednesday, October 6, 2021 @ 6:30 p.m.

Council Staff: Ryan Countryman

DPA: Brian Dorsey

PDS Staff: Terri Strandberg

Click on exhibit number to view document

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SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION 21-289

CONCERNING APPROVAL OF THE 2007 OLYMPIC VIEW WATER AND SEWER DISTRICT
COMPREHENSIVE SEWER PLAN AMENDMENT NO. 2, AUGUST 2019

WHEREAS, on July 26, 2007, the Olympic View Water and Sewer District submitted its Comprehensive Sewer Plan to the Snohomish County Council for review, pursuant to Ch. 57.16 RCW which was subsequently approved by the Council under Motion No. 07-550; and

WHEREAS, on June 22, 2009, the Olympic View Water and Sewer District submitted Amendment No. 1 to its Comprehensive Sewer Plan to the Snohomish County Council for review, which was subsequently approved by the Council under Motion No. 09-385; and

WHEREAS, on February 17, 2016, the Olympic View Water and Sewer District submitted Amendment No. 2 to its Comprehensive Sewer Plan to the Snohomish County Council for review and approval which amendment purported to plan for the future extension of wastewater services into an area commonly known as "Point Wells" which is located within the corporate boundaries of Olympic View Water and Sewer District; and

WHEREAS the Point Wells area was also encompassed with the Comprehensive Sewer Plan of the Ronald Wastewater District as previously approved by the County under Ch. 57.16 RCW and cited in the County's Capital Facilities Plan (CFP) element of its Growth Management Act Comprehensive Plan (GMACP) for purposes of meeting GMA planning requirements for sewer service adequacy to the area; and

WHEREAS, on June 1, 2016, the County Council approved Motion 16-135 approving Amendment No. 2 to Olympic View Water and Sewer District's Comprehensive Sewer Plan; and

WHEREAS, Ronald Wastewater District appealed the County's approval of Olympic View's Amendment No. 2 to the Growth Management Hearings Board ("Board") Case No. 16-3-0004c arguing in part that approval of Olympic View's proposed amendment to serve the Point Wells area under Ch. 57.16 RCW created an internal inconsistency with the County's CFP which identified Ronald as the presumed service provider the Point Wells for purposes of capital facilities planning under the CFP; and

WHEREAS the Board issued a Final Decision and Order dated January 25, 2017, concluding that the County's approval of Olympic View's proposed amendment to plan for the provision of wastewater services to Point Wells constituted a "de facto" amendment of the GMACP and created an internal inconsistency with the CFP which the Board concluded incorporated by reference Ronald's Comprehensive Sewer Plan and relied upon Ronald as the

service provider for Point Wells to meet GMA planning requirements for sewer facility adequacy to the area; and

WHEREAS, on June 6, 2018, the County Council approved Motion 18-179 repealing Motion 16-135 in compliance with the Board's Order; and

WHEREAS subsequent litigation between Ronald and Olympic View culminated in a ruling by the Washington State Supreme Court in the matter of *Ronald Wastewater District v. Olympic View Water and Sewer District*, 196 Wn.2d 353 (2020), holding as follows: "Ronald's geographic boundary does not include Point Wells and does not extend into Snohomish County. Point Wells remains within the geographic boundaries of Olympic and Snohomish County;" and

WHEREAS the foregoing decision of the Court invalidates the County's ability to rely upon Ronald as the designated wastewater service provider to Point Wells in the CFP and renders void that portion of Ronald's Comprehensive Sewer Plan purporting to provide for future wastewater service to the Point Wells area for purposes of meeting GMA planning requirements for sewer facility adequacy for the area; and

WHEREAS the foregoing Court decision dictates that Olympic View be recognized as the authorized wastewater service provider for the Point Wells area under the CFP pursuant to which the County hereby amends the Capital Facilities Plan Maps, Figure 7, as set forth in Appendix B to the CFP, to designate Olympic View as the wastewater service provider for Point Wells; and

WHEREAS, on September 9, 2019, Olympic View Water and Sewer District resubmitted Amendment No. 2 to the County for reconsideration under RCW 57.16 and under RCW 36.70A; and

WHEREAS, Amendment No. 2 revises the Olympic View Water and Sewer District boundary to include the Point Wells area; and

WHEREAS, sewer district boundaries are recognized on capital facility inventory maps and discussed in the Snohomish County Comprehensive Plan's Capital Facilities Plan adopted under the Growth Management Act; and

WHEREAS, amendments to the Capital Facilities Plan are subject to public participation requirements contained in the Growth Management Act; and

WHEREAS, on September 6, 2019, Olympic View Water and Sewer District submitted a docket application to amend the County's Capital Facilities Plan as needed to reflect changes to the sewer comprehensive plan contained in Amendment No. 2;

WHEREAS, the timelines for review and action by the County contained in RCW 57.16.010 are not consistent with the timelines for County review and action under the Growth Management Act; and

WHEREAS, Olympic View Water and Sewer District agreed to process the sewer plan Amendment No. 2 in accordance with timelines stipulated under the Growth Management Act in coordination with the Olympic View's docket request;

WHEREAS, RCW 57.16.010 requires that water and sewer districts adopt comprehensive plans and their amendments prior to incurring indebtedness or ordering improvements, and that the comprehensive plan be approved by the County legislative authority before becoming effective; and

WHEREAS, the specific criteria for review of the sewer system comprehensive plan are outlined in RCW 57.02.040 and RCW 57.16.010(6); and

WHEREAS, the Snohomish Health District and the County Engineer have reviewed the updated plan and given approval as required by Title 57 RCW; and

WHEREAS, the District issued a Threshold Determination of Nonsignificance (DNS) on September 6, 2019. The County did not comment on the DNS and PDS has found the DNS to be in order; and

WHEREAS, the District's plan Amendment No. 2 – August 2019 has been reviewed by Planning and Development Services and, along with amendments contained in Exhibits A and B attached hereto, is found to be consistent with the County's adopted GMA Comprehensive Plan; and

WHEREAS, on October 15, 2020, after several years of legal actions between Olympic View Water and Sewer District and Ronald Wastewater District, the Washington State Supreme Court issued an opinion determining that the Point Wells area of Snohomish County remains within the geographic boundary of Olympic View Water and Sewer District.

NOW, THEREFORE, ON MOTION:

- A. Olympic View Water and Sewer District has submitted an amendment revising the discussion of franchise agreements to include the 2019 renewal of the franchise agreement with Snohomish County Department of Public Works. This amendment is included as Exhibit A.
- B. Olympic View Water and Sewer District has submitted amendments revising the discussion of the Point Wells area. These amendments are included as Exhibit B.
- C. Olympic View Water and Sewer District submitted amendments revising Figures 4 and 5 showing future land use and zoning consistent with the county's comprehensive plan. These amendments are included as Exhibit C.
- D. The County Council finds that the proposed Olympic View Water and Sewer District's Comprehensive Sewer Plan Amendment No. 2 dated August 2019, prepared by PACE Engineers Inc., along with the amendments in Exhibits A, B, and

C complies with: (i) the development program outlined in the County's comprehensive plan and supporting documents; and (ii) the policies expressed in the County's comprehensive plan for sewage facilities as prescribed in RCW 57.02.040.

- E. Based on the foregoing, the Snohomish County Council approves the Olympic View Water and Sewer District's Comprehensive Sewer Plan Amendment No. 2 dated August 2019, as amended by Exhibits A, B, and C.

PASSED this ____ day of _____, 2021.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Clerk of the Council

Exhibit A

Amendment Olympic View Water and Sewer District

2007 COMPREHENSIVE SEWER PLAN AMENDMENT NO. 2 Appendix H: Southwest Sewer Service Area System Improvements

August 2019

Page 12:

~~((In 1994, the District signed a utility franchise agreement with Snohomish County. The agreement is valid through 2019 and does not include any limitations within the unincorporated area located in the southwestern sub-regional system. During that same year, Snohomish County granted a franchise to Shoreline Wastewater Management District (now known as Ronald Wastewater District) that specifically limits extension of utilities into Snohomish County to 276 feet of pipe along Heberlein Road. That franchise allows for service to restrooms at the Point Wells site. Transfer of the franchise to a third party is prohibited by the franchise agreement as well as a stipulation in Snohomish County's approval of Ronald's 2010 Comprehensive Sewer Plan.))~~

In 1994, the District signed a utility franchise agreement with Snohomish County. The agreement was renewed in 2019 and is valid through 2039. The renewed agreement does not include any limitations within the unincorporated area located in the southwestern sub-regional system. During that same year, Snohomish County granted a franchise to Shoreline Wastewater Management District (now known as Ronald Wastewater District) that specifies the limits of the franchise area as being, "That portion of Heberlein Road, extending 276 feet North of the northerly King County line, located in the South ½ of the Southwest ¼ of Section 35, Township 27 North, Range 3 East, W.M.". That franchise allows for service to restrooms at the Point Wells site. Transfer of the franchise to a third party, without the prior written consent of the Snohomish County Council, is prohibited by the franchise agreement as well as a stipulation in Snohomish County's approval of Ronald's 2010 Comprehensive Sewer Plan.

Exhibit B
Amendment
Olympic View Water and Sewer District
2007 COMPREHENSIVE SEWER PLAN AMENDMENT NO. 2
Appendix H: Southwest Sewer Service Area System Improvements
August 2019

Replacement pages 1-2 and 19-20:



1. INTRODUCTION AND OVERVIEW

This document constitutes Amendment 2 to Olympic View Water and Sewer District's 2007 Comprehensive Sewer Plan and upon adoption becomes part of that Plan by inclusion as Appendix H. The amendment addresses service to the unsewered southwestern portion of the District in the vicinity of Point Wells and includes discussion regarding ownership and operation of the public sewers in the Town of Woodway and Snohomish County. The southwestern portion of the District includes the areas currently designated in the Town of Woodway and the Town of Woodway MUGA, the Point Wells area, the upper and lower bluffs, Twin Maples and other currently unsewered areas. The purpose of this amendment is to document and clarify service area boundaries and provide guidance for future development of sewer facilities in the 106-acre Southwest Sewer Service Area addressed herein. In addition, future potential changes in ownership and operation of Ronald Wastewater District facilities within Olympic View's corporate boundary are addressed. Planning for service to the Southwest Service Area, including the Point Wells area, is in part necessitated by limitations placed on Ronald Wastewater District serving within Snohomish County as put forth in the County's approval of Ronald's 2010 Wastewater Plan Sewer System Plan and the Snohomish County Boundary Review Board denial of the City of Shoreline's attempt to annex the Point Wells Area. These limitations, coupled with the fact that the entire Southwest Service Area is planned for as part of the City of Edmonds regional wastewater treatment service area, and because the service area is entirely within Olympic View's corporate and water service areas, result in Olympic View's responsibility to plan for sewer service to the area.

In August 2009, a Snohomish County zoning change took place for the area referred to as Point Wells. The zoning change was to accommodate proposed redevelopment of the approximately 61-acre site into a mixed use urban area. Redevelopment of the site would facilitate transformation of the site's historical and current heavy industrial land uses into a sustainable multi-use community with supporting commercial and recreational elements that are pedestrian friendly and take full advantage of the site's unique and attractive waterfront setting. Point Wells is located in the southwesternmost corner of Snohomish County and Olympic View Water and Sewer District, within the Town of Woodway MUGA, and is bounded by the Puget Sound to the west, the City of Shoreline to the south, and the Town of Woodway on the north, south and east. The Burlington Northern Railroad runs north-south through the area and primary road access to the site is currently from Richmond Beach Drive.

A proposal to redevelop 61-acre Point Wells site would include a mix of approximately 3,100 residential units, 250,000 square feet of commercial/retail space, and public recreational uses. Approximately 16 acres of adjoining tidelands would remain undeveloped except for the site's existing deep-water pier. Tidelands along the site's approximate 3,500 feet of beach frontage would retain the current Shoreline Master Program Aquatic Shoreline Environment designation with shoreline areas above the ordinary high-water mark designated as Urban Shoreline Environment. This area also includes approximately 36 acres west of the Town of Woodway municipal limits. This area, known as the Upper Bluff at Point Wells, is currently zoned R-9400 and was annexed into the Town of Woodway in 2018. Development in this area is limited by the topography which includes substantial slopes to the north.





Governance of the Point Wells area is under the jurisdiction of Snohomish County. Domestic water and fire protection service would be provided by Olympic View Water and Sewer District in accordance with the District's adopted Comprehensive Water System Plan and established Retail Water Service Area.

Sewer service to the existing six (6) connections in the Point Wells area is provided by Ronald Wastewater District on an interim basis. Four of these connections are in the Town of Woodway by agreement with Woodway but assigned to Olympic View upon transfer of the sewer system from Woodway to Olympic View in 2004. The remaining two connections are located within Snohomish County; one connection provided by Ronald Wastewater District under a specific contract, transferred to Ronald WD in 1986 by Richmond Beach Sewer District. Transfer of these connections to the Olympic View system can occur at any time with the current wheeling agreements in place.

The southwest service area is within the Town of Woodway's Municipal Urban Growth Area (MUGA). In accordance with the Growth Management Act, the Town retains an interest in ensuring that an appropriate level of utilities and services are provided to the area. That interest has been demonstrated in a series of interlocal agreements pertaining to provision of sanitary sewer service. In 2004, Woodway transferred its entire sewer system and all responsibilities for operating its sewer system to Olympic View. In addition, the Town assigned its existing agreements regarding collection, conveyance and treatment of wastewater to Olympic View. This includes agreements with King County and Ronald Wastewater District, including the aforementioned 2005 agreement addressing sewer service to Point Wells and surrounding area. More recently, Woodway has recently annexed the Upper Bluff area along the eastern boundary of the Point Wells area.

Olympic View and Ronald have worked collaboratively for a number of years on various aspects of providing safe, reliable and efficient public sewer service for areas where the two systems meet. The plan for service to Olympic View's Southwest Service Area is put forth in this Amendment and is irrespective of the City of Shoreline's plans for assumption of Ronald Wastewater District. As demonstrated herein, Olympic View has a legal obligation to serve and is both the logical and most appropriate sanitary sewer service provider authorized to serve the area.

Evaluation of alternatives for extending service to the subject area is predicated on, and based on information put forth in, proposed development plans for the Point Wells property. Analysis and evaluation are provided at a planning level of detail to provide guidance for the District to better plan for service to the area and allow for regional coordination with the City of Edmonds and King County, who currently provide wastewater treatment and disposal generated by customers of the District's service area. Preparation of this Amendment included:

- Review of existing interlocal agreements, planning documents, data, and material pertaining to the proposed development for the currently unsewered Point Wells Area;
- General evaluation of needed local and regional facilities to extend service to the unsewered southwest corner of the District;





7. SYSTEM ANALYSIS

This report focuses on the new development potential in the southwestern service area and Olympic View's responsibility for providing service to all areas within the District's corporate area, except those areas appropriately served by others through interlocal agreements such as the City of Edmonds. Service by Edmonds occurs in the Esperance neighborhood in the north central portion of the District and a small area in the vicinity of Highway 99 and 228th Street that is logically served by the City through existing infrastructure. Detailed plans for extending sewers to other unsewered areas of the District are not contemplated herein, except as they may be coincidentally linked to the improvements required to serve the Point Wells area and associated Upper Bluff area recently annexed into the Town of Woodway.

As noted earlier, redevelopment of the Point Wells area could add approximately 3,100 residential units and 250,000 square feet of commercial/retail/office space. SEPA documents for the project indicate peak sewer flows of approximately 2.2 MGD. No attempt has been made to verify the estimated average daily or maximum monthly design flows from the proposed development, although it appears conservative for a new development that will presumably consider a myriad of low impact development techniques and include state-of-the-art water conservation measures and devices.

Annexation of the Upper Bluff portion of the Point Wells area has been completed by the Town of Woodway and Olympic View maintains an interlocal agreement to provide service to the current and future residents of Woodway. Olympic View has the authority to provide sewer service within its corporate boundary and is a designated service provider within Snohomish County. An additional benefit comes with the fact that Olympic View is the designated water service provider for the area.

8. ALTERNATIVES ANALYSIS

The following planning level analysis has been performed to determine the feasibility of, and required improvements for, extending public sewer service to the entire Southwest Service Area, including Point Wells. Preliminary facility requirements and cost estimates are conceptual and based on preliminary development proposals initially identified in the EIS that is currently being developed by Snohomish County. This analysis attempts to identify key environmental and permitting considerations, potential issues associated with collection, pumping and conveyance facilities, possible design alternatives, and order of magnitude cost estimates. It does not replace the need for a full engineering report once a specific development proposal is made. It is noted that local collection, pumping and conveyance facility requirements do not differ materially from those proposed in Ronald's 2010 Wastewater System Plan. One exception is that the alternatives evaluated for service by Olympic View circumvents using King County's Richmond Beach pump station and trunk line and eliminates the need to upgrade that facility to accommodate future flows from Point Wells.

All alternatives acknowledge King County's analysis that conveyance north through Woodway is not adequate under existing (2010) flow conditions. This analysis is documented in the "Conveyance System Improvement Program Update – Initial Regional Needs Assessment Results for Discussion with Local Agencies" dated September 2014.





Three alternatives have been considered for evaluation to address Olympic View serving its Southwest Service Area and the development proposed at Point Wells. In developing alternatives, previous analyses by Ronald Wastewater District, King County, and the Town of Woodway have been considered. Alternatives include:

Alternative 1 considers service by a new pump station pumping up to 116th Avenue West and connection to existing King County transmission mains (force and gravity mains) to the Edmonds Treatment Plant.

Alternative 2 contemplates a new pump station pumping up to 116th Avenue West and construction of new force and gravity mains (adjacent to existing King County transmission mains) to the Edmonds Treatment Plant, and replacement of portions of City of Edmonds interceptor as shown in Figure 6.

Alternative 3 evaluates a new pump station and a force main adjacent to the Burlington Northern Railroad tracts (presumably within BNRR right-of-way) north to the Edmonds Treatment Plant.

Two additional alternatives were conceptually evaluated but dismissed. Construction of a pump station and beachfront force main west of the BNRR right-of-way was considered by Woodway but eliminated from consideration in this analysis due to permitting requirements, environmental constraints, and the preference for locating the proposed force main east of the BNRR tracks and right-of-way. Another alternative, routing flows through Olympic View's existing network of primarily 8-inch collection pipes, was dismissed from further evaluation because of the ultimate volume of flows projected from Point Wells. Should the Point Wells development be reduced in scope and magnitude, or if phasing of the project warrants, additional consideration of this option may be appropriate. Evaluation would require construction of a hydraulic model to simulate diurnal flows in downstream pipes. It is noted, however, that other new connections in the Southwest Service Area could be served by the existing pipe network, through extension of sewers to the west in the vicinity of Wachusett Road and 236th Place.

All alternatives analyzed assume that treatment for the Southwest Service Area and Point Wells will be provided at the Edmonds Treatment Plant, consistent with long-term regional planning efforts regarding treatment and disposal of wastewater from the southwest portion of Snohomish County and northwestern portion of King County. As noted earlier, Olympic View currently owns a 16.551% share of the 11.8 MGD capacity of the Edmonds Treatment Plant facility based on Maximum Monthly Design Flow established by the Department of Ecology. This equates to a flow of approximately 1.95 MGD. In 2018, the District used a total of 257.3 MG which is approximately 0.70 MGD which is approximately 36% of its purchased capacity. This indicates that Olympic View retains approximately 1.25 MGD of excess capacity in the Edmonds plant for future growth. Preliminary sewer flow projections for the Point Wells development indicate peak sewer flows of 2.2 MGD. Assuming a 2.5 peaking factor, this indicates potential flows of approximately 0.88 MGD from the area on an average day, leaving 0.41 MGD additional capacity available for growth within other areas of Olympic View.



Exhibit C
Amendment
Olympic View Water and Sewer District
2007 COMPREHENSIVE SEWER PLAN AMENDMENT NO. 2
Appendix H: Southwest Sewer Service Area System Improvements
August 2019

Replacement Figures 4 and 5:

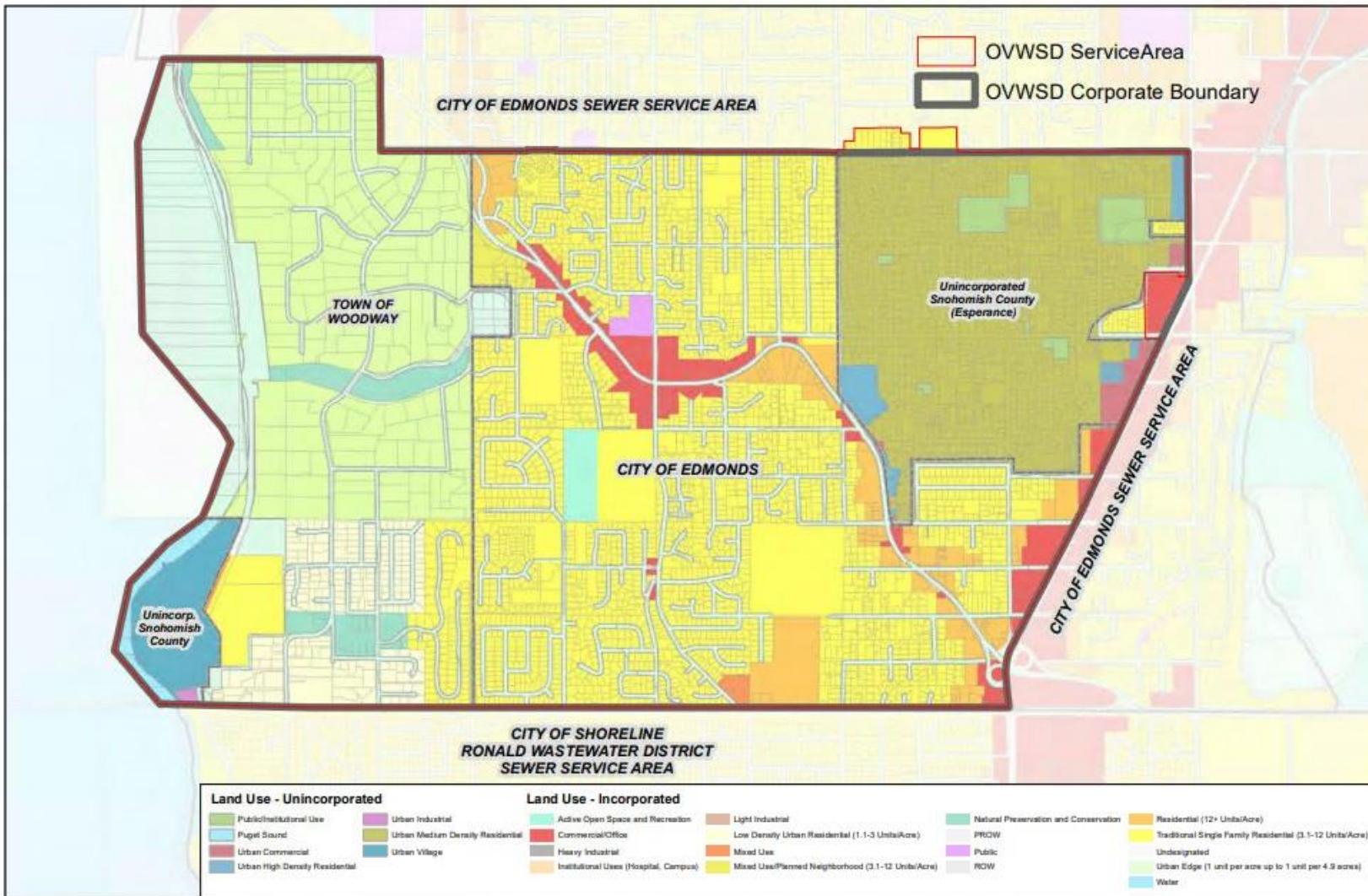


Figure 4
 Land Use
 2019 Sewer Comprehensive Plan Amendment



Document Path: P:\P19\19094 Sewer Plan Amendment 2 Update\GIS\PlanFigures_2015AmendmentDoc\2019 Amendment Maps\OVWSD_Figure 4 LandUse.mxd

Date: 4/5/2021

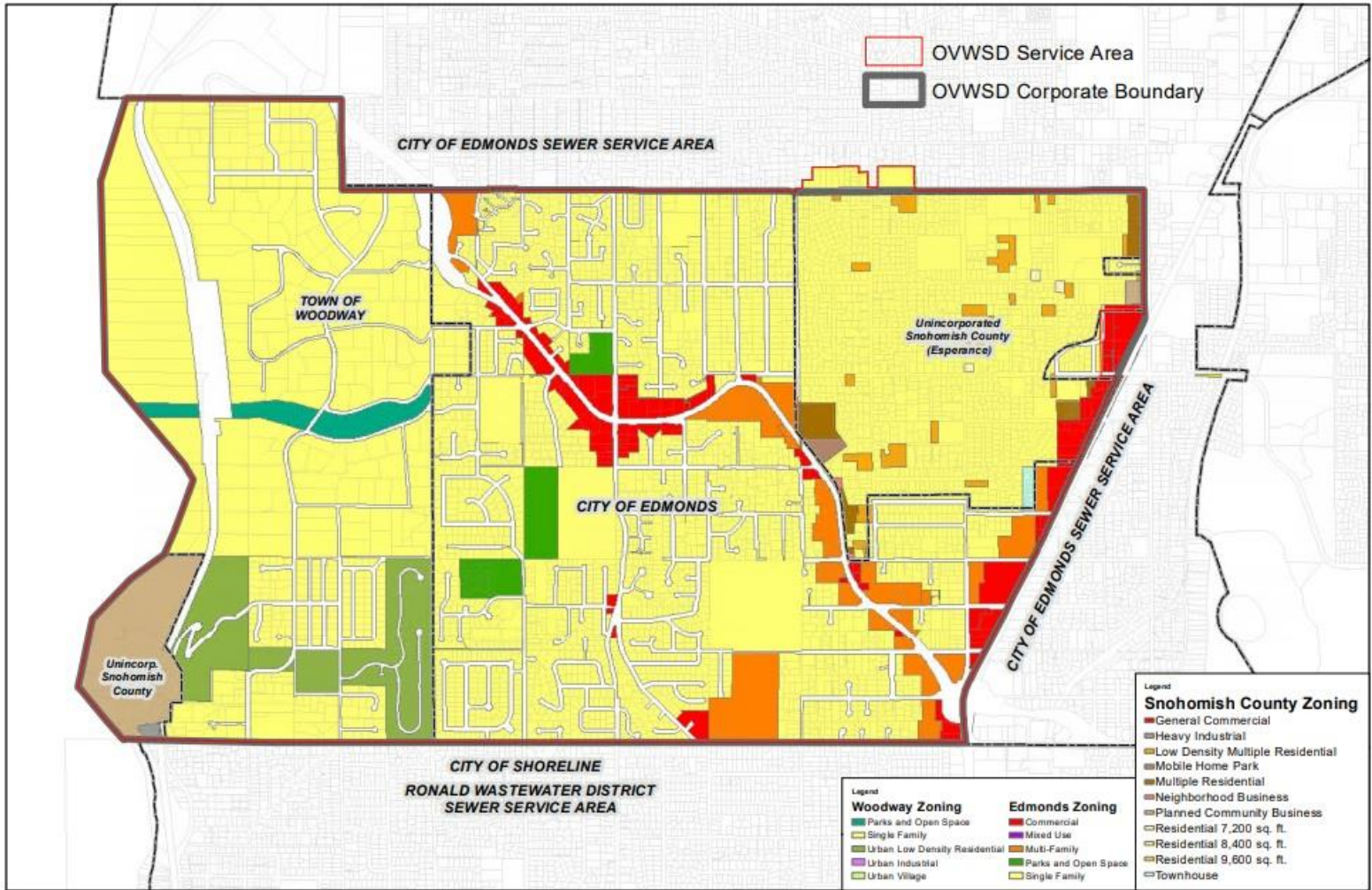


Figure 5
Zoning

2019 Sewer Comprehensive Plan Amendment



Date: 4/8/2021

Document Path: P:\P19\19094 Sewer Plan Amendment 2 Update\GIS\Plan\Figures_2015Amendment\Doc\2019 Amendment Maps\OVWSD_Figure 5_Zoning.mxd

Executive/Council Action Form (ECAAF)

EXHIBIT # 3.1.2

FILE MOT 21-289

ITEM TITLE:

..Title

Motion 21-289, concerning approval of the 2007 Olympic View Water and Sewer District Comprehensive Sewer Plan Amendment No. 2, August 2019

..body

DEPARTMENT: Planning and Development Services

ORIGINATOR: Terri Strandberg

EXECUTIVE RECOMMENDATION: Approve sewer plan amendment along with Motion attachments A, B and C, and approval of related ordinance (2021-0632)

PURPOSE: Approval of a sewer plan amendment for Olympic View Water and Sewer District that revises the service area to include Point Wells.

BACKGROUND: This amendment to Olympic View’s sewer plan revises the sewer service area to include the Point Wells area. OVWSD will replace Ronald Wastewater District as the provider at Point Wells.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL	0	0	0

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL	0	0	0

DEPARTMENT FISCAL IMPACT NOTES: This proposal will not result in fiscal impacts.

CONTRACT INFORMATION:

ORIGINAL _____ CONTRACT# _____ AMOUNT _____
 AMENDMENT _____ CONTRACT# _____ AMOUNT _____

Contract Period

ORIGINAL START _____ END _____
 AMENDMENT START _____ END _____

OTHER DEPARTMENTAL REVIEW/COMMENTS: Approved/Reviewed by Finance & Risk

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

January 29, 2020

Lynne Danielson, General Manager
Olympic View Water and Sewer District
8128 228th Street SW
Edmonds, WA 98026-8981

RE: Re-approval of Amendment No. 2 to the 2007 Olympic View Water and Sewer District
Comprehensive Plan

Dear Lynne Danielson:

The Department of Ecology reviewed the August 2019 revision of Amendment No. 2 to the 2007 Olympic View Water and Sewer District's (OVWSD) Comprehensive Sewer Plan. The August 2019 version contains minor revisions of the November 2015 amendment previously reviewed and approved by Ecology in 2015. These revisions included clarifications and corrections to existing calculations, text, maps and figures. The revisions are minor and do not constitute an update. Pursuant to RCW 90.48.110 and WAC 173-240-030, Ecology hereby approves the 2019 version of the comprehensive sewer plan amendment. One copy of the approved document is being returned for your records.

As noted in previous approvals and correspondence with the District regarding this amendment, Ecology is aware of an ongoing dispute over proposed service to the Point Wells area that is the subject of this amendment. Ecology does not have jurisdiction to resolve such disputes and this approval is not intended to offer any opinion related to the dispute. Ecology's approval is limited to assessing the plan's compliance with state water quality laws. By approving this amendment, Ecology verifies that the document complies with the requirements of a comprehensive sewer plan, as described in WAC 173-240-050.

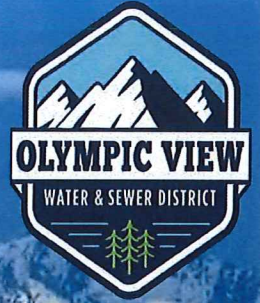
If you have any questions concerning this review, please feel free to contact Stephanie Allen at (425) 649-7160 or via email at stephanie.allen@ecy.wa.gov.

Sincerely,

Rachel McCrea
Water Quality Section Manager
Northwest Regional Office

Encl. As noted

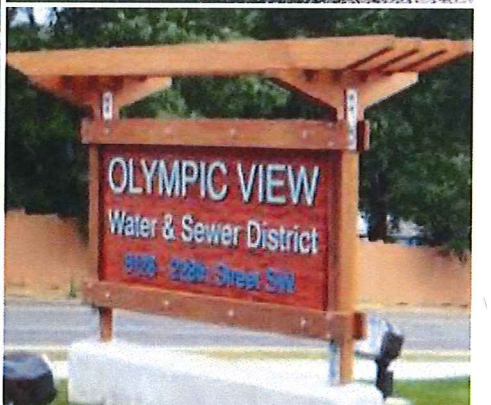
cc: Eilean Davis, PACE Engineers (electronic copy)
Ecology Central Files, Olympic View Water District WQ 4.5



Olympic View Water & Sewer District

2007 Comprehensive Sewer Plan Amendment No. 2

Appendix H: Southwest Sewer Service Area System Improvements



SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.4

FILE MOT 21-289



Olympic View Water & Sewer District

2007 Comprehensive Sewer Plan Amendment No. 2

Appendix H: Southwest Sewer Service Area System Improvements



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**OLYMPIC VIEW WATER AND SEWER DISTRICT
2007 COMPREHENSIVE SEWER PLAN
AMENDMENT NO. 2**

**Appendix H:
Southwest Sewer Service Area System Improvements**



August 2019



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**Olympic View Water and Sewer District
2007 Comprehensive Sewer Plan
Amendment No. 2**

**Appendix H:
Southwest Sewer Service Area System Improvements**

Olympic View Water and Sewer District
8128 228th Street SW
Edmonds, Washington 98026-8981
(425) 774-7769

GENERAL MANAGER

Lynne Danielson

COMMISSIONERS

Lora Petso
John Elsasser
Fanny Yee



PACE Engineers, Inc.
11255 Kirkland Way, Suite 300
Kirkland, Washington 98033-6715
PACE Project No. 19094.01.21

August 2019

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**OLYMPIC VIEW WATER AND SEWER DISTRICT
2007 COMPREHENSIVE SEWER SYSTEM PLAN AMENDMENT NO. 2
SOUTHWEST SEWER SERVICE AREA SYSTEM IMPROVEMENTS
PROJECT CERTIFICATION**

The technical material and data contained in this report was prepared by PACE Engineers, Inc., under the supervision of the below listed individuals. Those responsible staff members who are registered professional engineers are licensed in the State of Washington.



Paul Weller, P.E.
Senior Planner

Eilean Davis, PWIT
Senior Planner

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**OLYMPIC VIEW WATER AND SEWER DISTRICT
2007 COMPREHENSIVE SEWER SYSTEM PLAN AMENDMENT NO. 2**

APPENDIX H: SOUTHWEST SEWER SERVICE AREA SYSTEM IMPROVEMENTS

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Attachments

- 1 SEPA Documentation
 Determination of Non-Significance
 SEPA Checklist
 Affidavits of Publication
- 2 City of Edmonds Capacity Assessment
- 3 Additional Items Entered into the Record
- 4 Comment Response Matrix





PREFACE

The following amendment to the Olympic View Water and Sewer District's 2007 Comprehensive Sewer Plan was prepared and provided for review and approval to the Washington State Department of Ecology in 2015. Ecology reviewed and approved the document in December 2015. Minor revisions have been made to the document since 2015 in response to comments received. The revisions made do not constitute substantial changes to the amendment since Ecology approved the document in 2015. The following revisions were made to the 2015 document:

- Text was added to Page 2 to clarify sewer service to six connections being served by Ronald Wastewater District.
- The capacity calculations and document text on pages 11 and 22 were revised to correct inconsistencies
- The maps were revised to show the correct service area boundaries of those areas served by the City of Edmonds
- Figure 3 was revised to correctly name the Forest Glen Lift Station
- Figure 6 has been revised to add existing topography and waterbodies within the District's service area





1. INTRODUCTION AND OVERVIEW

This document constitutes Amendment 2 to Olympic View Water and Sewer District's 2007 Comprehensive Sewer Plan and upon adoption becomes part of that Plan by inclusion as Appendix H. The amendment addresses service to the unsewered southwestern portion of the District in the vicinity of Point Wells and includes discussion regarding ownership and operation of the public sewers in the Town of Woodway and Snohomish County. The southwestern portion of the District includes the areas currently designated in the Town of Woodway and the Town of Woodway MUGA, the Point Wells area, the upper and lower bluffs, Twin Maples and other currently unsewered areas. The purpose of this amendment is to document and clarify service area boundaries and provide guidance for future development of sewer facilities in the 106-acre Southwest Sewer Service Area addressed herein. In addition, future potential changes in ownership and operation of Ronald Wastewater District facilities within Olympic View's corporate boundary are addressed. Planning for service to the Southwest Service Area, including the Point Wells area, is in part necessitated by limitations placed on Ronald Wastewater District serving within Snohomish County as put forth in the County's approval of Ronald's 2010 Wastewater Plan Sewer System Plan and the Snohomish County Boundary Review Board denial of the City of Shoreline's attempt to annex the Point Wells Area. These limitations, coupled with the fact that the entire Southwest Service Area is planned for as part of the City of Edmonds regional wastewater treatment service area, and because the service area is entirely within Olympic View's corporate and water service areas, result in Olympic View's responsibility to plan for sewer service to the area.

In August 2009, a Snohomish County zoning change took place for the area referred to as the Point Wells Urban Center. The zoning change was to accommodate proposed redevelopment of the approximately 61 acre site into a mixed use urban center. Redevelopment of the site would facilitate transformation of the site's historical and current heavy industrial land uses into a sustainable multi-use community with supporting commercial and recreational elements that are pedestrian friendly and take full advantage of the site's unique and attractive waterfront setting. The Point Wells Urban Center is located in the southwesternmost corner of Snohomish County and Olympic View Water and Sewer District, within the Town of Woodway MUGA, and is bounded by the Puget Sound to the west, the City of Shoreline to the south, and the Town of Woodway on the north, south and east. The Burlington Northern Railroad runs north-south through the area and primary road access to the site is currently from Richmond Beach Drive.

Redevelopment of the 61 acre Point Wells Urban Center site would include a mix of approximately 3,100 residential units, 250,000 square feet of commercial/retail space, and public recreational uses. Approximately 16 acres of adjoining tidelands would remain undeveloped except for the site's existing deep-water pier. Tidelands along the site's approximate 3,500 feet of beach frontage would retain the current Shoreline Master Program Conservancy Environment designation. This area also includes approximately 36 acres west of the Town of Woodway municipal limits. This area, known as the Upper Bluff at Point Wells, is currently zoned R-9400 and was annexed into the Town of Woodway in 2018. Development in this area is limited by the topography which includes substantial slopes to the north.



Governance of the Point Wells Urban Center area is under the jurisdiction of Snohomish County and despite challenges in recent years, Snohomish County is currently preparing an Environmental Impact Statement evaluating various alternatives, potential impacts, and mitigation strategies for the proposed development. In accordance with SEPA regulations and requirements, the EIS must also address utility service, including both public water service and wastewater service. Domestic water and fire protection service would be provided by Olympic View Water and Sewer District in accordance with the District's adopted Comprehensive Water System Plan and established Retail Water Service Area.

Sewer service to the existing six (6) connections in the Point Wells area is provided by Ronald Wastewater District on an interim basis. Four of these connections are in the Town of Woodway by agreement with Woodway but assigned to Olympic View upon transfer of the sewer system from Woodway to Olympic View in 2004. The remaining two connections are located within Snohomish County; one connection provided by Ronald Wastewater District under a specific contract, transferred to Ronald WD in 1986 by Richmond Beach Sewer District. Transfer of these connections to the Olympic View system can occur at any time with the current wheeling agreements in place.

The southwest service area is within the Town of Woodway's Municipal Urban Growth Area (MUGA). In accordance with the Growth Management Act, the Town retains an interest in ensuring that an appropriate level of utilities and services are provided to the area. That interest has been demonstrated in a series of interlocal agreements pertaining to provision of sanitary sewer service. In 2004, Woodway transferred its entire sewer system and all responsibilities for operating its sewer system to Olympic View. In addition, the Town assigned its existing agreements regarding collection, conveyance and treatment of wastewater to Olympic View. This includes agreements with King County and Ronald Wastewater District, including the aforementioned 2005 agreement addressing sewer service to Point Wells and surrounding area. More recently, Woodway has recently annexed the Upper Bluff area along the eastern boundary of the Point Wells area.

Olympic View and Ronald have worked collaboratively for a number of years on various aspects of providing safe, reliable and efficient public sewer service for areas where the two systems meet. The plan for service to Olympic View's Southwest Service Area is put forth in this Amendment and is irrespective of the City of Shoreline's plans for assumption of Ronald Wastewater District. As demonstrated herein, Olympic View has a legal obligation to serve and is both the logical and most appropriate sanitary sewer service provider authorized to serve the area.

Evaluation of alternatives for extending service to the subject area is predicated on, and based on information put forth in, proposed development plans for the Point Wells property. Analysis and evaluation are provided at a planning level of detail to provide guidance for the District to better plan for service to the area and allow for regional coordination with the City of Edmonds and King County, who currently provide wastewater treatment and disposal generated by customers of the District's service area. Preparation of this Amendment included:

- Review of existing interlocal agreements, planning documents, data, and material



pertaining to the proposed development for the currently unsewered Point Wells Area;

- General evaluation of needed local and regional facilities to extend service to the unsewered southwest corner of the District;
- Consideration of alternatives for extending sewer service and diverting flows to Edmonds or King County for treatment and disposal; and,
- Development of recommendations for local and regional facilities needed to effectively accommodate proposed development of the Point Wells Area.

Using the information obtained from these preliminary steps and previous reports, a general plan and map showing future facilities or improvements for serving the southwestern portion of the District was developed. Alternatives were conceptually located and sized to accommodate planned flows from the area and provide capacity for long term growth projections.

2. AUTHORIZATION

In August 2018, Olympic View Water and Sewer District authorized PACE Engineers, Inc., to proceed with the studies required to prepare an amendment to the District's 2007 Comprehensive Sewer Plan, Amendment 2, to address service to the Southwestern Sewer Service Area. This Plan Amendment has been prepared in accordance with WAC (Washington Administrative Code) 173-240, DOE (Washington State Department of Ecology), and all other applicable rules and regulations pertaining to sewer systems, and in accordance with the District's existing policies and procedures.

3. GOALS AND POLICIES

Olympic View Water and Sewer District lies entirely within the Urban Growth Area established for Snohomish County. The Southwest Sewer Service Area is also within the Municipal Urban Growth Area of the Town of Woodway. Consistent with the Growth Management Act, Olympic View:

- Recognizes its responsibility to make an urban level of water and sewer service available to all areas of the District;
- Maintains service extension requirements and connection charges to ensure that growth is not funded by existing customers of the District ("growth pays for growth").

Olympic View maintains a goal of providing safe, reliable and cost-effective sanitary sewer service as a means of protecting the environment and maintaining the high level of service its customers have become accustomed to.

- Gravity sewers are the preferred method of service and pump stations are approved where no feasible means of gravity service is available.

New facilities and extensions must be sized to accommodate full development under the design life of the facilities being constructed, and constructed in accordance with District



standards and guidelines.

- Collector and interceptor pipeline and facility sizing should accommodate ultimate population and employment projections under build-out conditions.
- Pump stations may consider phasing of development and a facility life cycle of 25 years, or as approved by the District.

4. SYSTEM OVERVIEW

As indicated on Figures 1 and 2, Olympic View provides public sanitary sewer collection service to approximately 4,550 customers within unincorporated Snohomish County, Edmonds and Woodway. The geographic location and topography of the service area allows the District to direct flows to one of two agencies for treatment and disposal. The majority of flow from the area is directed to the City of Edmonds via several connections to a main interceptor running east west through the District along Edmonds Way. The Edmonds Wastewater Treatment Plant is a regional facility that receives flows from Olympic View, Mountlake Terrace, Ronald Wastewater District, King County and the City of Edmond's direct service connections. Olympic View maintains contractual capacity in the Edmonds Treatment Plant and through the terms of an interlocal agreement, pays a comparative share of capital, operation and maintenance costs. The District was assigned an existing contract with King County in the assumption of the Town of Woodway sewers in 2004. As a result, a small portion of the District's service area relies on the King County regional wastewater system for treatment and disposal of wastewater generated.

Olympic View's wastewater collection and interceptor system includes two sewer lift stations and approximately 44 miles of 6-inch to 24-inch diameter sanitary sewer mains, not including private sewers. The District also has approximately 3,000 side sewer stubs located in the rights-of-way that the District is responsible for and maintains. A complete inventory of the sewer mains within the District is included in Appendix F of the District's 2007 Sewer Plan. Sewer service is generally provided to customers by gravity flow through the collection system or by gravity flow to lift stations and subsequent pumping.

The existing collection system is shown on Figure 3 and as illustrated, a significant portion of Woodway is unsewered. As noted earlier, Olympic View maintains a goal of providing public sewers to all areas within the corporate boundaries in accordance with a Growth Management Act mandate requiring that an urban level of service be available to all areas within the UGA. However, by contract, Olympic View recognizes that large lot (10-acre) zoning in Woodway creates a unique situation where ample land is available for effective use of on-site septic systems. While public sewer service would protect soil and groundwater resources, replacing septic systems is generally not required at this time. Sub-divisions and land use changes will however, result in increased density that will require sewers as a condition of development depending on local land use regulations.

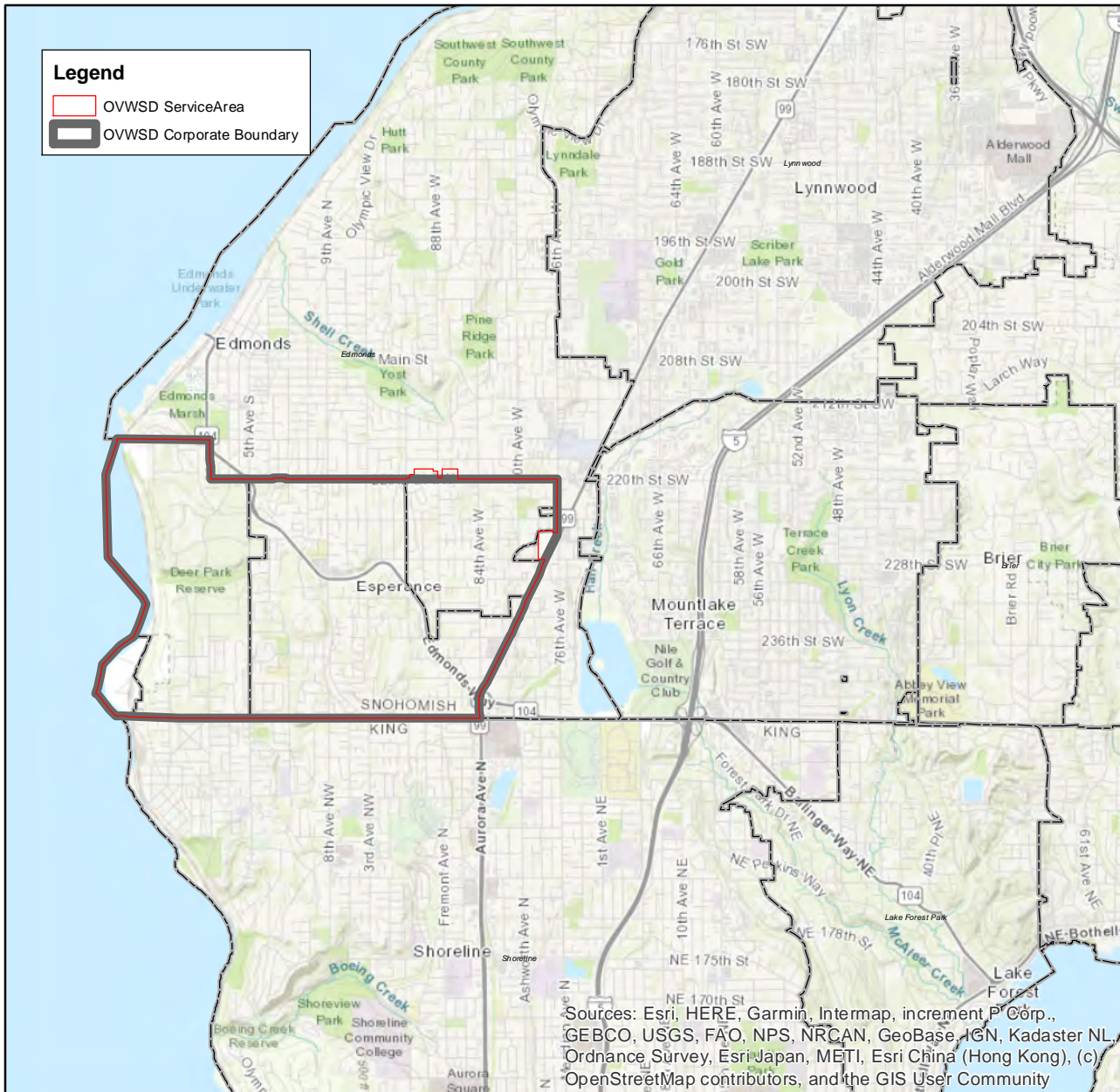


Figure 1
 Olympic View Water & Sewer District Overview
 2019 Sewer Comprehensive Plan Amendment





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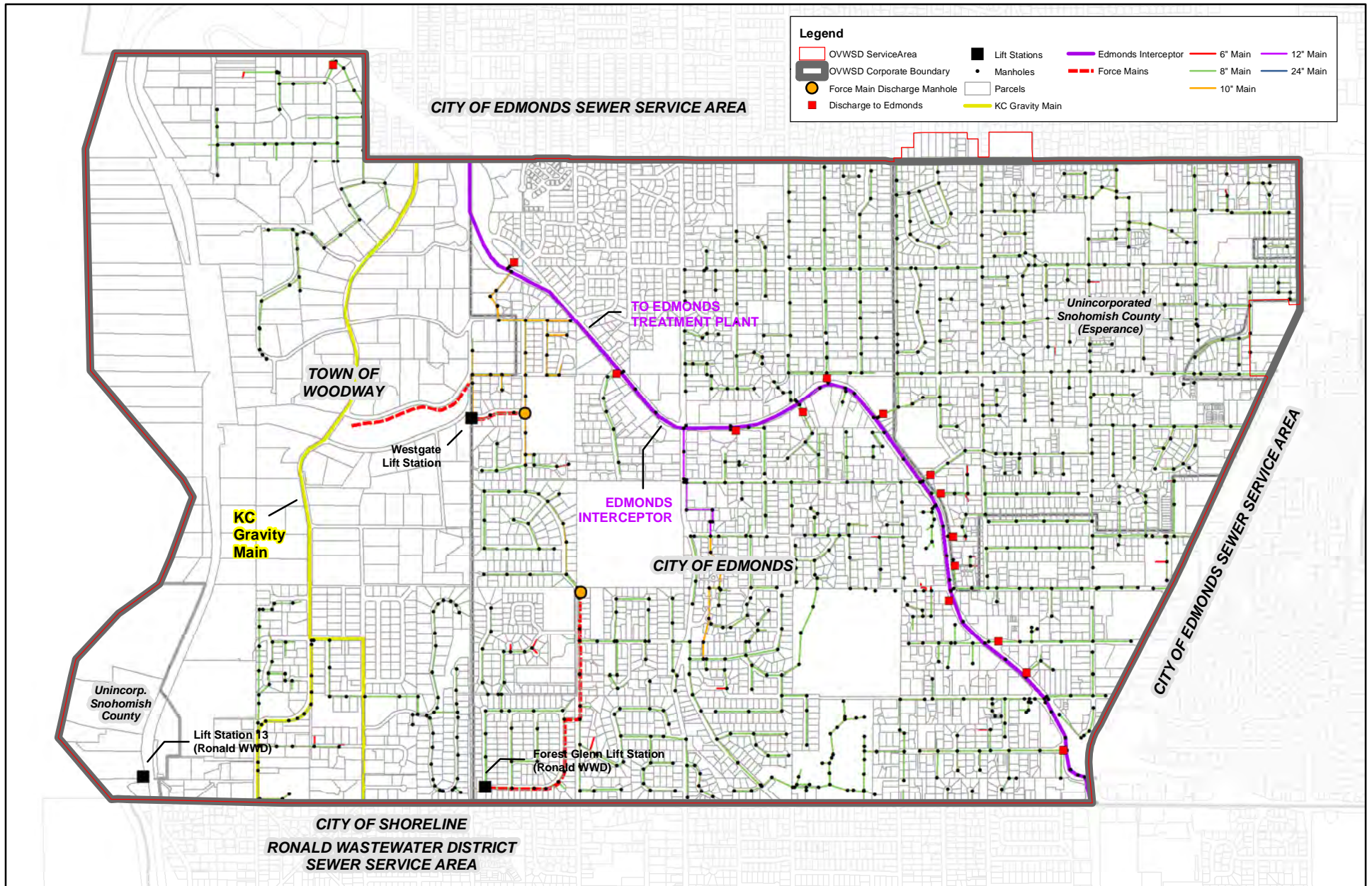


Figure 3
Existing System Map

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Adjacent providers (Ronald Wastewater District and the City of Edmonds) serve some areas of the District by agreement. In the southwest portion of the service area, the District transfers flow from 81 connections through Ronald for pumping to the King County regional system and 124 connections that flow directly into the King County trunk line.

Long-term interlocal agreements are in place for treatment and disposal of all of the District's wastewater flows. Copies of the agreements are provided in Appendix C of the District's 2007 Sewer System Plan. As noted above, a portion of Olympic View's sewers, located in the Town of Woodway, flow south through Ronald Wastewater District to King County facilities. Those flows then transfer back north to the Edmonds treatment plant. The majority of Olympic View's system flows directly to the Edmonds plant (Figure 3).

As indicated in the treatment capacity evaluation by the City of Edmonds provided in Attachment 2 to this document, Olympic View currently owns a 16.551% share of the 11.8 MGD capacity of the Edmonds Treatment Plant facility based on Maximum Monthly Design Flow established by the Department of Ecology. This equates to a flow of approximately 1.95 MGD. In 2018, the District used a total of 257.3 MG which is approximately 0.70 MGD which is approximately 36% of its purchased capacity. This indicates that Olympic View retains approximately 1.25 MGD of excess capacity in the Edmonds plant for future growth. Although preliminary evaluation indicates sufficient treatment plant capacity, a planning level evaluation of the impact of projected flows on the treatment plant trunk lines and regional pump stations is provided in Section 7.

5. FRANCHISES AND AGREEMENTS

Franchises and agreements important to the southwestern service area extension are summarized in the following history of the District. Documentation regarding many of these agreements is referenced in Attachment 3 to this document as "Additional Items Entered into the Record." These items were important to development of this Amendment and were specifically considered and addressed prior to submittal of the document for review and approval by the Board of Commissioners.

The following summary of franchises and agreements discusses how the District service area was developed as shown in Figure 3 and includes areas previously planned for service by Ronald Wastewater District.

Olympic View Water and Sewer District was formed in 1937 for the purpose of supplying residents in the area with a suitable water supply. At that time, the area was primarily rural in nature consisting of large parcels with single-family residences. Sewage service was provided by on-site septic tank and drain field systems. As the area grew and developed, the need for centralized sewage collection became apparent. In conjunction with the Ronald Wastewater District, the City of Mountlake Terrace and the City of Edmonds, Olympic View Water and Sewer District participated in the planning and construction of a major sewer trunk line that runs along Edmonds Way to the City of Edmonds Treatment Plant. As part of the original plan, the City of Edmonds agreed to be responsible for the treatment and disposal of the wastewater collected by Olympic View Water and Sewer District.

In 1966, the District signed an agreement with the City of Edmonds for the City to assume



jurisdiction, from the District, of an area east of State Highway No. 2 (SR 99). Water and sewer service that had previously received service from the District would be provided by the City of Edmonds for this area.

In 1967, the District constructed a sewage collection system to transport its wastewater to the Edmonds Way trunk line. The system was built in four separate "units" that convey the wastewater to the 24-inch sewer trunk on Edmonds Way. Each unit was constructed independently and, with this arrangement, the necessary pipe size was kept to a minimum.

In 1968, the District signed a contract with the Ronald Wastewater District transferring ownership of sewer lines in the plats of Sno-King Homes and Michael's 1st Addition, Snohomish County, from the Ronald Wastewater District to the Olympic View Water and Sewer District. The Edmonds Wastewater Treatment Plant treats these flows.

In 1970, the District signed a second agreement with the Ronald Wastewater District to accept additional flows from the Ronald Wastewater District's service area and transfer them to the City of Edmonds Treatment Plant.

In 1988, the District signed an agreement for wastewater treatment disposal and transport services with the City of Edmonds, City of Mountlake Terrace, and Ronald Wastewater District. The District has been operating under this agreement since 1988. The District and related parties have started the process of updating this agreement.

In 1994, the District signed a utility franchise agreement with Snohomish County. The agreement is valid through 2019 and does not include any limitations within the unincorporated area located in the southwestern sub-regional system. During that same year, Snohomish County granted a franchise to Shoreline Wastewater Management District (now known as Ronald Wastewater District) that specifically limits extension of utilities into Snohomish County to 276 feet of pipe along Heberlein Road. That franchise allows for service to restrooms at the Point Wells site. Transfer of the franchise to a third party is prohibited by the franchise agreement as well as a stipulation in Snohomish County's approval of Ronald's 2010 Comprehensive Sewer Plan.

In 2004, the Town of Woodway transferred ownership of the sanitary sewer collection system within the town limits to the District. The existing contracts between the Town of Woodway and the City of Edmonds, King County, and Ronald Wastewater District were transferred with this agreement. Concurrent with this agreement, the Town of Woodway granted the District a franchise agreement, which is valid through 2029, to operate sewer and water utilities within the Woodway rights-of-way. Also in 2004 the District and the City of Edmonds signed Interlocal Operating and Franchise Agreements relating to water and sewer service within Edmonds. The District is currently in negotiations to renew the franchise agreement which expired in 2014.

Having taken over responsibility for sewer service to the Town of Woodway, in 2004 Olympic View signed Amendment No. 1 to the 1992 agreement between the Ronald Wastewater District and the Town of Woodway. This 1992 agreement was specific to the use of the sewer system in the Town of Woodway by the Ronald Wastewater District. The 2004 agreement allows for one additional discharge location from Olympic View to Ronald.



In 2004, the District and the City of Edmonds signed an agreement transferring ownership of an existing lift station and force main to the City of Edmonds.

In 2005, the District and Ronald Wastewater District passed Amendment No. 2 to the 1992 agreement between the Town of Woodway and Ronald Wastewater District. An additional point of discharge (for a total of three discharge points) was added from the District to Ronald Wastewater District as well as two additional homes that could flow by gravity into Ronald's collection system.

Most recently, Olympic View has considered extension of its sewer service planning area to include all property within the corporate area established in 1937. This is in response to proposals for development of the Point Wells site and adjacent Upper Bluff, now located within the Town of Woodway, the anticipated dissolution and assumption of Ronald by the City of Shoreline, and denial of Shoreline's application to annex territory within Snohomish County. Olympic View maintains an obligation for providing safe and reliable water and sewer service to all properties for the protection of the public health and safety of the residents in the District's corporate area. Current and future residents of the District's corporate area enjoy the benefit of representation through their right to vote for Olympic View's Board of Commissioners. The recent annexation of the Upper Bluff area by Woodway, the possible assumption, by the City of Shoreline, and dissolution of Ronald and denial of Shoreline's annexation request make planning for service to Point Wells by Olympic View imperative.

As demonstrated in this amendment, expansion of the service area used for planning purposes in Olympic View's 2007 Comprehensive Sewer Plan, established for planning purposes to include the entire corporate boundary, creates a logical service area boundary that relies on both natural features (the Puget Sound), political boundaries (Snohomish County line), and longstanding regional wastewater treatment service area planning by the City of Edmonds and King County. As noted previously, the Point Wells Area is entirely within the MUGA of the Town of Woodway. At the time of finalization of this Sewer Plan Amendment, annexation of the Upper Bluff Area has been completed by the Town of Woodway. Service to these areas by Olympic View is consistent with Olympic View's contractual obligation to provide sewer service to the Town of Woodway and is consistent with GMA goals associated with concurrent planning and provision of public sewer service to designated urban areas.

6. POPULATION AND LAND USE

Olympic View Water and Sewer District is located in a mature suburban setting, but its population and housing stock continue to grow at a slow, steady rate. New housing is being created primarily through single-family infill construction and limited new apartments in existing neighborhoods. Many existing homes are being remodeled to meet the needs of their owners.

As of October 2018, the District serves 4,550 sanitary sewer connections including: 4,203 single-family residences, 204 multi-family connection (estimated 1,550 multi-family units) units, 135 commercial buildings, and 8 public facilities. Single-family homes are the predominant type of housing and encompass a wide range of options that span from older homes to new construction. Housing ranges from expansive compounds on large lots overlooking the Puget Sound to modest homes on tract lots. Many residents reside in apartments, duplexes or condominium buildings that are scattered throughout the community.



Historic population of the District is indicated in Table 1. Based on 2010 Census data, the Puget Sound regional Council indicated the population per household in the District's service area was 2.52.

Based on regional population projections, and assuming the entire service area is connected to the District's system, the District's population could grow to approximately 17,597 people by the year 2035. The population of the service area has increased steadily since 1980 at a rate of slightly more than 1% per year. This growth rate is expected to increase slightly through the year 2035. These estimates are in accordance with Snohomish County's 2013 published population projections which provide reconciled figures for allocation of population throughout the County. These numbers have been agreed upon by the cities within the County in accordance with Growth Management requirements. The population data represents the most current data available from Snohomish County and the Puget Sound Regional Council.

Table 1 lists the current and projected population of Olympic View's sanitary sewer service area by census tract and includes proposed development within the Southwest Sewer Service Area. The criteria of 2.52 persons per unit for single-family developments was used to estimate population per acre for residential land use. The proposed Point Wells development is projected to add approximately 3,100 residential units, and 250,000 square feet of commercial/office/retail space, which could increase the population within the District's corporate boundary by up to approximately 7,800 residents.

Because sanitary sewer systems can have a useful life of up to 100 years, sewer system planning projections extend beyond typical 20 year planning projections.

Census Tract	Percent within the District	Population Estimates				
		2000 ¹	2008 ²	2010 ²	2025 ²	Ultimate ³
506	100%		1,177	1,271	2,842	11,112
507	100%	6,390	5,198	5,863	5,922	6,305
508	100%	6,378	5,334	6,090	6,611	6,992
Total		12,768	11,709	13,224	15,375	24,409

¹ Historic Data from previous Olympic View Water and Sewer District Comprehensive Plans.

² Information from Population, Household, and Housing Estimates, PSRC, April 2010.

³ Population projections include proposed Point Wells development.

Olympic View's sewer service area is under the jurisdiction of two municipalities and Snohomish County and is therefore subject to the comprehensive land use plans and zoning codes of Snohomish County, the City of Edmonds, and the Town of Woodway. Figure 3 shows existing land use throughout the District. Figure 4 presents actual zoning. Collectively, land use and zoning provide the basis for sewer flow projections and ultimately system capacity analyses. The area is primarily medium density residential with multi-family residential and commercial activities concentrated along major thoroughfares such as Highway 99 and Edmonds Way.



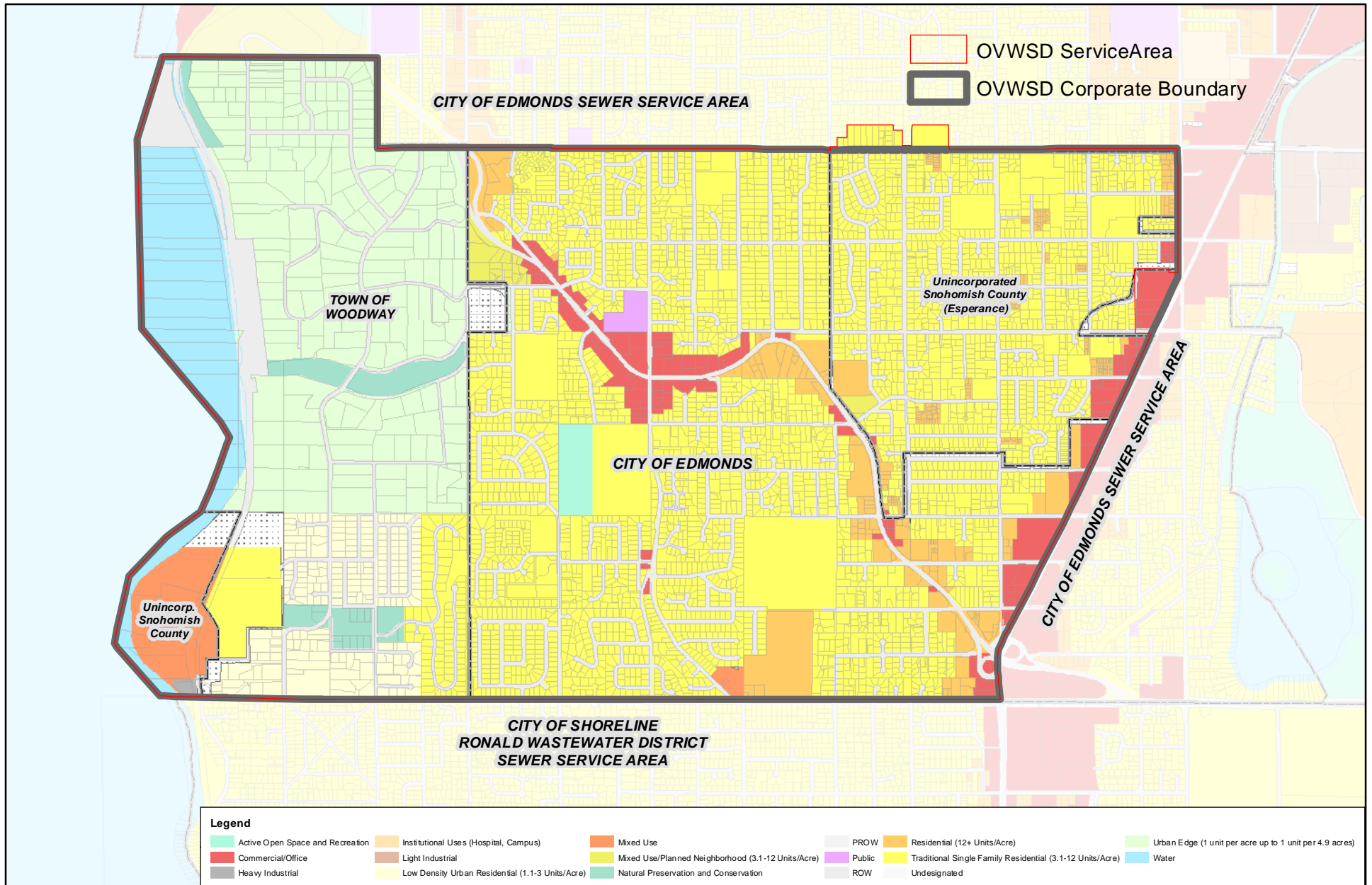


Figure 4
 Current Land Use
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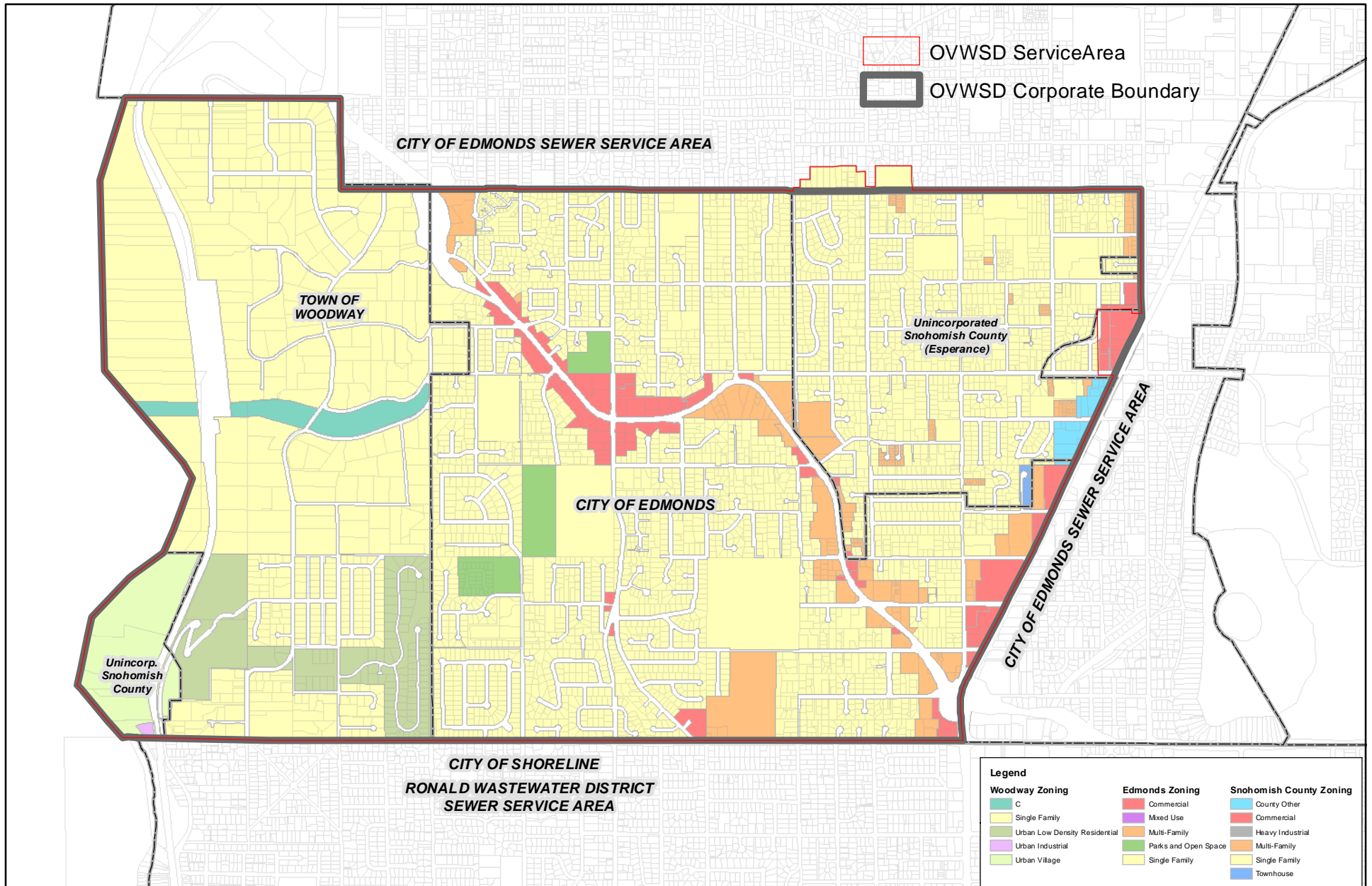


Figure 5
Zoning

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7. SYSTEM ANALYSIS

This report focuses on the new development potential in the southwestern service area and Olympic View's responsibility for providing service to all areas within the District's corporate area, except those areas appropriately served by others through interlocal agreements such as the City of Edmonds. Service by Edmonds occurs in the Esperance neighborhood in the north central portion of the District and a small area in the vicinity of Highway 99 and 228th Street that is logically served by the City through existing infrastructure. Detailed plans for extending sewers to other unsewered areas of the District are not contemplated herein, except as they may be coincidentally linked to the improvements required to serve the Point Wells area and associated Upper Bluff area recently annexed into the Town of Woodway.

As noted earlier, redevelopment of the Point Wells Urban Center area could add approximately 3,100 residential units and 250,000 square feet of commercial/retail/office space. SEPA documents for the project indicate peak sewer flows of approximately 2.2 MGD. No attempt has been made to verify the estimated average daily or maximum monthly design flows from the proposed development, although it appears conservative for a new development that will presumably consider a myriad of low impact development techniques and include state-of-the-art water conservation measures and devices.

Annexation of the Upper Bluff portion of the Point Wells Urban Center has been completed by the Town of Woodway and Olympic View maintains an interlocal agreement to provide service to the current and future residents of Woodway. Olympic View has the authority to provide sewer service within its corporate boundary and is a designated service provider within Snohomish County. An additional benefit comes with the fact that Olympic View is the designated water service provider for the area.

8. ALTERNATIVES ANALYSIS

The following planning level analysis has been performed to determine the feasibility of, and required improvements for, extending public sewer service to the entire Southwest Service Area, including Point Wells. Preliminary facility requirements and cost estimates are conceptual and based on preliminary development proposals initially identified in the EIS that is currently being developed by Snohomish County. This analysis attempts to identify key environmental and permitting considerations, potential issues associated with collection, pumping and conveyance facilities, possible design alternatives, and order of magnitude cost estimates. It does not replace the need for a full engineering report once a specific development proposal is made. It is noted that local collection, pumping and conveyance facility requirements do not differ materially from those proposed in Ronald's 2010 Wastewater System Plan. One exception is that the alternatives evaluated for service by Olympic View circumvents using King County's Richmond Beach pump station and trunk line and eliminates the need to upgrade that facility to accommodate future flows from Point Wells.

All alternatives acknowledge King County's analysis that conveyance north through Woodway is not adequate under existing (2010) flow conditions. This analysis is documented in the "Conveyance System Improvement Program Update – Initial Regional Needs Assessment Results for Discussion with Local Agencies" dated September 2014.



Three alternatives have been considered for evaluation to address Olympic View serving its Southwest Service Area and the development proposed at Point Wells. In developing alternatives, previous analyses by Ronald Wastewater District, King County, and the Town of Woodway have been considered. Alternatives include:

Alternative 1 considers service by a new pump station pumping up to 116th Avenue West and connection to existing King County transmission mains (force and gravity mains) to the Edmonds Treatment Plant.

Alternative 2 contemplates a new pump station pumping up to 116th Avenue West and construction of new force and gravity mains (adjacent to existing King County transmission mains) to the Edmonds Treatment Plant, and replacement of portions of City of Edmonds interceptor as shown in Figure 6.

Alternative 3 evaluates a new pump station and a force main adjacent to the Burlington Northern Railroad tracts (presumably within BNRR right-of-way) north to the Edmonds Treatment Plant.

Two additional alternatives were conceptually evaluated but dismissed. Construction of a pump station and beachfront force main west of the BNRR right-of-way was considered by Woodway but eliminated from consideration in this analysis due to permitting requirements, environmental constraints, and the preference for locating the proposed force main east of the BNRR tracks and right-of-way. Another alternative, routing flows through Olympic View's existing network of primarily 8-inch collection pipes, was dismissed from further evaluation because of the ultimate volume of flows projected from Point Wells. Should the Point Wells development be reduced in scope and magnitude, or if phasing of the project warrants, additional consideration of this option may be appropriate. Evaluation would require construction of a hydraulic model to simulate diurnal flows in downstream pipes. It is noted, however, that other new connections in the Southwest Service Area could be served by the existing pipe network, through extension of sewers to the west in the vicinity of Wachussetts Road and 236th Place.

All alternatives analyzed assume that treatment for the Southwest Service Area and Point Wells will be provided at the Edmonds Treatment Plant, consistent with long-term regional planning efforts regarding treatment and disposal of wastewater from the southwest portion of Snohomish County and northwestern portion of King County. As noted earlier, Olympic View currently owns a 16.551% share of the 11.8 MGD capacity of the Edmonds Treatment Plant facility based on Maximum Monthly Design Flow established by the Department of Ecology. This equates to a flow of approximately 1.95 MGD. In 2018, the District used a total of 257.3 MG which is approximately 0.70 MGD which is approximately 36% of its purchased capacity. This indicates that Olympic View retains approximately 1.25 MGD of excess capacity in the Edmonds plant for future growth. Preliminary sewer flow projections for the Point Wells development indicate peak sewer flows of 2.2 MGD. Assuming a 2.5 peaking factor, this indicates potential flows of approximately 0.88 MGD from the area on an average day, leaving 0.41 MGD additional capacity available for growth within other areas of Olympic View.



A June 10, 2015, capacity evaluation by Edmonds confirms that the City is able to treat an additional 4.7 MGD on average without triggering a plan for maintaining adequate capacity as defined by Ecology. The Point Wells site and Upper Bluff area have been considered part of the Edmonds Treatment Plant service area for many years and service treatment of flows from this area is consistent with regional long-range planning efforts. The June 10 evaluation also notes that the existing plant is underutilized and suggests that *“additional flow and loading would benefit the process, our partners and the environment while lowering the average costs to citizens.”* The evaluation also notes that the evaluation of additional flows on the conveyance system is required.

Additional analyses will be required after the scope, scale and details of development of the Point Wells and Upper Bluff areas have been ascertained and approved. Of particular importance is consideration of water conservation measures that could significantly impact preliminary flow projections. An extended period analysis will likely be warranted to consider diurnal wastewater flow patterns and evaluate the potential impact to receiving pipelines and capacity at the Edmonds Treatment Plant.

In that treatment requirements and costs will be identical under any of the scenarios evaluated, the following discussion focuses on local and regional pump station requirements and conveyance facilities required to transport flows from the Southwest Service Area to the Edmonds regional conveyance and treatment systems.

Alternative 1 – Connect to King County Force Main

Alternative 1 would be accomplished using local pump stations and construction of a larger regional pump station that would convey flows from the Southwest Service Area to the existing 20-inch King County force main in 116th Street SW, which discharges to a gravity system along Woodway Park Road that eventually flows to the Edmonds Treatment Plant. Planning level estimates indicate that the new regional pump station would be approximately 1,500 gpm to accommodate full development. The station could be designed for phased upsizing that coincides with development of the Point Wells property. Note that the location of the potential force main from the new pump station to the King County force main would be within an existing District easement that currently contains water facilities that serve the Point Wells site. Connection to the King County system would be in the vicinity of the intersection of 114th Avenue Southwest and 238th Street Southwest.

Issues with this alternative are associated with capacity in the King County conveyance facilities along 116th Ave and Woodway Park Road. In October 2014, Olympic View staff and consultants met with representatives of King County to discuss a September 2014 paper by King County’s Wastewater Treatment Division titled “Conveyance System Improvement Program Update – Initial Regional Needs Assessment Results for Discussion with Local Agencies.” That report and subsequent discussion confirmed that modeling and analyses revealed pre-2010 capacity limitations in the Richmond Beach lift station and conveyance facilities. Capacity issues are noted in both the force main and gravity systems that would be used under Alternative 1. Although Olympic View and King County could collaborate to upgrade existing King County pipelines, due to these system



constraints and limitations, this analysis dismisses Alternative 1 and considers construction of parallel mains under Alternative 2.

Alternative 2 – Construct New Force and Gravity Mains through Woodway

Alternative 2 is similar to Alternative 1 in that flows from the Point Wells area would be routed from local on-site facilities to a regional pump station that pumps east to 116th Avenue West, then north along 116th and Woodway Park Road to the existing interceptor in Edmonds Way. Alternative 2 recognizes that the King County conveyance facilities through Woodway are undersized (as documented in King County's September 2014 report as noted earlier) and proposes constructing parallel facilities. Alternative 2 also recognizes that there may be constrictions in the conveyance system to the Edmonds Treatment Plant (as documented in the City of Edmonds' June 2015 letter). Alternative 2 is considered viable and is likely the preferred alternative, depending on permitting and access requirements associated with Alternative 3. Further analysis of the City of Edmonds interceptor capacity will be required as complete development proposals are made apparent. Important considerations under Alternative 2 include phasing of the regional pump station to accommodate adding pumps as development dictates, location and capacity of required conveyance facilities, methods of construction, and the bridge crossing that will be required to cross Deer Creek.

Based on the City of Edmonds preliminary review, the trunk line receiving flows from Point Wells requires more thorough evaluation of the conveyance system as part of final design evaluation and improvement requirements. Existing facilities may be at or nearing capacity and developer improvements may be required to accommodate additional flows from Point Wells.

Directional drilling or trenchless construction may provide a cost-effective option that reduces environmental impacts as well as restoration costs. Assuming that unsewered parcels in other areas of the Southwest Service Area and Town of Woodway are served by extension of existing local sewers, this project is well-suited for trenchless construction methods due to the lack of local service connections or need for manholes. The planning level cost estimate for Alternative 2 is in the range of \$3.7 to \$4.2 million for regional pumping and conveyance facilities and includes a planning level contingency for additional work identified at time of development. Local collection facilities, pump station, side sewers, and other appurtenances would be the same under any alternative and, due to the lack of detailed plans, have not been estimated. All costs would be borne by the connecting property owner and would not impact existing ratepayers of Olympic View.

Alternative 3 – Conveyance Facilities along BNRR Right-of-Way

Alternative 3 includes construction of a new regional pump station to serve the Point Wells development and construction of a new force main along the east side of the BNRR tracks to the Edmonds Treatment Plant. This new force main would presumably be constructed at the toe of the slope west of the Woodway bluffs. Considerations associated with Alternative 3 are related to permitting and construction in the vicinity of shorelines and steep slopes. Collaboration with the BNRR may, however, identify opportunities for



improving access and slope stability through the area. Routing flows from Point Wells to the Edmonds Treatment Plant along this alignment reduces the amount of construction in existing road right-of-way and may reduce road restoration costs. Increased project length coupled with permitting requirements may offset that advantage. However, if an access road along the BNRR tracks is desired or proposed as part of the final project, Alternative 3 would become much more attractive. Consideration of slope stabilization along the toe of the bluff may provide a considerable benefit to the BNRR. This alternative provides a direct link to the Edmonds Treatment Plant, eliminating downstream capacity issues in Olympic View or Edmonds interceptor facilities. Although a complete sensitive areas evaluation would be required to identify construction mitigation strategies, directional drilling with limited manholes or access points will likely be preferred over traditional trench construction. Environmental and permitting costs are likely to at least partially offset the restoration costs associated with construction of pipelines within developed rights-of-way under Alternative 2 and result in similar projected costs in the range of \$4.0 to \$5.0 million for Alternative 3. The project cost includes a planning level contingency for additional work identified at time of development. A complete environmental evaluation and preliminary discussions with BNRR is required prior to more specific cost estimates performed under a future engineering report.

A comparative analysis of the three alternatives for serving Olympic View's Southwest Service Area confirms that Alternatives 2 and 3 are both viable alternatives. Further evaluation of these options in a full engineering report will be required as more refined development proposals are received. Either of these alternatives would achieve the Growth Management Act objective of delivering an urban level of service and either provides a more logical alternative than routing flows south through the King County system before transferring them back north to the Edmonds Treatment Plant. Service by Olympic View provides a more direct and cost-effective route to the Edmonds plant and remains consistent with Olympic View's contractual responsibility to provide sewer service to the Town of Woodway.

In terms of cost and the potential impact to existing ratepayers of Olympic View, all improvements related to extension of service to the Southwest Service Area, including Point Wells, would be at the expense of connecting property owners. This is consistent with the Growth Management mandate that growth pay for growth, as well as Olympic View Water and Sewer District's policies and practices for developer extensions. Developer contributions would cover all local facilities, including collection pipes, side sewers, local pump station and regional facilities required. The only impact to existing ratepayers is the potential for an increased efficiency in terms of economy of scale. Other aspects of the District's financial policies are as put forth in the 2007 Comprehensive Sewer Plan.



**Table 2: Olympic View Water and Sewer District
Southwest Service Area - Project Alternatives and CIP Analysis**

Project Alternative and CIP Requirements Summary	Estimated Year of Completion	Estimated Project Cost (2019) and Funding Source
<p>Alternative 1: Connect to King County Force Main Use of new local pump stations and construction of a larger (1,500 +/- gpm) regional pump station to convey flows north to existing King County force and gravity mains and eventually to the Edmonds Treatment Plant. Construction of at least 3,465 lineal feet of force and gravity mains and a regional pump station would be required, in addition to local on-site improvements and local pump stations. Upsizing of King County force and gravity mains would also be required. Project would occur along existing easement between Richmond Beach Road and 116th Ave W, 116th Ave W, 240th Street, SW, 114th Ave W to 238th Street SW.</p>	At time of development	Not Applicable/ Alternative Dismissed due to system constraints and limitations
<p>Alternative 2: New Force & Gravity Mains through Woodway Construction of approximately 10,590 lineal feet of force main and gravity mains adjacent to the existing King County transmission main and replacement of portions of City of Edmonds interceptor as shown in Figure 6. Flows from the Point Wells area and Southwestern Service Area would be routed from local on-site facilities to a regional pump station. New pipe installed along 116th Ave W, 240th Street SW, 114th Ave W and Woodway Park Road to Edmonds Way Interceptor.</p>	At time of development	\$4.3-4.9 million Developer / Property Owner Funded
<p>Alternative 3: Conveyance Facilities along BNRR Right of Way Construction of a new regional pump station to serve the Point Wells development, construction of approximately 13,300 lineal feet of new force main. Project Alignment would be along east side of BNRR tracks and local streets in Edmonds to the Edmonds Treatment Plant.</p>	At time of development	\$4.7 - 5.8 mil Developer / Property Owner Funded



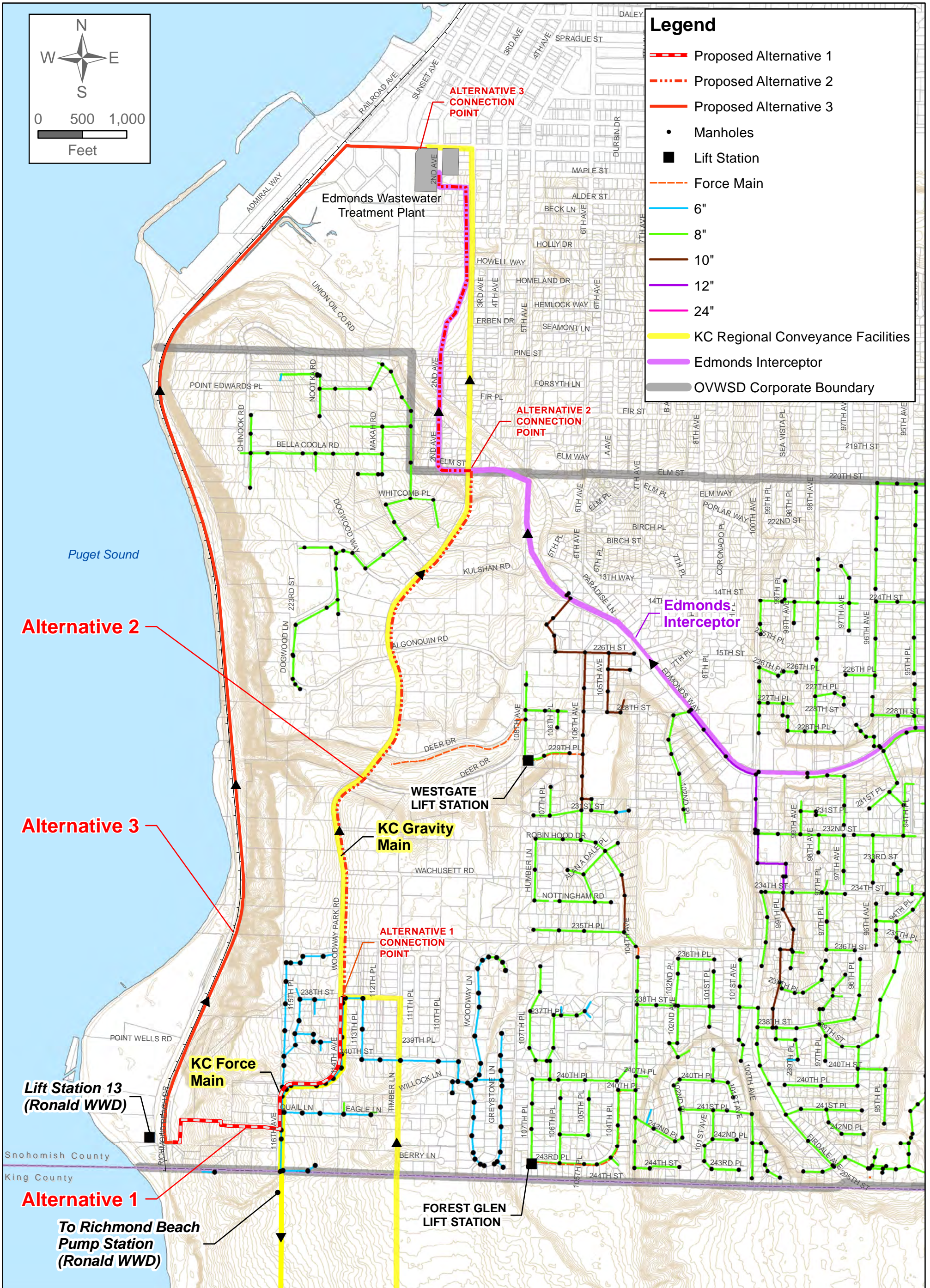


Figure 6
Southwest Service Area
Sewer Service Alternatives

2015 Sewer Comprehensive Plan Amendment 2
Olympic View Water & Sewer District



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**ATTACHMENT 1 –
SEPA DOCUMENTATION**

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**OLYMPIC VIEW WATER & SEWER DISTRICT
DETERMINATION OF NON-SIGNIFICANCE
AND NOTICE OF PUBLIC HEARING**

Description of the Proposal: This proposal is for adoption of Amendment No. 2 to Olympic View Water & Sewer District's 2007 Comprehensive Sewer Plan. Amendment No. 2 is titled "Southwest Sewer Service Area System Improvements" and upon adoption will be incorporated into the 2007 Plan as Amendment H. The Amendment addresses the District's responsibility to make sewers available to currently unsewered areas and proposed new development in the southwest portion of the District's service area. Alternatives for serving these areas are addressed in the Amendment and are based on a combination of regional population projections, specific development proposals, planning by local land use authorities and regional planning for wastewater treatment and disposal.

Proponent: Olympic View Water & Sewer District

Location: Olympic View Water and Sewer District's sewer service area is coincidental to its corporate boundary and generally extends from the Puget Sound on the west to State Highway 99 on the east, and from 220th Street Southwest on the north to the Snohomish-King County line on the south.

Lead Agency: Olympic View Water & Sewer District.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 5:30 pm, September 16, 2019. A public hearing will be held at the District office listed below on September 16, 2019 at 5:30 p.m. or as soon thereafter as may be heard.

Responsible Official: Lynne Danielson

Position/Title: General Manager, Olympic View Water & Sewer District

Phone: (425) 774-7769

Address: 8128 228th Street Southwest
Edmonds, Washington 98026

Date: August 22, 2019

Signature:



SEPA Environmental Checklist

A. BACKGROUND

1. Name of proposed project, if applicable:

*2007 Comprehensive Sewer Plan Amendment No. 2
Appendix H: Southwest Sewer Service Area System Improvements*

2. Name of applicant:

Olympic View Water and Sewer District

3. Address and phone number of applicant and contact person:

Applicant:

*Olympic View Water and Sewer District
Lynne Danielson, General Manager
8128 228th Street SW
Edmonds, WA. 98026
(425) 774-7769*

Contact Person:

*Susan Boyd, Vice President
PACE Engineers Inc.
11255 Kirkland Way, Suite 300
Kirkland, WA. 98033-3511
(425) 827-2014*

4. Date checklist prepared:

August 12, 2019

5. Agency requesting checklist:

Olympic View Water and Sewer District (District)

6. Proposed timing or schedule (including phasing, if applicable):

The Sewer Plan Amendment No. 2 is expected to be approved in winter 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The Sewer System Plan Amendment No. 2 takes into consideration future development and land use changes within the District which includes proposed development within the Southwest Sewer Service Area. Additional amendments to the Plan may occur in the future as improvements are identified to meet the sewer system requirements of the service area.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Draft Environmental Impact Statement (DEIS) is being prepared for the proposed Point Wells Urban Center development within the Southwest Sewer Service Area of the District.

The District updated their Comprehensive Water Plan in 2018.

The District also updated their Watershed Protection Plan in 2019.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Development permit applications have been submitted to Snohomish County for the proposed Point Wells Urban Center development.

10. List any government approvals or permits that will be needed for your proposal, if known.

In accordance with State regulations, the Sewer System Plan Amendment No. 2 must be approved by the Washington State Department of Ecology, Snohomish County and the Town of Woodway. Opportunity to review and comment has been extended to the City of Edmonds, Ronald Sewer District, and other neighboring service providers and agencies.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Sewer System Plan Amendment No. 2 addresses sewer service needs for the Southwest Sewer Service Area. The area includes unsewered areas within the Town of Woodway and Snohomish County, and the proposed Point Wells development. Ownership and operation of the current sanitary sewer system and projected needs for serving current and anticipated residents of the District is addressed in a new Appendix H to the 2007 Comprehensive Sewer Plan. Appendix H confirms the District's intention to serve the area and establishes guidance for extending sewers to serve existing and proposed development in this area of Olympic View's corporate boundary and sanitary sewer service area. In addition, this amendment addresses the potential change in ownership and operation of Ronald Wastewater District facilities located within the Olympic View corporate / service area.

12. Location of the proposal.

As shown in Figure 1, Olympic View Water and Sewer District is located in southwestern Snohomish County, immediately north of the King County line. The District's service area generally extends from Highway 99 on the east to the Puget Sound on the west, and from 200th Street Southwest on the north to the Snohomish County line at 244th Street Southwest on the south. The District serves areas within the City of Edmonds and Town of Woodway, as well as portions of unincorporated Snohomish County. Amendment 2 to the Comprehensive Sewer Plan addresses service to the southwest sewer service area lying in the southwestern most corner of the District, just north of the King – Snohomish County line and along the shoreline of the Puget Sound.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, **ROLLING**, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 25 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the NRCS (National Resource Conservation Service), the majority of the soils in the District's service area are Alderwood-Urban land complex with some sandy loam and a small percentage of silt loam.

The NRCS soils map indicates the presence of farmlands of statewide importance within the District's service area, however, zoning information from Snohomish County, the City of Edmonds,

and the Town of Woodway do not list farmlands within the District's service area. None of the listed soils would be removed as a result of this Sewer System Plan Amendment No. 2.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There is a history of landslides along the Puget Sound shoreline, parallel to the railroad corridor and unstable soil conditions do occur in other isolated areas within the District's service area. Soil testing and mitigation would be employed as appropriate for construction of individual projects identified in the Plan.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Does not apply to this Sewer System Plan Amendment No. 2. Imported backfill would be required for some pipeline construction projects, however, no significant changes to existing grades would result.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not as a result of this Sewer System Plan Amendment No. 2. Erosion could occur as a result of construction of proposed projects identified in the Comprehensive Sewer Plan, however appropriate erosion control measures would be addressed in the design phase of each individual project.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None as a result of this Sewer System Plan Amendment No. 2. Development of the Point Wells Urban Center would increase the amount of impervious surfaces within the District but is not under the jurisdiction or control of the District.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Does not apply to this Sewer System Plan Amendment No. 2.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None as a result of this Sewer System Plan Amendment No. 2. Emissions from construction equipment and dust are anticipated during construction of the proposed projects discussed in the Amendment and would be addressed at time of development.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Does not apply to this Sewer System Plan Amendment No. 2.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes. The District borders Puget Sound and its associated estuarine wetland to the west. Chase Lake and Deer Creek are within the District's service area, and the Point Wells development project is located immediately adjacent to the Puget Sound.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Does not apply to this Sewer System Plan Amendment. Individual projects located within 200 feet of surface waters would be constructed in accordance with all appropriate environmental, permitting, and design requirements.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply to this Sewer System Plan Amendment. Fill and dredge material would not be placed or removed from any of the waters listed above.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No. Surface water withdrawals or diversions would be addressed as part of the environmental analysis associated with specific projects.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The western District boundary along the Puget Sound shoreline is located within a flood hazard area and 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater would be withdrawn or discharged as a result of the Sewer System Plan Amendment No. 2. It is noted, however, that the guidance provided for extending public sewers to areas currently served by septic tanks provides a measure of increased protection to surface water and groundwater.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Waste material would not be discharged into groundwater as a result of this Sewer System Plan Amendment.

- c. Water runoff (including stormwater):
- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
Does not apply to this Sewer System Plan Amendment. Runoff quantities and sources would be addressed as part of the environmental analysis associated with specific projects.
 - 2) Could waste materials enter ground or surface waters? If so, generally describe.
Not as a result of the Sewer System Plan Amendment No. 2.
 - 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
Amendment No.2 to the Sewer System Plan would not affect drainage patterns within the District's service area. Drainage patterns affected by development would be addressed as part of the environmental analysis associated with specific projects.
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
None are proposed; amendments to the sewer plan would not result in impacts to surface, ground or runoff water. Although the majority of sewer system construction typically occurs in dedicated right-of-ways, protection of surface waters may be required in individual projects and for development of the Point Wells Urban Center.

4. Plants

- a. Check the types of vegetation found on the site:
- deciduous tree: alder, maple, aspen, other
 - evergreen tree: fir, cedar, pine, other
 - shrubs
 - grass
 - pasture
 - crop or grain
 - orchards, vineyards or other permanent crops.
 - wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - water plants: water lily, eelgrass, milfoil, other
 - other types of vegetation
- b. What kind and amount of vegetation will be removed or altered?
No vegetation would be removed as a result of this Sewer System Plan Amendment No. 2. The majority of system improvements discussed in the plan would occur within dedicated right-of-ways. Vegetation removed as a result of project development would be addressed as part of the environmental analysis associated with specific projects.
- c. List threatened and endangered species known to be on or near the site.
There are no known listed plant species within the District's sewer service area.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Does not apply to this Sewer System Plan Amendment. Any vegetation disturbed as a result of system improvements or project development would be replaced and sites restored to pre-

construction condition where appropriate. Landscaping will be accomplished in accordance with the requirements of the appropriate jurisdiction.

- e. List all noxious weeds and invasive species known to be on or near the site.

The Washington State Noxious Weed Control Board lists several plant species, such as common yarrow, non-native grasses, and thistle, within Snohomish County that may occur within the District's sewer service area.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other: falcon, heron

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____.

- b. List any threatened and endangered species known to be on or near the site.

Chinook Salmon and Steelhead are classified as threatened species (Federal) located in WRIA 8.

- c. Is the site part of a migration route? If so, explain.

The Puget Sound area and Western Washington are part of the Pacific Flyway. The Puget Sound nearshore areas and estuaries are used by salmon for migration, juvenile rearing, refuge and feeding

- d. Proposed measures to preserve or enhance wildlife, if any:

Does not apply; amendments to the District's Sewer System Plan would have no effect on wildlife within the service area.

- e. List any invasive animal species known to be on or near the site.

The Washington Department of Fish and Wildlife lists several prohibited, regulated, and unlisted species, such as tree frogs, that may occur within Western Washington and the District's sewer service area.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Operation of the District's sewer system requires the use of electricity, water, and fuel for the operation and maintenance of the collection and pumping system.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Amendments to the District's Sewer System Plan would not affect energy resources. Impacts on energy resources from project development would be addressed as part of the environmental analysis associated with specific projects.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Amendment 2 to the District's Comprehensive Sewer Plan will not create environmental health hazards. However, Amendment 2 contemplates extension of service to the Point Wells area that has historically been used as a petroleum storage and transfer facility. Any environmental health risk associated with the development would be addressed under the development proposals under the jurisdiction of Snohomish County.

1) Describe any known or possible contamination at the site from present or past uses.
No known contamination is located within of the District service area.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous conditions that would affect this Comprehensive Sewer Plan Amendment No. 2.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Does not apply to Comprehensive Sewer Plan Amendment No. 2.

4) Describe special emergency services that might be required.

No special services will be required as part of Comprehensive Sewer Plan Amendment No. 2.

5) Proposed measures to reduce or control environmental health hazards, if any:

Does not apply. No environmental health hazards will be created as a result of Comprehensive Sewer Plan Amendment No. 2.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None as a result of this Comprehensive Sewer Plan Amendment No. 2. A temporary increase in noise levels may be associated with construction of any future proposed system improvements. Noise impacts created by development will be addressed as part of the environmental analysis associated with specific projects.

3) Proposed measures to reduce or control noise impacts, if any:

None are proposed; amendments to the District's Comprehensive Sewer Plan will not produce noise impacts.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Land use within the District's service area consists of residential and commercial properties with some government buildings and vacant parcels. Amendments to the Comprehensive Sewer Plan will not affect current land uses, however, proposed system improvements could affect development within the service area.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

It is probable that land use within the District's service area was used as farm or forest lands in the past. However, there are currently no known farm or forest lands located within the District boundary and no farmlands or forest lands will be converted as a result of the proposed action.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Amendments to the District's Comprehensive Sewer Plan will not affect or be affected by surrounding working farms or forest lands.

- c. Describe any structures on the site.

Structures within the District's service area include residential structures with associated buildings, business structures, existing infrastructure and utilities, as well as government buildings.

- d. Will any structures be demolished? If so, what?

Not as a result of this plan amendment. Development of the Point Wells area would require the removal of the existing petroleum storage and transfer facility structures.

- e. What is the current zoning classification of the site?

Zoning within the District's service area varies within the jurisdictions but consists mainly of residential and commercial classifications.

- f. What is the current comprehensive plan designation of the site?

Urban

- g. If applicable, what is the current shoreline master program designation of the site?

Snohomish County zoning designates the Puget Sound shoreline as Aquatic Shoreline Environment and Urban Shoreline Environment.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The Puget Sound, Deer Creek, and Chase Lake are designated critical areas. Additional areas within Olympic View are classified as environmentally sensitive areas.

- i. Approximately how many people would reside or work in the completed project?

Does not apply to this sewer plan amendment. However, proposed development of the Point Wells area will increase the number of residents and employees in the area. These increases will be addressed at time of development.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Does not apply; Amendments to the Sewer Plan would not result in displacements.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The Comprehensive Sewer System Plan was developed as a guideline for responding to growth and land uses projected by the various jurisdictions within which the District operates.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Amendments to the District's Sewer Plan may be required to address future system needs based on existing and projected land use patterns and sewer demands, and would incorporate elements of the critical areas and natural resource policies in the adopted comprehensive plans of those jurisdictions located within the service area.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None as a result of this plan amendment. The proposed Point Wells development is expected to add about 3,100 medium to high income housing units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

The proposed action will not have an effect on housing within the District. However, extension of service to unsewered areas could reduce the cost of future development to individual property owners.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Does not apply to the proposed action.

b. What views in the immediate vicinity would be altered or obstructed?

None as a result of this Comprehensive Sewer Plan Amendment No. 2.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None are proposed. Impacts to aesthetics are not anticipated as a result of this sewer plan amendment.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.
- c. What existing off-site sources of light or glare may affect your proposal?
None.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Does not apply to the proposed action adopting an amendment to the District's Comprehensive Sewer Plan.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are several parks and recreational opportunities within the District, including the Puget Sound and the Edmonds and Woodway waterfronts.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Does not apply. Amendments to the Comprehensive Sewer Plan will not affect recreational opportunities within the District's service area.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
DAHP (Department of Archaeology and Historic Preservation), WISAARD (Washington Information System for Architectural and Archaeological Records Data) information shows the presence of one registered historic site located within the District's service area; the IOOF Cemetery located "400' North of the Intersection of Edmonds Way and 100th St.", in Edmonds, Washington.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
There are no known landmarks or features of Indian or historic use or occupation within the District's service area.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Does not apply to the proposed action adopting an amendment to the District's Sewer Plan. Assessment of potential impacts to cultural and historic resources would take place on a project basis.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Does not apply to the proposed action.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The District's service area can be accessed via SR 99 to the east and 244th St. SW to the south. Major roads into and within the District include 220th St. SW, Edmonds Way (SR 104), 100th Ave W, and Woodway Park Rd.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The area is served by Snohomish County Community Transit with several stops located throughout the District. King County Metro also serves some portions of the area.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None. Parking facilities created by future development would be addressed as part of individual development proposals.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposed action does not require new or improved roadways, however, sewer system improvements and extensions may occur along road right-of-ways. Evaluation of impacts to street and roads will be part of individual project review.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

This sewer plan amendment will not impact traffic within the District. Traffic impacts will be addressed by individual project development proposals.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

Does not apply to the proposed action.

15. Public Services

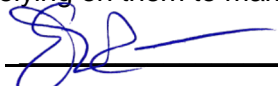
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *Amendments to the District's Sewer System Plan would not require additional public services.*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *Does not apply; amendments to the District's Sewer System Plan would not impact public services.*

16. Utilities

- a. Circle utilities currently available at the site:
Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, Other: communications
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. *The Comprehensive Sewer Plan proposes improvements to the District's sewer system to serve the needs of the District through 2035.*

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of Signee: Eilean Davis _____

Position and Agency / Organization: Senior Planner, PACE Engineers, Inc. _____

Date Submitted: August 19, 2019 _____

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
Amendments to the Comprehensive Sewer Plan will not result in adverse or increased environmental impacts. Future projects and programs discussed in Amendment 2 would strive to reduce the likelihood of adverse environmental impacts.

Proposed measures to avoid or reduce such increases are:

Does not apply the proposed action.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Amendment of the Sewer Plan will not affect plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Does not apply to the proposed action.

3. How would the proposal be likely to deplete energy or natural resources?
The proposed action will not deplete energy or natural resources. Sewer system improvements could require the use of construction materials and could require electricity for operation and would be assessed on a project basis.

Proposed measures to protect or conserve energy and natural resources are:

Efficient planning, design, equipment, and operation of the sewer collection system will be accomplished in a manner that conserves energy and protects natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Amendments to Olympic View's Comprehensive Sewer Plan will not affect environmentally sensitive areas and may provide greater protection of these areas through provision of public sewers and maintaining system efficiency throughout the District's service area.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Any proposed improvements or expansions to the District's sewer system would be consistent with the regulations and policies governing the protection of environmentally sensitive areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
Amendments to the Sewer System Plan would not affect, allow, or encourage land and shoreline uses. Future system improvements and expansions could promote development in those areas currently served by on-site septic systems and would be compatible with the goals and policies of

the adopted comprehensive plans and Shoreline Master Programs for Snohomish County and the cities of Woodway and Edmonds.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Does not apply to this Sewer System Plan Amendment No. 2.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Sewer System Plan Amendment No. 2 would not increase demands on transportation or public services and utilities. The Plan addresses future needs for the sewer system as demand grows in the future.

Proposed measures to reduce or respond to such demand(s) are:

Proposed sewer system improvement projects are discussed in the sewer plan and would be evaluated for potential effects on transportation or public services and utilities on a case-by-case basis.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Amendments to the Sewer System Plan, and this SEPA document, are being prepared to ensure compliance with Washington State Department of Ecology, City of Edmonds, Town of Woodway, and Snohomish County requirements. Individual projects would be evaluated for effects on the environment and the need for SEPA compliance.

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**ATTACHMENT 2 –
EDMONDS CAPACITY ASSESSMENT**

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CITY OF EDMONDS

DAVE EARLING
MAYOR

PUBLIC WORKS DEPARTMENT • OPERATIONS & MAINTENANCE CENTER
7110 210TH STREET SOUTHWEST, EDMONDS, WASHINGTON 98026
PHONE (425) 771-0235 • FAX (425) 744-6057 • WWW.EDMONDSWA.GOV

June 10, 2015

Lynne Danielson, General Manager
Olympic View Water and Sewer District
8128 228th St SW
Edmonds WA 98026

RE: *Request for Conveyance and Treatment Capacity Evaluation*

Dear Lynne,

The City of Edmonds (COE) has conducted a preliminary assessment of the treatment plant and conveyance capacity.

Treatment Capacity

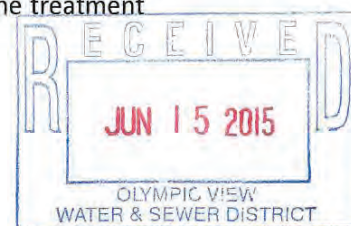
As you know, the COE, City of Mountlake Terrace (MLT), Ronald Sewer District and Olympic View Water and Sewer District (OVWSD) have entered into an agreement that allows for purchasing and/or selling of unused capacity between the partners. While the transfer of capacity to a partner in need is not a guarantee it would benefit all partners to work together to ensure available capacity is utilized.

OVWSD owns 16.551% of the COE Treatment Plant capacity based on Maximum Month Design Flow (MMDF) established by the Department of Ecology. This equates to 1.953 million gallons per day. Currently, the COE WWTP receives on average 47% of rated MMDF. OVWSD utilizes 44% of their purchased capacity. The treatment plant is able to treat an additional 4.7 MGD on average based on this preliminary assessment without triggering a plan for maintaining adequate capacity as defined by the Department of Ecology.

Conveyance System

Flows from Richmond Beach (King County) enter the treatment plant in a dedicated 30" line owned by King County. Flows from Richmond Beach average 1.4 MGD and with peaks as high as 4.76.

Based on the COE Comprehensive Sewer Plan, the MLT (SR104 trunk line) line to the treatment plant is at or nearing capacity in several sections.

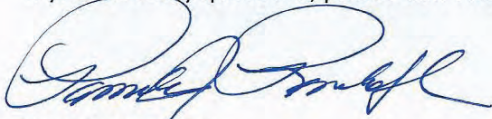


Our initial assessment is that the existing conveyance system is not capable of handling the rated flow of the COE WWTP. Additional flows outside of the current collection system would need to be evaluated in order to determine the best route and location to tie into the treatment plant.

Summary

The COE WWTP is currently underutilized. Additional flow and loading would benefit the process, our partners and the environment while lowering the average cost to the citizens. The COE would welcome the opportunity to further evaluate options in order to determine the best approach toward conveyance of any additional flows to the treatment plant.

If you have any questions, please don't hesitate to call me at 425-771-0237

A handwritten signature in blue ink, appearing to read 'Pamela Randolph', written in a cursive style.

Pamela Randolph
Wastewater Treatment Plant Manager

**ATTACHMENT 3 –
ADDITIONAL ITEMS ENTERED INTO THE RECORD**

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**OLYMPIC VIEW WATER & SEWER DISTRICT
LIST OF EXHIBIT DOCUMENTS ENTERED INTO THE RECORD**

APRIL 20, 2015

- A. City of Shoreline letter dated March 16, 2015 (with Attachments).**
- B. Van Ness Feldman letter on behalf of Ronald Sewer District dated March 16, 2015 (with Attachments).**
- C. Olympic View Water and Sewer District Response to Comments**
- D. PACE Engineers Memorandum Regarding Technical Challenges to SEPA dated April 6, 2015.**
- E. King County Conveyance System Improvement Program Update - Initial Regional Needs Assessment Results for Discussion with Local Agencies, September 2014. (Capacity Analysis).**
- F. Boundary Review Board for Snohomish County File No 04-2014 Findings and Decision Denying Assumption of Ronald Sewer District by the City of Shoreline (Including Background Materials).**
- G. Snohomish County Ordinance 94-030** granting a Utility Franchise to Shoreline Wastewater Management District.
- H. OVW&SD Letter dated February 23, 2015** addressing King County Wastewater Treatment Division Comments in letter dated February 23, 2015 regarding OVW&SD Sewer Comp Plan Amendment and King County letter dated February 10, 2015 commenting on OVW&SD Comprehensive Plan Amendment.
- I. Talmage Fitzpatrick letter dated April 2, 2015** and documents submitted to the Washington State Boundary Review Board of Snohomish County:

I.1 Olympic View

Olympic View Water & Sewer District's Opposition to Proposed Assumption of Ronald Wastewater District by City of Shoreline in Unincorporated Snohomish County and Request for Action Pursuant to RCW 39.93.150, dated **8.7.2014**

Declaration of Lynne Danielson, dated **8.6.2014**

Olympic View Water & Sewer District's Response to the City of Shoreline's Hearing Brief, dated **8.18.2014**

Second Declaration of Lynne Danielson, dated **8.15.2014**

Third Declaration of Lynne Danielson, dated **8.28.2014**

Letter Regarding City of Shoreline's Proposed Assumption of Ronald Wastewater District within Snohomish County BRB (signed by Lynne Danielson and Eric Faison of Town of Woodway), dated 8.28.2014

I.2 Town of Woodway

Letter from Wayne Tanaka re: City of Shoreline's Proposed Assumption of Ronald Wastewater District within Snohomish County, dated 8.8.2014
Revised Letter from Wayne Tanaka re: City of Shoreline's Proposed Assumption of Ronald Wastewater District within Snohomish County, dated 8.8.2014

Declaration of Eric Faison, acting Town Administrator, dated **8.18.2014**

Letter Regarding City of Shoreline's Proposed Assumption of Ronald Wastewater District within Snohomish County BRB (signed by Eric Faison and Lynne Danielson of Olympic View), dated **8.28.2014**

- I.3 North City Water District**
Letter to BOTH Snohomish County BRB & King County BRB from Charlotte Haines, President of Board of Commissioners re: Notice of intent - Assumption of Ronald Wastewater District, dated **6.30.2014**
North City Water District's Response to Shoreline's Notice of Intention, dated **8.8.2014**
- I.4 City of Edmonds**
Letter re: File No. 2357, sent to King County BRB, dated **8.12.2014**
Letter re: File 04-2014 -City of Edmonds Commentary, dated **8.28.2014**
- I.5 Snohomish County BRB**
Findings and Decision, dated **9.11.2014**

ATTACHMENT 4
COMMENT RESPONSE MATRIX

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Olympic View Water and Sewer District 2007 Comprehensive Sewer Plan Amendment No. 2 - Comment Response Matrix

Agency/Commenter	Comment	Response
City of Edmonds		
Mike DeLilla	1 The capacity calculations you provided on page 11 and 22 to supplement the data that we had provided previously appears to not be correct. I have been in contact with Pam Randolph and Mike Derrick at the WWTP. They are checking the calculation to ensure that they are accurate. You should be contacted by one of them in the coming days so that the data is revised and reflected accurately.	The calculations have been revised on Pages 11 and 22 of the amendment document
	2 I found a couple of typos in the document. I have attached a scan of the two pages that have the typos for revisions.	Authorization date was revised on page 3 to 2018, "City of Edmonds" was revised to "City of Edmond's" on Page 4
	3 I've started reviewing the document and noticed that the service area maps will need editing because it shows areas that Edmonds currently serves as OVWSD area and vice versa. Since these edits would affect all the figures, it will take some time to do, so I thought it prudent that I would send them over prior to finishing our review of the document for editing/comment purposes.	The service area map and other figures in the amendment document have been revised.
Ronald Wastewater District		
Douglas Wittinger	1 <i>Page 1 and other similar references to "Unsewered" within the Amendment: The Amendment should be more specific about the limits of the study area or the area commonly referred to as the Southwest Sewer Service Area (SSSA) (106 acres). An exhibit should be included to specifically show the study area boundary, and where the Point Wells development (61 acres) is in that study area. Please identify the Ronald Wastewater District (RWD) sewer area vs the unsewered area you mention. Are the 36 acres in the "Upper Bluff part of this Amendment?</i>	<p>Unsewered areas discussed in the amendment include all of the Southwest Subregional Area. This includes the areas currently designated in the Town of Woodway and the Town of Woodway MUGA. This would mean all areas in Point Wells, the upper and lower bluffs, Twin Maples and other currently unsewered areas. Text has been added to the amendment document to clarify this portion of the Olympic View WSD service area.</p> <p>The history of planning for this area by Ronald is limited to Ronald's 2010 Comprehensive Plan, now outdated, which is limited to two pages of diagrams with no detail. Ronald submitted the plan to Snohomish County based upon an erroneous assertion that the area had been annexed into Ronald and it had a right to provide service. Based upon the recent decision of the Court of Appeals, this area that is within the corporate boundaries of Olympic View, was not annexed into Ronald and Ronald has no territory in Snohomish County. Thus, the 2010 Ronald Comprehensive Plan is no longer valid. But even if Ronald's CSP is still an approved plan, Olympic View has now requested Snohomish County to rescind any approval of Ronald's plan and replace it with Olympic View's 2007 CSP and this Amendment #2 to that plan. Moreover, Ronald has no approved plan within the Town of Woodway. Large sections of the area covered by Amendment #2 have already been annexed into Woodway. Shoreline and Woodway have now adopted an Interlocal Agreement providing that the remaining area of Point Wells shall be annexed into Woodway. Olympic View, by contract is the exclusive purveyor of sewer services within Woodway and is designated as the sewer provider in Woodway's comprehensive plan. Ronald no longer operates its sewer utility and Shoreline has announced it will exercise its power of attorney to dissolve Ronald; Ronald WD will cease to exist as a legal entity within months. Shoreline is precluded by law from operating a sewer utility within the boundaries of Woodway without consent, which it does not have, and cannot obtain if Woodway honors its contractual obligations to Olympic View.</p>

Olympic View Water and Sewer District 2007 Comprehensive Sewer Plan Amendment No. 2 - Comment Response Matrix

Agency/Commenter	Comment	Response
2	<p>1. <i>Page 1 and 2: RWD Service - the Amendment should identify the area presently served by RWD and what the RWD Comprehensive Sewer Plan and other plans say about that service, including tracing back to agreements to serve Point Wells or Chevron and why RWD currently provides sewer service to the area and what caused RWD to rehabilitate Lift Station # 13. This Amendment should then demonstrate why the service area should be served by OVWSD, despite the history of planning for and service to this area by RWD. It should also discuss how the initiation of service by OVWSD would impact RWD's existing facilities and existing service, including the homes in Shoreline served by Lift Station #13, and explain any potential connections or other relationship between RWD's and OVWSD's infrastructure in the area.</i></p>	<p>Currently, Ronald WD is serving six connections; four within the Town of Woodway by contract until such time as alternate service is provided. Transfer of these six connections can occur as soon as possible with the current agreements in place. Use of Lift Station #13 is addressed in the Woodway Shoreline agreement and now that there are other connections to the Lift Station that are also covered under separate agreements, there should be no issue with transferring the current customers to Olympic View and applying the current agreements to the connections. Text has been added to the amendment document to better clarify the Ronald WD interim connections.</p> <p>Neither Olympic View nor Woodway were consulted when the Lift Station #13 improvements were done. Therefore, Olympic View WSD is not familiar with what consideration, if any, was given to future development within the Town of Woodway or within the Olympic View WSD corporate boundaries. Olympic View agrees the disposition of Lift Station #13, which primarily serves residents of Shoreline, may be operated by Shoreline upon its assumption of Ronald as provided for by law. Any upgrades should address the needs associated with current agreements and should in no way take into consideration the provision of sewer service to any portion of Snohomish County.</p> <p>To the best of Olympic View WSD's knowledge, there have been no upgrades to Lift Station #13 since the submission of this plan amendment.</p>
3	<p><i>Page 2: "aforementioned 2005 Agreement" is that referring to the 6 connections in Point Wells in the previous paragraph? Please add more detail about the agreement and those 6 connections.</i></p>	<p>The 2005 Agreement added an additional connection to the Ronald WD system, located within King County, to provide service via a wheeling agreement, to six connections on 116th Place in Woodway. There are currently three contracts in place that allow for interim sewer service from Ronald WD. These agreements were discussed in detail in the Olympic View WSD's approved 2007 Comprehensive Sewer Plan. This amendment document addresses Olympic View's obligation to serve the unsewered areas within the Olympic View WSD boundary. Please provide information on what additional detail Ronald WD would like to see in this amendment document.</p>

Olympic View Water and Sewer District 2007 Comprehensive Sewer Plan Amendment No. 2 - Comment Response Matrix

Agency/Commenter	Comment	Response
4	<i>Page 2: It seems reasonable that OVWSD should evaluate expansion of existing service by RWD as an alternative for service to the area, even if that ends up being by contract with OVWSD.</i>	<p>Olympic View has a contractual obligation that connections to the METRO/King County system are avoided whenever possible. Pursuant to contract requirements between King County and Woodway, a contract Olympic View assumed with consent, sewage generated within Woodway must be delivered to the King County system until the end of the contract term, assuming said contract is still valid. However, there is no such requirement under any contract for areas served or to be served by Olympic View in unincorporated Snohomish County. Ronald WD is aware from submissions made by Olympic View in two different proceedings before the Snohomish County Boundary Review Board in litigation that if Olympic View provides the sewer service to the proposed development in unincorporated Snohomish County, millions of dollars can be saved since the King County hook-up fees and ongoing sewer charges can be avoided. Although it has had five years and numerous opportunities to do so, Ronald WD has never rebutted any of that. Nor has Ronald WD come forth with any data or analysis of its own as to cost and environmental effects if sewage from this area was delivered to King County pursuant to Ronald WD's system. Having failed to do so, Ronald WD has no basis for criticizing Olympic View for not considering that alternative. It is not reasonable to expect Olympic View to do what Ronald WD has failed to do, especially since Ronald WD has expended hundreds of thousands of ratepayer dollars on lawyers and litigation, yet Ronald WD could not undertake the basic task of showing why its concept of sewage treatment from the area is more cost-effective and environmentally sound.</p> <p>Olympic View suspects Ronald WD has made no such analysis, or if it has, it failed to make it public because its approach is deficient. Ronald WD cannot deny the differential in hook-up fees and sewer rates. Ronald WD and its collaborator King County agree the sewage generated in the area will be treated at the sewage treatment plant in Edmonds. Neither disagrees that Olympic View has treatment capacity, or can obtain capacity, for the amount of sewage to be generated from the area covered by Amendment #2. Everyone must concede that Edmonds borders the area covered by Amendment #2. There can be no doubt that taking the sewage directly to Edmonds will minimize infrastructure cost and reduce the possibility of spills. Ronald WD instead proposes not to take the sewage directly to Edmonds that adjoins the area. Rather, Ronald WD wants to pump the sewage out of Point Wells, then south to the Richmond Beach pump station. It would then be pumped east until it connects to the trunk line to Edmonds. It then would be pumped north through Woodway until it finally gets to a gravity feed line to the Edmonds Plant. It costs money and energy to pump sewage through this roundabout way to get the sewage to the same place Olympic View proposes to take it in</p>
5	<i>Page 3: Is the authorization date the same as completion date for the Amendment? -August 2019?</i>	The Authorization in the amendment document discusses Olympic View WSD's authorization for PACE Engineers to complete the amendment process. The authorization date has been corrected to August 2018.
6	<i>Page 3: Last bullet could be refined to state that planning and construction of pump stations and force mains should consider the capacity necessary for phased development and a consideration for facility life.</i>	This is not within the scope of this plan amendment. All infrastructure will be dictated by the type of development approved by the Land Use Authority.
7	<i>Figure 1 - This figure and/or supporting text should clarify that the Amendment establishes a new sewer service area boundary within the SSSA by expanding OVWSD's sewer service area to incorporate the Point Wells area that is currently served by RWD.</i>	This figure does not establish or expand Olympic View WSD's sewer service area boundary. The area shown in this figure is within Olympic View WSD's existing boundary as approved in 1967 when the sewer system was approved.
8	<i>Figure 3: Re-label Forest Glen LS</i>	Figure 3 has been revised to label the Forest Glen Lift Station.
9	<i>Page 11: Please clarify paragraph ending at top of page (last 3 sentences).</i>	This paragraph has been revised.

Olympic View Water and Sewer District 2007 Comprehensive Sewer Plan Amendment No. 2 - Comment Response Matrix

Agency/Commenter	Comment	Response
10	<i>Page 11: Please include discussion of current RWD service to a portion of the SSSA, including the served area of the Chevron agreement, LS #13, existing homes, etc .</i>	Comment addressed above. Currently, Ronald WD provides interim services to six connections: four within the Town of Woodway, and two within Snohomish County. These six connections will be assumed by Olympic View per agreement between Ronald WD and Woodway and Olympic View WSD is prepared to provide sewer service on a permanent basis. Olympic View WSD is not aware of how Ronald WD's system works in the area and as this document addresses the Olympic View system, Ronald WD system operations are not included.
11	<i>Page 11 : I believe a table might serve better for the numbers in the third paragraph.</i>	There are only two numbers; therefore, we did not think a table necessary.
12	<i>Page 14: Please include a more specific discussion of full development potential of the SSSA and portion thereof for which the capital facilities were analyzed. Where does the 1,500 gpm (2.2 MGD) capacity come from? Does this include area served by LS #13 or not? Only Point Wells or more?</i>	Full development potential numbers are based on population projections and information provided in the Snohomish County EIS. The actual capacity will be determined by actual development and will come from either Snohomish County or Woodway, depending on the site location. Lift Station #13 will serve Shoreline customers and currently committed customers from Woodway until such time as those connections are assumed by Olympic View. Any other service will be based on new agreements. The 1,500 gpm was based on plan projections and does not include any service from Lift Station #13.
13	<i>Page 21: Summarize RWD service and assumptions about such service continuing or not being in the analysis.</i>	Ronald WD will not serve customers within Olympic View boundaries and it is Olympic View WSD's understanding that Lift Station #13 will be operated by Shoreline primarily for the benefit of customers in Shoreline.
14	<i>Page 21: Summarize flows and clarify 2.2 MGD figure - Is this more than the District's total contracted capacity? The flow evaluation disclaimer seems inappropriate in that it is clearly more than available treatment capacity and the next section presents alternatives for capacity of that magnitude.</i>	The 2.2 MGD is peak flows for the Edmonds Treatment Facility based on average daily demand and therefore would not exceed our 1.85 MGD based on 11.2 MGD and our 16.551% contracted capacity. Additional information is provided in Olympic View WSD's approved comprehensive sewer plan.
15	<i>Page 21: In Section 8, include the option/alternative defined by RWD in their 2010 Comprehensive Sewer Plan to compare and confirm that other options are more cost-effective.</i>	Please see response 4 above.
16	<i>Page 22: Review and refine the calculations and figures in the last full paragraph. For example, 16.551% of 11.8 is 1.95 mgd, and 0.66 plus 1.35 adds up to 2.01 mgd. Treatment capacity is in MMDF - explain conversion to 0.7 mgd ADF. If OVWSD used 44% of its ADF capacity at 0.66 mgd, then their share is 1.5 mgd. The 2.2 mgd figure appears again as a peak flow (likely peak hour?), reduced to 0.88 ADF, concluding that 0.41 is remaining, suggesting that OVWSD's ADF capacity is 1.29 mgd. State the contractual share per the terms of the Edmonds Agreement, then report SSSA and Point Wells development sewer flows in those same terms, relative to unused capacity in those same terms. Indicate estimated peak hour flow for pump station and force main capacity. A table or matrix may serve well here.</i>	The paragraphs on pages 11 and 22 have been revised to better clarify the information provided.
17	<i>Page 26: In Alt 2, add discussion of pump station per Alt. 1 also included in Alt. 2. Add summary of RWD proposed approach and ENR-adjusted cost or similarly developed cost range in current dollars.</i>	Please see response 4 above.
18	<i>Figure 6: Please show RWD 2010 Comprehensive Sewer Plan proposed approach/alternative.</i>	Please see response 4 above.

Olympic View Water and Sewer District 2007 Comprehensive Sewer Plan Amendment No. 2 - Comment Response Matrix

Agency/Commenter	Comment	Response
	<p>19 <i>General : Has OVWSD contacted King County Wastewater? King County has bond obligations (based on future customers) and may not be willing to give up potential future customers (Pt. Wells development).</i></p>	<p>The plan was submitted to King County as a courtesy since Snohomish County has jurisdiction and approval authority. However, no comments were received from King County. Given that flows go to City of Edmonds facilities and the City has stated that current infrastructure is not adequate to handle current needs, a new system will need to be designed for future development and it makes more sense to add a new system than to retrofit an existing system.</p>
<p>Van Ness Feldman, LLP Duncan Greene</p>	<p>The Amendment is Premature</p>	<p>The current law supports the preparation and submittal of the 2007 Sewer Comprehensive Plan Amendment 2. Division 1, Appellate Court unpublished ruling Case #78516-8-1.</p>
<p>1</p>	<p>The Amendment is premature. The Amendment was proposed shortly after the Court of Appeals ruled in Olympic View’s favor in an appeal involving one of the claims raised in Ronald’s declaratory judgment action. Olympic View’s proposal of the Amendment appears to be a knee-jerk response to the Court of Appeals decision that wrongly presumes the Court of Appeals will not be reversed, and that none of Ronald’s other claims will undermine the fundamental assumptions behind the Amendment. Because those presumptions are false, the Amendment is premature, and Olympic View’s proposal of the Amendment will probably end up being another pointless exercise in tactical jockeying — just like Olympic View’s previous attempt to have Snohomish County approve an amendment that would invade Ronald’s territory in the Point Wells Service Area, which was rejected after the Growth Management Hearings Board ruled that the County’s approval of such an amendment was a violation of the Growth Management Act.</p>	
	<p>As you know, Ronald has asked the Supreme Court to review and reverse the Court of Appeals decision, and if that request is granted, the courts will have confirmed that Ronald’s corporate boundary includes the Point Wells Service Area, debunking a key premise of the Amendment. In addition, other legal and equitable claims from Ronald’s declaratory judgment action are still pending in the Superior Court, and those claims could likewise confirm Ronald’s right to serve the Point Wells Area, regardless of whether the Supreme Court reverses the Court of Appeals decision.</p>	<p>Olympic View acknowledges that the request to review has been submitted to the Supreme Court.</p>
	<p>For these reasons, Olympic View should slow down, withdraw the Amendment, and wait for the courts to resolve all of Ronald’s pending claims. There is no time-sensitive need for the Amendment that requires Olympic View to rush ahead rather than waiting for a final judicial resolution of Ronald’s claims. If Olympic View presses forward now, it will be undeniable that the Amendment is a legal and political maneuver designed to distract the courts and other decision makers, not a legitimate sewer planning exercise.</p>	
	<p>The Amendment is procedurally defective and substantively inadequate</p>	
	<p>The Amendment is also procedurally defective and substantively inadequate, for several reasons:</p>	

Olympic View Water and Sewer District 2007 Comprehensive Sewer Plan Amendment No. 2 - Comment Response Matrix

Agency/Commenter	Comment	Response
	<p>☐ Olympic View’s environmental review for the Amendment under SEPA is inadequate. As explained in Ronald’s initial comments, the Amendment fails to adequately discuss how Olympic View’s planned takeover of sewer service to the Point Wells Sewer Service Area would impact Ronald’s and Shoreline’s sewer infrastructure and operations in the area, as well as other issues relevant to the environmental impacts of Olympic View’s planned takeover. The SEPA Checklist and the Determination of Nonsignificance (DNS) are similarly inadequate in discussing those issues. Olympic View has therefore failed to support its DNS with information that is “reasonably sufficient” to evaluate the impacts of the Amendment. See 197-11-335.</p>	<p>Olympic View has current contracts in place that address service in the Point Wells area that use the infrastructure owned by Ronald. These contracts are included in the 2007 Comprehensive Plan and there have been no changes to them. Service currently provided by Ronald is considered interim to the locations within the Town of Woodway and by contract to Alons. The sixth connection was completed without approval from Snohomish County, the Town of Woodway or Olympic View.</p>
	<p>The Amendment fails to explain how Olympic View has the legal authority to provide sewer service to the Point Wells Service Area. RCW 57.08.007 prohibits districts from providing “a service within an area in which that service is available from another district or within an area in which that service is planned to be made available under an effective comprehensive plan of another district,” except “upon approval of both districts by resolution.” Here, the Point Wells Service Area is an area in which sewer service is currently available from Ronald (as recognized in Olympic View’s current comprehensive plan), and it is also an area “in which that service is planned to be made available under an effective comprehensive plan of another district” (as clearly stated in Ronald’s current comprehensive plan). Thus, Olympic View has no legal authority to provide sewer service to the Point Wells Service Area unless Ronald provides its consent by resolution. The Amendment’s failure to recognize this legal reality is a fatal flaw.</p>	<p>In accordance with the Division 1 State of Washington Appellate Court ruling, Ronald Wastewater District has no territory north of the King County boundary.</p>
	<p>The Amendment fails to consider alternatives involving continued sewer service by Ronald. As noted in Ronald’s initial comment letter, the Amendment fails to consider any alternatives involving continued service by Ronald. This omission of an obvious alternative to Olympic View’s proposal renders the Amendment inadequate on its face. It also contributes to the inadequacy of the Amendment’s discussion of costs, as detailed below.</p>	<p>Olympic View considered including service through King County and Ronald and determined the cost of doing so was prohibitive and therefore not a valid alternative for the District.</p>

Olympic View Water and Sewer District 2007 Comprehensive Sewer Plan Amendment No. 2 - Comment Response Matrix

Agency/Commenter	Comment	Response
	<p>The Amendment's cursory discussion of costs fails to comply with WAC 173-240-050(3)(l). That regulation requires that amendments to comprehensive sewer plans include a discussion and table showing "the cost per service in terms of both debt service and operation and maintenance costs, of all facilities (existing and proposed) during the planning period." Here, the Amendment fails to include such a discussion in terms of debt service and operation and maintenance costs. As noted above, the Amendment also fails to compare the alternatives proposed by Olympic View to the alternatives proposed in Ronald's 2010 Comprehensive Plan, which included a discussion and table showing the cost of upgrading the existing infrastructure for Ronald to provide service to the proposed urban center development at Point Wells. Had the Amendment included the required discussion of Ronald's alternatives and provided a cost comparison, that discussion would have confirmed that it would be much more costly for Olympic View to build new, high-risk infrastructure than for Ronald to upgrade its existing infrastructure.</p>	<p>The costs of the alternatives, in 2015 dollars, was completed and the appropriate alternatives were selected. Olympic View is not subject to similar contractual requirements as Ronald Wastewater.</p>
	<p>The Amendment fails to address other legal and technical barriers. The proposed Amendment fails to address several other legal and technical barriers to Olympic View's provision of service to the Point Wells Service area. These barriers were discussed in a comment letter on Olympic View's previously-proposed amendment that was submitted by the City of Shoreline dated March 16, 2015, which is incorporated by this reference.2</p>	<p>This letter was addressed in the 2007 Sewer Comprehensive Plan Amendment 2 submitted in 2016. This plan was ultimately not approved by Snohomish County. The City of Shoreline did not submit any comments on the current plan.</p>
<p>Dept. of Ecology</p>	<p>3(d)iii Proposed sewers. The location, size, slope, capacity, direction of flow of all proposed trunk sewers, and the boundaries of the areas to be served by each; Condition Not Satisfied. The general sewer plan should include preliminary engineering information in sufficient detail to ensure technical and financial feasibility for implementation. Trunk sewer size, slope and capacity information for alternative's 1-3 is missing. In lieu of slope, approximate depth is also acceptable. Include on Figure 6 or a separate figure as appropriate.</p>	<p>It is not possible to provide information on size, slope, capacity, direction of flow, of any future areas to be served at this time. Until the District knows the size of proposed development, who will have jurisdiction over the area; Woodway or Shoreline, the amount of infrastructure needed cannot be determined. The District can add infrastructure as needed, when needed, when system requirements are known. Currently Woodway and Shoreline have an agreement to add no more than 400 units. Snohomish County is reviewing an application that would add about 3,000 units. Edmonds has stated that their facilities can handle increased flows if needed; King County has stated that they do not have the capacity. Also, there is the possibility that a second access into the Point Wells area will not be allowed. This would greatly limit the number of units that can be developed in the area.</p>
	<p>3(d)iv Topography and elevations. Topography showing pertinent ground elevations and surface drainage must be included, as well as proposed and existing streets; Condition Not Satisfied. Include proposed streets or anticipated street alignments in the Southwest Service Area and Point Wells Urban Center as relevant to alternatives 1-3 and preferred construction methods. Not necessary but would be helpful to show critical elevations. Contour lines in Figure 6 show changes in topography but it's difficult to get a sense of how much change they really represent.</p>	<p>As stated in response 3(d)iii, at this time it is unknown what development may occur in the Point Well Urban Center area and therefore, what if any roads are proposed or anticipated. No new roadways are proposed outside of the Point Wells area, within the Southwest Service Area. Existing topography has been added to Figure 6. Changes in topography are not anticipated at this time and the Figure has been revised to ensure that the correct topography is shown. Critical elevations are shown.</p>

Olympic View Water and Sewer District 2007 Comprehensive Sewer Plan Amendment No. 2 - Comment Response Matrix

Agency/Commenter	Comment	Response
3(d)vi	Streams, lakes, and other bodies of water. The location and direction of flow of major streams, the high and low elevations of water surfaces at sewer outlets, and controlled overflows, if any. All existing and potential discharge locations should be noted; and Condition Not Satisfied. Show all surface waters in Figure 6, as relevant to the design or construction of Alternatives 1-3. Specifically, Deer Creek appears to be a consideration for Alternative 2.	All waterbodies within the District service area have been added to Figure 6.
3(d)vii	Water systems. The location of wells or other sources of water supply, water storage reservoirs and treatment plants, and water transmission facilities. Condition Not Satisfied. If this information is not included in Olympic View's 2007 Comprehensive Sewer Plan, please include in this Figure 6 or separate figure as appropriate.	The requested information is provided in the District's 2015 Comprehensive Water System Plan.
3(e)	The population trend as indicated by available records, and the estimated future population for the stated design period. Briefly describe the method used to determine future population trends and the concurrence of any applicable local or regional planning agencies. Condition Not Satisfied. Please clarify what population estimates the District is planning for. Table 1 presents historic census tract data with a 2025 projection. A regional population projection is also presented for 2035. Does the 2035 projection include the Southwest Service Area and Point Wells Urban Center? Which population project is included in the 2007 Comprehensive Sewer Plan?	<p>The population projections were derived from information provided by Snohomish County, and the PSRC (Puget Sound Regional Council). The percentage of the geographies (FAZ – Forecast Area Zone) within Olympic View's boundary was determined using GIS software. The population within the District was then projected by performing an area allocation calculation using the percentage data.</p> <p>The District was planning for 2025 projections in their 2007 plan. The 2035 data was extrapolated data for reference and does not include the Point Wells area as development was not proposed for that area in 2007.</p> <p>Please see the population projection information included in the 2007 Comprehensive Sewer Plan provided by the District.</p>
3(h)	A statement regarding provisions for treatment and discussion of the adequacy of the treatment. Condition Satisfied. Please double check capacity calculations for the Edmonds WWTP. An average day flow of approx. 0.7 MGD doesn't seem accurate as narrated.	The capacity calculations have been double checked and revised as stated in reponse to comments above, received from City of Edmonds.
3(i)	List of all establishments producing industrial wastewater, the quantity of wastewater and periods of production, and the character of the industrial wastewater insofar as it may affect the sewer system or treatment plant. Consideration must be given to future industrial expansion. Condition Not Satisfied. Include a discussion about anticipated future commercial & industrial wastewater. At this stage, this section can be broad and based on what the District anticipates preparing service for.	As stated in response 3(d)iii, at this time it is unknown what development may occur in the Point Well Urban Center area, commercial, industrial and/or residential. Until an actual development plan is approved, the District cannot list wastewater producing establishments, the quantity or periods of production, or anticipate what future wastewater needs will be. The District is prepared to provide service to the area and provide the infrastructure needed.

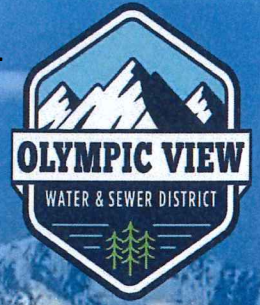
Olympic View Water and Sewer District 2007 Comprehensive Sewer Plan Amendment No. 2 - Comment Response Matrix

Agency/Commenter	Comment	Response
3(l)	<p>A discussion, including a table, that shows the cost per service in terms of both debt service and operation and maintenance costs, of all facilities (existing and proposed) during the planning period. Condition Not Satisfied. The amendment clearly states all improvements related to extension of service to the Southwest Service Area, including Point Wells, would be at the expense of property owners and developers. The amendment does not include the cost to the District for operations & maintenance of these additional assets. Please include an estimate of O&M that can be added to O&M estimates included in the 2007 Comprehensive Sewer Plan, planning horizon.</p>	<p>Until an approved development plan is provided, the District can only guess at what future wastewater needs and costs may be. Currently there is no approved plan for the area and the area's jurisdiction may change, which would have an impact on the amount of approved development. There is also only one road into and out of the Point Wells area. This would also have a direct impact on the amount of development allowed in the Point Wells area. The District would be willing to provide an amendment to their current sewer system plan to address proposed development in future that would address system needs and costs.</p>
Other Comments - Ecology		
	<p>Section 5. Franchises and Agreements, offers a history of partnership within the region. If the Town of Woodway transferred ownership of the sanitary sewer collection system within the Town limit to the District in 2004, explain why the Southwest Service Area and Point Wells was not included in Olympic View's 2007 Comprehensive Sewer Plan?</p>	<p>When the District's current sewer system plan was approved in 2007, service within the Town of Woodway was discussed, just not as the Southwest Service Area. The Point Wells area had not then been a known consideration and the one wastewater connection into the area was being provided by Ronald Wastewater District. The proposed development of Point Wells was one of the main reasons for the sewer plan amendment currently under review; the other being the unsewered areas within Woodway. It was decided to amend the District's sewer plan to provide for future service to those areas and refer to the two areas collectively as the Southwest Service Area.</p>
	<p>I searched Ecology records and unfortunately was not able to find a copy of Olympic View's 2007 Comprehensive Plan. The Point Wells Urban Center is located in the Town of Woodway's Municipal Urban Growth Area (MUGA) and outside Town limits. Based on the 2004 transfer of ownership and subsequent contracts & agreements, please include verification that the Olympic View Water and Sewer District's jurisdiction includes the Town of Woodway's MUGA.</p>	<p>As discussed, a copy of the District's 2007 Comprehensive Plan has been provided to you for your use and verifies that Olympic View Water and Sewer District's jurisdiction includes the Town of Woodway's MUGA.</p>
	<p>Based on the documents entered into record there appears to be active stakeholder interest in the Southwest Service Area and Point Wells Urban Center. How will the District adjust its plans based on uncertainties at the time of amendment approval?</p>	<p>Per correspondence with Lynne Danielson, General Manager at Olympic Water & Sewer District, November 2019, the District is not aware of documents in the records that create uncertainties. The first time the Amendment was submitted, there was a question regarding Ronald Wastewater District claiming that the area was annexed into their district by court action on 1986. According to a Washington State Court of Appeals, Division 1 ruling in July 2019, Ronald has no territory within Snohomish County. Ronald has requested Supreme Court review but at this time, the current law indicates it is within Olympic View's corporate boundaries and we have the obligation to plan for and provide service within our boundaries. A copy of the District's 2007 Sewer Comprehensive Plan will be provided.</p>

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.5

FILE MOT 21-289



Olympic View Water & Sewer District

2007 Comprehensive Sewer Plan Amendment No. 2

Appendix H: Southwest Sewer Service Area System Improvements



APPROVED

DEPARTMENT OF
ECOLOGY

ENGINEERING

SIGNATURE Stephano Cell

DATE 1/28/20

OLYMPIC VIEW WATER & SEWER DISTRICT
DETERMINATION OF NON-SIGNIFICANCE
AND NOTICE OF PUBLIC HEARING

EXHIBIT # 3.1.6FILE MOT 21-289

Description of the Proposal: This proposal is for adoption of Amendment No. 2 to Olympic View Water & Sewer District's 2007 Comprehensive Sewer Plan. Amendment No. 2 is titled "Southwest Sewer Service Area System Improvements" and upon adoption will be incorporated into the 2007 Plan as Amendment H. The Amendment addresses the District's responsibility to make sewers available to currently unsewered areas and proposed new development in the southwest portion of the District's service area. Alternatives for serving these areas are addressed in the Amendment and are based on a combination of regional population projections, specific development proposals, planning by local land use authorities and regional planning for wastewater treatment and disposal.

Proponent: Olympic View Water & Sewer District

Location: Olympic View Water and Sewer District's sewer service area is coincidental to its corporate boundary and generally extends from the Puget Sound on the west to State Highway 99 on the east, and from 220th Street Southwest on the north to the Snohomish-King County line on the south.

Lead Agency: Olympic View Water & Sewer District.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 5:30 pm, October 7, 2019. A public hearing will be held at the District office listed below on October 7, 2019 at 5:30 p.m. or as soon thereafter as may be heard.

Responsible Official: Lynne Danielson

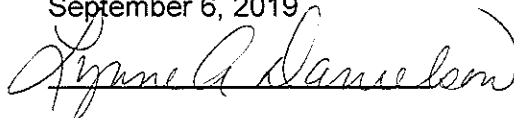
Position/Title: General Manager, Olympic View Water & Sewer District

Phone: (425) 774-7769

Address: 8128 228th Street Southwest
Edmonds, Washington 98026

Date: September 6, 2019

Signature:





TO: Snohomish County Council

FROM: Terri Strandberg, Principal Planner

DATE: August 10, 2021

**SUBJECT: Staff Report: Olympic View Water and Sewer District
2007 Comprehensive Sewer Plan Amendment No. 2**

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

Dave Somers
County Executive

The purpose of this staff report is to provide an overview of the proposed Amendment No. 2 to the Olympic View Water and Sewer District (OVWSD) 2007 Comprehensive Sewer Plan. OVWSD has requested review of the proposed sewer plan amendment as part of their docket request, Docket XX, CFP1. The docket request includes two separate actions: 1) an amendment to the county's Capital Facilities Plan (CFP) to address a wastewater service area boundary change as proposed in OVWSD's comprehensive sewer plan, Amendment No. 2; and 2) OVWSD has also requested county action under RCW 57.16 to approve Amendment No. 2 to the OVWSD's 2007 comprehensive sewer plan. Revisions to the CFP requires consideration of an ordinance, while approval of sewer plan amendments is usually via motion.

The ordinance to amend the CFP wastewater service area boundary should be addressed prior to Council consideration of the motion to approve the OVWSD sewer plan amendment. Addressing the ordinance first will lay the groundwork so that OVWSD's sewer plan amendment can be found consistent with the County's comprehensive plan, as required under RCW 36.70A, 57.16.010 and 57.02.040.

BACKGROUND

Amendment No. 2 was originally considered and approved by the County Council under RCW 57.16.010 in June, 2016. The amendment included an expansion of OVWSD's sewer service area to include Point Wells. However, Ronald Wastewater District (Ronald), in their 2010 Comprehensive Sewer Plan, had already designated Point Wells within their own service area. Ronald appealed the County's action to approve OVWSD's sewer plan amendment as a violation of GMA procedures, claiming that the action by the Council under RCW 57.16 to approve the OVWSD's sewer plan amendment constituted a de facto amendment to the County's GMA comprehensive plan, specifically to the Capital Facilities Plan (CFP), without benefit of the GMA-required public process and in violation of the "once per year" amendment limitation for GMA plans (RCW 36.70A.130). Several years of legal action followed the appeal. Ultimately, the Washington State Supreme Court issued a decision on October 15, 2020, determining that OVWSD is the rightful sewer provider for Point Wells.

OVWSD submitted their docket request to amend the county's CFP to designate OVWSD as the sewer provider for Point Wells instead of Ronald, and to ask the County Council to reconsider Amendment No. 2 to their sewer comprehensive plan.

RCW 57.16 allows the County 90 days to review comprehensive sewer plans and conduct a hearing (if needed), unless the sewer provider agrees to extend that timeline. OVWSD agreed to extend the processing timeline of their sewer plan amendment to coincide with timelines for the docket as mandated by the Growth Management Act (GMA) instead of the usual timelines from RCW 57.16.

Summary of OVWSD's Amendment No. 2

Amendment No. 2, as originally written in 2015, consisted of updates to Appendix H in OVWSD's 2007 comprehensive plan specifically for their southwest sewer service area. Minor revisions have been made to the document since 2015 in response to comments received by OVWSD. The revisions do not constitute substantial changes to Amendment No. 2 since Washington State Department of Ecology approved the document in 2015. The following revisions were made to the 2015 document before resubmitting Amendment No. 2 to the County in 2019 along with their Docket application (Docket XX, CFP1):

- Text was added to Page 2 to clarify sewer service to six connections being served by Ronald Wastewater District;
- The capacity calculations and document text on pages 11 and 22 were revised to correct inconsistencies;
- The maps were revised to show the correct service area boundaries of those areas served by the City of Edmonds;
- Figure 3 was revised to correctly name the Forest Glen Lift Station; and
- Figure 6 has been revised to add existing topography and waterbodies within the District's service area.

In addition to the changes above, the County requested additional revisions for consistency with the County's comprehensive plan and to update franchise agreement status. OVWSD submitted the requested changes for Council review. The requested changes are attached to the Motion as Exhibits A, B and C, and are summarized as follows:

- Revisions on page 12 to update the status of OVWSD's franchise agreement with the County (Exhibit A attached to Motion);
- Replacements for pages 1 and 2, and pages 19 and 20, to update discussion of Point Wells and the upper bluff areas (Exhibit B attached to Motion); and
- Replacements for Figures 4 and 5 for consistency with County land use and zoning maps (Exhibit C attached to Motion).

Amendment No. 2 compares three alternative scenarios for capital improvements in OVWSD's southwest sewer service area. Alternative 1 was dismissed due to system constraints. Alternative 2 and 3 remain viable options for constructing new system components (new force and gravity mains, new pump station, and interceptor replacement). The anticipated cost, in 2019 dollars, ranges from \$4.3 – \$5.8 million and is expected to be covered by property owners/developers at the time of development. In their southwest sewer service area, OVWSD anticipates an ultimate population of 24,409. Because sewer infrastructure is expected to last substantially longer than 20 years, OVWSD looks at a much longer planning horizon than the 20-year timeframe the County uses under GMA.

Review by Snohomish County

Amendment No. 2 has been reviewed by staff in Planning and Development Services and Public Works. When considered in conjunction with Docket XX, CFP1 amending the county's CFP, and with Exhibits A, B and C attached to the Motion, OVWSD's sewer plan Amendment No. 2 is consistent with the County's comprehensive plan.

The revised language in Exhibit A updates the status of OVWSD's franchise agreement with the County in response to comments from Public Works' staff.

The county engineer is not required to approve Amendment No. 2 because less than 51% of the District area is located in county jurisdiction. However, Amendment No. 2 has been reviewed by Snohomish County Department of Public Works. Exhibit A addresses Public Works' concerns.

Review by Other Agencies

Amendment No. 2 has been reviewed and approved by Washington State Department of Ecology. Ecology is the state agency with oversight authority for sewer systems.

Snohomish Health District (SHD) reviewed Amendment 2 when it was first submitted in 2016. SHD did not comment on the amendment at that time. Amendment 2 has been resubmitted to SHD.

OVWSD provides sewer service (and water) to the City of Edmonds and the Town of Woodway. There is nothing in the record documenting legislative action by either of these jurisdictions. If Amendment No. 2 was sent with a request for review, comments and possible action, yet the cities did not respond to the request, the Amendment is deemed approved per RCW 57.16.010(7). The Edmonds sewer treatment plant manager has verified available capacity.

Staff findings and Recommendation

Planning and Development Services makes the following findings:

- i. The Department of Planning and Development Services finds Amendment No. 2 to be generally consistent with the planning criteria of RCW 57.02.040.
- ii. The proposed action is consistent with the county's comprehensive plan, provided that the proposed amendments to the CFP included in Docket XX, CFP1 are approved, and further provided that Exhibits A, B and C as attached to the Motion are incorporated into Amendment No. 2.
- iii. The proposed CIP and financing plan updates are consistent with Growth Management Act (GMA) requirements.

PDS, therefore, recommends that *Olympic View Water & Sewer District 2007 Comprehensive Sewer Plan Amendment No. 2, Appendix H: Southwest Sewer Service Area System Improvements, August 2019*, be approved subject to approval of Docket XX, CFP1 and inclusion of Exhibits A, B and C.

Attachments:

- Motion 21-_____ including Exhibits A, B and C
- Olympic View Water & Sewer District 2007 Comprehensive Sewer Plan Amendment No. 2, Appendix H: Southwest Sewer Service Area System Improvements, August 2019
- Signed title page for Amendment No. 2 document
- Approval letter from Washington State Department of Ecology
- SEPA DNS issued by OVWSD

ECAF NO.:
ECAF RECEIVED:

**MOTION
ASSIGNMENT SLIP**

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.8

FILE MOT 21-289

TO: Clerk of the Council

TITLE OF PROPOSED MOTION:

~~~~~

Clerk's Action: Proposed Motion No. \_\_\_\_\_

Assigned to: \_\_\_\_\_ Date: \_\_\_\_\_

~~~~~

STANDING COMMITTEE RECOMMENDATION FORM

On _____, the Committee made the following recommendation:

Companion to Ord 21-0633 to be considered at ph 09/15

_____ Move to Council for action on: _____

_____ Move to Council as amended for action on: _____

_____ Move to Council with no recommendation

This item ___ should/ ___ should not be placed on the Consent Agenda.

(Consent agenda may be used for routine items that do not require public hearing and do not need discussion at General Legislative Session)

This item ___ should/ ___ should not be placed on the Administrative Matters Agenda

(Administrative Matters agenda may be used for routine action to set time and date for public hearings)



Committee Chair



Snohomish County Council

Committee: Planning & Community Development
Analyst: Ryan Countryman
Subject: Annual Comprehensive Plan Amendments
Date: September 7, 2021
ECAF / Proposal: 2021-0624 / Ordinance 21-054 (GPP21-3 – Technical Corrections)
2021-0625 / Ordinance 21-055 (SW7 – Marv Thomas)
2021-0626 / Ordinance 21-053 (SW5 – Edward Tokarz)
2021-0627 / Ordinance 21-058 (SW6 – Tom Winde)
2021-0632 / Ordinance 21-056 (Olympic View Water and Sewer 1)
2021-0633 / Motion 21-289 (Olympic View Water and Sewer 2)

Consideration

The Growth Management Act (GMA, RCW 36.70A) allows jurisdictions to update their comprehensive plans only once per year with few exceptions. Snohomish County itself can initiate annual amendments. Private parties and outside agencies can apply through the docketing process. Actions on annual amendments occur once per year, although each topic or proposal has its own ordinance or motion to allow the County Council to make decisions on a topic-by-topic basis.

Annual amendments discussed in this staff report include:

- Ordinance 21-054 (GPP21-3 – Technical Corrections)
- Ordinance 21-055 (SW7 – Marv Thomas)
- Ordinance 21-053 (SW5 – Edward Tokarz)
- Ordinance 21-058 (SW6 – Tom Winde)
- Ordinance 21-056 (Olympic View Water and Sewer 1)
- Motion 21-289 (Olympic View Water and Sewer 2)

Ord. 21-054 (Technical Corrections) are an annual amendment initiated by the County Executive. The other actions listed above are docket applications placed on the final docket for Docket XX. A separate council-initiated ordinance (21-060, Mineral Resource Lands) has its own staff report but action on it must be at the same time as those items above. This staff report will discuss information on the annual amendments in the same order that staff from Planning and Development Services will be presenting on.

Background – Ordinance 21-055 (SW7 – Marv Thomas)

Marv Thomas owns a farm that spans both sides of Lowell-Larimer Road. The plan designation and zoning of the north side is for agriculture. The south side is in the Urban Growth Area, designated as Urban Low Density Residential (ULDR) on the Future Land Use Map (FLUM) and zoned R-7200. There are several agricultural buildings on the south side in the 6.61 acres proposed to be redesignated and rezoned for commercial.

In his application and testimony before the Planning Commission, Marv Thomas indicated a desire to add a winery to the current agricultural buildings on the south side of Lowell Larimer Road. The current zoning and plan designation would not allow a winery; whereas, the proposed CB zoning and Urban Commercial designation would. PDS finds the proposal in compliance with applicable policies. The Planning Commission recommends approval following a public hearing held on June 22, 2021.

Analysis – Ordinance 21-055 (SW7 – Marv Thomas)

While the proposed changes would make wineries a permitted use on the subject property, the applicant would still need to submit plans and receive approval in order to operate a winery. Agricultural activities could also continue under the proposed changes. However, there is no guarantee that the ultimate result will be a winery located among agricultural buildings.

CB zoning allows many other types of commercial uses or higher density housing. The County Council does not have authority to limit uses when and if the CB zoning were to go into effect. The winery proposal is one possibility but not a guaranteed outcome. Other uses might be added by the proponent over time. A different applicant might submit a development proposal that does not include any winery or ongoing agriculture activities at all. These caveats aside, the access, pass-by traffic, and topography of the site do not lend themselves to typical strip-commercial development. If redesignated and rezoned, any successful commercial development at this location would likely need to take advantage of its setting sitting just above the floodplain and overlooking an agricultural valley. The possible outcomes are many, but not likely as wide as the proposed FLUM designation and zoning would enable elsewhere.

Overview of Proposal in Ordinance 21-055 (SW7 – Marv Thomas)

Summary: Redesignate 6.61 acres on the FLUM to Urban Commercial and rezone the same area to CB from R-7200 on the zoning map
Effective Date: TBD
Fiscal Implications: None
Scope: Future Land Use Map and Official Zoning Map

Background – Ordinance 21-053 (SW5 – Edward Tokarz)

The 0.72-acre Tokarz site sits between an existing townhouse development built circa 2003 and a church, all of which take access from 228th St SW. These uses are west of commercial development along SR-99. The adjacent townhomes have a plan designation of Urban High Density Residential and MR zoning, both of which the Tokarz proposal seeks to match. The Tokarz site currently has an Urban Medium Density Residential (UMDR) plan designation and R-8400 zoning. These are the same as the church-owned properties to the west. PDS finds the proposal in compliance with applicable policies. The Planning Commission recommends approval following a public hearing held on June 22, 2021.

Analysis – Ordinance 21-053 (SW5 – Edward Tokarz)

The proposed changes would allow for increased opportunities for higher density housing in an area with excellent transit and access to commercial services. Adjacent and nearby properties with relatively recent townhouse developments all have the UHDR designation and MR zoning combination proposed for this site.

Overview of Proposal in Ordinance 21-053 (SW5 – Edward Tokarz)

Summary: Redesignate 0.72 acres on the FLUM to UHDR from UMDR and rezone the same area to MR from R-8,400 on the zoning map

Effective Date: TBD

Fiscal Implications: None

Scope: Future Land Use Map and Official Zoning Map

Background – Ordinance 21-058 (SW6 – Tom Winde)

Tom Winde's docket application for this 19.96-acre site in the Southwest Urban Growth Area included two alternatives. The current plan designation is Urban Low Density Residential (ULDR) and the zoning is R-7,200. One alternative was a request to change the plan designation to UHDR with a rezone to MR. The other alternative was to redesignate to UMDR with a rezone to LDMR. Adjacent areas to the north, east and west all have ULDR designations with various zonings and are either existing single-family neighborhoods or homes under construction. To the south is a large undeveloped

property recently sold by Snohomish County to a developer. The adjacent plan designation to the south is UMDR and the zoning is LDMR.

PDS found both alternatives proposed by the applicant to conflict with policies regarding traffic. Development of the Winde site would likely connect existing road stubs to surrounding neighborhoods, thereby allowing cut-through traffic in addition to new traffic generated by development of the property itself. Based on modeling of likely road layouts and expected densities of development, projected traffic volumes on some connecting local roads would exceed adopted standards for those roads. The Department of Public Works (DPW) was not able to identify measures reasonably likely to mitigate traffic to a level within adopted standards.

The Planning Commission held a public hearing on June 22, 2021. Public testimony on the Winde proposal included with several comments from neighbors describing their concerns about potential development. Traffic was a common concern for all neighbors. Planning Commissioners then discussed competing planning objectives and priorities including trade-offs between traffic and housing affordability. Commissioners expressed a wish for authority to apply conditions to a recommendation. In the end, the Planning Commission voted to recommend a modified version of the docket request. The recommendation is to leave the current zoning of R-7,200 in effect but to change the plan designation to UMDR.

Analysis – Ordinance 21-058 (SW6 – Tom Winde)

The Planning Commission recommendation does not fully address concerns about future traffic volumes. Meanwhile, the potential for higher densities on the site would assist with other goals related to housing affordability. Leaving the zoning unchanged is consistent with existing policies. R-7,200 is an implementing zone for both the current ULDR plan designation and the recommended UMDR designation. If the County Council were to adopt the UMDR designation, any subsequent rezone application proposing higher density to the Hearing Examiner would need to demonstrate a change in circumstance as part of its justification (SCC 30.42A.100(4)). Many successful rezone applications cite surrounding population growth as a change in circumstance. For the Winde site, it is unknown whether the Hearing Examiner would find a general truism about population growth to be enough justification.

Snohomish County may require potential development to the south to provide a new road connection between the Winde site and Cathcart Way. This is speculative. If both sites were flat and unconstrained, then existing standards for road connectivity would require a connection. However, there is a ravine between the developable part of the Winde site and the developable area to the south. Detailed evaluation of potential road connections has not taken place. With incomplete information, a route on the west (shallower) end of the ravine appears possible. Even if Snohomish County requires future development to

the south to make a road connection to Winde, there is no guarantee that the south property would develop first.

In sum, the Planning Commission recommendation would allow for higher density which generally helps achieve housing affordable goals. This also comes with a great deal of uncertainty regarding traffic. Current tools available in the comprehensive plan do not provide for controlling timing of potential development on the Winde site and the property to the south. In addition to unknown timing, the likelihood of a new road connection to the south is unclear.

Overview of Proposal in Ordinance 21-058 (SW6 – Tom Winde)

Summary: Redesignate 19.96 acres on the FLUM to UMDR from ULDR. Leave the zoning unchanged at R-7,200.

Effective Date: TBD

Fiscal Implications: None

Scope: Future Land Use Map

Background – Ordinance 21-056 (Olympic View Water and Sewer 1)

Snohomish County's Capital Facilities Plan (CFP) is an element of its GMA comprehensive plan. Amendments to the CFP can therefore only happen once per year and are part of the same annual amendment cycle as the land use changes above. The CFP includes an inventory of service area boundaries for utility providers. Olympic View Water and Sewer District (OVWSD) has separately taken action to expand its service area boundaries to include properties commonly called Point Wells. This area had previously been part of the Ronald Water District. Ordinance 21-056 would reflect those changes in the County's CFP.

Analysis – Ordinance 21-056 (Olympic View Water and Sewer 1)

The change proposed in the CFP by OVWSD would merely update the Snohomish County's inventory utility services provided by the district and it would remove Ronald Water District from the inventory. These changes reflect actions already taken by others. There is a related action under the heading for Motion 21-289 below.

Overview of Proposal in Ordinance 21-056 (Olympic View Water and Sewer 1)

Summary: Update the CFP to show a current OVWSD boundaries and to remove Ronald Water District from the inventory

Effective Date: TBD

Fiscal Implications: None

Scope: Capital Facilities Plan

Background – Motion 21-289 (Olympic View Water and Sewer 2)

State requirement for local improvement districts (RCW 57.16) require that water and sewer districts prepare utility plans. These plans are subject to adoption processes and timelines that are different from GMA requirements. However, the Snohomish County relies on utility comprehensive plans to meet obligations under GMA. Any time a utility provider amends a plan, the County must then apply GMA-required processes to approve the amended utility plan. OVWSD has amended its utility plan. Motion 21-289 would be Snohomish County's action to formally approve the 2007 Olympic View Water and Sewer District Comprehensive Sewer Plan Amendment No. 2, August 2019.

Analysis – Motion 21-289 (Olympic View Water and Sewer 2)

Approving Motion 21-289 would close the loop in how Snohomish County's CFP incorporates OVSWD's updated utility plan. Since OVSWD's update involves facility planning in the former Ronald Water District territory, the County Council should act on this motion action on Ordinance 21-056 to recognize the change in district boundaries.

Overview of Motion 21-289 (Olympic View Water and Sewer 2)

Summary: Motion for Snohomish County to approve Amendment No 2 to the 2007 Olympic View Water and Sewer District Comprehensive Sewer Plan

Effective Date: Upon passage of motion

Fiscal Implications: None

Scope: Capital Facilities Plan

Background – Ordinance 21-054 (GPP21-3 – Technical Corrections)

Most years, PDS processes technical corrections to the comprehensive plan. Proposed Ordinance 21-054 would update several maps in the General Policy Plan to reflect three city annexations since the last update of the maps. There are three proposed amendments, bringing to six the total number of city annexations actions that the maps reflect. These are the only technical corrections in 2021. The last update to the affected maps was on December 6, 2020 (Ord. 20-080). As recommended by the Planning Commission, the ordinance would make change for three city annexations (Arlington, Darrington and Lake Stevens). Finalization of three more annexations took place after issuance of the notice for the Planning Commission public hearing on the original three. Accordingly, staff from Planning and Development Services have prepared three amendment sheets, bringing the total to six annexations. Amendment 1 addresses an annexation by Everett. Amendment 2 is for an annexation by Sultan. Amendment 3 would reflect a second annexation by Lake Stevens during the past year.

Analysis – Ordinance 21-054 (GPP21-3 – Technical Corrections)

Updating the affected maps will simply reflect annexations that have already taken place. This is a regular part of keeping the comprehensive plan current.

Overview of Ordinance 21-054 (GPP21-3 – Technical Corrections)

Summary: This ordinance and its amendment sheets would bring several maps in the GPP up to date with respect to city boundaries.

Effective Date: TBD

Fiscal Implications: None

Scope: Maps 1, 2, 4 and 5 of the GPP, plus a reference in SCC 30.10.060

Processing Summary Common to all 2021 Comprehensive Plan Amendments

Handling: NORMAL

Approved-as-to-form: YES

Risk Management: APPROVE

Request: Move to General Legislative Session on September 15th to set time and date for a public hearing.

Final Docket XX and 2021 County-Initiated Comprehensive Plan Amendments

Snohomish County Council
Planning Committee Briefing
September 7, 2021



Comprehensive Plan Amendment Process

- The Growth Management Act (GMA) allows changes to a comprehensive plan no more frequently than once per year with limited exceptions.
- The GMA also requires a process (the docket) for persons and non-county agencies to propose amendments to the comprehensive plan.
- Snohomish County docket (non-county initiated) is adopted every two or four years depending if a minor or major docket cycle.
- Snohomish County adopts county-initiated plan amendments annually.



Snohomish County Docket Cycles

Major Dockets

- Include proposals that:
 - Alter UGA boundaries
 - Add significant population or employment capacity
 - Have significant environmental or capital facilities impacts
 - Propose significant policy change
- Final action occurs every four years

Minor Dockets

- All docket proposals that are not considered major
- Final action within two years if a minor docket cycle
- Final action every four years if part of a major docket cycle



Snohomish County Final Docket XX/Annual County-Initiated Amendment Process

1

County Council sets Final Docket XX – 7/22/2020

2

PDS briefed Planning Commission on final docket/county-initiated proposals – 5/25/21

3

PDS prepared recommendations/conducted SEPA review for all proposals

4

Planning Commission held a public hearing, made recommendations – 6/22/21

5

Council briefing (9/7/21) & public hearing/final action by end of 2021



Marv Thomas (SW7)

- ❑ 6.6 acres along Lowell-Larimer Road within the SWUGA
- ❑ Redesignate from Urban Low Density Residential to Urban Commercial
- ❑ Rezone the site from R-7,200 to Community Business
- ❑ Applicant proposes to use existing farm buildings for a winery



Marv Thomas (SW7)

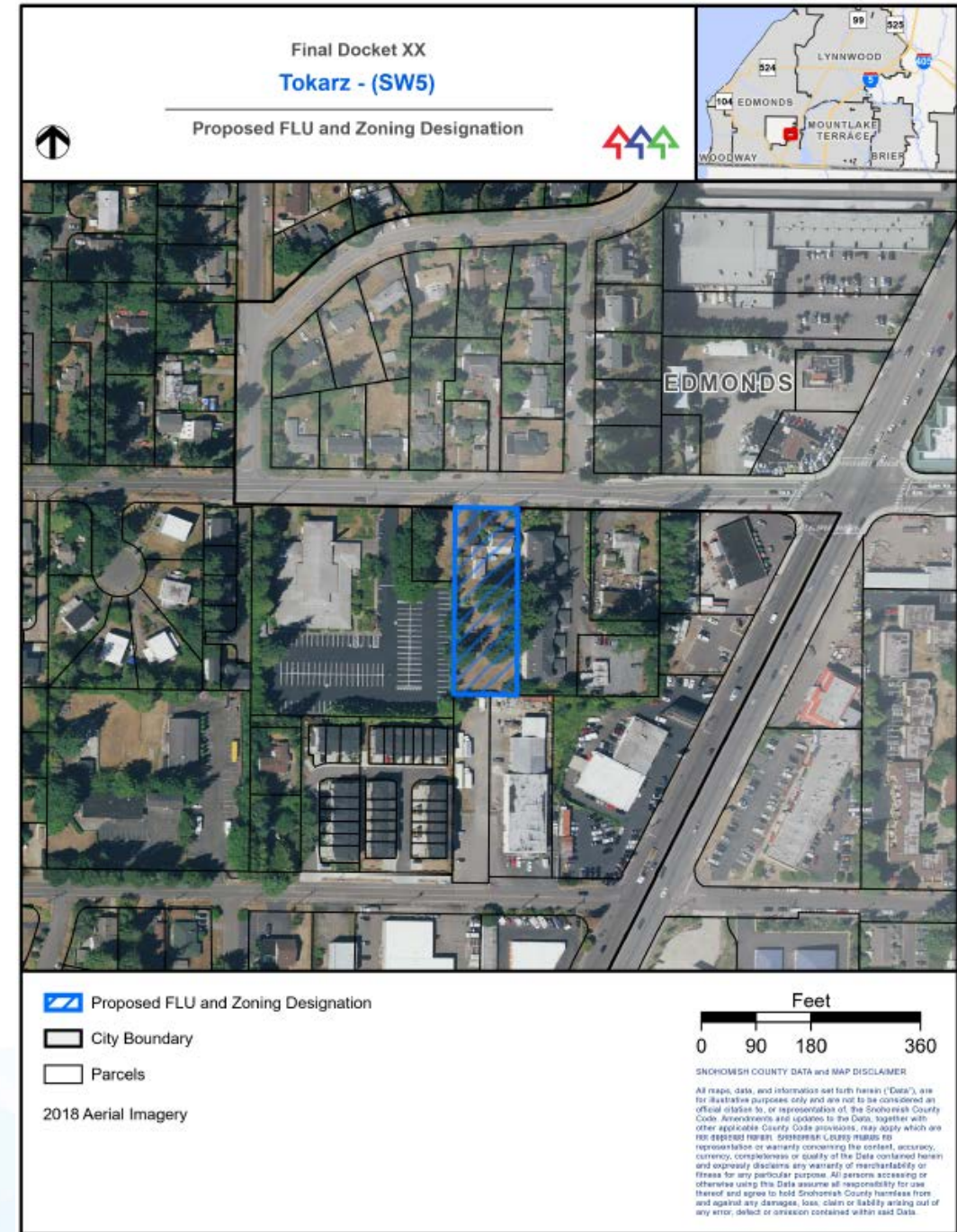
Planning Commission and PDS Recommend Approval of Thomas SW7

- ❑ Consistent with the GMA, MPPs and CPPs.
- ❑ Infill proposal would provide commercial and employment opportunities in close proximity to urban residential areas and nearby rural residents.
- ❑ The site can be served by urban levels of service including sewer and water and an urban minor arterial, Lowell-Larimer Road.
- ❑ Applicant proposes to establish a winery on the site, which would help diversify the county's agricultural economy and provide living wage jobs.



Edward Tokarz (SW5)

- ❑ Redesignate a .72 acre parcel from Urban Medium to Urban High Density Residential.
- ❑ Rezone the parcel from R-8,400 to Multiple Residential.
- ❑ Located in the Southwest Urban Growth Area (SWUGA) adjacent to City of Edmonds.
- ❑ Access from 228th St. SW, an urban minor arterial. Sewer and water serve the site.
- ❑ Bus Rapid Transit service less than one-quarter mile east on SR 99 (Community Transit Swift line)



Edward Tokarz (SW5)

Planning Commission and PDS Recommend Approval of Tokarz SW5

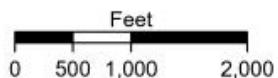
- ❑ Consistent with the GMA, MPPs, CPPs and GPP.
- ❑ Increased urban residential densities would provide more opportunities for affordable housing.
- ❑ Encourage more compact and efficient residential development, reduces demand for new public facilities and service.
- ❑ Increased multi-family residential densities would support high-capacity public transit service within the nearby SR99 transit emphasis corridor.





- Proposed FLU and Zoning Designation
- Parcels

2018 Aerial Imagery



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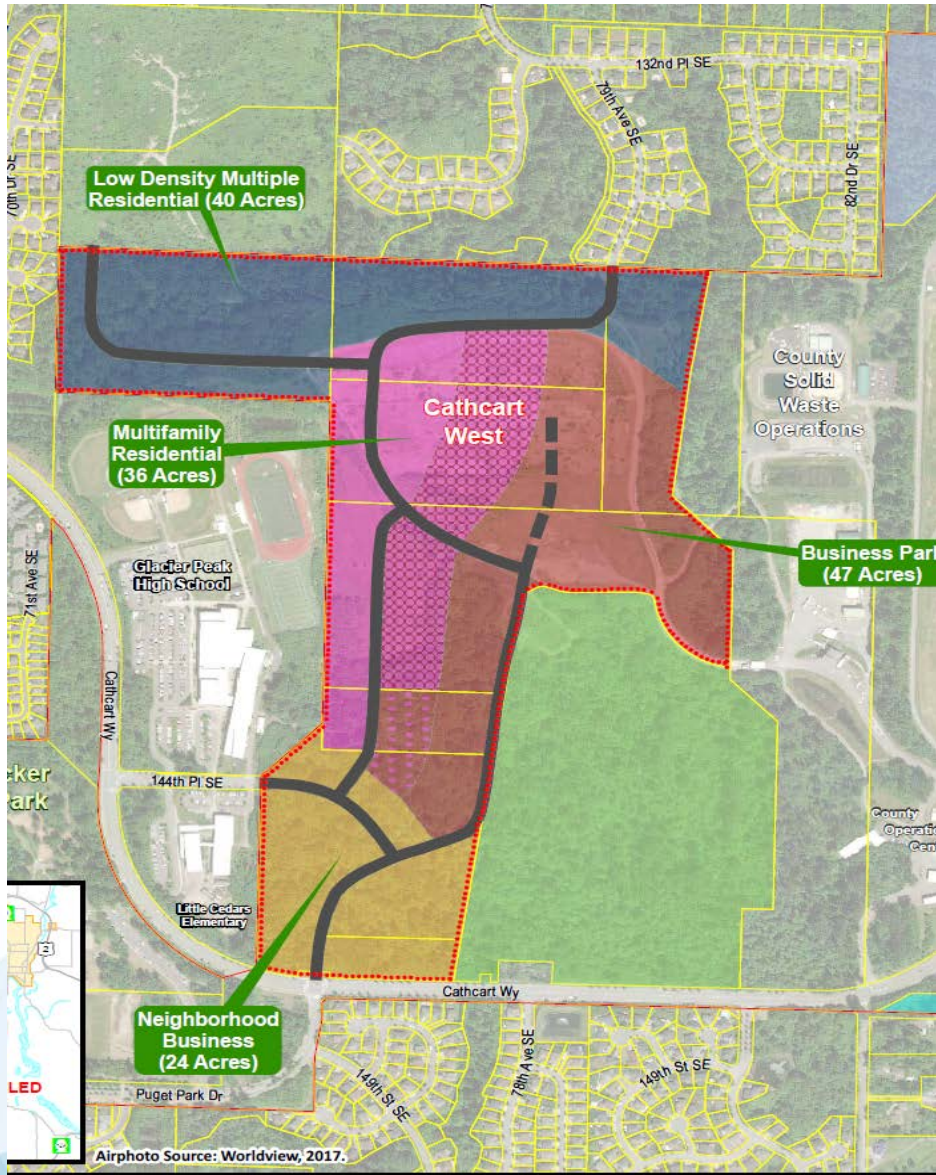
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Tom Winde (SW6)

- ❑ Infill a vacant 19.96 acre parcel in the Snohomish Cascade neighborhood.
- ❑ Applicant proposed two infill options.
- ❑ Located in the SWUGA, north of the 147 acre Cathcart West property recently purchased from the County by a developer.
- ❑ Located within the Silver Lake Water and Sewer District and service is accessible to the site.
- ❑ Site contains steep slopes greater than 33% and a seasonal stream.
- ❑ The only improved access to the site is by a local street in the new Glacier View single family residential subdivision, directly to the north.



Tom Winde (SW6)



Winde (SW6) Supplemental EIS

- ❑ PDS prepared a non-project environmental review, with analysis by DPW, of potential transportation impacts from the Winde proposed comprehensive plan and zoning amendments.
- ❑ The SEPA review document is a Draft SEIS to the 2015 Comp Plan Update EIS
- ❑ Draft SEIS issued by PDS on June 7, 2021, with a 30-day public comment period.
- ❑ Draft SEIS analyzed three alternatives (Options 1 and 2, and a no-action alternative).
- ❑ PDS is preparing a Final SEIS which includes responses to public comments on the DSEIS received during the 30-day comment period.
- ❑ The FSEIS will be issued no later than 7 days prior to County Council final action on Docket XX.



Transportation Analysis – Winde SEIS

Provides current and future year (2035) analysis of the transportation impacts for the Winde proposals. Looks at:

- Existing Conditions
- Impacts to key roadway segments
- Impacts to key intersections
- Transit availability
- Possible Mitigation Measures



Transit Availability

- Current and planned local fixed route transit service is not located to provide effective service to the Winde site.
- Future *Swift* BRT service may be located to provide service to a small portion of the Winde site.



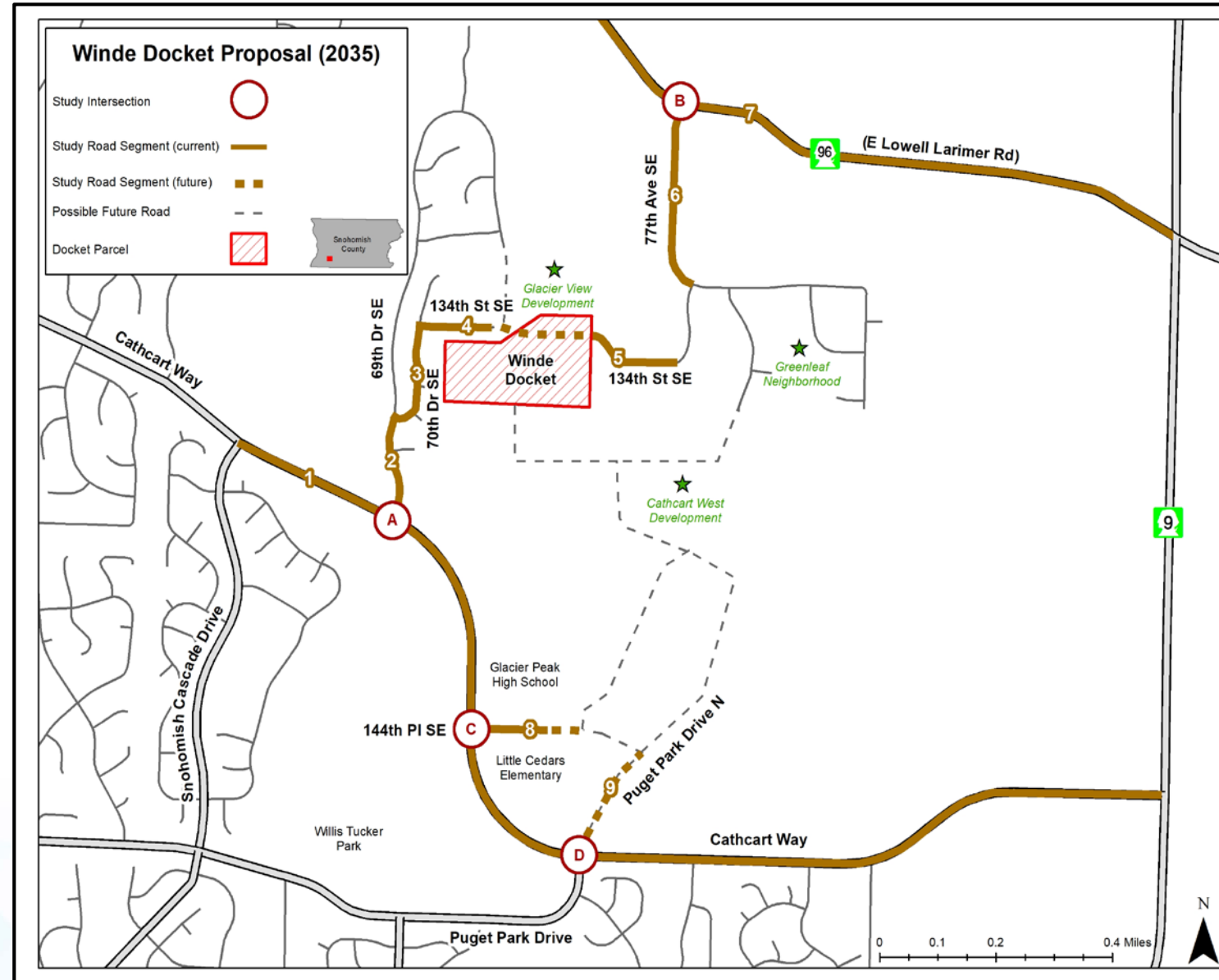
Study Roadway Segments

1. Cathcart Way
2. 69th Dr SE
3. 70th Dr SE
4. 134th St SE (east)
5. 134th St SE (west)
6. 77th Ave SE
7. SR 96
8. 144th PI SE
9. Puget Park Dr N

Study Intersections

- A. 69th Dr/Cathcart Way
- B. 77th Ave/SR 96
- C. 144th PI/Cathcart Way
- D. Puget Park Dr/Cathcart Way

Winde SEIS: Study Area

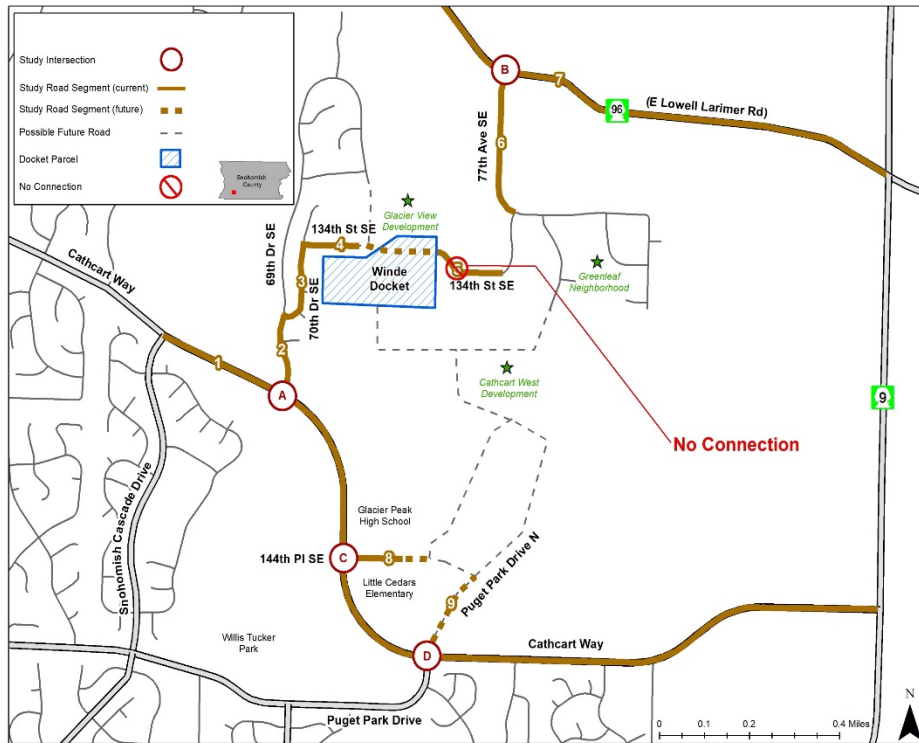


Results: Local Road Analysis

Road	EDDS ADT Threshold	Existing ADT	2035 ADT		
			No Action	Alternative 1	Alternative 2
69 th Dr SE	Up to 10,000	3,260	7,150	8,923	7,310
70 th Dr SE	Up to 2,000	770	5,100	6,873	5,250
134 th St SE (West)	Up to 2,000	n/a	4,350	6,123	4,510
134 th St SE (East)	Up to 2,000	n/a	3,580	3,957	3,570
77 th Ave SE	Up to 10,000	1,110	4,620	4,997	4,620
144 th Pl SE	Up to 10,000	2,850	7,400	7,421	7,405
Puget Park Dr N	Up to 10,000	n/a	4,370	4,391	4,375

Alternate Access: Scenario 1

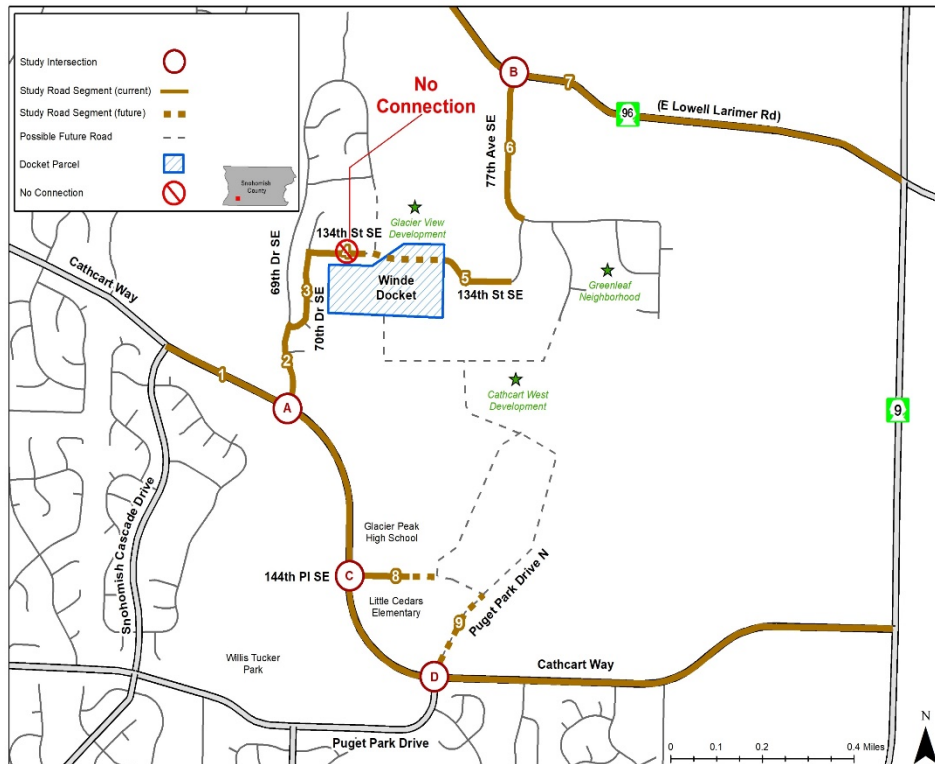
- Assumes that there will not be access to the Winde property from the east through the Greenleaf Neighborhood. Access to the Winde site would be from the west through the Glacier Peak development and from the south through the Cathcart West development only.



Road	EDDS ADT Threshold	2035 ADT		
		No Action	Alternative 1	Alternative 2
70 th Dr SE	Up to 2,000	3,670	5,260	3,970
134 th St SE (West)	Up to 2,000	2,690	4,290	2,990

Alternate Access: Scenario 2

- Assumes that there will not be access to the Winde property from the west through the Glacier Peak development. Access to the Winde site would be from the east through the Greenleaf neighborhood and from the south through the Cathcart West development only.



Road	EDDS ADT Threshold	2035 ADT		
		No Action	Alt 1	Alt 2
134th St SE (East)	Up to 2,000	350	850	430
Possible future road through Cathcart West	?	1130	2610	1410



Tom Winde (SW6)

PDS recommends denial of SW6 Options 1 and 2

- ❑ PDS finds that the proposal options do not meet 5 of the 6 Final Docket evaluation criteria (SCC 30.74.060)
- ❑ Both options inconsistent with the GMA, MPPs and CPPs.
- ❑ Inadequate existing or planned transportation facilities to serve the proposed increased housing densities.
- ❑ SEIS analysis determined that future traffic volumes from both multifamily development options are not supported by the current and planned local road system the site would access.
- ❑ SEIS identified that traffic impact mitigation would require the Winde site take 75% of its access south through the Cathcart West site on a non-existent and unplanned internal roadway system to serve future development.



Tom Winde (SW6)

Planning Commission recommends approval of a modified version of Option 2

- Redesignate from ULDR to UMDR, retain R-7,200 zoning
- PDS drafted an ordinance to recognize the Planning Commission's recommendation.
- PDS does not support the Commission's recommendation
- The Prosecuting Attorney's office cannot approve the ordinance as to form. The modified proposal remains inconsistent with the GMA, MPP, CPP, GPP and county code
- Not rezoning the property to LDMR to fully implement the UMDR plan designation still results in conflicts with transportation policies at every level of planning.
- GMA requires adequate transportation facilities to be planned or built concurrent with any change in land use designation.



Olympic View Water and Sewer District (CFP1)



- ❑ GMA Action: Revise the Wastewater Provider Inventory to show Olympic View as the sewer provider to Point Wells
 - Figure 7, Appendix B, Capital Facilities Plan – *Public Wastewater Systems*
 - Table 1, Section 2.3.A, Capital Facilities Plan

- ❑ Non-GMA Action: Approve a 2019 Amendment to Olympic View’s 2007 comprehensive sewer plan
 - Action authorized under RCW 57.16
 - Sewer plan amendment includes revised service area



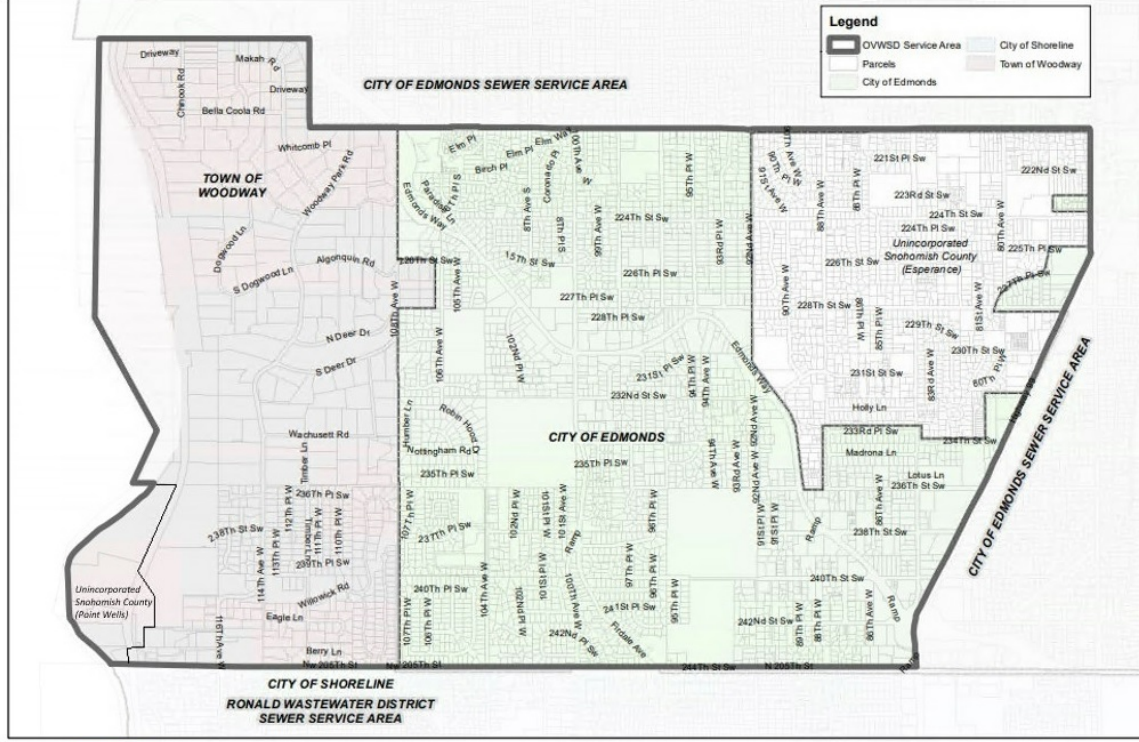


Figure 2
 Sewer Service Corporate Boundary Map
 2019 Sewer Comprehensive Plan Amendment

Document Path: \\k-fs1\project\P1919094 Sewer Plan Amendment 2 Update\GIS\PlanFigures_2015Amendment\Doc\OVVSD_Figure 2 SewerSystemCorporateBoundary.mxd

Date: 8/28/2019

PUBLIC WASTEWATER SYSTEMS

Snohomish County Capital Facilities Inventory
 Adopted: XX-XX-XXXX

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FACILITIES AND DISTRICTS

- Sewage Treatment Plant
- Sewerline Diameter less than 12 Inches
- Sewerline Diameter greater than 12 Inches and less than 24 Inches
- Sewerline Diameter greater than 24 Inches and less than or equal to 84 Inches
- The Consolidated Borough of Quil Ceda Village
- Urban Growth Area Boundary
- Incorporated City Boundary
- National Forest
- Municipal District
- Special Purpose District
- Tribal District
- Unclaimed Service Area



Olympic View Water and Sewer District (CFP1)

Planning Commission and PDS Recommend Approval of CFP1

CFP1 is consistent with requirements to provide urban services and coordinate plans with the service providers:

- ❑ GMA:
 - 36.70A.020(1) and (12)
 - 36.70A.070(3)
- ❑ Multicounty Planning Policies (MPPS)
 - PS-7
 - PS-10
- ❑ Countywide Planning Policies (CPPS)
 - PS-13
- ❑ General Policy Plan (GPP)
 - Goal UT 3



2021 County-Initiated Plan Amendments

- ❑ Proposed by PDS as part of its annual work program.
- ❑ May include proposals by other departments, the County Executive & the County Council.
- ❑ GPP21-3 Technical Corrections to the GPP maps to recognize six city and town annexations.
 - Arlington, Darrington, Lake Stevens (2), Everett, and Sultan



Comments
or
Questions?

