

ORDINANCE No. 2011-9

**AN ORDINANCE OF THE TOWN OF EATONVILLE, WASHINGTON,
AMENDING THE TOWN OF EATONVILLE COMPREHENSIVE PLAN**

WHEREAS, pursuant to the requirements of the Washington State Growth Management Act of 1990, RCW Chapter 36.70A (GMA), the Town of Eatonville Comprehensive Plan was adopted on December 27, 1993, following an extensive public participation process that included public workshops and public hearings before the Eatonville Planning Commission and the Town Council; and

WHEREAS, the Washington State Growth Management Act of 1990 RCW Chapter 36.70A permits municipalities periodically to update their Comprehensive Plans, and

WHEREAS, The Eatonville Planning Commission has recommended approval of the Baublits, Williams, and Harper Amendments, and

WHEREAS, the Town Council finds that the proposed Baublits, Williams, and Harper Amendments are in conformance with the goals and requirements of GMA and the goals and expectations of the citizens of the Town of Eatonville; and

WHEREAS, the Town, on February 3rd, 2011, issued a Determination of Non-Significance under the State Environmental Policy Act for the proposed amendments; and

WHEREAS, the Eatonville Town Council held a and additional public hearing on the proposed amendments on August 8th, 2011,

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. The Eatonville Town Council, having considered Planning Commission recommended changes to the Comprehensive Plan, and having heard from the public, approves the Baublits amendment, the Williams amendment, and the Harper amendments and denies the Pegg and Malcolm amendments as shown in the attached exhibit A.

Section 2. If any section, sentence, or clause of this Ordinance is ruled invalid by a court of competent jurisdiction, the remaining portion of this Ordinance shall remain valid and be in full force and effect.

Section 3. This Ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as required by law.

**PASSED BY THE TOWN COUNCIL AT A REGULAR MEETING THEREOF ON
THE 22ND DAY OF AUGUST, 2011 AND SIGNED IN AUTHENTICATION OF ITS
PASSAGE THIS ____ DAY OF _____, 2011.**

Raymond Harper, Mayor

ATTEST:

Chrystal McGlone, Town Clerk

Approved as to form:

Patricia Buchanan, Attorney

MEMORANDUM

To: The Eatonville Planning Commission
From: Nick Bond
Date: March 23, 2011
RE: 2011 Comprehensive Plan Amendment Findings and Recommendation

At Issue

In accordance with Chapter 5.4.4 of the Eatonville Comprehensive Plan, the Planning Commission is to adopt changes to the Comprehensive Plan and forward its recommendation to the Town Council in May. In January 2011, the Planning Commission adopted a roster of proposed comprehensive plan amendments and then on March 7th, 2011 conducted its required public hearing on the proposed comprehensive plan amendment proposals.

This report contains findings written by staff which the Planning Commission is asked to adopt, amend and adopt, or deny and adopt. The findings should be considered and voted on an amendment by amendment basis unless the Planning Commission chooses to adopt the entire staff recommendation. Further, after reviewing testimony from the public and from the state, some minor changes have been included in the staff recommendation.

If any Planning Commissioners wish to amend the findings presented herein, they should come prepared with suggested language which the body can adopt as alternative findings.

Findings

Baublits Amendment – A proposal to change the land use designation of 333 Washington Avenue N from Single Family to Multi Family.

Arguments Favoring the Proposal

This proposal would allow the Baublits' to obtain permits for a partially constructed building on their property which was started prior to annexation without building permits. In the absence of this land use change, they would either have to subdivide their property at great expense to obtain permits or tear down the partially constructed building. Further, it would allow them to eliminate the legal non conforming use status resulting from the presence of 2 legal dwellings on the same parcel, something which is not allowed in single family zones. The proposal would also allow the property to be developed at either 15 or 23 units per acre under MF-1 and MF-2 designations and could increase the supply of affordable housing stocks. It should be noted that the owner previously submitted applications for the development of a manufactured housing development for the property but withdrew the application. The change in zoning is likely to increase property tax revenue generated by the property as multifamily lands typically have a higher valuation than single family lands.

Arguments Opposing the Proposal

This proposal could increase the burden on the town's infrastructure. At 26.29 acres, this property would have the capacity for 394 Units (under MF-1) or 604 units under MF-2. The current capacity of the property under SF-2 is 136 lots. This amendment could consume a great deal of the town's available water treatment capacity and wastewater treatment capacity and could trigger the need for new capacity improvements. Impacts resulting from a development proposal under a higher density scenario would have to be mitigated under SEPA. Traffic resulting from more intense development of this property could require significant mitigation including possible signalization of the intersection of Lynch Creek Road and Washington Avenue. The proposal would also skew the County's buildable lands analysis and add capacity to the town's existing lands making it more difficult to expand the town's UGA

Environmental Assessment

The land use change is unlikely to have any significant adverse environmental impacts however subsequent development resulting from the change could have significant adverse impacts but would be reviewed under SEPA at the time of application.

Staff Recommendation

Town Staff recommends approval of the proposed Baublits Amendment and associated rezone to MF-1.

Malcolm Amendment – A proposal to change the land use designation of 769 Warner Lane from Single family to Commercial.

Arguments Favoring the Proposal

This proposal would allow the property owner to construct a larger garage/shop than what is allowed in the SF zone. Garages are limited to 1,000 square feet in the SF-2 zone. This proposal would boost the tax base in Eatonville as C-2 lands are valued at a higher rate than SF-2 zones.

Arguments Opposing the Proposal

This proposal could allow the development of commercial uses immediately adjacent to the Riverside Estates Subdivision. This could include uses ranging from a commercial batch plant to a retail strip. Specific development would likely be subject to SEPA review (for buildings greater than 4,000 square feet) allowing for mitigation of impacts or requiring an EIS. Another problem for the property owner under this scenario would be increased taxes based on the land value under a C-2 zoning.

One alternative to this proposal that exists which could achieve the property owner's goal of constructing a shop without risking the impacts of a more intense commercial development. The Planning Commission and Town Council could consider allowing larger garages by conditional use and establish standards for setbacks, screening, and minimum lot size for single family residences with a shop that exceeds 1,000 square feet. A proposed zoning code amendment which would facilitate larger shops on residential lots has been provided for consideration.

Environmental Assessment

The land use change is unlikely to have any significant adverse environmental impacts however subsequent development resulting from the change could have significant adverse impacts but would be reviewed under SEPA at the time of application.

Staff Recommendation

Staff recommends denial of the Malcolm amendment in favor a recommendation to the town council to approve the proposed ordinance 2011-2 allowing oversized garages in SF zones.

Pegg Amendment – A proposal to change the land use designation of 649 Warner Lane from Single Family to Commercial.

Arguments Favoring the Proposal

This proposal would allow the Pegg's to legally establish what had been an illegal use on their property, an auto repair shop. They would not be allowed to use the current house and garage on the property for that use without significant improvements, but could make improvements to accommodate the use or build a new structure to contain the use on their property.

Arguments Opposing the Proposal

Previous comp plan amendments have already paved the way for the creation of a neighborhood commercial zone at this location; however an auto repair shop is not considered a neighborhood commercial use. Allowing this property to be rezoned would pave the way for an auto repair shop or any other of the numerous uses identified in the C-2 zone. Many of these uses would be incompatible with the established neighborhoods accessed from Berggren Road. There are numerous locations in town where the Pegg's could seek to locate their business and to this date they have not contacted the town to explore these options. Lastly, the Pegg's were notified of the public hearing on the proposed amendment but did not attend. They did not submit any supplemental materials clarifying their intent related to this request.

Environmental Assessment

The land use change is unlikely to have any significant adverse environmental impacts however subsequent development resulting from the change could have significant adverse impacts but would be reviewed under SEPA at the time of application.

Staff Recommendation

Staff recommends denial of this amendment as proposed.

Williams Amendment – A proposal to change the land use designation of 300 Center Street W from Multi Family to Commercial.

Arguments Favoring the Proposal

This proposal would allow the Williams to convert this home into a cottage style business such as a nursery or a bed and breakfast. It is located adjacent to Commercial and Multifamily uses/zones and a rezone to C-1 would be compatible with the adjacent uses. Arguments about the historic nature of this house have been presented. It is correct that this house could be torn down, moved, or modified under this proposal, but that could happen under the current zoning designation as well. The real question here is whether the current condition of the house combined with the land value and availability of C-1 land makes that a likely scenario. Further, if the Planning Commission or Town Council wished to declare certain buildings in the town as historic, they could do so. Under this scenario, additional review and special approval could be required for modifications and demolition could be prohibited entirely.

Arguments Opposing the Proposal

This proposal would allow any number of C-1 uses and could result in the removal or relocation of the existing home which is on a lot that is a part of the original plat of the town. This home is one of the best maintained and historic in town and could be lost as a result of the amendment.

Environmental Assessment

The land use change is unlikely to have any significant adverse environmental impacts however subsequent development resulting from the change could have significant adverse impacts but would be reviewed under SEPA at the time of application.

Staff Recommendation

Staff recommends the approval of this amendment and a corresponding rezone to C-1 Downtown Commercial.

Mayor Harper Amendments

Chapter 10: The proposed amendments to chapter 10 include adopting the airport layout plan,

Chapter 12: The proposed amendment to chapter 12 includes updating figure 12-1 parks map and adopting the Eatonville Trails Plan.

Chapter 14: The proposed Amendment to chapter 14 includes updates to the descriptions of the water and wastewater systems to create internal consistency within the comp plan resulting from amendment to the capital facilities chapter and to reflect major system changes resulting from recently constructed projects.

Chapter 16: The proposed amendments to chapter 16 include the deletion of projects which have either been constructed or are no longer needed, the addition of new projects needed to serve the town, and an update to the town's financial funding strategy and plan.

Additional amendments to chapter 16 based on Washington State Department of Commerce comments include:

1. Chapter 16.12.2 – The reference to the proper initiative number and fee amount has been corrected in the “Transportation Benefit District (License Fees) Section.” The correct initiative which is referenced is I-695 and the maximum fee is \$100.00 per vehicle.
2. The capital facilities table for each section of chapter 16 has been updated to identify funding sources for projects which would occur within the 6 year planning window.

Arguments Favoring the Proposal

Chapter 10: Including the ALP in the comp plan ensures that the town is eligible for WSDOT grant to fund improvements at the airport. When the town previously sought a grant from WSDOT for airport improvements it was told that it needed to identify all airport projects in an approved airport layout plan in order to be eligible to receive funding. The town applied for and was awarded funding to complete an ALP. This amendment is the final step in the ALP process.

Chapter 12: The adoption of the trails plan will make trail projects eligible for state funding. The update of the parks map to a new digital format will improve clarity and accessibility of the information contained therein.

Chapter 14: These amendments seek to paint a clearer picture of the state of the water and wastewater utilities and to ensure consistency with the proposed

amendments to chapter 16. Changes to chapter 16 cannot be made in the absence of an update of chapter 14 to ensure legally required internal consistency.

Chapter 16; The amendments to chapter 16 adds important projects which are required in order for the town to maintain levels of service to the town's residents and to support development. These projects have been vetted through the public works committee and the town's various departments. Detailed 6 and 20 year funding strategies have been provided. The last and most important benefit of these amendments will be that Council will have a better idea of the future funding needs of the town as it considers taxes, rates, fees, and future budgets.

Arguments Opposing the Proposal

Chapter 10: None

Chapter 12: None

Chapter 14: None

Chapter 16: None

Environmental Assessment

Adopting these amendments is unlikely to have any significant adverse environmental impacts however future projects identified in the capital facilities plan could have impacts. These projects would be reviewed under SEPA prior to construction.

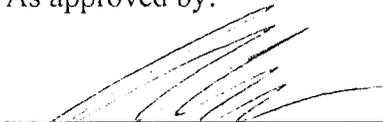
Staff Recommendation

Staff recommends the approval of Mayor Harper's amendments in accordance with the 2 corrections identified above.

Suggested Motion

I move to adopt staff's recommendations contained in the report titled "2011 Comprehensive Plan Amendments Findings and Recommendations" dated March 23, 2011 and to forward it to the Town Council as the Planning Commission's official findings and recommendation."

As approved by:



Chris Lambert, Chairman of the Planning Commission

5-16-2011

Date

Chapter 10

LAND USE

10.1 INTRODUCTION

Land use is the central issue and the heart of this document. Plans for housing, utilities, transportation facilities, parks and open spaces, are all driven by land use decisions. The size and shape of the urban growth area is driven by the amount of land available for development within the current corporation boundary.

10.2 PLANNING AREA

10.2.1 Municipal Boundary. The current municipal boundary or incorporated boundary is shown in Figure 10-1. The area within the municipal boundary amounts to about 1,102 acres. The municipal boundary has been fixed for the past three to four years, since the Washington State Supreme Court struck down the petition method of annexation. Now that the Supreme Court has reversed itself and has restored the petition method of annexation, annexation proposals are very likely to be filed with the Town government. It should be noted that annexations can only take place on lands that are inside an approved urban growth area.

10.2.2 Urban Growth Area. The proposed Town of Eatonville urban growth boundary is shown in Figure 10-1. The land inside the urban growth boundary amounts to about 2,160 acres. Subtracting out the land within the municipal or incorporated boundary leaves 1,058 acres in the urban growth expansion area. Urban growth expansion area is the area where urban growth is likely to occur. It is also the area where municipal utility services are likely to be extended to serve urban development. As stated above, annexations to the existing municipal boundary can only occur in the urban growth expansion area.

The Growth Management Act requires municipalities to plan in the urban growth expansion area. Until land in the urban growth expansion area is annexed to the municipality, Pierce County retains development control in this area. Subdivision approvals and building permits are handled by Pierce County. However, a large proposed development, such as a major subdivision that requires municipal utility services, will most likely be first annexed to the Town. The proposed shrinking or reductions and expansions to the existing urban growth boundary are shown in Figure 10-1.

LAND USE

Figure 10-1
Municipal and Urban Growth Boundaries

LAND USE

The year 2005 update of the Comprehensive Plan proposes to reduce the 1993 adopted Comprehensive Plan urban growth area by 547 acres as shown in Figure 10-1 and labeled area A. The 2005 amended plan also proposes to reduce the urban growth area by 64 acres, as identified in Figure 10-1 as area B. Further, the 2005 amended plan proposes to increase the urban growth area by an additional 194 acres as shown in Figure 10-1 and identified as area C. The net effect of the proposed urban growth area reductions and additions is that the 2005 amended urban growth area will shrink by 417 acres from what was adopted in 1993.

10.3 EXISTING LAND USE

10.3.1 Municipal Boundary. Land within the existing corporate of municipal or boundary of Eatonville amounts to about 1,102 acres. Of the total, about 318 acres or 29 percent is in residential use. Warehousing and industrial land amounts to about 9 acres or less than 1 percent of the total. Commercial land amounts to about 31 acres or 3 percent of the total. Community services, such as schools, parks, road rights-of-ways and government buildings, etc. amounts to about 320 acres or 29 percent of the total. Vacant land, including wetlands and other critical areas, amounts to about 424 acres or 38 percent of the total. A finer breakdown of the above presented numbers is shown in Table 10-1.

10.3.2 Urban Growth Expansion Area. As stated earlier, land area within the urban growth expansion area amounts to about 1,058 acres. Of the total, about 68 acres or 6 percent is in residential use. About 91 acres or 9 percent is in forest reserve. About 120 acres or 11 percent is in community services use of which street rights-of-way amount to about 60 acres. The remainder, 706 acres or 67 percent is vacant and undeveloped. A finer breakdown of the above presented numbers is shown in Table 10-1.

10.3.3 Airport Zone. Airport zone is a special land use classification in Eatonville. Although the airport zone or district is sparsely developed at this time, the Eatonville Municipal Code allows a mix of residential, commercial and industrial development to take place there. The land area in the airport zone amounts to about 152 acres and constitutes about 14 percent of the total land area inside the corporate boundary.

10.4 CRITICAL AREAS

Critical areas play an important role in the fabric of urban development. Wetlands, shorelands and steep slope areas provide urban green space corridors that separate residential neighborhoods from other neighborhoods, commercial areas and institutional lands. Development in flood areas and on top of aquifer recharge areas require putting in place special requirements and development regulations. Critical areas such as wetlands are not open and available for development.

LAND USE

**Table 10-1
Existing Land Use - Acres**

Land Use	Inside Town Limits	Urban Growth Expansion Area	Urban Growth Area
Residential	318	68	386
Single family	301	55	356
Multi family	9		9
Mobile homes	8	13	21
Warehousing	6		6
Industrial	3	73	76
Vacant land	424	706	1,130
Residential uses	348	571	919
Non residential uses	76	135	211
Forest and ag. reserve		91	91
Commercial	31		31
Retail, service	17		17
Business	12		12
Office	2		2
Community services	320	120	440
Government	2	57	59
Schools	43		43
Parks	33	1	34
Street r-o-w	112	60	172
Lakes / rivers / streams	10		10
Airport runway	50		50
Utility r-o-w	19	2	21
Churches	26		26
Cemetery	4		4
Community use	17		17
Fraternal organizations	4		4
TOTAL	1,102	1,058	2,160

LAND USE

Other critical areas, such as steep slopes and shorelands are developable under certain conditions. A more detailed description of each critical area is presented below.

10.4.1 Shorelines. Shorelines that fall under the Shorelines Management Act are shown in Figure 8-1. Ohop Creek, Lynch Creek, Mashell River and Small Mashell River are shorelines that need to be protected in accordance with the Washington State Shorelines Management Act, RCW 90.58. The shorelines management territory extends 200 feet inland from high water mark along the shoreline.

10.4.2 Wetlands. Wetlands are classified as to the function and values. All known wetlands are mapped and held out of development. Each wetland is surrounded by a buffer. Buffer widths vary from wide width around high value wetlands to narrow buffer around low value wetlands. Certain type of development is allowed in the buffer zones. Known and mapped wetlands are shown in Figure 9-1.

10.4.3 Aquifer Recharge Areas. Aquifer recharge areas are areas where the surface water or storm water trickles down and reaches the aquifer. Water wells are often drilled to connect to aquifers. Pumping water out of the aquifer depletes the water supply that needs to be replenished. Aquifer recharge areas fulfill this function. Therefore, aquifer recharge areas need to be protected to keep contaminants from reaching the aquifer. Aquifer recharge areas are shown in Figure 9-2.

10.4.4 Steep Slopes. Steep slopes are subject to erosion caused by stormwater runoff and landslides. Slopes over 15 percent and over 30 percent need to be identified and mapped. Development in steep slope areas need to be preceded by geological or geotech investigations and reports to assure that the proposed development is adequately anchored to the hillside and the likelihood of landslide or erosion is minimized. Steep slope areas are shown in Figure 9-3.

10.4.5 Fish and Wildlife Habitat. Fish and wildlife habitat areas in the Eatonville vicinity are along the Ohop and Lynch Creek beds, Mashell and Small Mashell River beds as shown in Figure 9-5. Wildlife habitat areas need to be protected to allow wildlife to live in harmony with urban development and allow migrating wild life access to water. Mashell River is also a salmon habitat area protected under the Endangered Species Act.

10.4.6 Frequently Flooded Areas. Frequently flooded areas in and around Eatonville are shown in Figure 9-4. Development in the frequently flooded areas is allowed but the lowest habitable floor area of a residential structure must be constructed above the 100 year flood level. The U.S. Emergency Management Agency maintains flood area maps.

10.5 POPULATION AND EMPLOYMENT

10.5.1 Population Forecast. Year 2022 population forecast of Eatonville is based on the methodology of projecting forward past trends. From 1990 to 2000, population in Eatonville grew at the rate of 3.7 percent per year. Population from 2002 to 2022 is forecasted to grow at the rate of 3.5 percent per year. At this rate the 2022 population amounts to 4,120 persons as shown in Table 10-2.

**Table 10-2
Population Forecasts**

Year	Historic	1993 Forecast	2003 Forecast
1990	1,374		
1993	1,545	1,545	
2000	2,012	2,033	2,012
2002	2,070		2,070
2010		2,991	2,726
2014		3,508	3,128
2022			4,120

Growth rate 1990-2000 3.7 per cent per year
 Growth rate 2002-2022 3.5 per cent per year

In 1993, at the time of the preparation of the initial Comprehensive Plan, Eatonville's population was forecasted at the rate of 3.7 percent per year, resulting in year 2000 forecasted population of 2,033. In the year 2000, US Census reported that Eatonville's population had grown to 2,012, a difference of about one percent. Comparing our 1993 forecast with the US Census numbers shows that projecting forward past trends results in reasonably accurate forecasts.

10.5.2 Employment Forecast. Total employment in Eatonville is forecasted to grow from current (2002) employment of 1,324 employees to 2,400 employees in 2022. The above forecast is based on information gathered in an employment survey that was conducted in 2001 and on data presented in the report entitled "Eatonville Market Assessment" prepared by the E.D. Hovee & Company, dated 5 September 2000. The growth from 1,324 employees to 2,400 employees in a twenty year period represents a 3.0 percent per year growth rate.

LAND USE

10.5.3 Housing Unit Forecast. A housing unit forecast follows the population forecast. The number of housing units are forecasted to increase from 848 housing units in 2002 to 1,675 housing units in 2022. This increase in housing units represents a growth of about 3.5 percent per year. Of the 1,675 housing units 250 units are forecasted to be in multifamily housing units, 151 units in mobile homes, and 1,274 housing units in single family housing units. The future breakdown of housing units by housing type reflect current trends. Year 2022 housing needs are shown in Table 10-3.

**Table 10-3
Housing Units Needs**

2002 population	2,070
2022 population	4,120
Growth in population, 2002 to 2022	2,050
Assumed household size	2.48
Housing units need	827
Displaced units from underdeveloped residential	18
Vacancy at 6 percent	51
Total Housing Units Needed in 2022	896

10.6 GROWTH FORECAST

10.6.1 Buildable Land Supply and Demand. Pierce County, in their buildable lands analysis, estimates that within Eatonville corporate boundary, there exists 57 acres of vacant and underdeveloped land in single family housing classification. This amount of single family housing land can accommodate a growth of 228 housing units at a 4.0 housing units per net acre development density. Further, Pierce County, in their buildable lands analysis estimates that there exists 102 vacant building lots in single family housing classification. In addition, it is assumed that all growth in multifamily housing development of 135 multifamily housing units, including an estimated 6 percent vacancy, will locate within the existing corporate boundary of Eatonville. Therefore, in total, the existing Eatonville incorporation area can accommodate 465 total housing units in the 2002 to 2022 twenty-year period.

10.6.2 Urban Growth Expansion Area Sizing. With the housing unit demand of 896 total housing units in the 2002 to 2022 twenty-year period and ability to accommodate 465 total housing units in the existing corporate boundary of Eatonville, leaves 431 housing units to be located in the urban growth expansion area. The capacity of the proposed urban growth expansion area is estimated to be 134 net buildable acres, as shown in Table 10-4. The 134 net buildable acres can accommodate 536 single family housing units at a density of 4.0 housing units per net acre. Therefore, the conclusion is that the urban growth expansion area has adequate capacity to accommodate the needed additional 431 housing units.

10.7 LAND USE GOALS AND POLICIES

Land use goals of the Town of Eatonville serve to promote efficient use of vacant or underdeveloped land and thus reduce sprawl. The existing small town character of Eatonville is to be preserved through well kept residential neighborhoods, active use of neighborhood parks and the healthy and vibrant Town Center.

There is value to maintaining a significant amount of open space within and around the Town. The close proximity of open space enhances the identifiable character of the Town and provides attractive areas for citizens to view and enjoy.

LAND USE

To encourage the efficient growth of the Town and reduce urban sprawl, infill of vacant or underdeveloped land is encouraged. Building and development requirements will ensure that the present small town atmosphere will be preserved. The idea of maintaining compact development will also help to achieve that goal.

10.7.1 General Land Use.

Goal LU-1

To support and improve a rural small town, residential community comprised largely of single-family neighborhoods together with a central commercial area and a broad range of other support services and businesses which occur in identified commercial areas.

**Table 10-4
Supply of Land for Residential Development
Urban Growth Expansion Area**

Land Use	Acres	Acres
Total land area		1,058
Occupied land area	350	
Residential	68	
Single family	55	
Mobile homes	13	
Non residential uses	282	
Government owned	57	
Road, railroad r-o-w	66	
Utility reserves	3	
Forestry reserves	24	
Agricultural reserves	66	
Zoned non residential	65	
Dedicated open space	1	
Vacant land – gross		708
Environmentally constrained	339	
Steep slopes	173	
Wetlands	166	
Plat reserved lands	160	

LAND USE

Road r-o-w	114	
Utilities	23	
Community services	23	
Non-residential uses	31	
Vacant land – net		178
Held out of development	44	
Adjusted vacant land – net		134

Policies

1. Consider the following before decisions in land use are made:
 - a. The need for the proposed use;
 - b. Adequacy of and proximity to community facilities and utilities, roads, parks, recreation facilities and schools;
 - c. Benefit to the neighborhood, Town or region;
 - d. The amount of land zoned for that use;
 - e. Projected population density in the area; and
 - f. The effect of the proposed use on the small town image of Eatonville.

2. Ensure compatibility with adjacent land uses. The following should be considered prior to land use decisions:
 - a. The type of land use and the design of new development should be compatible with existing developments and land uses and should preserve Eatonville’s small town image;
 - b. Land uses which generate high traffic volumes should have access limited to collector or arterial streets;
 - c. Land uses along highways and major streets should consider noise, air quality, visual and other unique environmental conditions which occur in these areas; and
 - d. Development should be sensitive to the natural, historic, and archaeological features of the site.

3. Provide for an appearance of openness by clustering building groups with well designed open space separations.

4. Orient buildings to enhance views and blend in with the natural topography.

LAND USE

5. Create livability through provision of recreational facilities, protection of historic properties, attractive common areas, clear building accessibility, adequate parking, and public walkways.
6. Provide in the zoning ordinance, on parcels of sufficient size, for planned unit developments, allowing reduced setbacks, reduced lot size, mixed uses, and so forth, in exchange for superior open space, design, and urban amenities.
7. Encourage the protection of the Swanson Airport from adjacent incompatible land uses and activities that could impact the present and future operations of the airport. Uses may include non-aviation residential, multifamily, height hazards, and special uses such as schools, hospitals and nursing homes and explosive/hazardous materials.
8. Evaluate all proposed amendments to the comprehensive plan, proposed land use map and urban growth area (UGA) that will increase incompatible land uses or potential of incompatible development adjacent to the airport through the designation of inappropriate land use zoning designations and land use policies.
9. Discourage the siting of uses adjacent to airports that attract birds, create visual hazards, or emit transmissions would interfere with aviation communications and/or instrument landing systems, or otherwise obstruct or conflict with aircraft patterns, or result in potential hazards to aviation.
10. Encourage the adoption of development regulations that protect the airport from height hazards by developing a Height Overlay District what will prohibit buildings or structures from penetrating the Federal Aviation Regulations (FAR) Part 77 "Imaginary Surfaces."
11. Provide in the zoning ordinance, on parcels located at the entrances to single-family neighborhoods such as Hamner Springs or the Bergeren Road developments (Riverside, Baumgartner, Kelsey lane), for pedestrian orientated neighborhood commercial mixed use development which would allow for pedestrian orientated multifamily uses such as townhomes, cottage housing, rowhouses, and for mixed use buildings containing both commercial and residential uses. This proposal is not reflected on figure 10-2 because the appropriate development regulations do not yet exist. This provision would allow for the granting of rezones to neighborhood commercial in the areas described without requiring future comprehensive plan amendments.

LAND USE

10.7.2 Residential Areas Land Use

Goal LU-2

To encourage residential neighborhoods within the Town to have convenient access (including pedestrian) to commercial facilities, parks, and other community services.

Policies

1. Encourage the efficient use of developable residential land through the application of zoning policies.
2. Encourage residential development adjacent to downtown.
3. Encourage the use of master plans for large developments which emphasize aesthetics and community compatibility. Include in the master plan development circulation, landscaping, open space, identification of historic and archaeological properties, storm drainage, utilities and building location and design, and access to commercial and community facilities.
4. Discourage the use of fencing, particularly when fencing separates neighborhoods from schools, parks, shopping, or other neighborhoods. Fencing should only be used when other methods of buffering are not possible.

10.7.3 Town Center Land Use

Goal LU-3

To promote a pedestrian oriented Town Center serving residents as well as tourists, and protect the Town Center's historic character.

Policies

1. Emphasize pedestrian orientation in the scale and development of commercial areas.

LAND USE

2. Plant trees along street edges to create a more pleasant environment for pedestrians.
3. Integrate Town Center development with a transportation corridors development along Washington Avenue and Mashell Avenue, thus creating a compact rural Town Center serving the commercial, retail and service needs of both the local residents and those traveling through Eatonville to and from Mt. Rainier.
4. Direct new retail and service commercial and office development to present Town Center area, through zoning and permitting processes. Specifically encourage new businesses to infill the rectangle formed by Mashell Avenue, Larson Street, Orchard Avenue, and Lynch Street.
5. Encourage Town Center expansion to take place adjacent to the existing Town Center, in the triangle formed by Center Street East, the abandoned rail right of way, and Washington Avenue.
6. Enact design ordinances for commercial structures in the Town Center area and along major town entrances that require rear and side parking.
7. Landscape parking areas to avoid large, monotonous expanses of cars. Flexibility in parking requirements, stall size, and landscape requirements should be allowed to limit the amount of land devoted to parking.
8. Promote the preservation and enhancement of historic features in the Town Center area, possibly through incentive programs and similar mechanisms.
9. The Town Center and Corridor Study dated 2/26/2007 is hereby adopted and incorporated into the Eatonville Comprehensive Plan by reference.

10.7.4 Industrial Area Land Use

GoalLU-4

To provide a basis for employment in the community without jeopardizing the natural environment.

Policies

LAND USE

1. Require that all industrial development comply with federal, state, and Puget Sound Air Pollution Control Authority air quality standards.
2. Encourage industrial development to locate in areas currently zoned industrial and in areas with good highway access. Provide buffers to soften the impacts on the surrounding residential areas.
3. Promote the development of clustered commercial facilities which will accommodate high traffic-generating uses and restrict sprawl along highways.
4. Designate lands located in the Lynch Creek Quarry area for industrial use.

10.7.5 Airport Lands

Goal LU-5

Protect the airport from incompatible land uses through provisions in the Comprehensive Plan and Development Regulations.

Policies

1. Encourage a balance between infrastructure preservation and quality of life.
2. Protect the viability of the airport as a significant economic resource to the community and the State.
3. Enhance coordination and consistency between comprehensive plans, implementing regulations and airport plans.
4. Reduce hazards that may endanger the lives and property of the public.
5. The Town is in the process of revising its Development Regulations that identify incompatible land uses adjacent to the Eatonville Airport / Swanson Field. The Planning Commission is working in cooperation with the aircraft owners, operators, property owners, aviation interests, residents in the Town of Eatonville, the Washington State Department of Transportation, Aviation Division and the Puget Sound Regional Council. Special attention will be paid to safety issues at approach and departure zones, located at the ends of the airport runway.
6. Encourage aviation related land uses, commercial and industrial development within the Aerospace zone.

LAND USE

7. Within 2,500 feet outward of runway ends, discourage new residential and new intensive commercial and industrial development. .
8. Encourage the protection of the Eatonville Airport / Swanson Field from adjacent incompatible land uses and activities that could impact the present and future operations of the airport.
9. Discourage the siting of uses adjacent to airports that attract birds, create visual hazards, or emit transmissions that would interfere with aviation communications.
10. Adopt Federal Aviation Administration (FAR) Part 77 "Imaginary Surfaces" regulations to protect the airport from height hazards so as to be subject to a case by case modification only obtainable with an approved variance.
11. The Eatonville Airport Layout Plan dated December 2009 is hereby adopted and incorporated into the Eatonville Comprehensive Plan by reference.

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10.7.6 Shorelines Areas Land Use

Goal LU-6

To manage Eatonville's shorelines in accordance with the Shoreline Management Act, to revise its shoreline management master program as soon as possible to remedy any inconsistencies with this Comprehensive Plan (the Town's present master program consists of the Pierce County Shoreline Management Use Regulations, which the Town of Eatonville adopted by reference in 1975), and subsequently maintain compatibility between this comprehensive plan and the shoreline management master program.

Policies

1. Protect and preserve shoreline resources.
2. Reserve the shorelines of the rivers, streams, and ponds under Eatonville's control for water-oriented uses.
3. Protect public access to shorelines.

10.7.7 Economic Vitality

LAND USE

Goal LU-7

Land use decisions shall support and enhance the economic vitality of the Town by maintaining and increasing employment opportunities, professional and personal services, and retail sales within the town boundaries.

Policies

1. In so far as possible businesses should be protected from incompatible uses on adjacent properties.
2. The Town shall seek to have land available for business expansion and new businesses.
3. With respect to economic development in South Pierce County:
 - a. The Town will vigorously oppose development outside the Town limits that are likely to drain retail sales from businesses within the Town.
 - b. The Town will seek to accommodate within the Town boundaries all developments that if they were located outside the Town boundaries would have a serious adverse effect on the economic vitality of the Town.
 - c. The Town will seek agreement, such as an interlocal agreement, with Pierce County that any commercial or industrial development proposed within the Eatonville urban growth expansion area will be serviced by Town owned utilities and annexed to the Town.

10.7.8 Phasing of Development

Goal LU-8

Town land use decisions shall seek to direct development to areas that have existing adequate infrastructure. The Town infrastructure development shall meet short-term needs and the Town shall have infrastructure plans, which will meet the needs of anticipated long-term growth.

Policies

1. The infrastructure charges to applicants for permits shall be structured to favor development in areas of in-filling where adequate infrastructure exists.

LAND USE

2. Developments in areas of inadequate existing infrastructure shall pay the full costs of the construction of an infrastructure adequate to serve the development.
3. In addition to the costs of the infrastructure directly serving development, the non-trivial costs of necessary increases in infrastructure capacity required by development shall be charged against the applicants for permits.
4. The Town, in so far as possible and desirable, shall seek to minimize cross-subsidation between existing development and new development with respect to both direct service infrastructure and capacity infrastructure.
5. The Town shall have an infrastructure improvement plan, which anticipates needs and developments in the next three years. Each year the town shall update its infrastructure plan for the next three years.

10.7.9 Development Tiering

Phasing by tiering should be implemented to ensure that short-term growth is concentrated and timed to occur with the extension of utilities and community facilities, while providing for consistency with long-term land use, utilities and facilities planning.

Goal LU-9

To phase development within the urban growth area in three tiers, to accommodate growth in the years 2002 to 2007, 2008 to 2013, and 2014 to 2022 respectively, with the public at large and new development sharing the cost of new public infrastructure necessitated by growth in Tier 1, and new development paying for the full cost of the new public infrastructure in Tiers 2 and 3.

Policies

1. Forecast population growth for the three time frames identified above, decide what the density of development will be, and determine the acreage needed in each tier.
2. Map the three tiers, giving each the appropriate acreage, not counting lands permanently set aside for non-urban purposes, such as wetlands and parks.
3. Plan and fund facilities and services like sewer and water within Tier 1, allowing development beyond the boundary only if it fully pays for its costs.

10.8 LAND USE PLAN

10.8.1 Urban Growth Area. The Washington Growth Management Act is a far-reaching piece of legislation that dramatically reshapes how land use decisions are implemented. The GMA establishes 13 planning goals related to the areas of land use, housing, infrastructure, land conservation and environmental protection. Pierce County, in cooperation with the municipalities in the County, established a County-wide framework for the development of regionally consistent comprehensive plans known as the "County-wide Planning Policies for Pierce County." The GMA, the Permanent Rules of the Department of Community, Trade and Economic Development (WAC Chapter 365-195) and the County-Wide Planning Policies all place great emphasis on managing the location of new development, assuring that urban development occurs only in areas where adequate public facilities and services are available to meet development demands, reducing sprawl, and curtailing the inappropriate or premature conversion of undeveloped land into low-density development. The proposed Draft Comprehensive Plan Update and its urban growth area for Eatonville is shown in Figure 10-2.

The GMA, therefore, requires that the County and each City designate an urban growth boundary within which urban growth is to be encouraged and beyond which urban growth is to be discouraged. However, the urban growth boundary must be set so as to accommodate all of the urban growth projected by the State Office of Financial Management to occur over the succeeding 20-year planning period as well as provide sufficient lands for open space, greenbelt areas, and areas needed for public facilities and services. Because the urban growth boundary is based on such a long-range planning period, intermediate limitations are needed to avoid sprawl and other undesirable urban growth patterns within the urban growth boundary. Accordingly, the GMA requires that development be timed and sequenced within the area designated for urban growth:

- o urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development;
- o urban growth should be located second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources.

This requirement is echoed by the Department of Community, Trade, and Economic Development Rules which provide as follows: "Provisions should be made for the phasing of development within each urban growth area to ensure that services are provided as growth occurs."

LAND USE

LAND USE

10.8.2 Residential Land. The predominant land use in the Draft Comprehensive Plan Update for Eatonville is single family residential as shown in Figure 10-2. This is natural, since Eatonville is a rural residential community. In addition to land designated for single family residential development, additional lands have been designated for multi-family development.

10.8.3 Mixed Use Land. Residential development, both single family and multi-family, can be developed on lands designated for mixed use development. Developments proposed on mixed use development land contain a mixture of commercial, multi-family residential and single family residential development. The mix of residential and commercial development is determined by market conditions.

10.8.4 Commercial Land. Commercial lands on the Draft Comprehensive Plan Update cover the existing commercial development, plus areas reserved for future commercial development expansion. Commercial development in Eatonville, in addition to the downtown core are along Washington and Mashell Avenues and along Center Street East.

10.8.5 Industrial Land. Industrial uses are permitted on lands zoned Industrial and Aerospace. The Lynch Creek Quarry Area is designated for Industrial Use. Light industrial development is also a permitted use on land designated as Airport Zone. Industrial development can take place anywhere on land designated as Airport Zone. Certain height restrictions apply to buildings constructed on lands close to the airport runway.

10.8.6 Airport Zone. Land in the airport zone can be developed for residential, commercial or industrial uses. Minimum lot size for residential development is 21,000 square feet to allow the construction of aircraft hangars on the residential lots. Structural height limitations apply to development that borders the airport runway.

10.8.7 Public Use. Public use lands are made up primarily of school lands, park lands, and land used for municipal utility operations, such as the wastewater treatment plant. Street and utility easement rights-of-way way also fall in the category of public use but these lands have not been specifically identified on the Draft Comprehensive Plan Update.

10.9 TOWN CENTER DEVELOPMENT

Eatonville, a rural town and a gateway to the Rainier National Park, is experiencing rapid residential and commercial growth. The year 2000 population of 2,000 is forecasted to exceed 4,000 by year 2022. Mixed use (commercial and residential) development in the

LAND USE

town center is taking place and additional high density multi-family residential development is being proposed in the town center area.

10.9.1 Meeting the Challenge. The Town is responding to this growth by modernizing its water system by drilling new wells, building additional storage facilities and constructing a modern water filtration plant. The recently upgraded sewer system has adequate capacity for many years to come. What is missing and sorely needed is to create a Town Center and upgrade the Town's central transportation artery.

10.9.2 Move to Action. A number of steps in this direction have already been taken. Last year (2004) the WSDOT Regional Office in cooperation with Pierce County Public Works Department carried out an extensive SR-161 corridor study through Eatonville. WSDOT, in their final report identified and recommended that up-hill passing-lanes and left-turn pockets be installed along SR-161 entering Eatonville from the northwest. Further, the report went on to say that pedestrian and bicycle safety improvements should be made along Washington Avenue in the central core, a traffic signal be installed at Washington and Center and that a transit park and ride lot be located in the Town Center.

10.0.3 Partnering. The National Park Service, being keenly aware of the high traffic volumes created on Eatonville streets, particularly during the summer weekend days by traffic destined to and returning from the Rainier National Park. To address this issue and others, the Park Service in 2001 prepared a Town Center and Transportation Concept Plan as a sub-element of the Nisqually Road Corridor Charette Project. In more detail, the plan calls for constructing a Park visitors center, a multi-modal transit center, fringe parking lots and trolley shuttle service to the National Park and the proposed Eatonville Tacoma to Mt. Rainier train station in Eatonville.

10.9.4 Vision for the Town Center. Further, the Eatonville Chamber of Commerce in 2000 commissioned MAKERS Architecture and Urban Design to prepare a vision for the Town Center. The vision that was hammered out in a series of public meetings includes Town Center transportation corridor improvements along Washington and Mashell Avenues, pedestrian and bicycle safety improvements, a traffic signal or a roundabout at Washington Avenue and Center Street, and strategically located off-street parking. The vision statement went on to identify intensified commercial and residential development in the Town Center and a planned unit development based master plan for the 60 acre currently vacant former lumber-mill site. Eatonville's Town Center vision is shown in Figure 10-3.

LAND USE

10.9.5 What is Needed. What is needed is a Plan of Action to achieve the vision of a compact Town Center with pleasing and effective transportation corridor.

Eatonville Comprehensive Plan

LAND USE

Considerable time has already been spent in identifying the issues and problems and narrowing the options for solutions. A Plan of Action draws on the work already done, narrows the options and selects a list of priority projects for implementation. These projects being road improvements, pedestrian ways, cross-walks, tree planting, off-street parking lots, pocket parks, new retail and service establishments, etc., create a viable and compact Town Center.

The product of this work effort is an Action Plan, if implemented over a six-year period, will produce a compact Rural Town Center with effective and pleasing transportation corridor that serves local access needs, through movement, pedestrian and bicycle needs, parking demand, and intermodal transportation needs with the public transit system.

In its previous work, the Town has already partnered with the WSDOT, Pierce County Public Works Department, The National Park Service, Eatonville Chamber of Commerce, and The Nisqually Indian Tribe. The Town proposes to continue this working partnership effort.

10.10 TIMING OF DEVELOPMENT

Tier boundaries are mapped subareas of each jurisdiction's total urban growth area. Consistent with the GMA, identified tiers would include: Tier 1--primary growth area (relating closely to the current 6-year capital improvement program); and Tier 2--secondary growth area (relating closely to the second 6-year capital improvement program, i.e., years 7-12). The three tiers as described above are shown in Figure 10-4. Tier one is delivered to accommodate the forecasted residential and non-residential land for the 2005-2010 time period. Tier two is delineated to accommodate forecasted residential and non-residential land for the 2011-2016 time period. Tier 3 covers the 2017-2022 time period.

Figure 10-4

LAND USE

Tiering

Chapter 12

PARKS AND RECREATION

12.1 PARKS AND RECREATION FACILITIES

The Town of Eatonville is served by a number of parks and recreational facilities. Four of the parks and an elementary school playfield are inside the Town limits. Parks and recreation facilities outside the Town limits belong to Pierce County, the State of Washington and the U.S. Government. The following is a list of park facilities classified by ownership.

12.1.1 Town of Eatonville Parkland. The Town of Eatonville has four neighborhood parks and one community park. There are approximately 6 acres of neighborhood parks and 27 acres of community parks within the Town.

- Alder Street (neighborhood) 3.5 acres
- Glacier View (neighborhood) 1.2 acres
- Nevitt Park (neighborhood) 0.5 acres
- Downtown Park (neighborhood) 0.3 acres
- Smallwood Park (community) 26.8 acres

The Town of Eatonville parks as listed above provide both active and passive recreational opportunities within the Town. There is a total of 33 acres of park land that is owned by the Town. Parkland located at Rainier Avenue South and Larson Street West, commonly referred as Van Eaton Park, due to its terrain and geological condition is very difficult and expensive to develop into an active public park, and was eliminated from the Parks map in the Comprehensive Plan.

Eatonville needs a park in the downtown area to serve the downtown retail and service business customers, the downtown business employees and nearby residents. Land for a downtown park would get significant public use as compared to the parkland at Rainier Avenue South and Larson Street West. It is anticipated that a downtown park would get significant public use as compared to the parkland at Rainier Avenue South and Larson Street West. A downtown park, most likely, will increase property values of surrounding properties, will encourage economic development in the downtown area, will motivate downtown businesses to renovate and improve their properties, and will be an overall asset to the Eatonville Community. A downtown park serves Eatonville public interest and is not detrimental to the public health safety and welfare. A downtown park at

PARKS AND RECREATION

Mashell Avenue North and south of Carter Street West has no probable significant adverse impact on the nearby properties or the natural environment.

12.1.2 Town of Eatonville Multi-purpose Facilities. The Town owns a number of multi-purpose facilities that are utilized for recreational and community service activities. The Eatonville Community Center, located at 307 Center St. W., includes an indoor basketball court, a pool table, painting classes and line dancing. Aerobics and Tae Kwon Do classes are held in the evening. Parents and Students in Action, a local group, runs a teen center at the facility Monday through Friday. The Red Cross provides meals for seniors on Monday, Wednesday, and Friday. A regular group plays pinochle after each lunch, and the facilities are available for rent for similar activities by other groups. Pierce County provides a staff person at the center every Wednesday to coordinate land use and other issues with residents of the unincorporated area near town.

The Alder Street neighborhood park has a state of the art skateboard facility, a walking/jogging trail, the original Van Eaton cabin (under restoration by the South Pierce County Historical Society), fire department storage, and Lions Club storage. The Town is in the process of installing children's play-area apparatus. The site includes stormwater detention pond on the site, which collects drainage for most of the built-up area of the Town. In addition, the Alder Street Multi-purpose area provides public access to the Mashell River and the Mashell River Watershed.

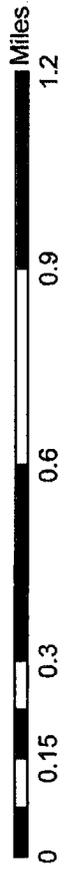
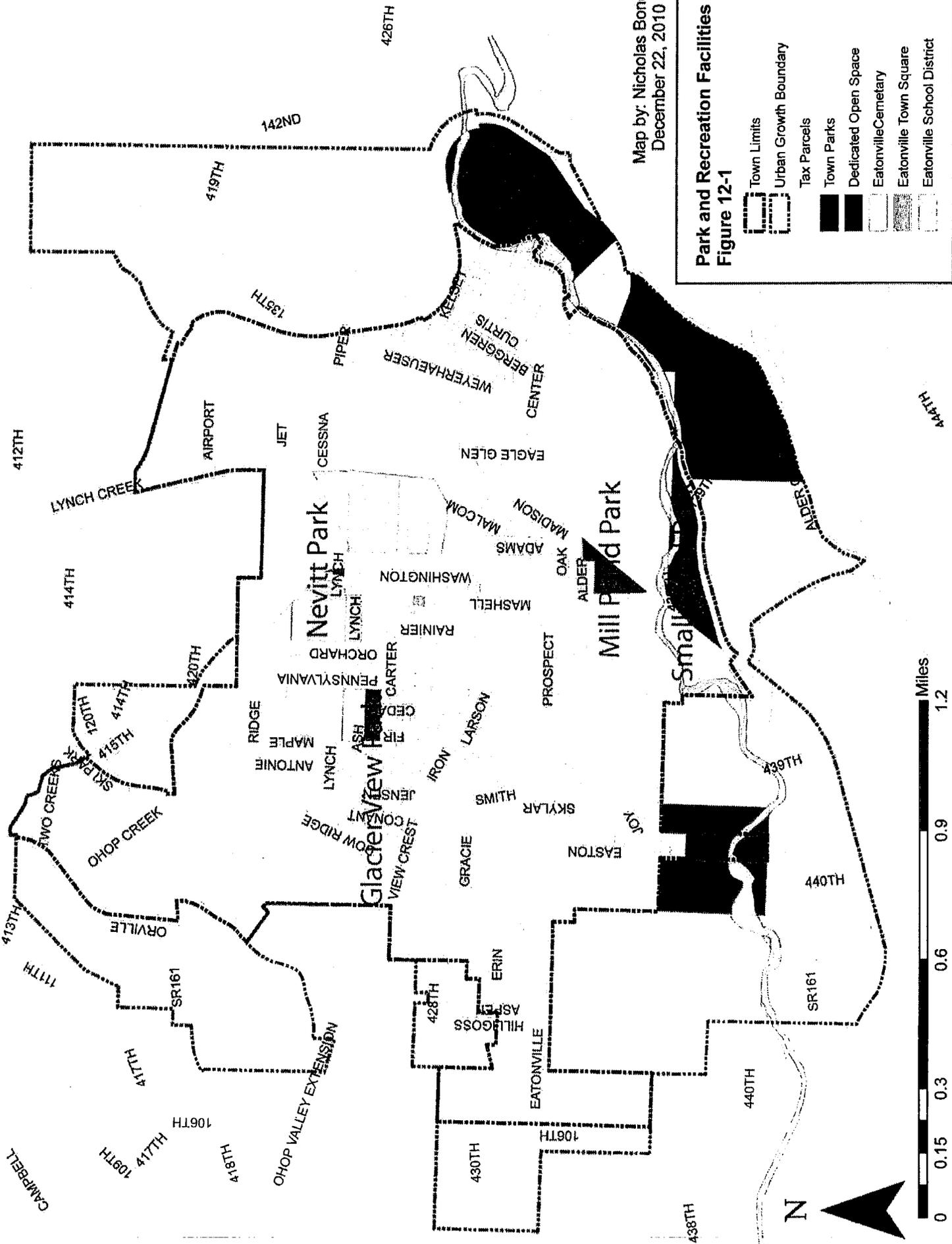
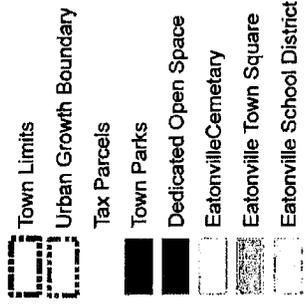
The Town Hall, located at 201 Center Street West, includes the Fire Hall, which is used for community recreation and service events. These include events such as Santa's arrival, First Aide classes, and other similar activities.

The Town's Mashell Falls property was initially acquired by the Town for use as a domestic water and hydro-electric power source site. The 10 acre site has not been developed for either of these uses and is used, instead, for informal recreation. The site is located 0.5 miles south of Town, but is a 1.5 mile drive from the center of Town, and is outside the Town's 20 year Urban Growth Area. The Town has no immediate plans to develop the site. The existing park and recreation facilities are shown in Figure 12-1.

12.1.3 Eatonville School District. Eatonville School District maintains swimming pools, football, soccer, baseball and softball fields, outdoor tennis, outdoor and indoor basketball, volleyball courts, jogging tracks and playgrounds among one high, one middle and two elementary schools. The School District provides limited general public access to its facilities. The Eatonville Playfield, located at the Elementary School, is a shared facility between the Town and the District.

Map by: Nicholas Bond
December 22, 2010

Park and Recreation Facilities
Figure 12-1



PARKS AND RECREATION

Eatonville Comprehensive Plan

PARKS AND RECREATION

12.1.4 Metropolitan Park District of Tacoma. The Park District, in conjunction with the City of Tacoma and the Tacoma School district has developed an extensive array of facilities within and outside of Tacoma's corporate boundary. The District owns and operates the Northwest Trek Wild Animal Park which is located about seven miles north of Eatonville, east of State Route 161.

12.1.5 Tacoma City Light. Tacoma City Light maintains a waterfront beach with boat ramp, walking trails, tent camping and picnicking facilities at Alder Lake. The Alder Lake facilities were originally owned by Pierce County, but were transferred to Tacoma City Light for more favorable financial reasons.

12.1.6 Department of Natural Resources. The Washington State Department of Natural Resources provides waterfront beaches, boat ramps, 4-wheel off-road trails, tent and vehicle camping sites, and picnicking facilities on state owned lands. Major facilities that the Department has developed in the vicinity of Eatonville for state residents and tourists include access areas at Elbe Hills and Tanwax Creek.

12.1.7 Department of Fish and Wildlife. The Washington State Department of Fish and Wildlife provides waterfront beaches, and access to state owned or controlled streams, lakes, ponds and wetlands for fishing purposes. Major facilities that the Department has developed in the vicinity of Eatonville are Harts Lake, Jackson Lake, Ohop Lake, Rapjohn Lake, and Tanwax Lake.

12.1.8 National Park Service. The crown jewel of the National Park Service is Mount Rainier National Park. Eatonville is the waypoint to the Park, connecting the Puget Sound Metropolitan Area with the National Park. Heavy volumes of tourist traffic pass through Eatonville to and from the park. Traffic is particularly heavy during summer weekends.

12.1.9 Tacoma to Mount Rainier Railroad. The City of Tacoma and other governments, as well as civic and tourist oriented organizations, are planning to initiate tourist train service between Tacoma downtown and Mt. Rainier. If it is developed, the train will pass through Eatonville. Eatonville Comprehensive Plan envisions a train stop in the Town along the railroad right-of-way.

12.1.10 State Parks and Recreation Commission. The Washington State Parks and Recreation Commission is currently in the process of acquiring land and developing a state park at the confluence of the Nisqually and Mashell Rivers. The future park area is located southwest of the Town of Eatonville. A portion of the property has been purchased from Weyerhaeuser by State Parks. Weyerhaeuser has agreed to sell the remainder of the property, and State Parks is in the process of attempting

PARKS AND RECREATION

to purchase the property. The intent is to develop a full use State Park there some day, but there are no plans for immediate development. The future park would offer a wide array of recreational opportunities such as: hiking, picnicking camping, horseback riding, fishing, and other river related activities.

12.2 STANDARDS

Parks and recreational standards vary widely from community to community depending on its size and location. Eatonville is in an area of Pierce County that is well served by regional county parks, state parks and national parks. The need for additional regional parks to be provided by the Town of Eatonville is therefore substantially lessened. The park and recreation standards for Eatonville are listed below in Table 12-1.

The level of service standards used in this plan have initially been established in the 1993 Comprehensive Plan for the Town. These standards emanate from the standards established by the National Recreation and Park Association. The National Recreation and Park Association standards are universally adopted by municipalities and park districts throughout the United States.

**Table 12-1
Park and Recreation Level of Service**

Park Area	Recommended Standard
Neighborhood Park	2 acres/1,000 Population
Community Park	8 acres/1,000 Population
Tennis Courts	1 per 1,700 Population
Soccer Fields	1 per 3,000 Population
Softball Fields	1 per 3,800 Population
Youth Baseball Fields	1 per 4,070 Population
Walking/Hiking Trails	1 mile per 5,000 Population

A universally accepted standard methodology is the per capita acreage standard. The per capita standard, expressed as the number of acres of a specific park category or the number of facilities of a specific type per thousand population, is intended to determine whether the overall number of park sites and facilities is sufficient to satisfy the recreation demand.

PARKS AND RECREATION

12.3. FORECASTED DEMAND

Population growth in Eatonville will create demand for additional parks and recreational facilities. The forecasted population of 2,070 persons at 2003 results in an increased demand for parks. The projected demand for park land does not take into consideration Town owned undeveloped park land, nor playgrounds and playfields at existing schools or for future facilities provided with the construction of new schools. The 2003 demand for park facilities is shown in Table 12-2.

12.3.1 Neighborhood Parks. The existing neighborhood park facilities are adequate to service the 2003 forecasted demand. There are currently 6 acres of neighborhood parks, about the same amount that is demanded in 2003. In addition, the Eatonville Playfield, that is part of the school district facilities, provides the equivalent of an additional neighborhood park. The 2022 demand amounts to eight acres, a shortage of two acres.

12.3.2 Community Parks. The forecasted demand for community park land for 2004 is 18 acres. The existing supply is 27 acres, giving a surplus of 9 acres. Since community parks are generally 10 acres in size or larger, meeting level of service standards for 2003 would require the development of an additional community park, or the expansion of the existing park. In order to meet the shortage in supply, and to meet the demand for community parks beyond the current need, the Town should look to develop an additional community park.

12.4 NEEDED IMPROVEMENTS

As the demand analysis indicates, the Town of Eatonville is currently meeting its level of service goals for parks and recreation facilities. As such, there are no immediate needs for acquiring additional park lands. Over the next twenty years, the population is forecasted to double, placing an increased strain upon existing facilities. Existing facilities will, however, be adequate to maintain level of service standards for six to ten years.

In the next twenty year period, the Town of Eatonville needs to acquire, at a minimum, an additional neighborhood park of six acres or more. The location of the park should be somewhere west of Hilligos Lane. In addition, the Town should develop and construct additional walking and bicycle trails. The most likely place for trail development is along the shores of the Mashell River.

PARKS AND RECREATION

**Table 12-2
Future Park and Recreation Facilities Demand**

Facility	Standard	Current Supply	Current Demand	Current Surplus Deficiency	2022 Demand	2022 Surplus Deficiency
Neighborhood Park	2 acres/1,000 Population	6 acres	5 acres	1 acres	8 acres	-2 acres
Community Park	8 acres/1,000 Population	27 acres	18 acres	9 acres	33 acres	-6 acres
Tennis Courts	1 per 1,700 Population	3 courts*	1 court	2 courts	3 courts	0
Soccer Fields	1 per 3,000 Population	2 fields*	1 field	1 field	1 field	1 field
Softball Fields	1 per 3,800 Population	1 field*	1 field	0	1 field	0
Youth Baseball Fields	1 per 4,070 Population	2 fields*	1 field	1 field	1 field	1 field
Walking/Hiking Trails	1 mile per 5,000 Population	0.5 miles*	.5 miles	0	0.8 miles	-0.3 miles

* School District Facilities

12.5 GOALS AND POLICIES

12.5.1 Goal. To provide adequate parks and recreation facilities for the community with emphasis on the adopted standards, goals and policies outlined in this element of the Town of Eatonville Comprehensive Plan.

12.5.2 Policies.

1. Develop and build out Alder Street Family Park and Skateboard Facility and open it for public use in 2004.
2. Acquire additional park lands as new residential areas are developed, particularly west of Hilligos Lane.

PARKS AND RECREATION

3. Increase appurtenances in existing parks to include drinking fountains, benches, playgrounds, and tot lots, etc.
4. Maintain the quality of existing park facilities and improve them as funds permit.
- 4.5. The Eatonville Regional Trails Plan dated May 2009 is hereby adopted and incorporated into the Eatonville Comprehensive Plan.

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12.5.3 Goal. To provide parks and recreation facilities through cooperative efforts with other governmental agencies, such as the Eatonville School District.

12.5.4 Policies.

1. The Town will continue its present informal inter-governmental cooperative arrangement for recreational activities with the Eatonville School District.
2. The Town shall explore possibilities for inter-agency development for recreational facilities when feasible.

12.5.5 Goal. To provide sound fiscal basis for the funding of future park and recreation facilities acquisition and development.

12.5.6 Policies.

1. The Town shall explore all potential revenue sources, to include the continuation of existing parks impact fee, bond issues, matching grants, donations, Pierce County contributions, and contributions from the State of Washington.
2. Encourage the adoption of a Town Parks Plan and a Town Trails Plan.

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Chapter 14

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UTILITIES

14.1 INTRODUCTION

Utilities Chapter includes wastewater management, drinking water, storm water, electricity, solid waste, telephone, cable television, and wireless communications. The municipality of Eatonville owns and manages wastewater, drinking water, storm water, and electricity. Telephone, cable television and wireless communications are managed by private corporations. Solid waste services are contracted out by the municipality to a private company. Each of these utility systems is treated separately below.

14.2 WASTEWATER

Wastewater management in the Eatonville area consists of collection, conveyance, treatment and disposal. The Eatonville Wastewater Department extends services to users within the Town's corporate boundary or Town limits.

14.2.1 Collection System. The Town of Eatonville's existing collection system includes approximately 31,200 feet of sewer line, consisting of 3,600 feet of 12-inch pipe, 6,200 feet of 10-inch pipe, and 21,400 feet of 8-inch pipe. The main trunk lines through town, west to east along Center Street and north to south along Washington Avenue to the treatment plant, were constructed in 1978 and 1979. Portions of these mains, at the western end of Center Street and the southern end of Washington Avenue, were rebuilt in 1994 and 1995, respectively. The condition of these lines is believed to generally be good, as indicated by the relatively low infiltration in the system and a recent manhole inspection program. An illustration of the existing collection system is shown in Figure 14-1

In 2003, in Eatonville 852 equivalent residential units (ERU's) were connected to the Town's wastewater system. This number was comprised of 752 residential ERU's and 106 commercial ERU's. The connected residential population was 2,023 people based on an ERU size of 2.69 people/ERU. The remainder 194 persons in the total population for the Town of Eatonville are not connected to the sewer system and are served by on-site septic systems. The number of connections by type is shown in Table 14-1.

UTILITIES

Figure 14-1
Existing Sewer System

UTILITIES

**Table 14-1
Sewer Connections**

Type	No. of Sewer Connections	Persons / Connection
Residential	752	2.69
Commercial	106	-
Total	858	-

14.2.2 Wastewater Treatment. The sewage treatment plant is located on a 10 acre parcel west of State Highway 161 and north of Mashell River, in the south-central part of Eatonville. The wastewater treatment plant is a sequencing batch reactor (SBR) type of design with ultra violet radiation disinfection, providing secondary treatment of wastewater. Treated and disinfected effluent is discharged into Mashell River at milepost 5.3. Prior to the construction of the SBR wastewater treatment plant, Eatonville was treating its wastewater by aerating it in a lagoon and disinfecting the effluent by injection of chlorine before discharging it into Mashell River.

The current SBR wastewater treatment plant is the state of the art treatment plant with the capability of on-site expansion or doubling of its treatment capacity. A diagram of the SBR wastewater treatment plant is shown in Figure 14-2. The design capacity, the licensing capacity and current treatment loads are shown in Table 14-2.

**Table 14-2
Capacity and Current Load of the Wastewater Treatment Plant**

	Design Capacity	Licensed Capacity	2003 Loads	Surplus Capacity
Maximum month	0.53 MGD*	0.534 MGD	0.244 MGD	0.290 MGD
Peak hydraulic load	1.55 MGD	0.835 MGD	--	--
Annual average load	0.38 MGD	--	0.187 MGD	0.193 MGD
Biological oxygen demand	940 lbs/day	808 lbs/day	--	--
Total suspended solids	926 lbs/day	788 lbs/day	--	--

* MGD -- million gallons per day

UTILITIES

Figure 14-2
Wastewater Treatment Plant Diagram

UTILITIES

The current wastewater treatment plant is operating at about 46 percent of its capacity. The design and licensed capacity of 0.534 MGD can accommodate about 1,878 sewer connections. In 2003, there were 858 connections, leaving a reserve capacity of 1,020 sewer connections.

14.2.3 Future Demand. In 2003, Eatonville had 858 sewer connections. By 2022, the number of sewer connections is estimated to increase to 1,650 connections, an additional 792 connections. The wastewater treatment plant, as it operates today, can accommodate a total of 1,978 sewer connections. The wastewater treatment plant can accommodate the forecasted 2022 load of 1,650 sewer connections and still leave 228 surplus connections. At the year 2022, the wastewater treatment plant would be operating at about 88 percent capacity. The Washington State law requires the municipality to begin the process of expanding the wastewater treatment plant when it reaches 85 percent of its design capacity. In Eatonville's case, the Town needs to begin to prepare for expanding the wastewater treatment plant at about 2020.

14.2.4 Future Improvements. To accommodate the growth anticipated to occur in the Eatonville area over the next twenty years, the sewer collection system needs to be expanded significantly. The following is a brief description of each extension proposal. Forecasted wastewater flows by major basin are shown in Figure 14-3

~~**Mill Extensions.** It is anticipated that the property just east of Madison Avenue, which was previously a sawmill owned and operated by Eatonville Lumber, will be developed as a mixed-use development. The 52-acre site is anticipated to accommodate about 100 multi-family housing units, consuming about 10 acres. The remainder of the 42 acres is anticipated to accommodate commercial activities. The design sewer flow rate is estimated at about 100 gallons per minute. The area can be serviced with 2,700 feet of 10-inch pipe, plus nine manholes and two cleanouts.~~

~~**South Airstrip Collector.** Starting at the intersection of Center Street East and Madison Avenue South, a 10-inch gravity collector sewer line extends north in an existing utility easement to the southern boundary of the airport zone, then east between the airport property and Eagle Glen Court, then north just east of the airport landing strip and connecting to Weyerhaeuser Road. The 2,400 sewer extension with about 10 manholes would serve about 50 households and a number of commercial enterprises. The design flow amounts to about 50 gallons per minute.~~

Gravel Pit Extension South. An 800 foot section of 8 inch gravity sewer line will be constructed north from the northern most manhole on Bergeren County Road N. , Crossing the Chehalis Western R.R. Company right-of-way into the area being mined for gravel. This sewer extension line would serve a number of industrial users. The estimated design flow volume amounts to about 40 gallons per minute.

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Figure 14-3
Future Basin Flows

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Cessna Court Extension. A 800 foot section of 8 inch gravity sewer line will be constructed north in the former Tacoma Eastern /C.M. & ST. P. R.R. right of way, beginning at the eastern end of an existing 10 inch sewer line between Eatonville Middle and Elementary Schools, terminating at Cessna Court. This extension would serve about 50 households and a number of commercial enterprises. The design flow amounts to about 40 gallons per minute.

Gravel Pit Extension North. A 1,200 foot section of 8 inch gravity sewer line will be constructed north of northern most manhole on Baumgardner Place N. onto Weyerhaeuser Road, then along Weyerhaeuser Road crossing the Chehalis Western R.R. right of way into the area being mined for gravel. This sewer extension line would serve mostly industrial use. The estimated design flow volume amounts to about 40 gallons per minute.

Ridge Road Extension. A 750 foot section of 8 inch gravity sewer line between Orchard Ave N and Antonie Ave N will be constructed within the ridge road right of way to serve existing houses which are currently connected to septic systems.

North Eatonville. An area approximately 36 acres north of the Eatonville Middle School and east of the area designated as Aerospace District has been designated for single family residential development. The proposed sewer line to service this area would be constructed along Lynch Creek County Road and would connect to the manhole in the vicinity of Lynch Street and Washington Avenue. The sewer line would serve about 100 housing units. The 1,400 foot line would consist of 8 inch pipe and about 5 manholes. The estimated design flow volume amounts to about 50 gallons per minute.

Ohop Valley Force Main, Pump Stations, and Collectors. A 5,800 foot three inch force main would be constructed within SR-161 right-of-way from the northwestern boundary of the urban growth area, up the hill to the manhole in the vicinity of Lynch Street and Washington Avenue. Along the way, there will be three lift stations, one at the most western end, one in the vicinity of Ohop County Road and one half way up along the hillside. The Force main will be fed by collector sewers along Orville Road and along Ohop County Road. Additional collectors will extend to properties south of SR-161. The sewer line would serve a mix of commercial and single family residential development in an area known as Ohop Valley. The estimated design flow volume amounts to about 80 gallons per minute.

West Eatonville. A 2,500 foot 10 inch sewer main will be extended west along Eatonville Highway from the most westerly manhole located about 800 feet east of Hilligoss Lane. The sewer main would serve anticipated residential development to take place in this vicinity. A number of north-south lateral collectors would feed the sewer main. The length of the collectors amounts to about 3,200 feet. This sewer main is

UTILITIES

estimated to service about 400 housing units. The estimated design flow volume amounts to about 150 gallons per minute.

14.3 WATER

The existing service area for the Town of Eatonville includes the majority of the homes in the Town limits along with homes on the Eatonville highway west of town and along Hilligoss Lane. There are some homes inside the northern portion of the Town limits that are currently not served by the Town water system but have individual wells. An illustration of the existing water distribution system is shown in Figure 14-4.

[Insert Figure 14-4]

14.3.1 Water Rights. The Town of Eatonville has three certificates of water right listed with the Washington State Department of Ecology. Two of the certificates are for groundwater sources (one with three wells listed and the other with one) and one certificate for surface water. A summary of the Water rights is listed below in Table 14-3. In addition, the Town has a claim for water rights on file with the State of Washington under water rights claim #004455, with an original priority date of June 1908, for a total annual claimed volume of 1,000 acre feet (maximum) and an instantaneous volume of 4.0 cfs.

**Table 14-3
Town of Eatonville Water Rights**

Source	Certificate Number	Priority Date	Total Annual (acre feet)	Instantaneous (gpm)
Groundwater (three wells include Well #2)	G2-01087C	8/18/67	400	250
Groundwater (Well #1)	5676-A	11/29/66	394	360
Surface (Mashell River)	10307	8/18/67	525	1,032
Total Water Rights	-	-	525	1,642

14.3.2 Water Sources. The Town of Eatonville obtains its water from both surface and groundwater sources. Approximately half of the Town's water supply is

UTILITIES

obtained directly from the Mashell River. The balance of the Town's water supply is obtained from ~~three-four~~ wells located at the water treatment plant adjacent to the Mashell River southeast of the downtown. The ~~three-four~~ wells (wells No. 1, 2, and ~~5 6 and 7~~) tap the relatively shallow, unconfined aquifer underlying the Town. ~~The Town has recently drilled two additional wells, well No. 6 and well No. 7. Both new wells are in the general vicinity of the earlier wells but somewhat further north from Mashell River. Wells No. 6 and No. 7 are in the testing phase and are not yet licensed as production wells.~~

The Mashell River flows from a 52 square mile watershed above the Town. The majority of the watershed is privately owned with approximately 13 square miles of state land. The ~~two biggest landowners in the watershed are Weyerhaeuser and Champion International, two~~ are private timber companies. There also some small holdings by other timber companies and private individuals.

Mashell River Source. An illustration of the existing facility system is presented in Figure 14-5. The Mashell River intake facility is located east of the water treatment plant at an elevation of approximately 800 feet MSL. The intake facilities consist of three screened intakes and a compressor building.

~~The water from the intake facility flows to the slow sand filter plant town's new membrane filtration plant. The membrane filtration plant has maximum capacity of 700 gpm (1,000,000 gpd) and is expandable to 1050 gpm (1,500,000 gpd). A system diagram showing the town's membrane filtration plant is shown in figure 10-5b. [Insert Diagram] The facility is composed of a headworks, filter beds, chlorination equipment, and an outlet control weir. The sand filter water treatment plant has a maximum capacity of approximately 500 gpm with all four beds operating (0.72 mgd). The overflow at the headworks raw water intake is directed to the fish pond below the abandoned Eatonville Lumber Company mill before reentering the Mashel River. The location of the Mashell River intake is shown in Figure 14-5.~~

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~~From the new membrane filtration plant, the water flows to the chlorine contact tank then into 2 clear wells (expandable to 3). The existing clear wells hold 126,000 gallons each. As needed, water is pumped using three 50 horsepower booster pumps from the clear wells to the 966 zone reservoir. From the and filters, the water flows, by gravity, to the clearwells. The clearwells and associated pumping facility are located adjacent to the abandoned Eatonville Lumber mill. The first clearwell, built in 1988, is a 25 by 50-foot concrete block structure with a wood truss roof and a capacity of 60,775 gallons. The second clearwell is a converted treatment facility with a storage capacity of 26,500 gallons. The concrete channels and basins in the second clearwell have been covered with wood frame and sheet metal construction. The overflow from both clearwells drains into the fish pond.~~

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Existing Wells. The Town currently operates 3-4 wells located southeast of Town. Well No. 1 was developed in 1966 to depth of 52 feet and fitted with a 12-inch casing and a 5 horsepower pump which provides 300-200 gpm. Well No. 5 is not used often but has the capacity to produce 15 to 30 gallons per minute. Pump records indicate that well No. 1 has the capacity to produce 175 gallons per minute. Well No. 2 was drilled in 1969 to a depth of 45.5 feet and fitted with a 10-inch casing and a 3 horsepower pump capable of 200 gallons per minute. The two wells are about 100 feet apart and are considered a single source well field. Wells 6 and 7 were drilled in 2003, are located to the north of wells 1 and 2 and are at a depth of 85 feet. Well 6 has the capacity to produce 200 gmp. Well 7 has the capacity to produce 350 gpm. Water from the wells is directed into the clear well/sraw water basin prior to filtration. Water from wells 1, 2, and 3-6 and 7 are judged by the Washington State Health Department to be under the influence of surface water, be surfacewater influenced and therefore the water needs to be filtered. The Town is engaged in engineering work to design and possibly build a water filter plant that filters out the surface water impurities.

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Figure 14-5
Water System

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~~New Wells. As stated above, the Town has recently drilled two new wells, well No. 6 and well No. 7. Both wells are in testing stage and are not licensed nor connected to the water supply system. Both wells are located in the vicinity of the existing well filed but somewhat further north from wells No. 1 and No. 3. Both Well No. 6 and No. 7 are about 85 feet deep and early testing indicates that the well No. 6 can produce about 150 to 200 gallons per minute and well No. 7 can produce about 150 to 200 gallons per minute or more. Early water quality testing of water pumped from wells No. 6 and No. 7 do not indicate any surface water contamination.~~

~~Pump Station. The town installed 3 new booster pumps in conjunction with the construction the new membrane filtration plant. These pumps are used to pump water from the 2 clear wells at the plant to the 996 reservoir. Each pump has a capacity of 750 gpm. Water is pumped into a common line which is metered using a turbine meter. The pump station next to the clearwell is used to supply water to the 300,000 gallon reservoir and the town's distribution system described below. The pump station has three pumps in parallel. Pump No. 1 is a 25 horsepower while Pump Nos. 2 and 3 are both 40 horsepower and can pump 350 gpm and 500 gpm, respectively. The pumps are called on sequentially by level indicators in the 300,000 gallon tank. There is a meter located on the outlet line from the pumping station.~~

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~~A chlorination facility is located at the pump station in a separate room with outside entrance. Also located at the pumping and chlorination facility is a trailer mounted 100 KW diesel generator for emergency service. The generator has the capacity to operate all three pump station pumps.~~

14.3.3 Distribution System. The distribution system consists of three pressure zones. The main pump station supplies water via a dedicated line to a 300,000 concrete tank located on a hill southwest of the central portion of the town. There is a normally closed valve which connects the line to the distribution system allowing water to be pumped directly into the distribution system, if necessary, for emergency or maintenance purposes. Water then flows out of the tank into the distribution system.

Pressure Zone 996. The 300,000 gallon concrete tank is located at a base elevation of 966 feet with an overflow elevation of 996 feet MSL. The 30 foot high tank was refurbished with new concrete finish, liner, and roof in 1991. ~~In 1994 the Town altered the inlet piping, directing the inlet water into the top of the tank. In 2003 the town altered concrete tank to be a common draw fill system replacing the water inlet to the top of the tank. This improvement allowed for longer chlorine contact times in the tank and decreased the possibility of stagnation. Included with the 1991 improvements was the installation of a continuous chlorine analyzer, that also measures pH and temperature, located in the booster pump station building next to the concrete tank. The 300,000 gallon~~

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reservoir serves the 996 zone through an 8-inch AC line. The distribution system in this zone is composed of 6, 8, and 10-inch AC, PVC, and cast iron piping.

A small pump station is located next to the 300,000 gallon reservoir to serve approximately 15 homes in the 1,200 pressure zone (Hilltop). The pump station contains a 10 horsepower pump, capable of 200 gpm, and two 80-gallon bladder pressure tanks. Water is pumped to the 1200-1077 Zone by a 4-inch AC line which needs to be replaced and upgraded.

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Pressure Zone 1050. The homes located on the hill in the northwestern portion of town (Dow Hill) constitutes the 1050 pressure zone. A booster pump station, located along Center Street, provides water to this zone which is served by a 250,000 gallon steel tank. The two horsepower pumps at the booster pump station are activated by the water level in the tank. Piping in this zone consists of 6 and 8-inch waterlines of AC, PVC and cast iron. The 1050 zone is connected to the 996 zone through a 4-inch waterline with a normally closed valve located along the Eatonville highway, and two Pressure Reducing Valves (PRV), one on a bypass line at the Center St. booster pump station and one located near the intersection of Antonie Avenue and Ridge Road.

Pressure Zone 1124/1077. A second storage tank was constructed in 2004 to support new growth in the western parts of town. This new 500,000 gallon tank serves the 1077 zone and needs to be connected to the 966 zone. This connection requires the installation of a booster pump facility near the 996 reservoir. The Town is in the process of designing and constructing a new water tank or reservoir. The new 850,000 gallon reservoir is located southwest of Town and would serve the 1124 pressure zone. Future customers in the 1124 pressure zone require 464,000 gallons of usable storage. This volume includes operational, equalizing, standby, and fire flow storage. In order to provide the necessary pressure to the customers served by this reservoir, 382,000 gallons of dead storage is required to support the usable storage. The new water reservoir is planned to be on-line in 2005.

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14.3.4 Water Usage. The Town of Eatonville began installing service meters in 1984. The number of connections, the amount of water consumed and the number of equivalent residential units for by each type and size of meter in shown in Table 14-4. As of 31 July 2003/December 31st, 2010 there are 919-1046 metered connections. There are currently no unmetered services in Eatonville. The town is in the process of upgrading its water meters to remote read meters.

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An equivalent residential unit (ERU) means a measure of water use that is equivalent to the average water use of a residence. As of 2005, an ERU in Eatonville consumed in Eatonville, an ERU consumes 310 .6 gallons of water per day. Adjusting for unaccounted water use, the ERU value raises-was raised to 345.1 gallons per day.

UTILITIES

Significant gains have been made in conservation and in reducing water loss rates since 2005. As such, it is expected that the ERU for Eatonville will be reduced significantly. Further study is required and will be completed as part of the department comprehensive plan update. In a period, August 2002 through July 2003 January 2010 to December 2010, Eatonville produced 123,321,000-98,150,000 gallons of water while the customer's meters and town records for unaccountable water (water used for purposes such as fire hydrant testing) indicated that the consumption was 82,495,308-10,893,461 gallons. The difference between these quantities indicates that the Eatonville experienced approximately 40-15 percent unaccounted or loss of water.

The Town's water rights allow for the withdrawal of 525 acre feet, or 171 million gallons of water per year. If the Town were to withdraw water at a continuous rate (24 hours per day – 365 days per year), the Town could legally withdraw 325.5 Gallons per minute over a year. Based on the annual water rights available and the 2005 value for an ERU, the Town could serve 1,358 ERUs. As of January 1, 2006, the town had 370 available ERUs which could be expanded to 552 ERUs upon completion of the third membrane filtration skid. Since this calculation was made and as of December 31, 2010, the town has 321 ERUs remaining (having sold 49 ERU connections since Jan 1, 2006) and has encumbered 24 ERU's through development approvals. This leaves 295 available ERU's (477 upon completion of the third membrane filtration skid) based on the 2006 calculation however this number is expected to increase based on gains in water loss rates and efficiency. Subtracting out the current 978 ERUs leave an unused surplus of 380 ERUs. At the current absorption rate of about 40 ERUs per year, the 380 ERU surplus could last for about 9 to 10 years. In 2010, withdrew an average of 193 gpm.

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Table 14-4
Water Consumption Data and ERUs Connections
1 August 2002 to 31 July 2003 December 31, 2010

Meter Size	Number of Meters
3/4 inches	866988
1 inch	3226
1 ½ inch	48
2 inches	613
2" fire sprinkler	1
3 inch	43
4 inch	1
6" fire sprinkler	21
6" Fire Hydrant	32
Total Fire Hydrant	9193
Total	1046

* ERU means a measure of water use that is equivalent to the average water use of a residence

The Town of Eatonville is producing or pumping water at ~~the an average~~ rate of ~~326,000~~ 322,400 gallons per day ~~or more since year 2000~~ 2006. The maximum daily water production has ~~increased~~ decreased ~~form~~ from about 700,000 gallons per day ~~to a peak of~~ ever ~~722~~ 692,000 gallons per day. The water production amounts for an average day and for a maximum day are shown in Table 14-5.

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Table 14-5
Water Production

Year	Average Water Production gpd	Maximum Day gpd
1995	310,000	699,000
2006	284,000	713,000
1996	334,000	763,632,000
2007	380,000	636,666,000
1997	268,000	636,666,000
2008	381,000	636,666,000
1998	298,000	720,692,000
2009	287,000	720,692,000
2000	300,000	724,670,000
2010	280,000	724,670,000
2001*	326,000	722,000

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* Through November

Another measure of water production is gallons per minute. To meet peak day demand, the water source must be able to pump water at a peak rate for a sustainable periods of time. ~~The maximum day water production in 2003 was 550 gallons per minute. The capacity of the existing wells No. 1, No. 2, and No. 6, and No. 57, plus the river source, amounts to 560-950 gallons per minute. This is in addition to water that the town withdraws from the Mashel River. River withdrawals vary depending on seasonal in stream flows and aquifer levels. At this pumping rate, at short peak intervals, the Town can sustain 1,007 ERUs.~~

**Table 14-6
Peak Day Water Production**

Year	Gallons per minute
1994	530
1995	485
2003	550
2005*6	850 to 950*

* Assuming wells No. 6 and No. 7 are on line and in full production

~~Adding the new wells, well No. 6 and No. 7 to the production line will increase the peak day production by an additional 300 to 400 gallons per minute. The increase in the number of ERUs amounts to about 540 to 720 ERUs.~~

Water use varies from month to month. The highest water use usually occurs in the months of July and August. The monthly water use variation for years ~~2009~~1994 and 1995 2010 are shown in Table 14-7.

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14.3.5 Forecasted Demand. As the population of Eatonville increases, the demand for water will increase as well. Future water use can be estimated using the current per capita demand of 186 gallons per capita per day and extrapolating future use based on projected population and population allocations. Forecasted daily water demand is presented in Table 14-8.

As the population within the service area increases, peak day use can be expected to increase. Forecasted peak day use is forecasted based upon population forecasts and a 2.3

UTILITIES

peaking factor from average day use to peak day use. Forecasted peak day production is shown in Table 14-9.

**Table 14-7
Average Daily Production (Gallons)**

Month	19942009	19952010
January	197,550213,000	239,100207,000
February	193,100220,000	219,350210,000
March	224,000202,000	250,400210,000
April	202,400253,000	243,300195,000
May	243,800265,000	290,800215,000
June	240,150373,000	362,900250,000
July	410,950491,000	450,600431,000
August	364,500457,500	385,000465,000
September	265,000292,000	385,500268,000
October	222,950225,000	331,500291,000
November	209,500202,000	277,800292,000
December	239,150224,000	274,300316,000

**Table 14-8
Forecasted Average Daily Water Production**

Year	Forecasted Average Daily Use (gallons)
20002017	377,200368,000
20052022	458,900414,000
20102027	558,400460,000
20152032	679,300506,000

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14.3.6 Water Demand and Production Capacity. It is the responsibility of the Town to assure that the water production is able to meet the demand. The relationship between water demand and production is best illustrated in Figure 14-5. Since water systems must be designed to meet the peak day demand, the peak day demand or the red lines shown in Figure 14-5 are worthy of notice. ~~Without the additional two new wells, Eatonville water system is not able to meet peak day demand in 2004 and thereafter.~~

Figure 14-5
Water Demand Supply Graph

UTILITIES

**Table 14-9
Forecasted Peak Day Production**

Year	Forecasted Peak Day Production (gallons)	Forecasted Peak Day Flow (gallons per minute)
2003	757,000	537.5
2005	874,000	610
2010	1,060,000	740
2015	1,240,000	860
2022	1,456,000	1,010

With the two new wells, Eatonville is forecasted to run out of water in 2015 to 2017, depending on the aggressiveness of the water conservation program. With a production capacity of 950 gallons per minute, Eatonville's existing wells have the capacity to meet the forecasted peak daily flow for 2032 of 710 gallons per minute. Due to the limitations of the existing wells and peak day flow forecasts, Eatonville is not expected to approach its instantaneous water right limit of 1,642 gpm prior to 2032. It is very likely that wells No. 6 and No. 7 will produce more water than shown on Figure 14-5. An additional 200 to 300 gallons per minute pumping capacity will extend the water supply in Eatonville past year 2022, the target year for this Comprehensive Plan update.

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Another consideration is the limitations placed on the pumping by Eatonville's existing water rights. Eatonville is limited to an instantaneous water right and an annual water right. The annual water right is set at 525 acre feet per year. This can be extrapolated to an average of 325 gallons per minute. As shown in Figure 14-5 and prior to the construction of the new water treatment plant, the existing Eatonville's Water Rights are were forecasted to be exhausted in about 2012. With improvements in efficiency and water loss rates, the town is still well under its annual and instantaneous water right limits. In 2010, the town pumped water at an average rate of 193 gpm. It is now expected that Eatonville will approach its annual water right limit around 2032. The Town needs to aggressively move to have the water rights expanded or current water rights interpreted in more permissive manner.

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14.3.8 Water System Improvements.

Conservation. Currently, the Town of Eatonville produces water which is not accounted for in service meter data. In 1995, 39 percent of the water produced was lost and unaccounted for. This water not only represents a monetary loss but is also water that could be used to accommodate new growth under the existing water right, a consideration that will become increasingly important as the Town expands. The town made significant gains on water loss in 2009 bring loss down to levels as low as 4% per month.

As part of the Town's effort to reduce unaccounted for water in the system, a meter testing program is proposed to ensure accurate meter readings. On a three year rotation, the master meter at the main pump station will be tested to determine accuracy and repaired if necessary. The service meters of the largest users, such as the schools and commercial accounts, will also be targeted for periodic calibration testing. Residential service meters should be replaced every fifteen years. A meter replacement program, which will rotate older meters out of service, will be implemented

~~**Corrosion Control.** In 1993 and 1994, the Town analyzed samples for lead and copper consistent with the requirements of the Lead and Copper Rule. The results indicated that the Town exceeded the action levels for both lead and copper. As a result, the Town completed a corrosion control study, which was recently approved by the Department of Health. The Town must install corrosion control equipment by 1999.~~

As part of the new water filtration plant, the town installed a soda ash corrosion control system to conform to the requirement of the Lead and Copper Rule. The town conducts regular lead copper lab tests to ensure compliance with the Lead and Copper rule.

~~The Town's corrosion study has recommended installation of a sodium silicate addition system in 1999. The sodium silicate will be added at the main pump station prior to the master meter. The cost, according to the corrosion study, with 25 percent engineering and administration and 25 percent contingency added, for the installation of the silicate addition facility is \$62,500 for a system using drums of sodium silicate and \$148,400 for a bulk storage feed facility. The annual operating cost is estimated in the corrosion study as \$7,200 and \$3,000 for silicate drum and bulk facilities, respectively.~~

~~**Storage.** As growth occurs west of the Town, a second storage tank could be constructed on the hill at the northwest corner of the urban growth area. This tank could be connected to the existing 1050 zone and could provide fireflow standby storage to residents in both the 1050 Zone and the 996 Zone.~~

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Distribution. The hydraulic analysis contained in Chapter 3 of the Eatonville Water Comprehensive Plan indicated that the current distribution system was not adequate

UTILITIES

to handle the fire flows required at the elementary school, the commercial area downtown, and residential areas on the east edge of the Town. The analysis also indicated that certain areas of the Town, especially the eastern portions along the old Weyerhaeuser Road, experience pressures below 20 ~~psi~~ when there are large fire flows in other parts of the Town.

In addition to fireflow considerations, the distribution system should be improved and expanded to handle the expected growth. Pipeline projects to serve undeveloped areas are included in this plan and are expected to be funded by developer extension agreements. The selected fireflow improvement projects are listed below, with a discussion of the area they will serve.

- ~~The installation of a 10-inch waterline from Dow Ridge Drive to Hilligoss Lane to Eatonville Highway with a PRV connecting the 1050 and 996 zones (Project 4) will bolster fireflow to the multi-family zoned area along Eatonville Highway.~~
- ~~Replacement of existing 8-inch waterline with 12-inch from the 300,000-gallon reservoir to Larson Street and installation of 10-inch from the end of Larson Street to Mashell Avenue (Project 6) will increase the available fireflow to all areas in the 996 zone.~~
- Replacement of the 6-inch waterline with 12-inch waterline along Center Street (Project 7), in conjunction with Project 6, will increase fireflow to the downtown commercial area.
- ~~Installation of the Airport Loop 10-inch waterline from Lynch Creek Road to the old Weyerhaeuser Road (Project 8) will provide redundancy and increased fireflow and pressure to the new developments on the eastern edge of the Town. The Town has already installed a segment of 10-inch waterline under the paved airport runway.~~
- Installation of a 10-inch waterline along the abandoned railroad grade (Project 9) in conjunction with Projects 6 and 7 will increase the fireflow available to the middle and elementary schools.
- Replacement of 4-inch and 6-inch waterlines with 8-inch waterline along Madison Avenue (Project 10) will increase flows to the downtown area and to the developments on the east edge of town in conjunction with the above projects.

UTILITIES

- Other projects have been included which will increase system redundancy, replace leaking AC lines, augment flows and pressures, and provide water service to developing areas. A hydrant replacement program has also been included to replace three hydrants annually. This program will target old and leaky hydrants throughout the Town.

Chapter 16

CAPITAL FACILITIES PLAN

16.1 SCOPE AND PURPOSE

16.1.1 Scope. The Town of Eatonville Capital Facilities Plan is a multi-year prioritized schedule of capital facilities. It includes those projects necessary for the Town of Eatonville to deliver urban area services to its constituent public. The ~~2012~~2015-2022-2031 projects in the Town of Eatonville Capital Facilities Plan include: parks and recreation, sewer, water, transportation, storm drainage, electrical energy, police, fire, and emergency medical services. It does not include the following: schools, telecommunications, natural gas, and public transit.

The Town of Eatonville Capital Facilities Plan is primarily a “projects driven” plan, which means that it tries to identify the needed revenue to finance a predetermined set of projects. This is different from a revenue driven plan, which sets aside an amount of revenue for capital expenditures and selects the highest priority projects for implementation. A “revenue driven” plan differs from a “projects driven” plan in that the amount of revenue determines the selection of capital projects for implementation.

16.1.2 Purpose. The purpose or benefits of the Town of Eatonville Capital Facilities Plan can be summarized as follows:

- Focuses on repair or replacement of existing facilities and equipment;
- Focuses attention on community goals, needs, and capabilities;
- Promotes efficiencies by reducing scheduling problems;
- Achieves optimum use of the taxpayers dollars;
- Guides future community growth and development;
- Serves wider community interests;
- Encourages more efficient government;
- Maintains a sound and stable financing program;
- Provides citizens information about overall community needs and resources;
- Enhances opportunities for participation in federal or state grant-in-aid programs; and
- Helps decision makers to save time and avoid surprises.

CAPITAL FACILITIES PLAN

The Town of Eatonville Capital Facilities Plan takes stock of capital facilities, identifies needed projects, prioritizes the projects, and programs the priority projects for implementation in one "six-year" programs and one "twelvefourteentwenty-year" program.

16.2 DEFINITIONS

16.2.1 Capital Facilities. Capital facilities are structures, improvement, equipment, or other major assets, including land that has a useful life of at least five years. Governmental capital facilities are provided for public purposes and services including, but not limited to, the following: fire and rescue, government offices, information systems, law enforcement, libraries, open space, parks, public health, recreation facilities, roads and streets, publicly owned land, sanitary sewers, sidewalks, bikeways, disability access ramps, solid waste collection and disposal, stormwater facilities, street lighting systems, traffic signals, water wells, water storage facilities, water distribution systems, and others.

16.2.2 Capital Expense. Capital expense is defined as expenditure committed to building, purchasing or a non-recurring rehabilitation of a capital facility, as defined above. Capital expenses are expenditures in excess of \$25,000.

16.2.3 Capital Outlay. Capital outlays are expenditures committed to purchasing such things as computers, office furniture, minor equipment repairs and replacement, etc. Capital outlays generally fall below a \$25,000 expenditure amount.

16.3 GOALS AND POLICIES

16.3.1 Goal. The Town of Eatonville shall undertake actions necessary to adequately provide and maintain public facilities and services to meet the primary service needs of Eatonville residents in a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly compact growth.

16.3.2 Project Prioritization Policies

1. Projects mandated by law, as well as by state and federal regulations, will receive priority consideration.

CAPITAL FACILITIES PLAN

2. Projects necessary to correct existing deficiencies will receive priority consideration.
3. Projects previously initiated will be completed in subsequent phases and will receive priority consideration.
4. Projects providing for the renovation of existing facilities resulting in preservation of the community's prior investment or reducing maintenance and operating costs will receive priority consideration.
5. Projects whose construction or acquisition result in new or substantially increased operating costs will be considered after an evaluation of needs and operating costs have been identified.

16.3.3 Financing Policies

1. Eatonville considers the "pay-as-you-go" method of financing as the preferred method of financing capital improvements.
2. Eatonville advocates debt financing only if the "pay-as-you-go" method of financing places an overly undue burden on existing taxpayers and utilities ratepayers.
3. Where grants or private funds are available to finance capital projects, efforts will be made to secure those funds.

16.3.4 Planning Policies

1. Through long-range planning, anticipate utility and other public service needs of possible future annexation areas and, when feasible, develop utility capacities to meet these needs.
2. Foster orderly, desirable growth in appropriate locations at a rate consistent with citizen desires and the provision of adequate services and facilities.
3. Growth and development throughout the urban area should be regulated, stimulated, and otherwise guided toward the development of compact concentrated areas to discourage sprawl, facilitate economical and efficient provision of utilities, public facilities and services, and to expand transportation options to the public.
4. Increase the tax base by encouraging and supporting the rehabilitation and improvement of dilapidated and deteriorated areas.

CAPITAL FACILITIES PLAN

5. Coordinate with Pierce County to provide a set of standardized codes and regulations relating to capital facilities and community improvements.

16.3.5 Capital Facilities Plan Policies

1. Projects included in the Capital Facilities Plans of Pierce County and special purpose districts will be consistent with the Town of Eatonville Comprehensive Plan.
2. That federal and state government capital investments in and around the Town of Eatonville should be consistent with and complementary to the Town of Eatonville Comprehensive Plan.

16.4 REVENUE SOURCES

16.4.1 Current Revenue Financing. For many years, municipalities, counties and special purpose districts have financed certain capital projects out of current revenue. A municipality, a county or a special purpose district sets up a reserve account and annually sets aside a certain sum of money until the total sum needed to pay for a specific capital project has been accumulated. The current revenue financing is also often called “pay-as-you-go” financing. The current revenue method of financing capital projects has a number of advantages. Some of the advantages are listed below:

- *Fiscal Responsibility.* Necessitates a more conservative approach toward the authorization of new facilities, discouraging over-commitment of resources.
- *Flexibility.* Does not commit future revenues, thereby allowing greater flexibility to meet changes in future needs.
- *Reduced Interest.* Frees these interest payments for other uses.
- *Borrowing Capacity.* Conserves borrowing capacity, both in terms of legal limits and fiscal prudence, for periods of greater need. Present fiscal flexibility is traded for greater future flexibility.
- *Counter Cyclical Balance.* Using high revenues in good years for capital avoids expanding services to a level that can't be afforded in poor years.
- *Simple Administration.* No bond issues to pass, no complex arbitrage regulations, no debt service to administer.

CAPITAL FACILITIES PLAN

16.4.2 General Fund. Eatonville's general fund can best be described as the fund that pays for the Town's general services. The fund derives its revenue from a number of sources including property taxes, franchise fees, licenses and permits, fines and forfeitures, charges for services, and other sources.

The Town's general fund is the most flexible in terms of expenditures. The Mayor and the Town Council have the discretion of spending the Town's general fund moneys on any governmental function without having to restrict the expenditure to a specific function. On the other hand, sewer funds for example, generated from sewer charges are limited to maintenance and capital construction of sewer facilities. Therefore, the Town's general fund is under tremendous pressure to fund not only the many needed and mandated services, but also an array of needed capital improvements.

16.4.3 Enterprise Funds. Enterprise funds are derived from operation of a governmental enterprise such as water and sewer services, etc. Enterprise funds are restricted to be expended on the furtherance of the specific enterprise. Enterprise fund revenue rates are periodically reviewed and adjusted to make sure that the revenue generates the amount of funds needed to operate, maintain and upgrade the specific enterprise.

16.4.4 Intergovernmental Revenue. Intergovernmental revenue comes primarily from State of Washington. Federal funds are usually passed through a state agency, such as the Washington State Department of Transportation for federal aid highway funds.

16.4.5 Grants. Grants can be both government and private sector. The Town's Public Works Department has been a recipient of a number of state grants for utility improvements. Grant fund sources are very unpredictable because most grant monies are awarded on a competitive basis, based on the merits of a particular proposal.

16.4.6 Debt Financing. Debt financing means borrowing money to pay for capital improvements today and paying the borrowed money back over a period of time with interest. Any governmental debt incurred that is backed by the full credit and faith of the Town requires the vote of the people. The debt incurred is backed by the revenue stream of the Town or by enterprise revenues, such as sewers, water, etc... It is incurred by election and the action of the Town Council. Cash is raised by the sale of municipal bonds which, in general, are exempt from federal income taxes.

CAPITAL FACILITIES PLAN

Debt financing requires the pay back of not only the principal, but also interest. The interest rate on municipal bonds is relatively low but, even at a low interest rate; 15 to 20 year loan repayments generate a substantial interest cost. Therefore, governments have been inclined to stay away from debt financing whenever possible. However, debt financing does have its advantages which are described briefly below:

- Acquisition as needed. Allows more of the facilities to be acquired as they are needed rather than after funds are accumulated.
- Reduced current payments. Reduces costs for current residents since more people (and wealth) will share future debt service payments in an expanding economy.
- Inter-generational equity. Requires future users to share in paying for their use of facilities. (Pay-as-you-go requires current users to pay the cost of facilities used by future users)
- Repayment in cheaper dollars. Payments are at a fixed rate while inflation will increase in the future.
- Opportunity costs. Conserves current revenues to be used for facilities allowing their use for other “opportunities”. (These opportunity costs may be either within or without the governmental unit; tax funds can be used for other purposes, or less tax money may be required, leaving more money available for consumption or investment in the community).
- Growth equity. New residents will assist in paying debt service on facilities they will use.
- Separate funding. Special taxes can be authorized by voters to retire debt.
- More capital can be afforded. In high growth areas, substantially more facilities can be financed this way (may not be true in low growth areas).

General Obligation Bonds. General obligation bonds are backed by the value of the property within the Town (full faith and credit). There are two types of general obligation bonds: voter-approved and capital notes. Voter-approved bonds increase the property tax rate, with the increased revenue dedicated to paying principal and interest on the bonds. Capital note bonds are authorized by the vote of the Town Council without the need for voter approval. Principal and interest payments for capital note bonds come from general government revenues. This method of bond approval does not utilize a dedicated funding source for paying the bondholders.

CAPITAL FACILITIES PLAN

Revenue Bonds. Revenue bonds differ from the general obligation bonds in that the payment of principal and interest is guaranteed by the revenue stream of the specific utility or facility. A revenue bond carries with it certain accounting requirements and the establishment of a reserve account where a certain amount related to the size of the revenue bond obligation must be maintained.

Double Barrel Bonds. “Double barrel bonds” are general obligation bonds that have been approved by the voters and are secured by the backing of the entire Town’s full faith and credit. However, the principal and interest payments are made out of revenues earned by the utility or facility.

16.4.7 Local Improvement District Financing (Lid). Local improvement districts are formed to finance capital projects that directly benefit the property owners or developers of the district. Formation of local improvement districts requires the approval of the Town Council. Bonds are sold, improvements are made and property is assessed to pay off the debt. Local improvement districts come with different labels. Some of the more commonly used labels are listed below:

- LID - Local improvement district
- RID - Road improvement district
- ULID - Utility local improvement district

16.4.8 Public Works Trust Fund. The Public Works Trust Fund (PWTF) is a revolving fund administered by the Washington State Department of Community Trade and Economic Development to provide low interest loans to communities for public infrastructure projects. The funds are limited and therefore must be selectively distributed based upon the merit of the projects being considered. The Department of Community Trade and Economic Development has established a series of criteria to rate and prioritize projects for which funding is requested in order to determine which ones receive loan funds.

16.5 ANNEXATIONS

16.5.1 Annexations. Most municipalities experience growth by infill and annexing adjoining land. It is expected that some of the forecasted growth around Eatonville will eventually be annexed to the Town. When annexations take place, it is very important that the utility systems and roads in the annexed area are compatible with the utility systems and road standards already existing within the City/Town. To assure this compatibility, the City-Town should work with Pierce County to assure compatibility of standards.

CAPITAL FACILITIES PLAN

Before an annexation proposal is initiated or undertaken, the Town should conduct a detailed fiscal impact assessment to determine the potential revenues and the estimated capital and operating costs the Town would assume after annexation. The annexation proposal does not necessarily need to show a surplus of revenue on the balance sheet to be considered a desirable annexation. There are other criteria for annexation other than fiscal criteria.

16.6 COORDINATION

The Capital Facilities Plan assures the coordination of capital facilities construction and financing. The Town of Eatonville Comprehensive Plan assures that the Town's policies regarding land development are carried out. A Comprehensive Plan that is kept current provides the overall framework within which the Capital Facilities Plan should operate. The Town of Eatonville Comprehensive Plan not only sets the Town's physical development policy but also its social and economic policy.

Further, the Washington State Growth Management Act requires that capital facilities plans of special purpose districts conform to the municipalities comprehensive plans and that its capital improvements and investments decisions conform to and implements the comprehensive plan. The Growth Management Act mandated comprehensive plans have two major implementation tools. One is development regulations, which includes zoning, land development, and critical areas protection and the other is the capital facilities plan.

16.7 LEVEL OF SERVICE STANDARDS

Level of service (LOS) standards are measures of the amount (and/or quality) of the public facility which must be provided to meet that community's basic needs and expectations. Level of service measures are typically expressed as ratios of facility capacity to demand by existing and projected future users.

No two communities are the same. A community's basic needs vary from locale to locale. Also, there is no consensus among urban planners and public works engineers of what constitutes national standards. Further, there is no one standard that measures everything. In most instances there are a number of standards for each service. For example, fire service standards can be response time, staffing level, equipment mix, fire flow, or a combination thereof. Therefore, comparing Town of Eatonville's current level of service standards with a set of standards that appear to represent a median value of a greater cross section of communities provides some value but should not be taken as absolute or something that Town should strive to achieve. Level of service standards are

CAPITAL FACILITIES PLAN

discussed in greater detail in the parks and recreation chapter, the transportation chapter and the utilities chapter. A comparison of service standards is shown in Table 16-1.

Table 16-1
Comparison of Level of Service Standards

Type of Service	Town of Eatonville	Other Urban Areas
Parks		
Neighborhood	2.0 acres / 1,000 popul.	1.6 acres / 1,000 popul.
Community	8.0 acres / 1,000 popul.	2.6 acres / 1,000 popul.
Wastewater	300 gallons / household / day	250 gallons / household / day
Water	300 gallons / household / day	300 gallons / day / household
Streets	LOS "C" – Highway Capacity Manual	LOS "C" - Highway Capacity Manual
Storm drainage	100 year flood 2.0 inches in 60 min.	50 year flood 2.0 inches in 90 minutes
Fire	5 minute response time	5 minute response time
Emergency medical services	5 minute response time	4-6 minute response time
Police	3 officer / 1,000 population	1 officer / 1,000 population

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16.9 PROJECT PRIORITIZATION

Not all worthy projects can be included in the next year's capital facilities program nor can they, in many instances, be carried out over the entire six to twenty year Capital Facilities Plan period. What projects can be included and what projects need to be left out is not an easy process. The decision process is complex and often troublesome, particularly when it comes to funding capital projects out of the ~~County's~~ Town's general

CAPITAL FACILITIES PLAN

fund. Therefore, to facilitate capital project prioritization and project selection requires some pre-planning and organization.

16.9.1 Project Identification. The first step in the project prioritization process is to fill out a project identification form. The project identification form presents the basic information required for each individual project. It should be completed for each project request, whether for addition, modification, or replacement. A project identification form should contain the following information.

1. Project Title and Reference Number. Insert title of proposed project. Each project should be assigned a unique reference number. This will allow accurate reference to the project during the review stage and, in later years, subsequent capital facilities plans or project implementation.

2. Purpose of Project Request. Indicate whether the project is new, a modification, or a deletion.

3. Division or Department Priority. Enter the project's priority as viewed by a Town department.

4. Location. Designate the location or boundary limits of the proposed project. If a site is required but has not been selected, this should be indicated; if a site is tentative, provide as much accuracy as possible.

5. Relation to Other Projects, and the Comprehensive Plan. Describe expected relationship of this project to existing or planned facilities and services, both public and private, and summarize the probable impact of the project on the general environmental conditions of the community and region. Explain how the project relates to the comprehensive plan, street plan, etc.

6. Description. Give a narrative description of the project and include any pertinent information. Indicate whether the project is to replace existing facilities, equipment, and land or is an addition involving an increase in service delivery. A description of land acquisition projects should include dimensions, overall characteristics, and unusual conditions. Include reference to any studies or other relevant information regarding each project.

7. Justification and Alternatives Considered. Explain the need for the project and what it is expected to accomplish. Describe its relationship to county and state policies and plans as well as to the requesting department's multi-year plans and program. Explain the project's relationship to overall capital facilities priorities and the basis for the proposed time period. Include any other pertinent

CAPITAL FACILITIES PLAN

information and reference to surveys or studies regarding the justification of this project not already included in Item 6. Discuss possible alternatives such as repair, leasing, delays, etc.

8. Cost by Year. Insert the appropriate fiscal year dates for the budget (first year) and each program year (second through twenty). Then indicate the proposed project expenditure for each fiscal year in the budget and program and any expeditors beyond the sixth year. If adjustments are made for inflation, indicate the rate used.

9. Proposed Method of Financing. List any recommendations for sources of financing. Independent or joint financing may, of course, be possible for many projects. Such sources may include federal, state, and regional authorities; adjacent jurisdictions; civic organizations; and private business. If the project's recommended source of financing involves special conditions or requirements, this should be indicated. If it is recommended that the project be financed by a bond with an external subsidy for debt service, describe this arrangement.

10. Total Estimated Capital Cost. Enter the estimated capital costs for: (a) planning, design, and engineering; (b) land purchase (including right-of-way); (c) construction; (d) miscellaneous (for example, traffic signs and signals connected with the project; furniture, and equipment required to make a new building usable, estimated contingency costs); (e) other (any other one-time costs not already specified).

11. Net Effect on Local Revenue. Indicate the effect of the project on the Town's income in each category shown during the first year of the project's life. Increases or decreases might be due to removal of property from tax rolls, a change in assessed valuation, a change in fees or rents collected, or other effects. Substantial variations in the level of the estimated effects during or after this period should also be noted and explained. As an alternative, a summary estimate of total net effects on Town's income may be presented.

12. Enter Estimated Recurring Costs. Enter the annual estimated costs for operation and maintenance of the proposed facility. For example, salaries of additional workers cost of heat and lights, and cost of road maintenance. Base estimates on current costs, without consideration of inflation factors.

13. Current Status. Indicate the proposed project time-table for design and construction. If any work has been started on the project, indicate the percentage completed.

CAPITAL FACILITIES PLAN

14. Priority. This space is reserved to indicate the project's priority ranking and score.

15. Comments. This space is reserved for any comments or notations made by the review committee.

CAPITAL FACILITIES PLAN

Figure 17 - 1
Project Identification Form

CAPITAL FACILITIES PLAN

16.9.2 Project Prioritization. Because the fiscal resources of the Town will not accommodate all capital needs, some means of measuring the relative importance of individual project proposals must be found. Criteria or measurement standards by which to evaluate, compare, and establish priorities among project proposals need to be developed early in the capital planning process. These criteria, which reflect the needs, goals, and character of the community, will encourage orderly and objective development of the plan by allowing officials to measure how well each proposal promotes established policies. The use of criteria helps assure that the broadest community interests are advanced by the capital facilities plan. Criteria provide a framework for examining the potential costs and benefits of proposed projects and deciding which combination of projects the Town should implement and when.

All too often, communities select capital projects for relatively subjective reasons, failing to take their actual needs into full account. To the extent possible, criteria are objective, specific, and measurable. The Town should incorporate maintenance requirements, based on established engineering principles, in the review criteria, and should know the life expectancy of their public facilities. In addition, criteria should measure how well a proposed project satisfies legal requirements, emergency needs, health and safety concerns, financial objectives and limits, service improvement and extension goals, environmental considerations, economic development requirements, and a number of other factors. Collectively, the criteria enables decision makers to establish priorities among competing proposals, and to distinguish among variations of similar projects with respect to their expected benefits and costs. To be useful, each criterion must be weighted (prioritized) relative to other criteria; this is accomplished by assigning points or values to each.

The evaluation form presented in Figure 16-2 has fourteen evaluation criteria points. The evaluation points range from 0 to 5. There is a weighting measure ranging from 1 to 5 points.

16.10 PLAN AND PROGRAM

16.10.1 Capital Facilities Plan . A capital facilities plans covers a period of twenty years. For the Town of Eatonville, the Capital Facilities Plan extends ~~form from 2002-2012 to 2022-2031~~ and coincides with the time period of the Comprehensive Plan.

CAPITAL FACILITIES PLAN

16.10.2 Capital Facilities Program. A capital facilities program covers a period of six years. For the Town of Eatonville, the Capital Facilities Program covers the period of 2012~~05~~ through 2017~~20~~.

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Figure 16.2
Project Prioritization Form

16.11 PARKS AND RECREATION

16.11.1 Projects

~~*Alder Street Family Park and Skateboard Facility.* The Town is in the process of constructing a multi-use park and skateboard facility on an 8-acre piece of land, south of Alder Street, east of SR-161 and north of Mashell River. The Town intends to complete the construction in 2004 with two grants totaling \$300,000. On the site will be a skateboard facility, a historic village, a children's play area with apparatus, a dog park, a picnic area, a parking lot and walking and bicycling trails. About 2008, the Town anticipates paving the graveled parking lot and paving some of the walking and bicycle trails at an estimated cost of \$30,000.~~

Mill Pond Park. Acquire the land around the Mill Pond and develop it into a community park facility. Integrate the area surrounding the Mill Pond ~~with the Alder Street~~ Mill Pond Park and the Smallwood Park south of Mashell River. Construct a pedestrian river-crossing of Mashell River into Smallwood Park. It is anticipated that the expanded the Mill Pond Park will become an integral part of a mixed-use planned unit development covering an area of about 60 acres. In a planned unit development process, additional the park land will most likely be donated to the Town. The improvements cost are estimated to amount to about \$300,000. Financing would come from a combination of State and Pierce County grant funds.

Improvements at Smallwood Park. A park plan needs to be prepared for Smallwood Park and improvements need to be carried out to make the park more user friendly. Particularly important is the need to improve the river access for viewing migrating salmon runs. The cost is estimated at \$100,000 and funds are anticipated to come from State and Pierce County grant funds.

Trail to Pac Forest. A pedestrian and bicycle trail can be constructed along the existing Weyerhaeuser railroad right-of-way from Smallwood Park to Pac Forest. ~~It is anticipated that the land will be donated and the construction cost will amount to about \$80,000~~ The town has acquired the land for trail construction but needs to obtain funding for the trail and a pedestrian bridge across the Little Mashel River. It is estimated that the

CAPITAL FACILITIES PLAN

total project cost will amount to \$750,000. Financing would come from State and Pierce County grant funds.

West-End Community Park. To service the new development taking place west of Town along Eatonville Highway, the Town should acquire about 10 to 20 acres of parkland somewhere west of Hilligoss Lane. The land acquisition cost is estimated to amount to about \$100,000. The money can be raised by assessing new developments a park development fee. An additional \$100,000 will be needed for improvements, such as baseball fields and soccer fields. ~~The Eatonville School District will, most likely, be looking to locate an additional elementary school in the area. The west-end park can be developed in conjunction with an elementary school facility.~~

~~Downtown Park. The development of the downtown park south of Carter Street along either Washington Avenue or Mashell Avenue would be advantageous to businesses and the people of the Eatonville community. Such a park would serve current residents, businesses and tourists. Financing for the purchase of such park could come from the sale of surplus town property. Financing for the future development of the park could come from state or Pierce County grant funds, park-related sales tax revenues or other sources.~~

~~MashellMashel River Gorge Site. The acquiring the Mashell River gorge site and developing it into a community park has lot of public appeal. A local fund raising effort could generate a lot of donations that can be matched with State and Pierce County grant funds. The estimated cost of this effort could amount to about \$300,000. The town has recently acquired the Mashel River Gorge Site which is commonly referred to as Boxcar Canyon. This property has significant deed restrictions on development however it would be possible to construct a trail and viewing platform near the gorge. Financing for a future trail and viewing platform could come from Pierce County or State Grant funds. The estimated cost of this effort could amount to about \$200,000.~~

16.11.2 Cost and Timing. The estimated cost and timing of carrying out the identified projects is shown in Table 16-2.

**Table 16-2
Parks and Recreation Projects Cost and Timing**

Project	Total Cost	2005 2010	2011 2022
Alder Street Park Trails Paving	\$30,000	\$30,000	

CAPITAL FACILITIES PLAN

Mill Pond Park	\$300,000		\$300,000
Smallwood Park	\$100,000	\$100,000	
Pac Forest Trail	\$80,000		\$80,000
West End Community Park	\$200,000		\$200,000
Mashell River Gorge Site	\$300,000		\$300,000
Total	\$1,010,000	\$130,000	\$880,000

16.11.3 Financing. The Town currently assesses \$400 per new residential housing construction in park impact fees. This generates about ~~\$12,000~~ ~~2,000~~ -- \$16,000 per year. ~~The Town receives a small amount in park sales and use tax (zoo tax) from Pierce County totaling between \$13,000 - \$14,000 annually. The Town receives a small amount per year from Pierce County in park and recreation rebate fees.~~ In addition, the Town collects about \$1012,000 in hotel and motel taxes which can be used for recreational purposes. Another source of funding available for the Town is the ~~approximately \$2522,000~~ per year real estate excise tax.

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In addition to the local funds, listed above, the Town has access to Pierce County and State of Washington ~~Interagency Committee for Outdoor Recreation~~ Conservation Office grant funds. These grant funds, usually require a local match, either in cash or in contributed services.

16.12 ROADS AND STREETS

16.12.1 Projects. Road and street improvement projects within the Town are limited by financial constraints. There are many projects that the Town would like to undertake, however, the funding is not sufficient to allow for all projects to be

CAPITAL FACILITIES PLAN

completed. As a result, the Town must decide which projects are most important and undertake those first.

Street improvements in the downtown area are especially important, as the forecasted demand indicates that levels of service on a number of streets in the downtown area will fall below established standards. One improvement that may relieve some of the traffic congestion downtown is the construction of a downtown parking area. Another priority project is the State Department of Transportation and the Transportation Improvements Board to switch the SR-161 designation from Mashell Avenue to Center Street East and Alder Cut-Off Road.

The six year ~~street plan program of projects~~ for street improvements is presented in Table 16-3. ~~These projects include those necessary to accommodate growth in traffic volumes, as well as those necessary to maintain and upgrade the existing system.~~ This plan includes projects which are not likely to be funded in the next six years. The town has chosen to include all possible projects on its six year street plan just in case grant funding were to be made available. Projects XX-YY12-58 on the six year street plan are more likely to be constructed in years 2017-2031 as grant funds for those projects are unlikely to be made available within the next six years.

[Insert Table 16-3] Table 16-3
Six Year Street Plan
2011 - 2016

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16.12.2 **Financing.** The six-year Capital Improvement Plan for roadway and street improvements amounts to \$1,184,936,000 and can be financed by combining a number of local, State, and Federal sources.

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~~Motor Vehicle License Fees.~~ The Town of Eatonville collects from the State an additional \$15,000 in motor vehicle license fees.

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~~Transportation Benefit District (License Fees).~~ Initiative 695 eliminated motor vehicle license fees as a source of municipal street revenue. Many jurisdictions across the state have considered adoption city/town wide transportation benefit districts as authorized by RCW 36.73 as a dedicated source of revenue for the funding of streets projects. A transportation benefit district requires voter approval and could assess a fee totaling up to \$100.00 per vehicle. This could generate up to \$225,000 in dedicated street revenue annually based on an assumption of 2.5 vehicles per household and 900 households.

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Table 16-3
Program of Projects—Roads and Streets
2005—2010

CAPITAL FACILITIES PLAN

Motor Vehicle Fuel Tax. As authorized by RCW 82.36, Cities and towns are able to collect 11.53 percent of the motor vehicle fuel tax receipts generated within the Town. The tax is administered by the Department of Licensing and paid by gasoline distributors. Revenues must be spent for “highway purposes” including the construction, maintenance, and operation of Town streets. The Town received approximately \$4052,000 from gas tax receipts in 20042009.

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Table 16-4
Projects Scheduled for 2011 – 2022

Project Name	Type of Improvements
Rainier Av. S and Larson St. W	Center Street southeast to Mashell Avenue. Acquire additional R/W. Extend and reconstruct roadway. Add curb, gutter, sidewalk, drainage, and street lights.
Adams Ave. S Int. at Center St. E	Center Street south for 50 feet. Survey full length; acquire additional R/W; reconstruct for two way traffic; add curbs, gutter, sidewalk and drainage.
Mashell Ave. South	Center Street south to Larson Street. New curb, gutter, sidewalk, and drainage; coordinate with new sanitary sewers
Mashell Avenue South	Alder Street south to Mashell River Bridge. Widening, overlay, sidewalks, curb, drainage, and street lights
Washington Av. Int. at Center St.	New traffic signal light, including power supply, sensors, and controls
Mashell Ave. North	Center Street north to SR 161. Curb, gutter, and sidewalk, at intersections; crack sealing; and overlay.
Madison Av. S and Alder St. E	Center Street southwest to Mashell Ave. Realign intersection; reconstruct roadway; add curb, gutter, sidewalk, trees, and lights.
Fir Ave. North	Carter Street south to the alley. Regrade, with minor widening, chip seal, and surface drainage
Center St. East	Berggren Road east to east Town limits. Curb, gutter, sidewalks, and street lights. (Realign to meet new bridge by Pierce County)
Pennsylvania Ave North	Center Street north to Carter St. Widen and overlay; add curb, gutter, sidewalk on east side, and street lights
Jensen Lane North	Center St. north to end. Grade and pave parking lanes, with thickened edge, overlay street, add sidewalk and drainage.
Pennsylvania Ave. North	Lynch St. north to Ridge Road. Grade and pave parking lanes and add curb, gutter, sidewalk, and

CAPITAL FACILITIES PLAN

	drainage.
Rainier Avenue North	Center St. north to Lynch St. Reconstruct roadway and add curb, gutter, and sidewalk from Center to Carter, and drainage.

CAPITAL FACILITIES PLAN

Table 16-4 Continued

Project Name	Type of Improvements
Ridge Road West	Orchard Ave. west to Antonie Ave. Grade and pave parking lanes and add curb, gutter, sidewalk, and drainage.
Pennsylvania Ave. North	Carter St. north to Lynch St. Grade and pave parking lanes and add curb, gutter, sidewalk on east side, and drainage
Airport Road East	Lynch Creek Road east to the airport. Grade and pave parking lanes, with thickened edge; add sidewalk, drainage, and street lights.
Ohop Creek Drive	SR 161 northwest to Ohop Creek. Remove bridge; obtain R/W; grade and pave turnaround; and construct thickened edge asphalt pavement, sidewalk, drainage, and street lights.
Ohop Valley Extension Road	SR 161 south to Town limits. Obtain R/W, realign intersection, cut roadbed, stabilize slopes, reconstruct roadway, and add drainage.
Adams Avenue South	Center St. South to Oak St. Obtain additional R/W, reconstruct street with curb, gutter, sidewalk and drainage.
Prospect St. East	Mashell Ave. east to Adams Ave. Obtain additional R/W, reconstruct street with curb, gutter, sidewalk, and drainage.
Antonie Ave. North	As Street north to Ridge Road. Widen and add curb, gutter, sidewalks, and drainage.
Prospect Street West	Orchard Ave. west to 150 ft. past Penn. Ave. Obtain additional R/W, widen and stabilize roadbed, gravel, chip seal, and surface drainage.
McGinnis St. West	Ski Park County Road to Ohop Creek Drive. Obtain additional R/W, reconstruct street with curb, gutter, and drainage. Coordinate with new water and sewer.
Weyerhaeuser Road North	Center Street north to end existing R/W. Reconstruct street with curb, gutter, sidewalks, drainage, street lights and street trees.
Weyerhaeuser Road North	End existing R/W to Town line. Acquire R/W and reconstruct street with curb, gutter, sidewalks, drainage, street lights and street trees.
Larson Street West	Eatonville Highway to Orchard Ave. Obtain additional R/W, reconstruct street with curb, gutter, sidewalk, streetlights, and drainage

CAPITAL FACILITIES PLAN

Table 16-4 Continued

Project Name	Type of Improvements
Center Street West	Mashell Ave. to alley one-half block west. Obtain additional R/W, relocate street to align with Center Street East.
Lynch Street West	Orohard Ave. to Eatonville Cemetery. Obtain additional R/W, reconstruct street with curb, gutter, sidewalk, street lights, and drainage.
Erin Lane West	Existing eastern terminus to Center St. West. Obtain R/W, construct new street. Acquisition by dedication and construction by developer.
Washington Avenue South	Prospect St. East south to Oak St. East. Obtain R/W, construct new street, including curb, sidewalks, street lights, and drainage.
Alley between Wash. and Mashell	Larson St. East south to Oak St. East. Regrade and pave existing alley, obtain add'l R/W, construct new alley south of Prospect Street

Urban Arterial Trust Account. State Transportation Improvement Board (TIB) revenue is available for projects to alleviate and prevent traffic congestion. Roads should be structurally deficient, congested by traffic, and have geometric deficiency, or have accident problems. Entitlement funds are available on an 80 percent Federal / 20 percent local matching requirement.

Transportation Benefit Districts (Assessments). Special districts are usually established when a community's need may be too large for existing governmental resources or the boundaries of the area needing service are different than a city, town or county. The total levy for most governments within a particular tax code area cannot exceed \$5.90 per \$1,000 of assessed valuation.

RCW 35.21.225 authorizes cities and towns to establish transportation districts with independent taxing authority for the purpose of acquiring, constructing, improving, providing, and funding any city or town street, county road, or state highway improvement within the district. The special districts tax base, rather than the city's or town's is used to finance capital facilities. There are four basic types of revenue sources that can be collected through transportation benefit districts.

Property Tax Excess Levy. Transportation benefit districts are authorized to levy property tax in excess of the one percent limitation upon the property within the district for a one-year period whenever authorized by the voters of the district (RCW 84.52)

CAPITAL FACILITIES PLAN

General Obligation Bonds. General obligation bonds are backed by the value of the property within the district (full faith and credit). There are two types of general obligation bonds: voter approved and councilmanic.

Voter approved bonds will increase the property tax rate, with the increased revenues dedicated to paying principal and interest on the bonds. Transportation benefit districts are authorized excess levies to repay voter-approved bonds. There is no dollar limit for this levy; however the total amount of debt is limited as described below.

Councilmanic bonds, on the other hand, are authorized by the district's legislative body without the need for voter approval. Principal and interest payments for councilmanic bonds come from the general property tax levy without a corresponding increase in taxes.

Local Improvement Districts. A transportation benefit district may also form a local improvement district to provide any transportation improvement it has the authority to provide, impose special assessments on all property specially benefited by the transportation improvements, and issue special assessment bonds or revenue bonds to fund the costs of the transportation improvements.

Development Fees. A transportation benefit district may impose a fee or charge on the construction or reconstruction of residential buildings, commercial buildings, industrial buildings, or on any other building or building space, or on the development, subdivision, classification, or reclassification of land. The fee or charge must be used exclusively for transportation improvements constructed by the transportation benefit district.

Transportation improvements funded with district revenues must be consistent with state, regional and local transportation plans, necessitated by existing or reasonably foreseeable congestion levels attributable to economic growth, and partially funded by local government or private developer contributions, or a combination of such contributions. For councilmanic bonds, the district may issue general obligation indebtedness, equal to three-eighths of one percent of the value of taxable property within the district. For voter approved bonds, the district may additionally issue general obligation bonds for capital purposes only, together with any outstanding general obligation indebtedness, not to exceed an amount equal to one and one-fourth percent of the value of the total property within the district, when authorized by the voters of the district.

CAPITAL FACILITIES PLAN

16.13 WastewaterSEWER

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16.13.1 Projects. With the improvement of the sewage treatment plant, the Town of Eatonville has adequate treatment capacity to handle the 20 year projected growth in population and commercial activity. However, toward the end of the 20-year planning period, the Town needs to begin to make preparations in expanding the treatment facility by construction an additional treatment module. Almost all of the sewer improvements in the next twenty years will be the expansion of the collection system.

~~Mill Extensions. It is anticipated that the property just east of Madison Avenue, which was previously a sawmill owned and operated by Eatonville Lumber, will be developed as a mixed-use development. The 52 acre site is anticipated to accommodate about 100 multi-family housing units, consuming about 10 acres. The remainder of the 42 acres is anticipated to accommodate commercial activities. The design sewer flow rate is estimated at about 100 gallons per minute. The area can be serviced with 2,700 feet of 10-inch pipe, plus nine manholes and two cleanouts at a cost of about \$270,000.~~

~~South Airstrip Collector. Starting at the intersection of Center Street East and Madison Avenue South, a 10 inch gravity collector sewer line extends north in an existing utility easement to the southern boundary of the airport zone, then east between the airport property and Eagle Glen Court, then north just east of the airport landing strip and connecting to Weyerhaeuser Road. The 2,400 sewer extension with about 10 manholes would serve about 50 households and a number of commercial enterprises. The design flow amounts to about 50 gallons per minute. The estimated cost of this project is about \$240,000.~~

~~Cessna Court Extension. A 800 foot section of 8 inch gravity sewer line will be constructed north in the former Tacoma Eastern /C.M. & ST. P. R.R. right-of-way, beginning at the eastern end of an existing 10 inch sewer line between Eatonville Middle and Elementary Schools, terminating at Cessna Court. This extension would serve about 50 households and a number of commercial enterprises. The design flow amounts to about 40 gallons per minute. The estimated cost of this project is about \$80,000.~~

~~Ridge Road Extension. A 750 foot section of 8 inch gravity sewer line between Orchard Ave N and Antonie Ave N will be constructed within the ridge road right of way to serve existing houses which are currently connected to septic systems. The estimated cost of this project is about \$130,000.~~

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Wastewater Comprehensive Plan Update. The town's wastewater department plan is now more than 10 years old. A comprehensive department plan update is required to fully understand the department needs, capacity, and revenue needs. It is estimated that a department plan update will cost \$100,000.

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CAPITAL FACILITIES PLAN

Systemwide manhole installation and upgrade. The town intends to install 10 new manholes within the existing wastewater system where they should have been installed at the time of initial construction but were not. The cost of installation is estimated at \$6,000 per unit for a total of \$60,000.

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Wastewater Treatment Plant Liner. The estimated lifespan of the town's wastewater treatment plant liner is 15 years. The current liner is overdue for replacement. The town intends to replace the liner while splitting the plant into two basins for ease of future maintenance. The estimated cost of line replacement and plant upgrades is \$1,100,000.

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Gravel Pit Extension North. A 1,200 foot section of 8 inch gravity sewer line will be constructed north of northern most manhole on Baumgardner Place N. onto Weyerhaeuser Road, then along Weyerhaeuser Road crossing the Chehalis Western R.R. right of way into the area being mined for gravel. This sewer extension line would serve mostly industrial use. The estimated design flow volume amounts to about 40 gallons per minute. The estimated cost of this project is about \$120,000.

Gravel Pit Extension South. A 800 foot section of 8 inch gravity sewer line will be constructed north from the northern most manhole on Bergeren County Road N. , Crossing the Chehalis Western R.R. Company right-of-way into the area being mined for gravel. This sewer extension line would serve a number of industrial users. The estimated design flow volume amounts to about 40 gallons per minute. The estimated cost of this project is about \$80,000.

Long Term Plant Expansion. To serve the long term wastewater treatment needs of the town, a new or expanded wastewater treatment plant will be required. It is expected that further exploration of the options for expansion will be conducted as part of the Wastewater System Comprehensive Plan Update and that more detailed cost estimates can be provided in the future. A very rough cost estimate for a new or expanded plant would range from 4-6 million dollars.

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~~*North Eatonville.*~~ An area approximately 36 acres north of the Eatonville Middle School and east of the area designated as Aerospace District has been designated for single family residential development. The proposed sewer line to service this area would be constructed along Lynch Creek County Road and would connect to the manhole in the vicinity of Lynch Street and Washington Avenue. The sewer line would serve about 100 housing units. The 1,400 foot line would consist of 8 inch pipe and about 5 manholes. The estimated design flow volume amounts to about 50 gallons per minute. The estimated cost of this project is about \$140,000.

Ohop Valley Force Main, Pump Stations, and Collectors. A 5,800 foot three inch force main would be constructed within SR-161 right-of-way from the northwestern

CAPITAL FACILITIES PLAN

boundary of the urban growth area, up the hill to the manhole in the vicinity of Lynch Street and Washington Avenue. Along the way, there will be three lift stations, one at the most western end, one in the vicinity of Ohop County Road and one half way up along the hillside. The Force main will be fed by collector sewers along Orville Road and along Ohop County Road. Additional collectors will extend to properties south of SR-161. The sewer line would serve a mix of commercial and single family residential development in an area known as Ohop Valley. The estimated design flow volume amounts to about 80 gallons per minute. The estimated cost of this project is about \$1,400,000.

West Eatonville. A 2,500 foot 10 inch sewer main will be extended west along Eatonville Highway from the most westerly manhole located about 800 feet east of Hilligoss Lane. The sewer main would serve anticipated residential development to take place in this vicinity. A number of north-south lateral collectors would feed the sewer main. The length of the collectors amounts to about 3,200 feet. This sewer main is estimated to service about 400 housing units. The estimated design flow volume amounts to about 150 gallons per minute. The estimated cost of this project is about \$570,000.

[Insert Table 16-5]

Table 16-4
Sewer Projects Cost and Timing

16.13.2 Financing. Various state and federal grant programs are available to fund wastewater treatment plant construction, upgrade and modernization. Very little grant money is available for sewer main extensions. The main funding source, outside the sewer service and connection fees is the Washington State Public Works Trust Fund. The trust fund makes moneys available for sewer and water improvements at a low or zero interest rate. The local match for the Trust Fund loan can be secured by forming a Local Improvement District. The Town is also assessing a sewer connection fee of \$4,000,900 which generates about \$120,000 to \$160,000 per year. Additional financing comes from an amount of set aside from the conventional sewer service charges. It is anticipated that all most projects listed in Table 16-5 require the formation of a Local Improvement District to raise the local share of the anticipated grant funding.

Table 16-5
Sewer Projects Cost and Timing

Project	Total Cost	2005 2010	2011 2022
Mill Extension	\$270,000	\$270,000	
South Airstrip Collector	\$240,000	\$240,000	
Cessna Court Extension	\$80,000		\$80,000
Gravel Pit Extension North	\$120,000		\$120,000

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CAPITAL FACILITIES PLAN

Gravel Pit Extension South	\$80,000		\$80,000
North Eatonville	\$140,000		\$140,000
Ohop Valley Connector	\$1,100,000		\$1,100,000
West Eatonville	\$570,000	\$270,000	\$300,000
Total	\$2,600,000	\$780,000	\$1,820,000

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16.14 WATER

16.14.1 Projects. A considerable amount of work is ongoing has taken place to improve in improving the Town of Eatonville's water system. Two new wells have been drilled that show great promise of delivering high volumes of water to help supply a new treatment plant. The design of a water filtration plant is ongoing and engineering design drawings have been completed for constructing an additional water reservoir. The new treatment plant was finished in 2006 and has greatly improved the town's drinking water quality. Land for the new water reservoir has been secured through a donation. Eatonville has adequate water supply to last through the 2002-2010 2012-2031 year period. After that, the Town needs to drill an additional well and lift the cap on its current water rights certificates. While current supplies are adequate, the town needs to continue to seek new water rights or alternative water sources.

Water Department Comprehensive Plan. The town's water department comprehensive plan is now more than 6 years old and is due for an update as the physical and financial conditions within the department and system have changed drastically. A water department comprehensive plan update can be completed for approximately \$120,000. *Wells.* Two production wells have been drilled to a depth of about 85-90 feet. Early measurements indicate that both wells are capable of producing more than 200 gallons per minute. Over the twenty-year planning period, a third new well needs to be drilled unless the two new wells produce water at a combined flow rate in excess of 650 gallons per minute. The combined cost of the three new wells is about \$1,200,000.

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Filtration Plant. The Town is under orders from the State Health Department to construct a filtration plant and filter water produced by the three existing shallow wells. Water drawn from Mashell River is filtered through a slow sand filter. The filter plant is estimated to cost about \$2,850,000. There is a probability that, in the event the two new wells produce sufficient volume of water that is free of surface water contamination, that the filtration plant may not be needed or its construction may be delayed. The town's new filtration plant has been completed and is operating at 66% capacity. A third membrane filtration skid will allow the plant to produce at maximum capacity. The estimated cost of the third skid is \$550,000.

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CAPITAL FACILITIES PLAN

Storage Tanks/Booster Pump. To provide water to newly developing area, west of Town, Eatonville is in the process of constructing a water storage tank or reservoir. The reservoir should be constructed in the summer of 2004 at an estimated cost of about \$1,100,000. Over the twenty-year planning period an additional or fourth water reservoir needs to be built somewhere west of Town and north of Eatonville Highway. The additional reservoir is estimated to cost about \$1,000,000. The town needs to construct a new booster pump to tie its new reservoir to the old concrete hilltop reservoir. The booster pump is to be located at the intersection of Prospect Street W and the alley one half block to the west of Pennsylvania Ave S on Pierce County Parcel 3605002510. The cost of this improvement is estimated at \$200,000.

Clear Well. The town also needs to develop an additional clear well at the water treatment plant. This will allow the town to store a larger supply of treated water between the treatment plant and the booster pumps at the treatment plant. The estimated cost of this improvement is \$75,000.

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Distribution System. Incremental distribution system extensions and enlargements are being made constantly as the overall system expands. New pipe is being laid and older and small caliper pipe is gradually being replaced to permit greater volumes to pass and improve fire flow. The estimated cost of distribution system extensions and improvements amounts to about \$80,000 per year.

Water System Expansion. Towards the end of the 20 year planning period the town will begin to approach the upper limit of its water right. The town needs to seek additional sources of water to support long term growth. This could mean seeking an additional winter water right to be used in conjunction with a system of aquifer recharge or purchasing and conveying water from another basin. This capital facilities plan includes \$1,000,000 in long term projects to explore options for and to begin constructing improvements to expand the town's water supply.

[Insert Table 16-6]

**Table 16-65
Water Projects Cost and Timing**

Project	Total Cost	2005 2010	2011 2022
Wells No. 6 and No. 7	\$800,000	\$400,000	\$400,000
Well No. 8	\$400,000		\$400,000

Eatonville Comprehensive Plan

CAPITAL FACILITIES PLAN

Filtration Plant	\$2,850,000	\$1,140,000	\$1,710,000
Storage Tank No. 3	\$1,100,000	\$1,100,000	
Storage Tank No. 4	\$1,000,000		\$1,000,000
Distribution System Improve.	\$1,440,000	\$480,000	\$960,000
Total	\$7,590,000	\$3,120,000	\$4,470,000

16.14.2 Financing. The predominant water revenue is generated locally from water user charges and water hookup fees. The current water hookup fee is ~~\$3,700,500~~. The water hookup fee is estimated to generate about ~~\$10035,000~~ to ~~\$140280,000~~ per year. Water projects are also being funded from the Washington State Public Works Trust Fund at a low or zero interest rate. It is anticipated that major extensions of water systems, particularly to the west, will be financed through the Local Improvement District mechanisms. ~~As stated earlier, it is entirely possible that the filtration plant may not be necessary or its construction may move into the 2011 to 2022 time period.~~

16.15 ELECTRICAL SERVICE

16.15.1 Projects. The Town provides electrical service to about one thousand residential, commercial and institutional connections. The Town purchases power from the Bonneville Power Administration and sells it to its customers with a markup to cover the cost of distribution. The Town charges an electric service hookup fee of \$600. The Bonneville Power Administration delivers wholesale power to the Town at the electric substation in the Ohop Valley at 115 kilovolts. The substation, owned and operated by the Bonneville Power Administration, transforms the power down to 1,500 volts which is then distributed throughout the Town. The Town has a policy to underground the power in residential and commercial areas.

Substation. The Bonneville Power Administration is proposing to sell the substation to either the Town of Eatonville or Ohop Mutual Light Company. It is very likely that the Town will purchase the substation and continue to supply electrical power to the Ohop Mutual Light Company. The cost of the substation is estimated to amount to about \$600,000 of which Ohop Mutual Light Company is anticipated to pay one half of the cost.

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CAPITAL FACILITIES PLAN

Complete 2nd Electrical Feeder. The town recently completed the installation of conduit and vaults for a 2nd electrical feeder. In order to complete the project, the town needs to spend an estimated \$400,000 on hardware and to pull and terminate cable.

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Electrical Undergrounding. The town continues in its effort to underground power lines throughout the town. It is estimated that the town will need to spend \$100,000 per year on electrical undergrounding projects for the foreseeable future.

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Carter Street Electrical Undergrounding. The town has installed decorative street lighting, conduit and vaults in conjunction with the Carter Street reconstruction project. The town still needs to purchase hardware and to pull and terminate cable before the project will be completed. The estimated project cost is \$60,000.

Decorative Street Lighting. The town intends to install decorative street lighting throughout the town center in accordance with the Town Center and Corridor Study dated 2/26/2010. This project requires a sustained investment over many years. In many instances, an investment in street lighting can be used as match for street grant. It is estimated that this project will require an investment of \$100,000 per year for 8 years.

Lynch Creek Quarry Extension. The town intends to extend 3-phase power along Weyerhaeuser Road N to supply the lynch creek quarry area. This upgrade will be sufficient to support light industrial redevelopment of the quarry site. The estimated project cost is \$200,000.

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Light Department Comprehensive Plan Update. The town has not updated its electrical comprehensive plan in more than 10 years. Further, many of the regulations governing the department are more than 30 years old. Significant department planning and study is required in order to understand future demands, projects, and revenue. A department comprehensive plan and regulation updates can be prepared for \$140,000.

LaGrande Connector. The Town of Eatonville, for some time, has planned to connect its electrical network to a power supply at the LaGrande substation. This connection would provide an alternative connection or feeder, other than the Ohop Valley substation. In the event of a power failure at the Ohop Valley substation, Eatonville can get its power through the second feeder from LaGrande. The estimated cost of the LaGrande feeder is about \$300,000.

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[Insert Table 16-6]

Growth Generated Expansion. To meet the growth in residential and commercial connections, the Town is anticipating to expend about \$100,000 per year on system expansions. Of this amount about \$25,000 in revenue is generated through the hookup charges.

Table 16-76

CAPITAL FACILITIES PLAN

Electrical Projects Cost and Timing

Project	Total Cost	2005 2010	2011 2022
Ohop Valley Substation	\$600,000	\$300,000	\$300,000
LaGrande Connector	\$300,000		\$300,000
Annual Expansion	\$1,800,000	\$600,000	\$1,200,000
Total	\$2,700,000	\$900,000	\$1,800,000

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16.15.2 Financing. Expansion of electrical service is financed through hookup fees and set-aside from rate payments, an amount for capital improvements. The purchase of Ohop Valley substation requires the sale of utility revenue bonds.

16.16 PUBLIC SAFETY

16.16.1 Projects.

Police Department. It is anticipated that the Police Department needs to purchase a new patrol car every year at an estimated cost of about \$2535,000 each.

Fire Department. It is anticipated that the Fire Department needs to purchase a new fire engine somewhere toward the end of the 20-year planning period at an estimated cost of about \$250,000. The fire department has not identified any capital projects at this time.

Emergency Medical Services. It is anticipated that the Emergency Medical Services needs to purchase a new used new aid car sometime in the latter part of the 20-year planning period next 5-10 years at an amount cost of about \$1001\$50,000.

Comment [n1]: A new car will cost \$150,000 according to the chief.

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[Insert Table 16-7]

Table 16-87
Public Safety Projects Cost and Timing

Project	Total Cost	2005 2010	2011 2022
Police cars	\$450,000	\$150,000	\$300,000

CAPITAL FACILITIES PLAN

Fire engine	\$250,000		\$250,000
EMS aid car	\$100,000		\$100,000
Total	\$3800,000	\$150,000	\$650,000

16.16.2 Financing. Police and fire equipment purchases are financed from the Town general fund and through the Fire/EMS levy. A new EMS Levy was passed in 2008 to generate 0.50 per \$1,000 assessed valuation. A Levy Lid Lift for a fire department was also passed in 2008 and was set at \$1.02 per \$1,000 in assessed valuation. These revenue sources increased by 1% in 2009 and 2010. A reserve fund needs to be set up for the purchase of the new fire engine where a nominal amount of money is deposited every year until the purchase amount has been collected. The emergency medical services levies its own property tax at the rate of 0.4739 mills. The purchase of a new aid car also needs requires the setup of a reserve fund.

16.17 STORMWATER FACILITIES

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16.17.1 Projects. Provide stormwater management services by constructing new and improving existing facilities on a sustainable basis. The amount of money that the Town can expend on capital improvements amounts to about \$1065,000 per year.

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Stormwater Comprehensive Plan Update. The town's current stormwater department plan is now more than 6 years old and is in need of update. It is estimated that a stormwater plan update will cost \$100,000.

Water Quality and Detention Projects. The town needs to construct water quality (pretreatment) and detention improvements at its stormwater outfalls on Lynch Creek and the Mashel River. It is estimated that the total project cost for these improvements would be \$250,000.

Eatonville Highway Stormwater Trunk Reconstruction. That town intends to replace a 1,300 foot section of deteriorated and undersized stormwater trunk line along Eatonville Highway between Skylar Way and Pennsylvania Ave N. This project may require substantial street repairs and is estimated to cost \$400,000.

Mashel Avenue Stormwater Upgrades. The town is working with the Nisqually Indian Tribe on a project which would allow a diversion of stormwater between the Lynch Creek outfall and the Mashel River outfall to help spawning salmon during years when water levels in the Mashel River are especially low. This project requires the construction

CAPITAL FACILITIES PLAN

of new stormwater mains between Center Street and the Mashel River. This project is expected to cost \$500,000 and will only be funded upon the receipt of grant funds to cover the entire project cost.

[Insert table 16-8]

Table 16-8
Stormwater Projects Cost and Timing

16.17.2 Financing. Revenue for financing stormwater improvements comes from an assessment of \$400 per residential and commercial building permit and from monthly utility charges totaling \$7.80 (\$4.10 for elderly and low income residents) per month. The amount of financing generated per year amounts to about \$12115,000 to \$16,000 per per year.

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16.18 CONCURRENCY

16.18.1 Capital Facilities and Land Use. The Growth Management Act requires that urban services be provided for urban development. The Act further stipulates that development within Cities, Towns and unincorporated urban growth areas be at urban levels of density (typically greater than four housing units per acre). In order to meet the requirements of the Growth Management Act, municipalities and counties must therefore, be able to provide urban services to development throughout their corporate or urban growth area boundaries. Provision of urban services should also be planned for urban growth areas surrounding municipalities, since these areas are designated for urban development and may be annexed.

In order to assure that urban services are provided to all areas of urban level development, coordination between the capital facilities plan and the land use plan becomes a necessity. The capital facilities plan must look at the land use plan and identify those areas planned for development where urban services are not available. In cases where certain urban services are not available, the capital facilities plan must establish a specific program of projects that extend services into those areas.

In certain cases it may be found that urban services cannot be extended into areas planned for urban development. There could be a lack of funding to complete particular projects. Or, projects necessary to expand capacity or service area may require a number of years before they can be completed. Where it is found that urban services cannot be provided in a timely manner, it becomes necessary to go back and reassess the land use plan. Changes may need to be made in the type of land use planned for particular areas. The size of urban growth areas may also need to be adjusted.

CAPITAL FACILITIES PLAN

With each update of the capital facilities plan, concurrency with the land use plan should be reexamined. Likewise, whenever changes are proposed to the land use plan, the capital facilities plan must be consulted.

16.18.2 Need For A Concurrency Management System.

Level of service standards are established to provide a measuring stick by which the adequacy of municipal services can be gauged. It is important that level of service standards be met in order to assure high quality services. As growth occurs, however, maintaining level of service standards becomes a difficult job. Additional growth requires additional capacity to maintain the same quality of services. The Town, in managing unincorporated urban growth areas, must continuously expand upon its service capacity to keep pace with growth. Proper management and planning become vital in this process.

If level of service standards are to be maintained as growth occurs, it is necessary for adequate services to be in place to serve new development at the time that they are needed by the new development. This is what is known as concurrency. In order to achieve concurrency, it is necessary to create a balance between growth in service demand and growth in service capacity. If a balance is not achieved, demand for municipal services may outgrow the Town's capacity to provide those services. As a result, levels of service will drop.

How can the Town achieve concurrency? The most effective way is to establish a concurrency management system. The concurrency management system provides a method for measuring whether capital facilities are adequate to serve new development at the time the development is proposed. By instituting a system such as this, the Town can avoid situations where the demand created by new development exceeds existing capacity. Most importantly, the concurrency management system directly integrates land use planning with capital facilities planning, by making sure that adequate capital facilities are available before new development can be approved.

With a concurrency management system, concurrency is determined by comparing the capacity of capital facilities required by each development to the unused capacity that is actually available. To do this, a concurrency test is performed. If the unused available capacity is equal to, or greater than, the capacity required, the applicant passes the concurrency test. If the unused available capacity is less than the capacity required, the applicant fails the concurrency test. A concurrency test must be performed before development plans can be approved by the Public Works Department.

16.18.3 Model Concurrency Ordinance. An ordinance can be used to establish a concurrency management system within the Town. The concurrency management system it establishes provides the necessary regulatory mechanism for evaluating requests for development to ensure that adequate facilities can be provided

CAPITAL FACILITIES PLAN

within a reasonable time of the development impact. Under the ordinance, a concurrency test is required to assure that new development will not decrease current service levels below locally established minimum standards. The concurrency test is performed prior to permit approval. Upon passing the concurrency test, a certificate of capacity shall be issued, which will apply only to the specific land uses, densities, intensities, and development project described in the application and development permit.

The concurrency management system requires concurrency tests to be performed for new development in relation to roads, transit, potable water, electric utilities, sanitary sewer, solid waste, storm water management, law enforcement, fire, emergency medical services, schools, parks, and libraries. The ordinance sets the framework for concurrency test procedures, establishes which types of development permits require a concurrency test and which do not, and provides a process for appeals and review.

16.19 SUMMARY

A summary of capital facilities is presented below. The summary assumes that a significant amount of money comes from outside sources such as grants and loans. Additionally, the summary also assumes that a number of projects will be bond financed. Bond financing, in some instances, may extend beyond the twenty-year planning period. In instances of bond financing, Table 16-9 shows the principal amount of debt incurred at the time of bonds issuance. Once bonds are sold and debt has been incurred, the bond redemption schedule will result in a different cash flow table as shown in Table 16-9.

[Insert Table 16-9]

**Table 16-99
Summary of Capital Improvement Projects and Timing**

Project	Total Cost	2005 2010	2011 2022
Parks and Recreation	\$1,010,000	\$130,000	\$880,000
Roads and Streets	\$1,184,000	\$285,000	\$899,000
Sewer	\$2,600,000	\$780,000	\$1,820,000
Water	\$7,590,000	\$3,120,000	\$4,470,000
Electrical service	\$2,700,000	\$900,000	\$1,800,000
Public Safety	\$800,000	\$150,000	\$650,000
Stormwater	\$180,000	\$60,000	\$120,000

CAPITAL FACILITIES PLAN

Total	\$16,064,000	\$5,425,000	\$10,639,000

The above presented Capital Facilities Plan demonstrates within reasonable bounds that concurrency will be met in parks and recreation, transportation, sewers, water, electric service, stormdrainage, police, fire, and emergency services for the period 2002 – 2022.