

## 3.15 City Facilities

### 3.15.1 Affected Environment

#### Current Plan Area

The major city facilities in the current plan area, excluding parks and fire and emergency medical facilities, are the Sumner Cemetery, City Hall, City Public Works Facilities (City shops), and multi-purpose center (Figure 3.15-1).

#### Sumner Cemetery

Started in 1864 on 2 acres of land, the Sumner Cemetery has since grown to 27 acres with an additional 23 acres available for future expansion. The cemetery has a staff of four, consisting of a clerk and three groundskeepers that maintains the cemetery grounds, arranges and witnesses burials, and manages the finances. The cemetery staff is part of the Parks Department.

The cemetery operates from an enterprise fund, which is intended to generate sufficient revenue to cover operation and development costs. Revenues are also set aside for long-term maintenance based on an endowment fund. Over the past 2 years, there have been about 137 burials per year (Engels pers. comm.). There is sufficient ground at the cemetery for that pace to continue well beyond the planning horizon. There has been no adopted level of service (LOS) standard for cemetery facilities or services.

A master plan for future development and ongoing operation of the cemetery was developed and adopted in September 1997. The plan calls for a variety of improvements to the physical infrastructure of the cemetery. Pending plans are for construction of a berm along the south for garden crypts (est. cost \$400,000), and construction of a garden mausoleum (\$500,000) (Engels pers. comm.). Current development monies and future sales would cover the costs of these new facilities.

#### City Hall

The City Hall at 1104 Maple Street was built in 1937 and houses the following:

- Police Department (including a communications center)
- Community Development and Parks Department
- Public Works Department
- Administration
- Finance Department
- City Attorney
- City Council
- Council Chambers
- Storage

- Meeting rooms

There is onsite parking for 17 vehicles, which is used for fleet vehicles. The City also owns the Red Apple Market property to the west, where about 42 spaces are retained for City use.

The City Hall building was fully renovated in 2001 to address code deficiencies, expand space, and make technology and security improvements. Table 3.15-1 shows the building's breakdown of space allocation and staffing.

**Table 3.15-1. City Hall Space Allocations**

<b>Staff</b>	<b>Space Allocation (square feet)</b>
Police	7,654
Common (Council chambers, hallways, lobby, etc.)	7,529
Administration (Human Resources, Legal, Mayor)	1,789
Community Development/Public Works	4,201
Finance	1,058

### **City Shops**

City shops are located at 4711 142nd Avenue East in a facility constructed in 2000. The shops include five buildings totaling 17,100 square feet. The building area includes Public Works and Utility storage and offices, major equipment storage, motor pool garage, space for the Parks Department, and secure storage for Sumner Police. There is limited space for expansion at this site.

### **Multi-Purpose Center**

Constructed in 1974 with Community Development Block Grant monies, the Multi-Purpose Center is available for government and non-profit activities. The Multi-Purpose Center is occupied by one tenant, a drug and alcohol rehabilitation center called "The Center." The remainder of the building is currently vacant (Windish pers. comm.). The building and its operation are self-sustaining. There is no adopted LOS for the building.

### **Orton Junction Expansion Area**

The Orton Junction expansion area is located outside of the city limits. There are no city facilities currently located within the Orton Junction expansion area. However, if this area were to be annexed to the City, then residents of the area would be served by city facilities described above.

### **East Hill Reduction Area**

The East Hill reduction area is located outside of the city limits. There are no city facilities currently located within the East Hill reduction area. However, similar to the Orton Junction expansion area, if this area were to be annexed to the City, then residents of the area would be served by city facilities described above.

### 3.15.2 Impacts

Since impacts for city facilities are based on population growth allocations, the discussion below relating to LOS applies to all alternatives.

#### Impacts Common to All Alternatives

Table 3.15-2 shows the LOS adopted by the *City of Sumner Comprehensive Plan* (City Comprehensive Plan) under Policy 1.5.1.

**Table 3.15-2. Adopted Levels of Service**

City Facility	Levels of Service (square feet per capita)
General Government	1.13
Police	0.44
City Shops (buildings only)	1.8

Source: City of Sumner 2009.  
sf = square feet

General Government and Police LOS were based on the prior City Hall. The City Shops LOS was based on the space that was available in the City of Puyallup’s newly constructed Public Works Shop. LOS has not been revisited since the *1994 City of Sumner Comprehensive Plan*.

When the new City Hall and the Public Works Shop facilities were planned, independent of LOS, they were designed with at least sufficient space to accommodate the City’s projected 20-year workforce. This was based on department specific 10- and 20-year staffing plans.

Table 3.15-3 indicates that there are no existing deficiencies. Space within Police facilities is projected to be adequate for the Planning Horizon. Space at the City Shops could become insufficient in the next 5 years. Because of the methods used to determine the LOS in 1994 were not based on true staffing and there are operational issues at the Shops which need to be addressed and could free up space for Public Works, a detailed study of Public Works related space is warranted in the coming 5 years.

**Table 3.15-3. City Facility Space—Existing and 2030 Demand (Square Feet)**

	Existing Space <sup>1</sup>	Existing Demand	Surplus/Deficit				
			2022 Allocation	2030 Allocation	UGA Expansion	UGA Modification	No Action
General Government	14,577	10,238	-1,639	-3,790	-4,022	-2041	-2,932
Police	7,654	3,986	1,340	502	412	1,183	836
City Shops	17,700	16,308	-8,130	-11,557	-11,926	-8,771	-10,191

<sup>1</sup>Source: City of Sumner 2005.

Table 3.15-3 indicates that there are no existing deficiencies. Space allocated for Police Services is anticipated to be adequate through the planning horizon. Space at City Hall and the City Shops could become insufficient by 2022. Because the methods to determine the original LOS in 1994 were not

based on staffing, the City may review its LOS standards and find that they need adjustment. If the City lowers its LOS standards for General Government or Shop facilities, this could result in the City meeting its LOS for these facilities in future planning horizon years.

Because there are no established Levels of Service for Cemetery or the Multi-Purpose Center, there is no analysis of these facilities in this EIS. However, it is expected that demand for these services will increase as the population grows.

### **Impacts Specific to the UGA Expansion (Orton Junction) Alternative**

The UGA Expansion Alternative provides for greater land capacity than any other alternative. In addition, it would provide a larger potential future city service area than any of the other alternatives. The addition of the Orton Junction expansion area to Sumner's UGA would mean that the City would need to plan to serve a larger area with its city facilities than under other alternatives.

Applying the established city LOS standards to general government facilities under the UGA Expansion Alternative shows that the City would meet its LOS standard for Police. However, the City would fall short of meeting LOS standards for General Government (City Hall) and City Shops under the UGA Expansion Alternative, reflecting the higher population allowed under this alternative. Table 3.15-3 shows the results of this LOS analysis, which includes the highest deficits for general government (-4,022 square feet) and City Shops (-11,926 square feet) of all the alternatives considered.

### **Impacts Specific to the UGA Modification Alternative**

The UGA Modification Alternative provides for the lowest population capacity of all alternatives since it reduces residential land while adding commercial land. It also provides for a smaller geographic area that would need to be served than the other alternatives, with a net reduction of 126 acres from the current plan area. The adjustments to the UGA boundaries under this alternative would mean less residential area, in particular.

Table 3.15-3 indicates that the City would continue to meet its LOS standards for Police facilities under the UGA Modification Alternative, with a projected surplus of 1,183 square feet. However, there would be a deficit of general government (-2,041 square feet) and City Shops (-8,771 square feet) under the UGA Modification Alternative.

### **Impacts Specific to the No Action Alternative**

The No Action Alternative provides for population land capacity between the other two alternatives within the same current plan area boundaries as what currently exists. There would be no change in geographic considerations when considering future city facility needs under the No Action Alternative.

Similar to other alternatives reviewed, the City would meet its LOS standards for Police facilities under the No Action Alternative. The deficits in general government and City Shops space experienced under the No Action Alternative fall within the range of deficits found under the other two alternatives. General Government facilities would have a deficit of -2,932 square feet and City Shops would have a deficit of -10,191 square feet under the No Action Alternative.

### **3.15.3 Mitigation Measures**

#### **Incorporated Plan Features**

- All alternatives propose retaining the existing City Hall, City Shops, and Multi-Purpose Center in public use land use designation. If additional sites are acquired to meet city facility needs, they should be designated similarly.

#### **Applicable Regulations and Commitments**

- The City has committed to maintaining the Sumner Cemetery for perpetuity.

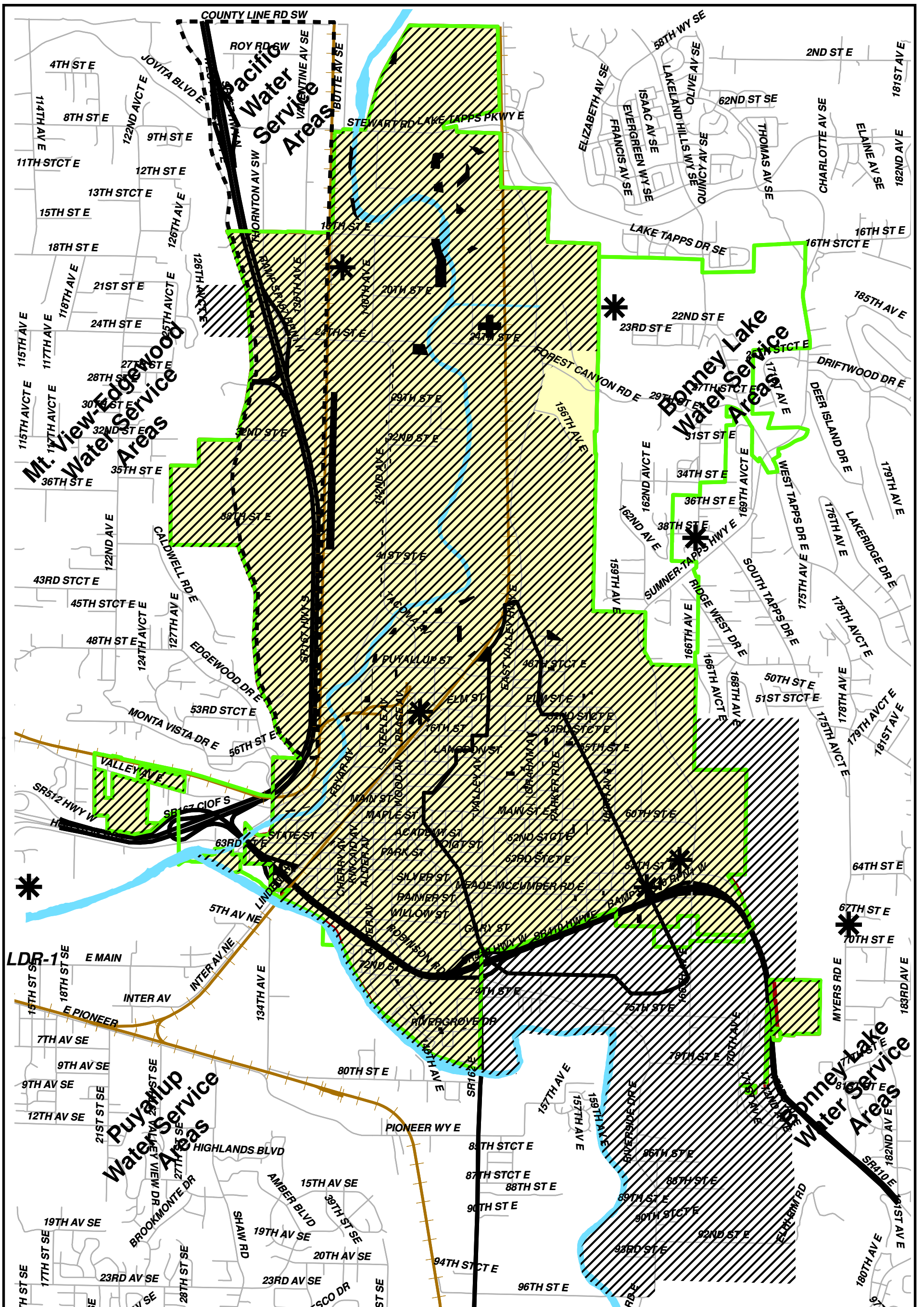
#### **Other Potential Mitigation Measures**

- The City should update its Capital Facilities Plan to help plan for future city capital facilities needs.
- The City should initiate a study of space at the Public Works Shops, including a review of LOS, to determine if changes to LOS are warranted or if planning for additional space for Public Works, Parks, and Police departments would be needed.
- The City could continue to monitor space utilization for City facilities as the City grows. As utilization increases, the City should seek additional space to maintain LOS.
- The City should initiate review of city facilities, growth, and demand to calibrate the analysis of space needs.

### **3.15.4 Significant Unavoidable Adverse Impacts**

Growth within the city limits will continue to increase the demand for city services, consequently increasing the demand on most city facilities. With advanced planning through the City Comprehensive Plan, Capital Facilities Plan, and the annual budget, significant unavoidable adverse impacts are not anticipated.





**Comprehensive Plan Update and Amendments  
Environmental Impact Statement**

**DISCLAIMER:**  
This Map is Intended for  
Planning Purposes Only.  
Source: City of Sumner  
Community Development  
Department

- LEGEND:**
- Cell Towers
  - Private Radio Tower
  - Sumner City Limits
  - Sumner UGA Boundary (Sewer and Storm Service Areas)
  - Storm District 11
  - Storm District 24
  - Storm/Detention Ponds
  - Water\_Service\_Area\_Sumner



**Figure 3.15-1 Municipal Facilities and Utility Service Areas**