

ECONOMIC

VITALITY

TRADITION

Preliminary Utility Availability Study



QUA

January 30, 2007

DEVELOPMENT

ENRICH

State Route 9 / US₂ LLC
comprehensive plan amendment proposal

BACKGROUND REVIEW

- **City of Snohomish**
- **Snohomish County**
- **Lake Stevens Sewer District**
- **Snohomish County Public Utility District No. 1**
- **Dry Utility Service Providers**
(power, natural gas, telephone, cable)

STORM DRAINAGE SYSTEM ANALYSIS

EXISTING

- 3 Basins
- Residences
 - Individual Dispersion
 - Roadway Culverts
 - Roadside Ditches
- Limited Pipe/CB systems
- Limited use of Detention/Water Quality Facilities

FUTURE

- Offsite Bypass System
- Stream/Wetland Restoration
- Pipe/CB Conveyance System
- Detention/water Quality Facilities
(Individual vs. Regional)

DOMESTIC WATER SYSTEM ANALYSIS

▪EXISTING

- Snohomish PUD No.1
- Lake Stevens Pressure Zone
- 100-430 feet at 30-173psi.

▪FUTURE

- 2,700-3,500 ERUs
- Water capacity modeling required by service providers

▪EXPANSION ALTERNATIVES

- S. Lake Stevens Road upscale 7,000 L.F. 6" to 12"
- 16" near Bickford/87th
- Private 4" tap near 52nd St./91st Ave

WASTEWATER SYSTEM ANALYSIS

▪EXISTING

- No designated service area/ Septic only
- Snohomish County zoned rural/urban transition
- GMA (No utility District into rural areas except under limited circumstances, i.e. schools.)

▪FUTURE

- 2,700-3,500 ERUs
- Final capacity modeling required by purveyor
- Lift station required

▪EXPANSION ALTERNATIVES

▪LAKE STEVENS SEWER DISTRICT

- 140 feet/1 mile to Hewitt Avenue (Southwest interceptor)
- Offsite Easements required
- Expansion timeline

▪CITY OF SNOHOMISH

- 40 feet/ 2/3 mile to 87th Avenue SE/Bickford
- 100% inside public row
- Expansion timeline

DRY UTILITY SYSTEM ANALYSIS

▪EXISTING

- Power –PSE
- Natural gas (closest N, S, & E) –PSE
- Telephone –Verizon
- Cable

▪FUTURE

- Underground throughout infrastructure

Utility Summary

- **Future Utility System extension-a package deal.**
- **No basins within the Proposed Land Use area contribute flows to the City of Snohomish combined sewer district.**
- **All increased runoff will be mitigated for onsite per the latest DOE manual.**
- **Domestic water offsite connections will depend on future modeling and discussions with various identified service providers. No recommendation provided at this time.**
- **Onsite sewer lift station required regardless of offsite improvements.**
- **Significant cost savings for City of Snohomish created by immediate sewer demand created.**