

ECONOMIC

VITALITY

TRADITION

# Preliminary Utility Availability Study



MASTER-PLAN

PLAY

ON PARKS

NEIGHBORHOODS

NE LIVE

QUA

January 30, 2007

DEVELOPMENT

ENRICH

State Route 9 / US<sub>2</sub> 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)**

*Figures: 1-1, 1-2, 1-3, 3-7, 4-1, 5-1, 5-2, 5-3, 6-1, & 6-2*

# LAND USE

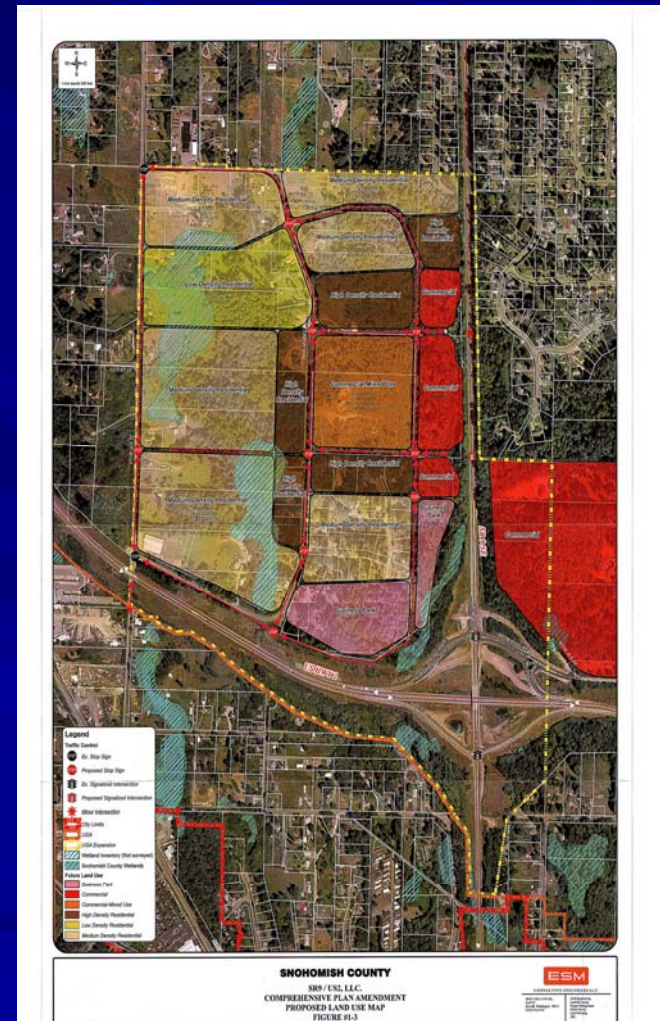
## §EXISTING

- §Mainly rural
- §small pockets of commercial  
(i.e. lumber yard & equestrian facility)

## §PROPOSED

- §Low density residential
- §Medium density residential
- §High density residential
- §Commercial/Mixed use

Note: Preliminary study does not recognize wetlands or 16 acres east or SR9.



Figures: 1-2 & 1-3

# 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)

*Figures: 1-3 & 3-7*

# 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

*Figure: 4-1*

# 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 87<sup>th</sup> Avenue SE/Bickford
- §100% inside public row
- § Expansion timeline

*Figures: 5-1, 5-2, & 5-3*

# DRY UTILITY SYSTEM ANALYSIS

## §EXISTING

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

## §FUTURE

- §Underground throughout infrastructure

*Figures: 6-1 & 6-2*

## 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.**