



HEARING EXAMINER EXHIBIT LIST

PROJECT:	City of Monroe Water Reservoir Conditional Use Permit
FILE NUMBER(S):	CUP2020-01/SEPA20-02
APPLICANT:	Kim Klinkers on behalf of the City of Monroe
HEARING DATE AND LOCATION:	June 18, 2020 at 10:00 AM Monroe City Hall Council Chambers 806 West Main Street, Monroe, WA 98272

EXHIBITS

1. Staff Report
2. Vicinity Map
3. Conditional Use Permit Application
4. Project Narrative
5. Conditional Use Permit Criteria
6. Letter of complete application
7. Notice of Application
 - 7- A Affidavit of Publication
 - 7- B Affidavit of Posting (On Site)
 - 7- C Affidavit of Posting (CH_Library)
 - 7- D Affidavit of Mailing NOA
8. SEPA – Determination of Non Significance
 - 8- A Affidavit of Publication
 - 8- B Affidavit to Public Agencies
9. Notice of Public Hearing
 - 9- A Affidavit of Publication NOPH
 - 9- B Affidavit of Mailing
 - 9- C Affidavit of Posting (On Site)
 - 9- D Affidavit of Posting (CH)
10. Public Comments
Snohomish County Public Utility District
11. Geotechnical Report
12. Wetland Reconnaissance
13. SEPA Checklist
14. Project Plan set

	STAFF REPORT AND RECOMMENDATION Public Hearing for the City of Monroe Water Reservoir Conditional Use Permit
HEARING EXAMINER:	Mr. Phil Olbrechts, City of Monroe Hearing Examiner
FILE NUMBER:	CUP2020-01
DESCRIPTION:	Public Hearing for the City of Monroe Water Reservoir Conditional Use Permit for a new 0.85 million gallon water reservoir located on property owned by the Washington Department of Corrections in the Institutional (IN) Zoning District.
APPLICANT:	Kim Klinkers, P.E. on behalf of the City of Monroe 806 West Main Street Monroe, WA 98272
PROJECT LOCATION:	17000 West Main Street, Monroe, Washington 98272 Identified by Snohomish County Tax Parcel Number 27061100100500.
HEARING DATE:	June 18, 2020 at 10:00 AM
HEARING LOCATION:	Zoom Virtual Meeting Zoom Join Link: https://us02web.zoom.us/j/87930329425
STAFF CONTACT:	Anita Marrero, Senior Planner

APPLICATION SUMMARY

The applicant, Kim Klinkers, P.E. on the behalf of the City of Monroe, submitted a Conditional Use Permit application for the construction of a new 0.85 million gallon reservoir which will be located next to the existing reservoir located on the Washington State Department of Correction's property in the Institutional (IN) zoning district with associated grading and drainage improvements. The potable water storage reservoir will have a 73' diameter, 34' sidewall height, and a maximum height at the tallest point of approximately 40'. The project will also include an access road around the reservoir.

A Pre-Application Meeting with the city was held on December 17, 2019.

BACKGROUND

The existing 0.75 million-gallon (MG) Department of Corrections (DOC) Reservoir, owned and operated by the City of Monroe on DOC property, has been found to be too small based upon Department of Health criteria. To increase storage, another reservoir is proposed. The new reservoir location is proposed immediately to the northeast of the existing reservoir on the same parcel.

The major improvements for the proposed project include:

- One new 0.85 MG AWWA D100 welded steel reservoir with a 73' diameter and a maximum height of approximately 40 feet.
- Water main connection to the existing 12-inch water main.

- Stormwater detention pond.
- Access road around the reservoir.

UTILITIES

Public Utilities and Services Provided by:

Water:	City of Monroe	Gas:	Puget Sound Energy
Sewer:	City of Monroe	Cable TV:	Comcast
Garbage:	Republic Services	Police:	City of Monroe
Storm Water:	City of Monroe	Fire:	Monroe Fire District No. 3
Telephone:	Verizon	School:	Monroe Public Schools
Electricity:	Snohomish County PUD No. 1	Hospital:	Evergreen Health

ADJACENT LAND USES

	Land Use	Comprehensive Plan Designation	Zoning District
North:	Monroe High School	Institutional	Institutional
South:	Wetland Mitigation Site (Snohomish County)	Agriculture	Agriculture- 10 Acre
East:	Wetland Mitigation Site (Snohomish County)	Agriculture	Agriculture- 10 Acre
West:	Single-Family Residential (Snohomish County)	Rural Residential	Rural- 5 Acre

ANALYSIS AND FINDINGS

1. The application was deemed complete on March 9, 2020 (Exhibit 6).
2. A Notice of Application (Exhibit 7) was sent to neighboring property owners, published in the Everett Herald, posted on site, and posted at the City’s official locations on March 12, 2020. The comment period ended on March 26, 2020. One (1) agency comment was received from Snohomish County PUD (Exhibit 10). The comment was general and standard in nature. The comment has been addressed in the staff analysis and the recommended conditions of approval by staff further ensure that future impacts from the site have been addressed and mitigated.
3. A Notice of Public Hearing (Exhibit 9) was sent to neighboring property owners, published in the Everett Herald, posted on site, and posted at the City’s official locations on June 4, 2020.

4. Conditional Use Permits are required to comply with the following criteria as stated in MMC 22.64.040(A)(5):

Criteria	Analysis	Meets Criteria
<p>1. The use is consistent with the Monroe unified development regulations and the comprehensive plan.</p>	<p>Staff has reviewed the Land Use Development Goals and Policies of the 2015-2035 Comprehensive plan and find the proposed use compatible and consistent with the following policies and goals: Goal 6: Provide and promote both utility and transportation infrastructures that coincide with need, growth, and long-term objectives.</p> <p>P.057 Support renewable energy, alternative energy, and water reclamation.</p> <p>P.128 Design utility facilities with as little negative impact to surrounding aesthetic if possible.</p> <p>P.129 Seek to improve the appearance of utility corridors through design and maintenance.</p> <p>The City's Comprehensive Plan Map designates this property and surrounding areas as Institutional. The implementing zone allows major utility facilities as conditional uses.</p> <p>The proposed use is consistent with the goals and policies of the Comprehensive Plan and the Unified Development Regulations.</p>	<p>YES</p>
<p>2. The use is designed, constructed, operated, and maintained in a manner that is compatible with the existing or intended character, appearance, quality of development, and physical characteristics of the subject property and the general vicinity.</p>	<p>The proposed project will improve water service to the area, while having no impact on traffic or existing land use. During construction temporary erosion control measures will be implemented to minimize construction stormwater impacts. Permanent stormwater control best management practices will also be constructed to mitigate any permanent stormwater impacts. Runoff from the proposed reservoir roof and access road will be collected and conveyed to the proposed stormwater detention pond on-site. Outflow from the proposed detention pond will be discharged to the ground and then sheet flow to the north.</p>	<p>YES</p>
<p>3. The location, size, and height of buildings, structures, walls, fences, and screening vegetation for the conditional</p>	<p>The height of the tower will be within the height restrictions of the underlying zoning district. The natural environment screens the existing water reservoir and the proposed water reservoir. No other</p>	<p>YES</p>

use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties.	screening requirements are required.	
4. The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses will not create unusual hazards or result in adverse impacts.	The proposed water storage tank / reservoir will sit immediately adjacent to one of the City's existing water storage tanks, so will not change the existing use of the site. This will result in no changes to current traffic, by allowing site visits of both tanks at the same time. The site will not be accessed by the public.	YES
5. The use shall be served by adequate public facilities and services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts of such facilities.	The proposed project will benefit the community by providing greater water storage to the surrounding community. Electricity is required for regular operations once construction is complete and will be provided by the existing electrical service to the site. Electric power is needed for instrumentation, controls, and outdoor lighting. Electricity is provided by Snohomish County PUD and water is provided by the City of Monroe.	YES
6. In addition to compliance with the criteria set out here, an applicant for a conditional use permit shall comply with all requirements of this title.	The applicant has showed that all requirements of this title have been met.	YES

Based on the analysis above, the applicant's conditional use permit application has met the standards and regulations in order to qualify for a conditional use permit identified in MMC 22.64.040(A)(5).

- In accordance with the consistency test outlined in the Growth Management Act (RCW 36.70B.040), prior to making a decision or recommendation on an application, the city must consider whether a project meets the adopted development regulations and/or Comprehensive Plan policies. The subject property is located in the Institutional (IN) Zoning District and the following standards apply:

Institutional Zoning District

Regulation	Requirement	Submitted
Land Use: MMC 22.32.030	"Major Utility Facility" is allowed as a conditional use	Water Reservoir
Setbacks: MMC 22.32.040(G)	Front: 10' Rear: 10' Side: 10'	Front: 10+' Rear: 10+' Side: 10+'
Building Height: MMC 22.32.040(G)	45' or 55' with a conditional use permit	40'
Lot Coverage: MMC 22.32.040(G)	80%	13% The overall site is approximately 13% impervious

		under existing conditions. The project will increase the impervious surface area by 6,091 square feet which is approximately 0.02% of the overall site.
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6. A Determination of Non-Significance (DNS) (Exhibit 8) was issued, published and mailed on May 15, 2020. The DNS provided a comment and appeal period ending at 5:00 PM on May 29, 2020. No comments regarding the SEPA threshold determination were received by the City during the specified comment period. No SEPA appeals were filed.
7. Pursuant to MMC Table 22.84.060(B)(2): Decision Making and Appeal Authorities, a public hearing is required for all conditional use permit applications.
8. MMC section 22.84.030 entitled "Type III Permits" provides that the Hearing Examiner is the hearing body to hear conditional use permit.
9. The final decision authority, as determined by MMC Table 22.84.060(B)(2): Decision Making and Appeal Authorities, shall approve, approve with conditions, or deny a conditional use permit.
10. The action of the decision-making body in granting or denying an application for a conditional use permit is a final decision appealable to the Snohomish County superior court in accordance with MMC 22.84.80(D) and Chapter 36.70C RCW.

CONCLUSION

Based on the application and the analysis and findings of fact of this staff report, the following conclusions are made:

1. The applicant's proposal meets the minimum performance standards and regulations required for granting a conditional use permit.
2. The proposal will have no adverse impact to the surrounding properties, and, more generally it will not adversely affect the public health, safety and general welfare as conditioned.
3. The proposal was found to be consistent with the Comprehensive Plan, applicable zoning regulations, and environmental regulations.
4. A SEPA Determination of Non-Significance (DNS) was issued on May 15, 2020. No comments or appeals on the SEPA threshold determination were received.
5. All public noticing requirements have been met.
6. According to the laws governing these types of applications, if the criteria contained within the code are met, thus demonstrating compatibility, then the application must be approved.

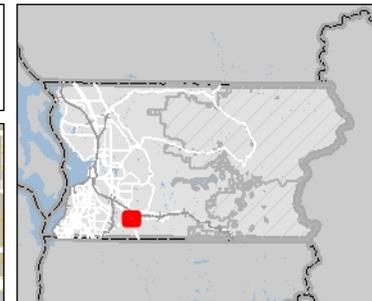
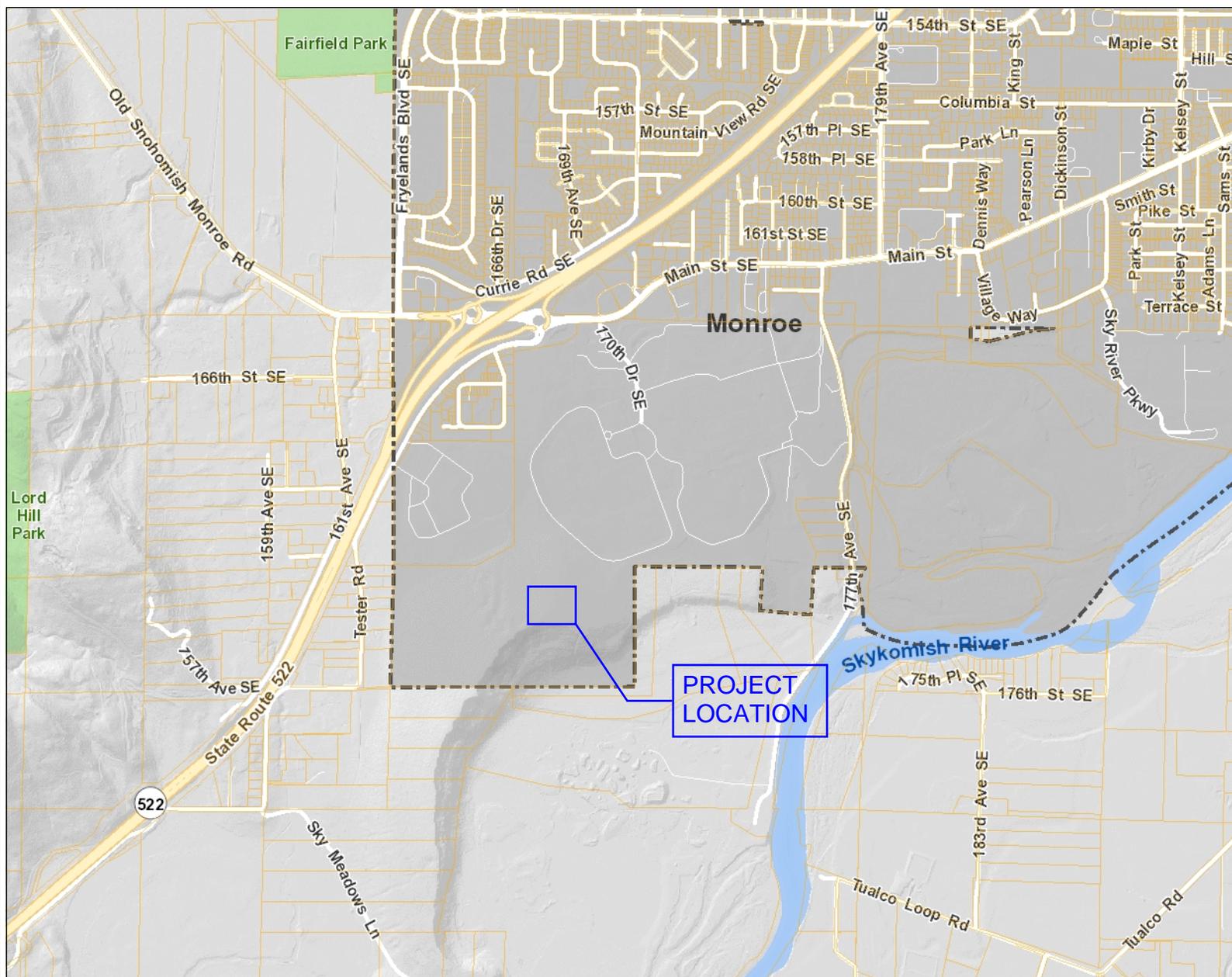
STAFF RECOMMENDATION

Based on the application and facts and findings of the staff report, staff recommends that the Hearing Examiner **APPROVE** Conditional Use Permit No. CUP2020-01 to allow the construction of a new 0.85 million gallon water reservoir at the property located at 17000 West Main Street in the Institutional (IN) zoning district subject to the following conditions:

1. The subject conditional use permit shall run with the land and be transferable to future

property owners and/or lessors provided that the use not be discontinued for more than 6 months, as referenced in the Nonconforming Use section of the Monroe Municipal Code found in section 22.40.090(B)(2)(a).

2. The project shall implement all of the applicable recommendations contained in the Geotechnical Report, prepared by HWA Geosciences Inc., dated February 3, 2020 (Exhibit 11).
3. There shall be a 50' buffer between the reservoir and the crest of the slope.
4. The environmental impacts shall not exceed those identified in the SEPA checklist (Exhibit 13) and the resulting SEPA Determination of Non-Significance.
5. Noise from the use shall comply with the maximum acceptable sound pressure level or noise as found in MMC 6.04.055, Public Nuisances, and Chapter 173-60 WAC, Maximum Environmental Noise Levels.
6. In the event the use creates a detrimental impact to the surrounding properties, as identified through the code violation processes and nuisance code found in Title 6 of the Monroe Municipal Code and other applicable nuisance chapters; the City of Monroe may require a subsequent public hearing to discuss modification(s) to, or revocation of the Conditional Use Permit.
7. Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the Snohomish County PUD electric system shall be in accordance with the applicable Snohomish County PUD policies. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development.
8. The recipient of a conditional use permit shall file a land use permit binder on a form prescribed by the City. The conditional use permit shall not be effective until such binder has been filed with the Snohomish County auditor. If no appeal was filed on the conditional use permit decision, the binder shall be filed within thirty days of the expiration of all applicable appeal periods. The binder shall serve both as an acknowledgment of, and agreement to abide by the terms and conditions of the conditional use permit, and as a notice to prospective purchasers of the existence of the conditional use permit.
9. A building permit and engineering permit is required.
10. The water reservoir tower shall be painted a color that blends into the surrounding environment and is acceptable to the City.



Legend

□ Snohomish County Tax Parcels

RECEIVED
02/25/2020
CITY OF MONROE

1: 19,531



3,255.2 0 1,627.60 3,255.2 Feet

Projection: NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
Planning and Development Services, Snohomish County

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

Notes

This map was automatically generated using Geocortex Essentials.



**Community Development
Building Division**

806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007

www.monroewa.gov

FOR OFFICE USE ONLY	
PERMIT #(s)	#6502
CU2020-01	
SEPA2020-02	

COMBINED PERMIT APPLICATION

PERMIT SUBMITTAL HOURS

MONDAY – FRIDAY

8:00 – 12:00 / 1:00 – 5:00

RECEIVED
02/25/2020
CITY OF MONROE

<u>Building</u>	<u>Operations</u>	<u>Fire</u>	<u>Land Use</u>
<input type="checkbox"/> Commercial T/I	<input type="checkbox"/> Engineering Review	<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Demolition	<input type="checkbox"/> Fencing	<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Boundary Line Adjustment /Lot Consolidation
<input type="checkbox"/> Garage/Carport	<input type="checkbox"/> Grading	<input type="checkbox"/> High Piled Storage	<input checked="" type="checkbox"/> Conditional/Special Use
<input type="checkbox"/> Mechanical	<input type="checkbox"/> Retaining wall	<input type="checkbox"/> Hood Suppression	<input type="checkbox"/> Land Clearing/Forest Practices
<input type="checkbox"/> New Construction (Commercial/Residential)	<input type="checkbox"/> Rockery	<input type="checkbox"/> Operational	<input type="checkbox"/> Planned Residential Development
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Right-of-Way Disturbance	<input type="checkbox"/> Spray Booth	<input type="checkbox"/> Shoreline Permit
<input type="checkbox"/> Racking	<input type="checkbox"/> Special Flood Hazard Area	<input type="checkbox"/> Tents & Canopies	<input type="checkbox"/> Short Plat
<input type="checkbox"/> Residential Remodel	<input type="checkbox"/> Utility Service	<input type="checkbox"/> Other _____	<input type="checkbox"/> Subdivision/Plat
<input type="checkbox"/> Sign	<input type="checkbox"/> Other _____		<input type="checkbox"/> Variance
<input type="checkbox"/> Other _____			<input type="checkbox"/> Other _____

NOTE: All required Electrical Permits will be issued by the Dept. of Labor & Industries.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETED SUBMITTAL REQUIREMENTS

Site Address or Property Location: 17000 West Main Street, Monroe, WA 98272

Size of site (acre/square feet): 595.9 AC/ 25,957,404 SF

Assessor's Tax Parcel Number (14 digits): 27061100100500

Applicant: Kim Klinkers, City of Monroe Phone # (360) 863-4531

*Signature: *Kim Klinkers* Printed Name: Kim Klinkers

Mailing Address: 806 W. Main Street Fax # () _____

City Monroe State WA Zip 98272 E-mail kklinkers@monroewa.gov

Property Owner: The State of Washington Dept. of Corrections Phone # (360) 794-2602

**Signature: *Michael Obenland* Printed Name: Michael Obenland
Superintendent

Mailing Address: PO Box 777 Fax # () _____

City Monroe State WA Zip 98272 E-mail _____

Attach a separate sheet for additional property owners/additional addresses

*Applicant: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf. **Property Owner(s): By your signature above, you hereby certify that you have authorized the above Applicant to make application on your behalf for this application.

City of Monroe

DOC Second Reservoir Project

February 12, 2020

Project Narrative

The existing 0.75 million-gallon (MG) Department of Corrections (DOC) Reservoir, owned and operated by the City and located on DOC property (Parcel 27061100100500), has been found to be too small based upon Department of Health Criteria. To increase storage another reservoir is proposed. The new reservoir location is proposed immediately to the northeast of the existing reservoir on the same parcel in the institutional zoning district.

The following is a brief overview of the major improvements planned for this project:

- One new 0.85 MG AWWA D100 welded steel reservoir with a 73' diameter and a maximum height of approximately 40 feet.
- Water main connection to the existing 12-inch water main.
- Stormwater detention pond
- Access road around the

EXHIBIT 5



**CONDITIONAL USE
COMMUNITY DEVELOPMENT**

806 WEST MAIN STREET • MONROE, WA 98272
City Hall 360.794.7400 • Fax 360.794.4007

RECEIVED
02/25/2020
CITY OF MONROE

Conditional Use Permit Criteria for Approval

TO BE COMPLETED BY THE APPLICANT

When reviewing an application for a conditional use permit, the Hearing Examiner will consider the following factors:

1. This proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the proposed use or in the district in which the subject property is located. (Explain the ways it is not detrimental/injurious.)

The proposed project will benefit the community by providing greater water storage to the surrounding community.

2. This proposed use shall meet or exceed the performance standards that are required in the zoning district the proposed use will occupy. (Explain how it meets the standards.)

The proposed project will comply with all Bulk Requirements for the Institutional Zoning District Included in Table 22.32.040 (G)

3. This proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design. (Explain the compatibility.)

The proposed water storage tank / reservoir will sit immediately adjacent to one of the City's existing water storage tanks, so will not change the existing use of the site. This will result in no changes to current traffic, by allowing site visits of both tanks at the same time. The site will not be accessed by the public

4. The proposed use shall be in keeping with the goals and policies of the Comprehensive Land Use Policy Plan. (Explain how it meets the goals/policies.)

As the proposed project does not represent a change from the existing use of the site, it is consistent with current Land Use Policy. Additionally the tank will result in additional water storage to reliably provide water to the areas served by the tank.

5. All measures have been taken to minimize the possible adverse impacts, which the proposed use may have on the area in which it is located. (Explain what measures have been taken.)

The proposed project will improve water service to the area, while having no impact on traffic or existing land use. During construction temporary erosion control measures will be implemented to minimize construction stormwater impacts. Permanent stormwater control best management practices will also be constructed to mitigate any permanent stormwater impacts.



March 9, 2020

City of Monroe
Kim Klinkers, P.E., Senior Engineer
806 W. Main Street
Monroe, WA 98272

RE: Notice of Complete Application for City of Monroe Water Reservoir Conditional Use Permit

File No. CUP2020-01

Dear Mrs. Klinkers,

Your land use permit application which was submitted to the City of Monroe on February 25, 2020 for a conditional use permit has been determined **COMPLETE** as of **March 9, 2020**. A complete application is not an approved application. A permit application is complete when it meets the submission requirements outlined in the Monroe Municipal Code. The City's determination of completeness does not preclude the City from requesting revisions, additional information or studies if new information is required, corrections are needed, or where there are substantial changes in the proposed action.

A decision will be made within 120 days of the date of the letter of completeness excluding time periods as described in MMC 22.84.040(G)(4). If you have any questions and/or wish to discuss any portion of the enclosure of your application, please feel free to contact me at (360) 863-4513 or amarrero@monroewa.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anita Marrero".

Anita Marrero
Senior Planner

Cc: File



City of Monroe
 806 West Main Street, Monroe, WA 98272
 Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

NOTICE OF LAND USE APPLICATION USING THE OPTIONAL DNS PROCESS

NOTICE IS HEREBY GIVEN that the City of Monroe has received an application for a Conditional Use Permit as described below:

PROJECT NAME: City of Monroe Water Reservoir Conditional Use Permit

PROJECT FILE#: CUP2020-01/SEPA2020-02

APPLICANT: Kim Klinkers, P.E. on behalf of the City of Monroe

OWNER: The Washington State Department of Corrections, PO Box 777, Monroe, WA 98272

PROJECT LOCATION: The site is located at 17000 West Main Street, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 27061100100500.

PROJECT DESCRIPTION: The applicant is requesting a conditional use permit for the construction of a new 0.85 million gallon reservoir which will be located next to the existing reservoir located on the Washington State Department of Correction's property in the Institutional (IN) zoning district with associated grading and drainage improvements. The potable water storage reservoir will have a 73' diameter, 34' sidewall height, and a maximum height at the tallest point of approximately 40'. The project will also include an access road around the reservoir.

PERMITS/APPROVALS REQUIRED: Conditional Use Permit, Environmental Review, Grading/Engineering Permits, and any State and Federal Permits if applicable.

STUDIES REQUIRED: Environmental Checklist

ENVIRONMENTAL REVIEW: The City of Monroe has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance for this project. The optional DNS process in WAC 197-11-355 is being used. Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

APPLICATION PROCESS: A conditional use permit application is a Type III permit review, pursuant to Monroe Municipal Code (MMC) Chapter(s) 22.84.030 and 22.84.060(B)(2). This project requires a public hearing and decision before the Hearing Examiner.

APPLICATION DATE: February 25, 2020

NOTICE OF COMPLETE APPLICATION: March 9, 2020

DATE OF NOTICE OF APPLICATION: March 12, 2020

PUBLIC COMMENT PROCEDURE: Submit written comments on or before 5 p.m., March 26, 2020. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

PUBLIC HEARING: A public hearing is required for this project and will be noticed separately.

STAFF CONTACT: Anita Marrero, Senior Planner @ (360) 863-4513 or amarrero@monroewa.gov

All documents are available for review Monday-Friday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 and online at:

<http://www.monroewa.gov/931/City-of-Monroe-Water-Reservoir>

A decision on the application will be made within 120 days of the date of the letter of completeness.

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Leanna Hartell being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH894045 SEPA2020-02 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 03/12/2020 and ending on 03/12/2020 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$82.62.

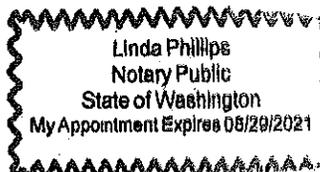
Leanna Hartell

Subscribed and sworn before me on this
15th day of March,
2020.

Linda Phillips

Notary Public in and for the State of Washington.

City Of Monroe | 14103247
KIM SHAW



CITY OF MONROE, WASHINGTON
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PROJECT FILE#: CUP2020-01/SEPA2020-02
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PERMITS/APPROVALS REQUIRED: Conditional Use Permit, Environmental Review, Grading/Engineering Permits, and any State and Federal Permits if applicable.
STUDIES REQUIRED: Environmental Checklist
ENVIRONMENTAL REVIEW: The City of Monroe has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance for this project. The optional DNS process in WAC 197-11-365 is being used. Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.
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STAFF CONTACT: Anita Marrero, Senior Planner @ (360) 863-4513 or amarrero@monroewa.gov. All documents are available for review Monday-Friday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 and online at: <http://www.monroewa.gov/931/City-of-Monroe-Water-Reservoir>
A decision on the application will be made within 120 days of the date of the letter of completeness.
Published: March 12, 2020. EDH894046



**AFFIDAVIT OF POSTING
NOTICE OF APPLICATION
OPTIONAL DNS PROCESS**

STATE OF WASHINGTON)

17000 W. Main St., Monroe WA., 98272
Project Address

COUNTY OF SNOHOMISH)

City of Monroe Water Reservoir CUP2020-01
Application Name and File #

I, Kim Shaw (print name) being first duly sworn on oath, depose and say:
That on the 12th day of March, 2020, I posted 1 notice in the City Hall lobby and
Emailed 1 notice to the Monroe Public Library for the City of Monroe Water Reservoir
CUP2020-01 and on the correct date of posting of said notice.

I declare under penalty of perjury under the laws of the State of Washington that the
foregoing is true and correct.

Kim Shaw
Signed

3/12/2020
Date



**AFFIDAVIT OF POSTING
NOTICE OF APPLICATION
OPTIONAL DNS**

STATE OF WASHINGTON) 17000 W Main St., Monroe WA 98272
Address

COUNTY OF SNOHOMISH) City of Monroe Water Reservoir CUP2020-01
Application Name and File #

I, ARON ANDERSON (print name) being first duly sworn on oath, depose and say: That on the 12th day of March, 2020, I posted two 2 signs for the City of Monroe Water Reservoir CUP2020-01 on or near the property concerned, in a conspicuous place; and on the correct date of posting of said notice.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.


Signed

3/12/20
Date



AFFIDAVIT OF MAILING NOTICE OF APPLICATION WITH OPTIONAL DNS

STATE OF WASHINGTON) 17000 W MAIN ST. Monroe WA 98272
Address

COUNTY OF SNOHOMISH) City of Monroe Water Reservoir CUP2020-01
Application Name and File #

I, Kim Shaw (print name) being first duly sworn on oath, depose and say: That on the 10th day of March, 2020, I made application with Click2Mail to mail on March 11th, 2020 a copy with prepaid postage of the Notice of Application for City of Monroe Notice of Application with Optional DNS. Attached is a list of names and addresses to whom this information was mailed to.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Kim Shaw
Signed

6/11/2020
Date

OWNERNAME	OWNERADDRESS	OWNERCITY	STATE	ZIP
ACADEMY HOLDINGS LLC	12525 OLD SNOHOMISH MONROE RD	SNOHOMISH	WA	98290-6512
AMERICAN DREAM REALTY INVESTMENT GROUP L	5936 NE 3RD CT	RENTON	WA	98059
ANGEL REVOCABLE TRUST	9525 205TH AVE SE	SNOHOMISH	WA	98290-7247
API MONROE LLC	PO BOX 1314	MONROE	WA	98272
ARBOR HEIGHTS HOMEOWNERS ASSOC	510 RAINIER AVE S	SEATTLE	WA	98144
ARIZONA MICHAEL D	16545 169TH ST SE	MONROE	WA	98272
ASIAN AMERICAN ENTERPRISE INC	19419 184TH PL NE	WOODINVILLE	WA	98072
BARD CHRISTOPHER & LANZ AMY	14596 DEERVALE PL	SHERMAN OAKS	CA	91403
BECKWITH GLENN & GAYLE	16560 167TH ST SE	MONROE	WA	98272-2904
BELTZ PAMELA M	16534 169TH ST SE	MONROE	WA	98272
BESLEY BRIAN W	16800 167TH AVE SE	MONROE	WA	98272-2898
BLOOM THOMAS A & KAYLA	17527 163RD PL SE	MONROE	WA	98272
BOHNEN JOYCE L	16413 169TH ST SE	MONROE	WA	98272-2903
BOYCE DIANNE L	16798 167TH AVE SE	MONROE	WA	98272-2897
BROWN ANGELA	16844 167TH AVE SE	MONROE	WA	98272
BURLEY CLAYTON	16426 169TH ST SE	MONROE	WA	98272
BUTCHER CHERYL J	16794 167TH AVE SE	MONROE	WA	98272-2897
CADMAN INC	3520 PIEDMONT RD STE 410	ATLANTA	GA	30305
CARY CAMILLA A	16848 167TH AVE SE	MONROE	WA	98272
CASCADE PRISON MINISTRY	14377 FRYELANDS BLVD SE	MONROE	WA	98272
CHOUDHARY SHER	16839 167TH AVE SE	MONROE	WA	98272
CLARK KATHLEEN G	16844 167TH AVE SE	MONROE	WA	98272
CONDO GROUP ONE LLC	201 5TH AVE S STE 200	EDMONDS	WA	98020
COOPER CLIFFORD LEE	PO BOX 1363	MONROE	WA	98272
COOPER GARY	17302 TESTER RD	SNOHOMISH	WA	98290
COSGROVE CARL O	16632 167TH AVE SE	MONROE	WA	98272-2891
COUFFER ALBERT LINCOLN	18303 SR 530 NE	ARLINGTON	WA	98223
CRANDELL MICHAEL DARIN	16598 169TH ST SE	MONROE	WA	98272
CUEVAS ANA K	16608 167TH AVE SE	MONROE	WA	98272
DAVIDSON CLAY N & PECORARO RUTH	16562 169TH ST SE	MONROE	WA	98272
DAVIS BRADLEY A	16793 165TH AVE SE	MONROE	WA	98272
DE LOS ANGELES ARON	16307 177TH AVE SE UNIT F	MONROE	WA	98272
DEYNER YURIY I	16428 169TH ST SE	MONROE	WA	98272-2903
DIKO BESNIK & ENGJELLUSHE	PO BOX 105	MONROE	WA	98272
DIRINI AHMAD J	16628 169TH ST SE	MONROE	WA	98272
DUENAS JULIO	17276 149TH PL	MONROE	WA	98272
DUENAS JULIO/MOSLEY KENDRA M	17231 TESTER RD	SNOHOMISH	WA	98290-6630
DUNN EVGENIA	16682 169TH STREET SE	MONROE	WA	98272
ESPARZA SANDRA E	16431 169TH ST SE UNIT 16431	MONROE	WA	98272
EWING PATRICK J	16675 169TH ST SE	MONROE	WA	98272
FOX ALAINA	9714 37TH AVE SW	SEATTLE	WA	98126
FREEMAN STACEY V	16490 169TH ST SE	MONROE	WA	98272-2903
FRIEZ LARRY D	16833 167TH AVE SE	MONROE	WA	98272
FULBRIGHT JOHN	PO BOX 1185	SNOHOMISH	WA	98291
FUNG KWAI KIN	16686 169TH ST SE	MONROE	WA	98272
GAWEDA IAN T	16494 169TH ST SE	MONROE	WA	98272
GILL DALJIT S & PARAMJIT K	16645 167TH AVE SE	MONROE	WA	98272
GILL HARDIP S	16839 167TH AVE SE	MONROE	WA	98272
GILL HARJEET & KAUR RAVINDER	16673 167TH AVE SE	MONROE	WA	98272
GILL RAJWINDER SINGH & JASPREET KAUR	16438 169TH ST SE	MONROE	WA	98272-2903
GRAHAM DAVID J	16552 167TH AVE SE	MONROE	WA	98272
GREWOHL KRISTEN	16462 169TH ST SE	MONROE	WA	98272
HADDON ELIZABETH D	16541 169TH ST SE	MONROE	WA	98272
HAMMER TIMOTHY G	PO BOX 2133	SNOHOMISH	WA	98291

HARLOW JOSHUA L	16436 169TH ST SE	MONROE	WA	98272-2903
HARRIS DIANE IRENE	16419 169TH ST SE	MONROE	WA	98272-2903
HATLAND BRANDON	16647 167TH AVE SE UNIT 16647	MONROE	WA	98272
HAWK PROPERTIES LLC	PO BOX 547	MONROE	WA	98272
HAWKINS KENDRA IRIS	16530 169TH ST SE	MONROE	WA	98272
HAZEKAMP MARTEN C & DEBORAH M	16424 169TH ST SE	MONROE	WA	98272-2903
HEANEY MARCY R	10931 206TH ST SE	SNOHOMISH	WA	98296-4925
HEBERT JOHN	5406 LAKE ALICE RD	FALL CITY	WA	98024
HEFFNER DALE & WANDA	16568 169TH ST SE	MONROE	WA	98272
HENDERSON ADAM	16437 169TH ST SE	MONROE	WA	98272
HENSRUDE SCOTT	5505 EVERGREEN WAY	EVERETT	WA	98203
HIGGINS CHERYL C	16602 167TH AVE SE	MONROE	WA	98272
HILLEBERG INC	14790 NE 95TH ST	REDMOND	WA	98052
HINE TYLER	16307 177TH AVE SE UNIT C	MONROE	WA	98272
INTL CHURCH OF FOURSQUARE GOSPEL-MONROE	17310 W MAIN ST	MONROE	WA	98272-1938
JOURNEY ERICA K	16652 167TH AVE SE	MONROE	WA	98272
KEEFER MICHAEL D & HAN CHUNMEI	16600 169TH ST SE	MONROE	WA	98272
KELLY CHANDA	16596 169TH ST SE	MONROE	WA	98272
KLINE TRACY	PO BOX 1000	MONROE	WA	98272
KNUDSEN JEREMY S & KIMBERLY M	13229 BALD MOUNTAIN RD SE	MONROE	WA	98272-2828
KUMAR KISHAN	16669 167TH ST SE	MONROE	WA	98272-2905
LAVIGUEURE RONALD J	16311 177TH AVE S E	MONROE	WA	98272
LDS CHURCH TAX DIVISION	50 E NORTH TEMPLE	SALT LAKE CITY	UT	84150
LEE GUY/THAO BEE	16833 165TH AVE SE	MONROE	WA	98272
LEESON ANNA MUCKENTHALER	16626 169TH ST SE	MONROE	WA	98272
LEUENBERGER LARRY	408 N SANTA FE	VANCOUVER	WA	98661
LINDEN AUDREY CATHELENE	16543 169TH ST SE 49B	MONROE	WA	98272
LMJ ENT LTD PTNSHIP	22717 108TH ST SE	MONROE	WA	98272
LMJ ENTERPRISES LP	11845 NE 85TH ST	KIRKLAND	WA	98033
LMJ ENTERPRISES LP	PO BOX 819	KIRKLAND	WA	98083
LOUD TAMMY	16842 167TH AVE SE	MONROE	WA	98272-2898
LUNSFORD RONALD M & ARA L	16621 167TH ST SE	MONROE	WA	98272-2905
MADCHE SUZANNE L	16635 167TH ST SE	MONROE	WA	98272
MAGANA FERNANDO GALINDO & OSORIO PRISCIL	16624 167TH AVE SE	MONROE	WA	98272-2891
MARQUARDT JEANETTE J	16488 169TH ST SE	MONROE	WA	98272-2903
MARTIN DONALD D	17520 TOSTER RD	SNOHOMISH	WA	98290
MASON ANGELA A	16307 177TH AVE SE UNIT D	MONROE	WA	98272
MATSON DAVID W	16564 169TH ST SE	MONROE	WA	98272
MATSON DAVID W	16789 165TH AVE SE	MONROE	WA	98272
MCKELVEY CRAIG W	16791 165TH AVE SE	MONROE	WA	98272
MCLEAN DARRELL M	17225 W MAIN ST	MONROE	WA	98272-1976
MCPHERSON PERRY N & BARBARA L	16649 167TH AVE SE	MONROE	WA	98272
MIRISOLA JEFFREY R	16846 167TH AVE SE	MONROE	WA	98272
MONROE FAMILY VILLAGE LLC	5830 EVERGREEN WAY	EVERETT	WA	98203
MONROE SCHOOL DISTRICT #103	200 E FREMONT ST	MONROE	WA	98272
MORRISON DAN W	16630 167TH ST SE	MONROE	WA	98272-2905
NEUHARTH DAVID & LISA	28830 OLD OWEN RD	MONROE	WA	98272-9032
NEWSOME KIMBERLY R	16536 169TH ST SE	MONROE	WA	98272
NIELSEN ASHLEE & NATHANIEL	16434 169TH ST SE	MONROE	WA	98272-2903
NIXON DONALD R & JOY D	17571 163RD PL SE	MONROE	WA	98272-1953
NORDSTROM ROBERT W	16641 167TH ST SE	MONROE	WA	98272-2905
NORMAN KATHERINE	16307 177TH AVE SE UNIT B	MONROE	WA	98272
OGLETREE ALLEN MARK	16677 169TH ST SE	MONROE	WA	98272
OLSEN ROBERT W & CYNTHIA L M	16669 167TH AVE SE	MONROE	WA	98272
OLSEN ROBERT W & CYNTHIA L M	13833 218TH AVE NE	WOODINVILLE	WA	98077

OSBORNE TIMOTHY R & TRANFAGLIA CAROL A	16625 178TH AVE NE	WOODINVILLE	WA	98072
OWEN ALYCE L	16547 169TH ST SE	MONROE	WA	98272
PALAEZ LUIS F & ROBERTA	20612 121ST AVE SE	SNOHOMISH	WA	98290
PATTON JEANINE L	16422 169TH ST SE	MONROE	WA	98272-2903
PETERSSON SVEND	16795 165TH AVE SE	MONROE	WA	98272
REES MICHAEL	16307 177TH AVE SE UNIT E	MONROE	WA	98272
REMLINGER DAVID & JAQUE	12525 OLD SNOHOMISH MONROE RD	SNOHOMISH	WA	98290
RODRIGUEZ JOSE A	16460 169TH ST SE	MONROE	WA	98272-2903
RODRIGUEZ PAMELA J P & NATHANAEL	16625 167TH AVE SE	MONROE	WA	98272-2891
ROOD TERESA J	16632 169TH ST SE	MONROE	WA	98272
ROWLAND SPENCER/SCHUKEI JILL	16566 169TH ST SE	MONROE	WA	98272
RUIZ HENRY ARTURO R/RUIZ KEVIN GARY R	18930 BOTHELL EVERETT HIGHWAY	BOTHELL	WA	98012
SANCHEZ JUAN I	17211 TESTER RD	SNOHOMISH	WA	98290-6630
SANELLI NICHOLAS J	16538 167TH ST SE	MONROE	WA	98272
SCHREEDER NICHOLAS & BRIANNA	PO BOX 531	MONROE	WA	98272
SEVILLA FLAVIANO & CELIA	684 PARK LN	MONROE	WA	98272-1718
SHANK SHARON	16796 167TH AVE SE	MONROE	WA	98272-2897
SIMMONS KARLY E	16415 169TH ST SE	MONROE	WA	98272-2903
SIMON OF CYRENE SOC INC-MATTHEW HOUSE	PO BOX 201	MONROE	WA	98272
SINGH MANJIT & KAUR-SANDHAWALIA SIMRAN	6158 NE 3RD CT	RENTON	WA	98059
SMITH BROTHERS LLC	PO BOX 53	MONROE	WA	98272
SMITH FAMILY TRUST	PO BOX 268	YUCAIPA	CA	92399
SMITH RYAN J & HANNAH L	17224 TESTER RD	SNOHOMISH	WA	98290-6630
SOCIETY OF ST VINCENT DE PAUL	PO BOX 2269	EVERETT	WA	98213
STEFFANOWSKI ELKE	16831 165TH AVE SE	MONROE	WA	98272
STRAH HOLDINGS LLC	16372 177TH AVE SE	MONROE	WA	98272-1943
TAJ ENTERPRISE INC	17025 W MAIN STREET	MONROE	WA	98272
TAYLOR JESIKA D	16835 167TH AVE SE	MONROE	WA	98272
THIND AMARDEEP SINGH & JASWINDER KAUR	16837 167TH AVE SE	MONROE	WA	98272
THOMAS DARCY A	16532 169TH ST SE	MONROE	WA	98272
TIETJE PRISCILLA J	16435 169TH ST SE	MONROE	WA	98272-2903
UNWIN PAUL D & RELKO	16588 167TH ST SE	MONROE	WA	98272-2904
VAN ESS HENRY & OLSTAD SHANNON D	17210 TESTER RD	SNOHOMISH	WA	98290-6630
VANDERMAY STEPHEN R/ENEWOLD JESSICA	16671 169TH ST SE	MONROE	WA	98272-2900
VAZQUEZ HARTENCIA GODINA	17611 163RD PL S E	MONROE	WA	98272
WASHINGTON STATE DEPT. OF CORRECTIONS	PO BOX 777	MONROE	WA	98272
WATSON JANET	16417 169TH ST SE	MONROE	WA	98272-2903
WATTS MICHAEL D	17314 TESTER RD	SNOHOMISH	WA	98290-6614
WESCOTT PHILLIP L & LYNNE D	16829 165TH AVE SE	MONROE	WA	98272
WETLANDS CREATION HOLDINGS LLC	PO BOX 627	MONROE	WA	98272
WETLANDS CREATION LLC	12525 OLD SNOHOMISH-MONROE RD	SNOHOMISH	WA	98290
WILEY SARA R & JONATHAN W	16440 169TH ST SE	MONROE	WA	98272-2903
WILLIAMS DAN & KIM	16630 169TH ST SE	MONROE	WA	98272
WILLIS DANIEL	16698 169TH ST SE	MONROE	WA	98272
YANG PETER & HEA JOUNG	PO BOX 2572	BLAINE	WA	98231
ZADOW GAIL V G TESTAMENTARY TRUST	18215 226TH AVE NE	WOODINVILLE	WA	98077
ZEPEDA MARGARITA RIVERA	16572 167TH ST SE	MONROE	WA	98272-2904
ZYLSTRA MATTHEW	16602 169TH ST SE	MONROE	WA	98272
CITY OF MONROE	806 W MAIN ST.	MONROE	WA	98272



DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEPA 2020-02

Name of Proposal: City of Monroe Water Reservoir Conditional Use Permit

Description of Proposal: The applicant is requesting a conditional use permit for the construction of a new 0.85 million gallon reservoir which will be located next to the existing reservoir located on the Washington State Department of Correction's property in the Institutional (IN) zoning district with associated grading and drainage improvements. The potable water storage reservoir will have a 73' diameter, 34' sidewall height, and a maximum height at the tallest point of approximately 40'. The project will also include an access road around the reservoir.

Proponent: Kim Klinkers, P.E., Senior Engineer on behalf of the City of Monroe
806 West Main Street
Monroe, WA 98272

Location of Proposal: The site is located at 17000 West Main Street, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 27061100100500.

Lead Agency: City of Monroe

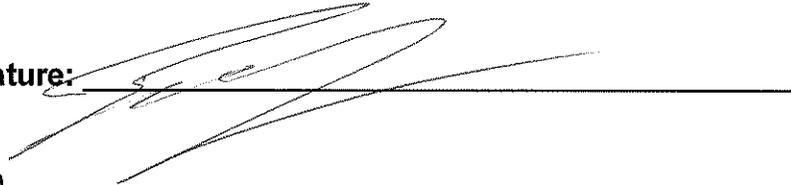
Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) IS NOT required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public for review upon request at Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. The information is also available for view online at www.monroewa.gov/City-of-Monroe-Water-Reservior.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official: Ben Swanson, Community Development Director
SEPA Responsible Official
(360) 863-4544
Monroe City Hall
806 West Main Street
Monroe, WA 98272
bswanson@monroewa.gov

Date: 5/13/2020

Signature: _____



Date of Issuance: May 15, 2020

Deadline for Appeals: No later than 5:00 p.m. on May 29, 2020

Appeals: You may appeal this determination to the City of Monroe Hearing Examiner at Monroe City Hall, which is located at 806 West Main Street, Monroe, WA 98272, no later than **5:00 p.m. on May 29, 2020**. You should be prepared to make specific factual objections; and you shall set forth the specific reason, rationale, and/or basis for the appeal. Appeals must be made in person on City appeal forms, which are available through the Community Development Department at Monroe City Hall. Appeals must be filed in original form in accordance with MMC Chapter 21.60. Payment of the appeal fee, as specified in the city's fee resolution, shall occur at the time the appeal is filed. Please contact Kim Shaw, Land Use Permit Supervisor, by email at KShaw@monroewa.gov or by phone at (360) 863-4532 to read or ask about the procedures for SEPA appeals.

Staff Contact: Questions about the proposal may be directed to Anita Marrero, Senior Planner, at amarrero@monroewa.gov or (360) 863-4513.

Everett Daily Herald

Affidavit of Publication

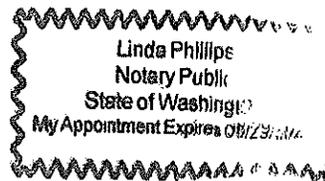
State of Washington }
County of Snohomish } ss

Dicy Sheppard being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH898644 SEPA 2020-02 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 05/15/2020 and ending on 05/15/2020 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$81.09.

Dicy Sheppard

Subscribed and sworn before me on this 27th day of May, 2020.



Linda Phillips

Notary Public in and for the State of Washington.

CITY OF MONROE, WASHINGTON
DETERMINATION OF NON-SIGNIFICANCE (DNS)
File Number: SEPA 2020-02 Name of Proposal: City of Monroe
Water Reservoir Conditional Use Permit Description of Proposal:
The applicant is requesting a conditional use permit for the
construction of a new 0.85 million gallon reservoir which will be
located next to the existing reservoir located on the Washington
State Department of Correction's property in the Institutional (IN)
zoning district with associated grading and drainage
improvements. The potable water storage reservoir will have a 73'
diameter, 34' sidewall height, and a maximum height at the tallest
point of approximately 40'. The project will also include an access
road around the reservoir. Proponent: Kim Klinkers, P.E., Senior
Engineer on behalf of the City of Monroe, 806 West Main Street,
Monroe, WA 98272. Location of Proposal: The site is located at
17000 West Main Street, Monroe, Washington, 98272. Snohomish
County Tax Parcel Number: 27061100100500. Lead Agency: City
of Monroe Threshold Determination: The lead agency for this
proposal has determined that it does not have a probable
significant adverse impact on the environment. An environmental
impact statement (EIS) IS NOT required under RCW
43.21C.030(2)(c). This decision was made after review of a
completed environmental checklist and other information on file
with the lead agency. This information is available to the public for
review upon request at Monroe City Hall, 806 West Main Street,
Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m.,
Monday through Friday, excluding holidays. The information is also
available for view online at www.monroewa.gov/City-of-Monroe-Water-Reservoir. This DNS is issued after using the optional DNS
process in WAC 197-11-355. There is no further comment period
on the DNS.
Responsible Official: Ben Swanson, Community Development
Director, SEPA Responsible Official, (360) 863-4544, Monroe City
Hall, 806 West Main Street, Monroe, WA 98272
bswanson@monroewa.gov. Date of Issuance: May 15, 2020
Deadline for Appeals: No later than 5:00 p.m. on May 29, 2020
Appeals: You may appeal this determination to the City of Monroe
Hearing Examiner at Monroe City Hall, which is located at 806
West Main Street, Monroe, WA 98272, no later than 5:00 p.m. on
May 29, 2020. You should be prepared to make specific factual
objections; and you shall set forth the specific reason, rationale,
and/or basis for the appeal. Appeals must be made in person on
City appeal forms, which are available through the Community
Development Department at Monroe City Hall. Appeals must be
filed in original form in accordance with MMC Chapter 21.60.
Payment of the appeal fee, as specified in the city's fee resolution,
shall occur at the time the appeal is filed. Please contact Kim
Shaw, Land Use Permit Supervisor, by email at
kshaw@monroewa.gov or by phone at (360) 863-4532 to read or
ask about the procedures for SEPA appeals. Staff Contact:
Senior Planner, at amarrero@monroewa.gov or (360) 863-4513.
Published: May 15, 2020. EDH898644

From: Kim Shaw
To: [Kim Shaw](#)
Cc: [Anita Marrero](#); [Kim Klinkers](#)
Bcc: ["separegister@ecy.wa.gov"](#); ["pspirito@sno-isle.org"](#); ["lanthony@sno-isle.org"](#); ["Justin.fontes@ftr.com"](#); ["david.matulich@pse.com"](#); ["john_warrick@cable.comcast.com"](#); ["crenderlein@snopud.com"](#); ["Kate.Tourtellot@commtrans.org"](#); ["Neilwheeler@comcast.net"](#); ["pipicd@monroe.wednet.edu"](#); ["Diane.Rolph@co.snohomish.wa.us"](#); ["mfitzgerald@snofire7.org"](#); ["k.kerwin@snoco.org"](#); ["SEPA@psccleanair.org"](#); ["stevev@psccleanair.org"](#); ["eip@parks.wa.gov"](#); ["sposner@utc.wa.gov"](#); ["kmclain@agr.wa.gov"](#); ["reviewteam@commerce.wa.gov"](#); ["sepadesk@dfw.wa.gov"](#); ["efheinitz@doc1.wa.gov"](#); ["sepacenter@dnr.wa.gov"](#); ["randy.kline@parks.wa.gov"](#); ["Stan.Allison@faa.gov"](#); ["Karen.Wood-McGuinness@fema.dhs.gov"](#); ["kjoseph@sauk-suiattle.com"](#); ["njoseph@sauk-suiattle.com"](#); ["joseph@sauk-suiattle.com"](#); ["ryoung@tulaliptribes-nsn.gov"](#); ["klyste@stillaguamish.com"](#); ["pstevenson@stillaguamish.com"](#); ["newstips@heraldnet.com"](#); ["mmuscari@esassoc.com"](#); ["info@PPTValley.org"](#); ["tom.laufmann@sno.wednet.edu"](#); ["rooseveltwater@frontier.com"](#); ["staff@highlandwaterdistrict.com"](#); ["bewood@snopud.com"](#); ["faye.ryan@pse.com"](#); ["dan.o.olson@williams.com"](#); ["shannon.fleming@snoco.org"](#); ["zlamebull@tulaliptribes-nsn.gov"](#); ["mrobenland@doc1.wa.gov"](#); ["mannixj@monroe.wednet.edu"](#); ["JPrichard@republicservices.com"](#); ["rodrijr@dshs.wa.gov"](#); ["ehquestions@snohd.org"](#); ["Quinten.schmit@snoco.org"](#); ["serviceaddresscorrec@pse.com"](#); ["laura.blackmore@psp.wa.gov"](#); ["wcr.nepa@noaa.gov"](#); ["apellham@snohd.org"](#); ["stephen.semenick@BNSF.com"](#); ["David.McConnell@co.snohomish.wa.us"](#); ["stephanie.jolivettedahp.wa.gov"](#); ["plattst@wsdot.wa.gov"](#); ["AnderDM@wsdot.wa.gov"](#); ["steve.roberge@commerce.wa.gov"](#)
Subject: Determination of Non-Significance for City of Monroe Water Reservoir
Date: Friday, May 15, 2020 11:49:08 AM
Attachments: [DNS - signed 05-15-2020.pdf](#)
[SEPA Checklist DOC Second Reservoir.pdf](#)
[Monroe DOC Second Reservoir Vicinity Map.pdf](#)

Good Morning!

Attached is the Determination of Non-Significance and SEPA Checklist for City of Monroe File #CUP2020-01/SEPA2020-02, Conditional Use Permit for City of Monroe Water Reservoir. Project information can also be found on the city's website at <http://www.monroewa.gov/931/City-of-Monroe-Water-Reservoir>.

If you have any questions or need additional information on this project, please contact Anita Marrero, Senior Planner, at (360) 863.4513 or amarrero@monroewa.gov.

Thank you,
Kim



Kim Shaw, CPT | Land Use Permit Supervisor
 806 West Main Street | Monroe, WA 98272
 360-863-4532 | kshaw@monroewa.gov

NOTE: This email is considered a public record and may be subject to public disclosure.



City of Monroe
 806 West Main Street, Monroe, WA 98272
 Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a **PUBLIC HEARING** is scheduled to be held **Thursday, June 18th, 2020 at 10:00 a.m.** by the **City of Monroe Hearing Examiner** via the virtual meeting platform, Zoom (information is listed below for access to the meeting) on the proposed **Conditional Use Permit** for the City of Monroe Water Reservoir.

Location: Zoom Virtual Meeting
Zoom Join Link: <https://us02web.zoom.us/j/87930329425>
Call-in Number: 253-215-8782 Meeting ID: 879 3032 9425

PROJECT NAME: City of Monroe Water Reservoir Conditional Use Permit

PROJECT FILE#: CUP2020-01/SEPA2020-02

APPLICANT: Kim Klinkers, P.E., on behalf of the City of Monroe, 806 W Main St., Monroe WA. 98272 – (360) 863-4531

OWNER: The Washington State Department of Corrections, PO Box 777, Monroe, WA 98272

PROJECT LOCATION: The site is located at 17000 West Main Street, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 27061100100500

PROJECT DESCRIPTION: The applicant is requesting a conditional use permit for the construction of a new 0.85 million gallon reservoir which will be located next to the existing reservoir located on the Washington State Department of Correction's property in the Institutional (IN) zoning district with associated grading and drainage improvements. The potable water storage reservoir will have a 73' diameter, 34' sidewall height, and a maximum height at the tallest point of approximately 40'. The project will also include an access road around the reservoir.

PUBLIC COMMENT PROCEDURE: Anyone wishing to comment on the above item or wishing to provide other relevant information may do so in writing and mailed to: Monroe City Hall, Attention: Community Development at 806 W Main St., Monroe WA. 98272, Emailed to landuse@monroewa.gov, or appear before the Hearing Examiner at the time and place of said public hearing. Per MMC 22.82.110 (D), the Hearing Examiner's decision shall become final and the Conditional Use Permit shall be issued upon the terms and conditions prescribed by the Hearing Examiner, if no appeal is filed.

PUBLIC REVIEW OF DOCUMENTS: A copy of the application and supporting documents for the project are available for review on the city's website at: <http://www.monroewa.gov/931/City-of-Monroe-Water-Reservoir> A copy of the staff report will be available for review at City Hall seven (7) days prior to the hearing. Please contact Kim Shaw at (360) 863-4532 or kshaw@monroewa.gov for further assistance. Copies will be provided at cost.

STAFF CONTACT: Additional information may be obtained by contacting Anita Marrero, Senior Planner, @ (360) 863-4513 or amarrero@monroewa.gov.

From: [Sound Publishing Classifieds](#)
To: [Kim Shaw](#)
Subject: Thank you for placing your classified advertisement.
Date: Wednesday, June 3, 2020 9:11:23 AM



Ad # 900108

Thank you for placing your classified advertisement.

The following represents the current text of your advertisement:

CITY OF MONROE, WASHINGTON NOTICE OF PUBLIC HEARING NOTICE is hereby given that a PUBLIC HEARING is scheduled to be held Thursday, June 18th, 2020 at 10:00 a.m. by the City of Monroe Hearing Examiner via the virtual meeting platform, Zoom (information is listed below for access to the meeting) on the proposed Conditional Use Permit for for the City of Monroe Water Reservoir. Zoom Join Link:

<https://us02web.zoom.us/j/87930329425> Call-in Number: (253) 215-8782 Meeting ID: 879 3032 9425 PROJECT NAME: City of Monroe Water Reservoir Conditional Use Permit PROJECT FILE#: CUP2020-01/SEPA2020-02 APPLICANT: Kim Klinkers, P.E., on behalf of the City of Monroe, 806 W Main St., Monroe WA. 98272 (360) 863-4531 OWNER: The Washington State Department of Corrections, PO Box 777, Monroe, WA. 98272 PROJECT LOCATION: The site is located at 17000 West Main Street, Monroe, Washington, 98272 Snohomish County / Tax Parcel Number: 27061100100500 PROJECT DESCRIPTION: The applicant is requesting a conditional use permit for the construction of a new 0.85 million gallon reservoir which will be located next to the existing reservoir located on the Washington State Department of Correction's property in the Institutional (IN) zoning district with associated grading and drainage improvements. The potable water storage reservoir will have a 73' diameter, 34' sidewall height, and a maximum height at the tallest point of approximately 40'. The project will also include an access road around the reservoir. PUBLIC COMMENT PROCEDURE: Anyone wishing to comment on the above item or wishing to provide other relevant information may do so in writing and mailed to: Monroe City Hall, Attention: Community Development at 806 W Main St., Monroe WA. 98272 or Emailed to landuse@monroewa.gov, or appear before the Hearing Examiner at the time and place of said public hearing. Per MMC 22.82.110 (D), the Hearing Examiner's decision shall become final and the Conditional Use Permit shall be issued upon the terms and Conditions prescribed by the Hearing Examiner, if no appeal is filed. PUBLIC REVIEW OF DOCUMENTS: A copy of the application and supporting documents for the project are available for review on the city's website at: <http://www.monroewa.gov/931/City-of-Monroe-Water-Reservoir> A copy of the staff report will be available for review at City Hall seven (7) days prior to the hearing. Please contact Kim Shaw at (360) 863-4532 or kshaw@monroewa.gov for further assistance. Copies will be provided at cost. STAFF CONTACT: Additional information may be obtained by contacting Anita Marrero, Senior Planner, @ (360) 863-4513 or amarrero@monroewa.gov.
Published: June 4, 2020. EDH900108

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If you need any assistance with your advertisement or if you need to make adjustments to the version of your ad running in the newspaper, please contact our classifieds department.

Phone: 800-388-2527

Email: Classifieds@SoundPublishing.com



AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING

STATE OF WASHINGTON) 17000 W MAIN ST. Monroe WA 98272
Address

COUNTY OF SNOHOMISH) City of Monroe Water Reservoir CUP2020-01
Application Name and File #

I, Kim Shaw (print name) being first duly sworn on oath, depose and say: That on the 11th day of June, 2020, I made application with Click2Mail to mail on June 12th, 2020 a copy with prepaid postage of the Notice of Public Hearing for City of Monroe Water Reservoir. Attached is a list of names and addresses to whom this information was mailed to.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Kim Shaw
Signed

6/11/2020
Date

OWNERNAME	OWNERADDRESS	OWNERCITY	STATE	ZIP
ACADEMY HOLDINGS LLC	12525 OLD SNOHOMISH MONROE RD	SNOHOMISH	WA	98290-6512
AMERICAN DREAM REALTY INVESTMENT GROUP L	5936 NE 3RD CT	RENTON	WA	98059
ANGEL REVOCABLE TRUST	9525 205TH AVE SE	SNOHOMISH	WA	98290-7247
API MONROE LLC	PO BOX 1314	MONROE	WA	98272
ARBOR HEIGHTS HOMEOWNERS ASSOC	510 RAINIER AVE S	SEATTLE	WA	98144
ARIZONA MICHAEL D	16545 169TH ST SE	MONROE	WA	98272
ASIAN AMERICAN ENTERPRISE INC	19419 184TH PL NE	WOODINVILLE	WA	98072
BARD CHRISTOPHER & LANZ AMY	14596 DEERVALE PL	SHERMAN OAKS	CA	91403
BECKWITH GLENN & GAYLE	16560 167TH ST SE	MONROE	WA	98272-2904
BELTZ PAMELA M	16534 169TH ST SE	MONROE	WA	98272
BESLEY BRIAN W	16800 167TH AVE SE	MONROE	WA	98272-2898
BLOOM THOMAS A & KAYLA	17527 163RD PL SE	MONROE	WA	98272
BOHNEN JOYCE L	16413 169TH ST SE	MONROE	WA	98272-2903
BOYCE DIANNE L	16798 167TH AVE SE	MONROE	WA	98272-2897
BROWN ANGELA	16844 167TH AVE SE	MONROE	WA	98272
BURLEY CLAYTON	16426 169TH ST SE	MONROE	WA	98272
BUTCHER CHERYL J	16794 167TH AVE SE	MONROE	WA	98272-2897
CADMAN INC	3520 PIEDMONT RD STE 410	ATLANTA	GA	30305
CARY CAMILLA A	16848 167TH AVE SE	MONROE	WA	98272
CASCADE PRISON MINISTRY	14377 FRYELANDS BLVD SE	MONROE	WA	98272
CHOUDHARY SHER	16839 167TH AVE SE	MONROE	WA	98272
CLARK KATHLEEN G	16844 167TH AVE SE	MONROE	WA	98272
CONDO GROUP ONE LLC	201 5TH AVE S STE 200	EDMONDS	WA	98020
COOPER CLIFFORD LEE	PO BOX 1363	MONROE	WA	98272
COOPER GARY	17302 TESTER RD	SNOHOMISH	WA	98290
COSGROVE CARL O	16632 167TH AVE SE	MONROE	WA	98272-2891
COUFFER ALBERT LINCOLN	18303 SR 530 NE	ARLINGTON	WA	98223
CRANDELL MICHAEL DARIN	16598 169TH ST SE	MONROE	WA	98272
CUEVAS ANA K	16608 167TH AVE SE	MONROE	WA	98272
DAVIDSON CLAY N & PECORARO RUTH	16562 169TH ST SE	MONROE	WA	98272
DAVIS BRADLEY A	16793 165TH AVE SE	MONROE	WA	98272
DE LOS ANGELES ARON	16307 177TH AVE SE UNIT F	MONROE	WA	98272
DEYNER YURIY I	16428 169TH ST SE	MONROE	WA	98272-2903
DIKO BESNIK & ENGJELLUSHE	PO BOX 105	MONROE	WA	98272
DIRINI AHMAD J	16628 169TH ST SE	MONROE	WA	98272
DUENAS JULIO	17276 149TH PL	MONROE	WA	98272
DUENAS JULIO/MOSLEY KENDRA M	17231 TESTER RD	SNOHOMISH	WA	98290-6630
DUNN EVGENIA	16682 169TH STREET SE	MONROE	WA	98272
ESPARZA SANDRA E	16431 169TH ST SE UNIT 16431	MONROE	WA	98272
EWING PATRICK J	16675 169TH ST SE	MONROE	WA	98272
FOX ALAINA	9714 37TH AVE SW	SEATTLE	WA	98126
FREEMAN STACEY V	16490 169TH ST SE	MONROE	WA	98272-2903
FRIEZ LARRY D	16833 167TH AVE SE	MONROE	WA	98272
FULBRIGHT JOHN	PO BOX 1185	SNOHOMISH	WA	98291
FUNG KWAI KIN	16686 169TH ST SE	MONROE	WA	98272
GAWEDA IAN T	16494 169TH ST SE	MONROE	WA	98272
GILL DALJIT S & PARAMJIT K	16645 167TH AVE SE	MONROE	WA	98272
GILL HARDIP S	16839 167TH AVE SE	MONROE	WA	98272
GILL HARJEET & KAUR RAVINDER	16673 167TH AVE SE	MONROE	WA	98272
GILL RAJWINDER SINGH & JASPREET KAUR	16438 169TH ST SE	MONROE	WA	98272-2903
GRAHAM DAVID J	16552 167TH AVE SE	MONROE	WA	98272
GREWOHL KRISTEN	16462 169TH ST SE	MONROE	WA	98272
HADDON ELIZABETH D	16541 169TH ST SE	MONROE	WA	98272
HAMMER TIMOTHY G	PO BOX 2133	SNOHOMISH	WA	98291

HARLOW JOSHUA L	16436 169TH ST SE	MONROE	WA	98272-2903
HARRIS DIANE IRENE	16419 169TH ST SE	MONROE	WA	98272-2903
HATLAND BRANDON	16647 167TH AVE SE UNIT 16647	MONROE	WA	98272
HAWK PROPERTIES LLC	PO BOX 547	MONROE	WA	98272
HAWKINS KENDRA IRIS	16530 169TH ST SE	MONROE	WA	98272
HAZEKAMP MARTEN C & DEBORAH M	16424 169TH ST SE	MONROE	WA	98272-2903
HEANEY MARCY R	10931 206TH ST SE	SNOHOMISH	WA	98296-4925
HEBERT JOHN	5406 LAKE ALICE RD	FALL CITY	WA	98024
HEFFNER DALE & WANDA	16568 169TH ST SE	MONROE	WA	98272
HENDERSON ADAM	16437 169TH ST SE	MONROE	WA	98272
HENSRUDE SCOTT	5505 EVERGREEN WAY	EVERETT	WA	98203
HIGGINS CHERYL C	16602 167TH AVE SE	MONROE	WA	98272
HILLEBERG INC	14790 NE 95TH ST	REDMOND	WA	98052
HINE TYLER	16307 177TH AVE SE UNIT C	MONROE	WA	98272
INTL CHURCH OF FOURSQUARE GOSPEL-MONROE	17310 W MAIN ST	MONROE	WA	98272-1938
JOURNEY ERICA K	16652 167TH AVE SE	MONROE	WA	98272
KEEFER MICHAEL D & HAN CHUNMEI	16600 169TH ST SE	MONROE	WA	98272
KELLY CHANDA	16596 169TH ST SE	MONROE	WA	98272
KLINE TRACY	PO BOX 1000	MONROE	WA	98272
KNUDSEN JEREMY S & KIMBERLY M	13229 BALD MOUNTAIN RD SE	MONROE	WA	98272-2828
KUMAR KISHAN	16669 167TH ST SE	MONROE	WA	98272-2905
LAVIGUEURE RONALD J	16311 177TH AVE S E	MONROE	WA	98272
LDS CHURCH TAX DIVISION	50 E NORTH TEMPLE	SALT LAKE CITY	UT	84150
LEE GUY/THAO BEE	16833 165TH AVE SE	MONROE	WA	98272
LEESON ANNA MUCKENTHALER	16626 169TH ST SE	MONROE	WA	98272
LEUENBERGER LARRY	408 N SANTA FE	VANCOUVER	WA	98661
LINDEN AUDREY CATHELENE	16543 169TH ST SE 49B	MONROE	WA	98272
LMJ ENT LTD PTNSHIP	22717 108TH ST SE	MONROE	WA	98272
LMJ ENTERPRISES LP	11845 NE 85TH ST	KIRKLAND	WA	98033
LMJ ENTERPRISES LP	PO BOX 819	KIRKLAND	WA	98083
LOUD TAMMY	16842 167TH AVE SE	MONROE	WA	98272-2898
LUNSFORD RONALD M & ARA L	16621 167TH ST SE	MONROE	WA	98272-2905
MADCHE SUZANNE L	16635 167TH ST SE	MONROE	WA	98272
MAGANA FERNANDO GALINDO & OSORIO PRISCIL	16624 167TH AVE SE	MONROE	WA	98272-2891
MARQUARDT JEANETTE J	16488 169TH ST SE	MONROE	WA	98272-2903
MARTIN DONALD D	17520 TOSTER RD	SNOHOMISH	WA	98290
MASON ANGELA A	16307 177TH AVE SE UNIT D	MONROE	WA	98272
MATSON DAVID W	16564 169TH ST SE	MONROE	WA	98272
MATSON DAVID W	16789 165TH AVE SE	MONROE	WA	98272
MCKELVEY CRAIG W	16791 165TH AVE SE	MONROE	WA	98272
MCLEAN DARRELL M	17225 W MAIN ST	MONROE	WA	98272-1976
MCPHERSON PERRY N & BARBARA L	16649 167TH AVE SE	MONROE	WA	98272
MIRISOLA JEFFREY R	16846 167TH AVE SE	MONROE	WA	98272
MONROE FAMILY VILLAGE LLC	5830 EVERGREEN WAY	EVERETT	WA	98203
MONROE SCHOOL DISTRICT #103	200 E FREMONT ST	MONROE	WA	98272
MORRISON DAN W	16630 167TH ST SE	MONROE	WA	98272-2905
NEUHARTH DAVID & LISA	28830 OLD OWEN RD	MONROE	WA	98272-9032
NEWSOME KIMBERLY R	16536 169TH ST SE	MONROE	WA	98272
NIELSEN ASHLEE & NATHANIEL	16434 169TH ST SE	MONROE	WA	98272-2903
NIXON DONALD R & JOY D	17571 163RD PL SE	MONROE	WA	98272-1953
NORDSTROM ROBERT W	16641 167TH ST SE	MONROE	WA	98272-2905
NORMAN KATHERINE	16307 177TH AVE SE UNIT B	MONROE	WA	98272
OGLETREE ALLEN MARK	16677 169TH ST SE	MONROE	WA	98272
OLSEN ROBERT W & CYNTHIA L M	16669 167TH AVE SE	MONROE	WA	98272
OLSEN ROBERT W & CYNTHIA L M	13833 218TH AVE NE	WOODINVILLE	WA	98077

OSBORNE TIMOTHY R & TRANFAGLIA CAROL A	16625 178TH AVE NE	WOODINVILLE	WA	98072
OWEN ALYCE L	16547 169TH ST SE	MONROE	WA	98272
PALAEZ LUIS F & ROBERTA	20612 121ST AVE SE	SNOHOMISH	WA	98290
PATTON JEANINE L	16422 169TH ST SE	MONROE	WA	98272-2903
PETERSSON SVEND	16795 165TH AVE SE	MONROE	WA	98272
REES MICHAEL	16307 177TH AVE SE UNIT E	MONROE	WA	98272
REMLINGER DAVID & JAQUE	12525 OLD SNOHOMISH MONROE RD	SNOHOMISH	WA	98290
RODRIGUEZ JOSE A	16460 169TH ST SE	MONROE	WA	98272-2903
RODRIGUEZ PAMELA J P & NATHANAEL	16625 167TH AVE SE	MONROE	WA	98272-2891
ROOD TERESA J	16632 169TH ST SE	MONROE	WA	98272
ROWLAND SPENCER/SCHUKEI JILL	16566 169TH ST SE	MONROE	WA	98272
RUIZ HENRY ARTURO R/RUIZ KEVIN GARY R	18930 BOTHELL EVERETT HIGHWAY	BOTHELL	WA	98012
SANCHEZ JUAN I	17211 TESTER RD	SNOHOMISH	WA	98290-6630
SANELLI NICHOLAS J	16538 167TH ST SE	MONROE	WA	98272
SCHREEDER NICHOLAS & BRIANNA	PO BOX 531	MONROE	WA	98272
SEVILLA FLAVIANO & CELIA	684 PARK LN	MONROE	WA	98272-1718
SHANK SHARON	16796 167TH AVE SE	MONROE	WA	98272-2897
SIMMONS KARLY E	16415 169TH ST SE	MONROE	WA	98272-2903
SIMON OF CYRENE SOC INC-MATTHEW HOUSE	PO BOX 201	MONROE	WA	98272
SINGH MANJIT & KAUR-SANDHAWALIA SIMRAN	6158 NE 3RD CT	RENTON	WA	98059
SMITH BROTHERS LLC	PO BOX 53	MONROE	WA	98272
SMITH FAMILY TRUST	PO BOX 268	YUCAIPA	CA	92399
SMITH RYAN J & HANNAH L	17224 TESTER RD	SNOHOMISH	WA	98290-6630
SOCIETY OF ST VINCENT DE PAUL	PO BOX 2269	EVERETT	WA	98213
STEFFANOWSKI ELKE	16831 165TH AVE SE	MONROE	WA	98272
STRAH HOLDINGS LLC	16372 177TH AVE SE	MONROE	WA	98272-1943
TAJ ENTERPRISE INC	17025 W MAIN STREET	MONROE	WA	98272
TAYLOR JESIKA D	16835 167TH AVE SE	MONROE	WA	98272
THIND AMARDEEP SINGH & JASWINDER KAUR	16837 167TH AVE SE	MONROE	WA	98272
THOMAS DARCY A	16532 169TH ST SE	MONROE	WA	98272
TIETJE PRISCILLA J	16435 169TH ST SE	MONROE	WA	98272-2903
UNWIN PAUL D & RELKO	16588 167TH ST SE	MONROE	WA	98272-2904
VAN ESS HENRY & OLSTAD SHANNON D	17210 TESTER RD	SNOHOMISH	WA	98290-6630
VANDERMAY STEPHEN R/ENEWOLD JESSICA	16671 169TH ST SE	MONROE	WA	98272-2900
VAZQUEZ HARTENCIA GODINA	17611 163RD PL S E	MONROE	WA	98272
WASHINGTON STATE DEPT. OF CORRECTIONS	PO BOX 777	MONROE	WA	98272
WATSON JANET	16417 169TH ST SE	MONROE	WA	98272-2903
WATTS MICHAEL D	17314 TESTER RD	SNOHOMISH	WA	98290-6614
WESCOTT PHILLIP L & LYNNE D	16829 165TH AVE SE	MONROE	WA	98272
WETLANDS CREATION HOLDINGS LLC	PO BOX 627	MONROE	WA	98272
WETLANDS CREATION LLC	12525 OLD SNOHOMISH-MONROE RD	SNOHOMISH	WA	98290
WILEY SARA R & JONATHAN W	16440 169TH ST SE	MONROE	WA	98272-2903
WILLIAMS DAN & KIM	16630 169TH ST SE	MONROE	WA	98272
WILLIS DANIEL	16698 169TH ST SE	MONROE	WA	98272
YANG PETER & HEA JOUNG	PO BOX 2572	BLAINE	WA	98231
ZADOW GAIL V G TESTAMENTARY TRUST	18215 226TH AVE NE	WOODINVILLE	WA	98077
ZEPEDA MARGARITA RIVERA	16572 167TH ST SE	MONROE	WA	98272-2904
ZYLSTRA MATTHEW	16602 169TH ST SE	MONROE	WA	98272
CITY OF MONROE	806 W MAIN ST.	MONROE	WA	98272



AFFIDAVIT OF POSTING NOTICE OF PUBLIC HEARING

STATE OF WASHINGTON)

17000 W. Main St., Monroe WA 98272
Address

COUNTY OF SNOHOMISH)

City of Monroe CUP2020-01 - Water Reservoir
Application Name and File #

I, Adrian Anderson (print name) being first duly sworn on oath, depose and say: That on the 4th day of June, 2020, I posted one 1 sign for the Notice of Public Hearing for City of Monroe CUP2020-01(Water reservoir) on or near the property concerned, in a conspicuous place; and on the correct date of posting of said notice.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.


Signed

6/4/20
Date



AFFIDAVIT OF POSTING NOTICE OF PUBLIC HEARING

STATE OF WASHINGTON)

17700 W. Main St., Monroe WA. 98272
Project location

COUNTY OF SNOHOMISH)

City of Monroe Water Reservoir CUP2020-01
Application Name and File Number

I, Kim Shaw (print name) being first duly sworn on oath, depose and say: That on **the 4th day of June, 2020**, I posted one notice in the City Hall lobby for **Notice of Public Hearing for the Conditional Use permit for City Water Reservoir** and on the correct date of posting of said notice.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Kim Shaw
Signed

6/11/2020
Date



Providing quality water, power and service at a competitive price that our customers value

April 10, 2020

Kim Shaw
City of Monroe
806 West Main Street
Monroe, WA 98272

Dear Ms. Shaw:

Ref No.: CUP2020 01/SEPA 2020 02 City of Monroe Water Reservoir CUP

District DR Number: 20-075

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. The developer is required to supply the District with suitable locations/easements on all parcels where electrical facilities must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors. Existing PUD facilities may need relocations or modifications at the developer's expense. Any relocation, alteration or removal of District facilities to accommodate this project shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. Please include any utility work in all applicable permits.

Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development.

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Monroe office at 360-794-3903 to contact a Customer Engineer.

Sincerely,

Mary Wicklund for

Gordon Hayslip, Interim Senior Manager
Transmission & Distribution System
Operations & Engineering

Cc: Kim Klinkers/City of Monroe



Providing quality water, power and service at a competitive price that our customers value

**FINAL GEOTECHNICAL REPORT
Monroe DOC Second Reservoir
Monroe, Washington**

HWA Project No. 2019-107-21

**Prepared for
Murraysmith**

February 3, 2020



GEOSCIENCES INC.

DBE/MWBE

Geotechnical Engineering
Pavement Engineering
Geoenvironmental
Hydrogeology
Inspection & Testing



February 3, 2020
HWA Project No. 2019-107-21

Murraysmith
1145 Broadway Plaza, Suite 1010
Tacoma, Washington 98402

Attn: **Nathan Rostad, P.E.**

Subject: **FINAL GEOTECHNICAL REPORT
Monroe DOC Second Reservoir
Monroe, Washington**

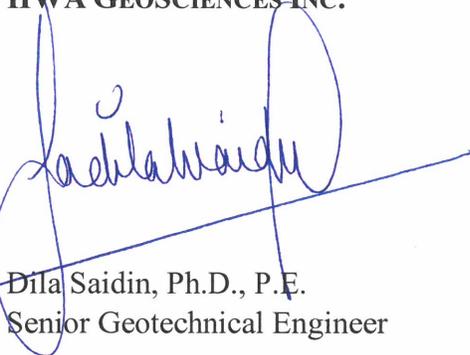
Dear Mr. Rostad:

At your request, HWA GeoSciences Inc. (HWA) has performed geotechnical engineering evaluations for the proposed Department of Correction (DOC) Second Reservoir in Monroe, Washington. This report includes the results of our field explorations, laboratory testing, and engineering analysis and our recommendations for design and construction of the proposed reservoir and related improvements.

We appreciate the opportunity to provide geotechnical engineering services on this project. If you have any questions regarding this report or require additional information or services, please contact the undersigned.

Sincerely,

HWA GEOSCIENCES INC.



Dila Saidin, Ph.D., P.E.
Senior Geotechnical Engineer

Enclosure: Final Geotechnical Report

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**GEOTECHNICAL REPORT
MONROE DOC SECOND RESERVOIR
MONROE, WASHINGTON**

1.0 INTRODUCTION

1.1 GENERAL

This report summarizes the results of the geotechnical study performed by HWA GeoSciences Inc. (HWA) for the proposed Monroe DOC Second Reservoir Project in Monroe, Washington. The study was conducted to develop geotechnical recommendations for the design and construction of a new water storage reservoir adjacent to an existing reservoir. The approximate location of the project site is shown on the Vicinity Map, [Figure 1](#), and on the Site and Exploration Plan, [Figure 2](#). Our field work included drilling three (3) machine-drilled borings in the vicinity of the proposed reservoir to evaluate soil and groundwater conditions. Laboratory tests were conducted on selected soil samples to determine relevant engineering properties of the subsurface soils.

This report includes geotechnical engineering conclusions and recommendations related to subsurface conditions, seismic geohazards, slope stability, geotechnical design considerations, site improvements, earthwork and construction monitoring for the proposed project. The conclusions and recommendations presented in this report are based on the subsurface conditions encountered at the location of the three borings drilled for this study, our observation during site reconnaissance, available geotechnical information from other studies in the vicinity of the project site, and available local geologic information for the area. The conclusions and recommendations presented in this report should not be extrapolated to other areas or used for other facilities without prior review by HWA.

1.2 PROJECT DESCRIPTION

HWA understands that the City of Monroe proposes to construct a second reservoir on the Department of Correction (DOC) property to the southwest of the Correction Complex in Monroe, Washington. The location of the proposed reservoir is indicated on [Figure 1](#) and [Figure 2](#). The reservoir will have the capacity of 0.85 million gallons (MG) and is designed to increase the fire flow capacity of the corresponding water pressure zone. The proposed water storage reservoir will be approximately 73 feet in diameter, 34 feet in height, and will be constructed to the east of the existing structure. Foundational support for the reservoir structure will consist of shallow footings. The design dead load (including the weight of full water and foundation) along the ring foundation is estimated to be 3.5 kips/linear foot while the dead, fluid

and seismic load will be 6.5 kips/linear foot. The reservoir will have a column supported roof. The roof support will have a center column footing and approximately six (6) intermediate rafter footings. The dead and snow loads on the center column footing will be in the range of 11 kips.

Associated works include below grade utility vaults, connecting water pipelines, stormwater detention pond and connecting storm drains. There is a steep slope to the south of the proposed reservoir site, that meets the criteria for critical areas which will have an impact on the siting of the reservoir location.

Design of the proposed second reservoir structure and associated works will require evaluation of the existing soil conditions to estimate the foundation bearing capacity, the adjacent slope stability and anticipated soil-structure interaction.

2.0 FIELD AND LABORATORY INVESTIGATIONS

2.1 GEOTECHNICAL SUBSURFACE EXPLORATION

In support of design of the proposed Monroe DOC Second Reservoir Project, HWA drilled three (3) exploratory borings, designated BH-1 through BH-3, to determine the subsoil and groundwater conditions. The locations of these borings are shown on [Figure 2](#). Boring BH-1 was positioned near the edge of the steep slope (approximately 25 feet) to the south east of the proposed reservoir and drilled to a depth of 55 feet below ground surface. Boring BH-2 was drilled to a depth of 21.5 feet and was located to the east of the proposed reservoir, close to the proposed stormwater pond area. Boring BH-3 was drilled to a depth of 17.5 feet below ground surface near the areas proposed for alternative stormwater pond.

These borings were drilled by Gregory Drilling Inc. of North Bend, Washington, under subcontract to HWA. The drilling was performed using a CME 55LCX rubber-track drill rig equipped with 4.25-inch inside-diameter hollow-stem auger.

In each boring, Standard Penetration Test (SPT) sampling was performed at selected depth intervals and the SPT resistance (“N-value”) of the soil was logged. Standard Penetration Testing (SPT) was performed using a 2-inch outside diameter split-spoon sampler driven by a 140-pound auto hammer. During the test, a sample was obtained by driving the sampler 18 inches into the soil with the hammer free-falling 30 inches. The number of blows required for each 6-inches of penetration was recorded. If a total of 50 blows was recorded within a single 6-inch interval, the test was terminated, and the blow count was recorded as 50 blows for the number of inches of penetration. This resistance, or N-value, provides an indication of relative density of granular soils and the relative consistency of cohesive soils.

A geologist from HWA logged the explorations and recorded pertinent information, including sample depths, stratigraphy, soil descriptions, and ground water occurrence. Soil samples

obtained from the exploration were classified in the field and representative portions were placed in plastic bags. These soil samples were then taken to our Bothell, Washington, laboratory for further examination and testing. Soils were classified in general accordance with the classification system described in [Figure A-1](#), which also provides a key to the exploration log symbols. The boring logs are presented in [Figure A-2](#) to [Figure A-4](#).

The stratigraphic contacts shown on the exploration logs represent the approximate boundaries between soil types; actual transitions may be more gradual. The soil and ground water conditions depicted are only for the specific date and location reported and, therefore, are not necessarily representative of other locations and times.

2.2 LABORATORY TESTING

Laboratory tests including determination of natural moisture content, Atterberg limits and grain size distribution were conducted on selected soil samples to characterize certain engineering and index properties of the site soils. All testing was conducted in general accordance with appropriate American Society for Testing and Materials (ASTM) standards, as discussed in [Appendix B](#). The test results and a discussion of laboratory test methodology are presented in [Appendix B](#), or displayed on the boring logs in [Appendix A](#), as appropriate.

3.0 SITE CONDITIONS

3.1 SURFACE CONDITIONS

The reservoir site is located on the southwest end of the Department of Correction (DOC) property at 16550 177th Avenue SE, Monroe, Washington. The site is adjacent to an existing reservoir. On the north side, the parcel slopes down approximately 12 degrees to the north, varying in elevation from approximately 300 feet to 316 feet. The south side is close to the edge of a steep slope ranging from 50 to 60 degrees sloping down to the south. The ground surface around the existing reservoir appeared to have been re-graded by cutting into the north-facing slope as part of the construction of the existing reservoir. The parcel is predominately vegetated with grass.

3.2 GENERAL GEOLOGIC CONDITIONS

General geologic information specific to the project area was obtained from the *Geologic Map of the Maltby 7.5-minute Quadrangle, Snohomish and King Counties* (Allen et. al., 2017). A portion of this geologic map is shown on [Figure 3](#) of this report. The map indicates the project area is underlain by deposits of the Olympia nonglacial interval (MIS 2-3), which consist of sand and silt deposited during the Pleistocene era and are described as Olympia beds. The deposits are characterized by stratified sand and silt with minor clay and gravel, blue gray to brown gray

when fresh, orange-brown where oxidized, dark brown where organic rich, moderately to very well sorted (poorly graded), medium bedded to laminated. The materials are typically medium dense to very dense silty sand and sandy silt or very stiff to hard plastic silt and lean clay.

3.3 SITE SOIL CONDITIONS

Our interpretations of subsurface conditions are based on the results of our field explorations, review of available geologic and geotechnical data, and our experience in similar geologic settings. Site conditions were explored with three borings designated BH-1 through BH-3 and were drilled to depths ranging from 55 feet in BH-1 to 17.5 feet in BH-3. In general, the soils underlying the site consist of medium dense to very dense Olympia beds, a pre-Vashon nonglacial deposit, to the depths drilled.

The Olympia beds consist of an approximately 16-foot-thick upper layer consisting of dense to very dense, slightly to very sandy silt. Underlying this layer, the soils become medium dense to dense, interbedded layers of silty sand and slightly to very sandy, low plasticity silt. Hard, lean clay was observed at approximately 13 feet below ground surface, near the location of BH-1. The clay was approximately 5 feet thick. The soil profile appears to be dipping approximately 10 degrees towards the north and is approximately parallel to the ground slope at the project site (Figure 4).

3.4 GROUNDWATER

At the time of our field investigation, static groundwater was not observed during geotechnical explorations within the depths explored, which extended to depths ranging from 17.5 feet to 55 feet below ground surface. Wet silty sand lenses were observed within the silt layers, indicating perched groundwater within some of the sandier soils.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 GENERAL

The proposed reservoir site is underlain by Olympia bed deposits to the depths drilled. The foundation soils consist of an upper layer approximately 16 feet thick consisting of dense to very dense, slightly to very sandy silt. Underlying this layer, the soils become medium dense to dense, interbedded layers of silty sand and slightly to very sandy, low plasticity silt/clay. The presence of a weaker layer below the denser material suggests that allowable settlement will govern the maximum allowable load on the foundation.

The project site is within a region of high seismicity with a potential earthquake moment magnitude M_w greater than 7. It is also less than 1,000 feet away from the Southern Whidbey Islands fault zone. Even though these conditions would indicate that the site could experience

near fault effects during a seismic event, the fault slip rate is estimated to be less than 1 mm per year, allowing the use of the exemption from evaluating near-fault effects provided in Section 11.4.1 of ASCE/SEI 7-16 (ASCE, 2017).

Earthquake loading for the reservoir was developed following *ASCE 7-16* code. The selection of seismic design parameters is based on the Maximum Considered Earthquake (MCE), which corresponds to an event with a 2% probability of exceedance in 50 years. Recommended seismic parameters were based on Site Class “D” and Seismic Design Category for the site is “D”. Risk to liquefaction and lateral spreading is considered low. Risk to ground surface rupture at the project site due to an earthquake event is also considered low.

A steep slope identified as a critical hazard area is just to the south of the project site. The slope had experienced landslide activities along its entire height and breadth, based on its hummocky appearance and compound arcuate forms evident on LiDAR. Our review of historical aerial imagery indicates that since 1933, river erosion of the slope toe has not occurred and major disturbance to the forest on the slope has not been recorded. Based on our evaluation, global instability is not an anticipated threat to the proposed reservoir. However, site reconnaissance of the upper slope adjacent to the proposed reservoir site showed the slope to be over-steepened with indications of small-scale sloughing and erosion. Seasonal erosion and episodic slumping should be anticipated in the upper 50 feet of the slope. A buffer between the reservoir and crest of slope of at least 50 feet is recommended to allow for many decades of such slope retreat.

Recommendations for reservoir support design assumed a flexible foundation. An allowable bearing capacity of 2,500 psf may be used to design the reservoir foundations. The allowable bearing capacity was based on maximum allowable settlement of 0.5 inch. For sliding resistance, a frictional coefficient of 0.35 may be used. Passive earth pressure may not be used to resist the sliding of the structure towards the north.

The soils near the proposed detention ponds have very high silt content. Infiltration potential within the reservoir area and the areas proposed for stormwater ponds is considered very low.

Recommendations related to site seismicity, slope stability, foundations, utilities, below-grade structures, stormwater management, and earthwork and pavement are explained in greater detail in the following sections.

4.2 SEISMIC DESIGN CONSIDERATIONS

4.2.1 Faults and Seismicity

The project is located within a seismically active area and near to a fault zone. Designs will need to consider the potential for large earthquakes in the Pacific Northwest. Earthquakes are the product of the build-up and sudden release of strain along a “fault” or zone of weakness in the

earth's crust. Stored energy may be released as soon as it is generated, or it may be accumulated and stored for long periods of time. Individual releases may be so small that they are detected only by sensitive instruments, or they may be violent enough to cause destruction over vast areas.

Faults are seldom single cracks in the earth's crust but typically are braids of breaks that comprise shatter zones which link to form networks of major and minor faults. The nearest fault zone to the site is the Southern Whidbey Island Fault Zone, which is located approximately 800 to 900 feet west of the project site (USGS, 2019). The fault zone is mapped as a shallow/crustal fault of the latest Quaternary age with a combination of strike-slip, reverse, and thrust faulting mechanisms (Sherrod et al., 2008). Research indicates an earthquake of moment magnitude M_w of 7.5 is possible and there were at least 4 earthquakes in the last 16,000 years, the most recent was approximately 2,700 years ago. The fault has a slip rate between 0.2 and 1.0 mm/year (USGS, 2019).

The distance to the fault location of less than 9.5 miles (15 kilometers) and potential earthquake magnitude M_w of greater than 7 satisfies the conditions of Section 11.4.1 of ASCE/SEI 7-16 (ASCE, 2017) for the project area to be subject to potential near fault effects. However, the fault slip rate is less than 1 mm per year, for which ASCE 7-16 provides an exemption from requiring evaluation for near fault effects; therefore, near fault effects will not be considered in this analysis.

4.2.2 Seismic Design Values

Earthquake loading for the reservoir was developed in accordance with Chapter 11: *Seismic Design Criteria* and Section 15.7: *Tanks and Vessels*, of the *ASCE 7-16: Minimum Design Loads and Associated Criteria for Buildings and Other Structures* (ASCE 7-16). In addition to ASCE 7-16, reservoir seismic evaluation is also based on American Water Works Association (AWWA) Section 13: *Seismic Design of Water Storage Tanks*. Per ASCE 7-16, the selection of seismic design parameters is based on the Maximum Considered Earthquake (MCE), which corresponds to an event with a 2% probability of exceedance in 50 years, (i.e. an event with a return period of 2,475 years). The mapped seismic design parameters for this site were obtained using the Applied Technology Council Seismic Hazard webtool. This tool incorporates the probabilistic seismic hazard maps developed by the USGS for the ASCE 7-16 and utilizes the site parameters based on the *2014 Updates to the National Hazard Maps* (Peterson, et al., 2014).

ASCE 7-16 accounts for the effects of site-specific subsurface ground conditions on the response of structures in terms of site classes. Site classes are defined by the average density and stiffness of the soil profile underlying the site. The Site Class can be correlated to the average standard penetration resistance (N_{SPT}) in the upper 100 feet of the soil profile. Based on the explorations at the site and the mapped site geology, it is our opinion that the proposed alignment is underlain by soils that classify as Site Class D (stiff soil profile).

The site response spectrum can be defined using corresponding site factors, F_a and F_v , associated with each Site Class and provided in Tables 11.4-1 and 11.4-2 of ASCE 7-16. The values for PGA, F_{PGA} , and PGA_M were also evaluated in accordance with Section 11.8.3 and Table 11.8-1 and, although they do not impact the design response spectrum, they are used for computation of liquefaction susceptibility if conditions indicate that the area may be at risk of liquefaction. Ground motion values are shown in Table 1. Based on values in Table 1 and Tables 11.6-1 and 11.6-2 provided in ASCE 7-16, the Seismic Design Category for the site is “D”.

Table 1: Ground Motion Values, Site Class D*

Period (sec)	Mapped MCE Spectral Response Acceleration (g)		Site Coefficients		Adjusted MCE Spectral Response Acceleration (g)		Design Spectral Response Acceleration (g)		Transition Point	Period (sec)
	PGA	F_{PGA}	F_a	F_v	PGA_M^*	S_{MS}	S_{DS}	S_{D1}		
0.0	PGA	0.519	F_{PGA}	1.100	PGA_M^*	0.571	-	-	T_0	0.129
0.2	S_s	1.211	F_a	1.016	S_{MS}	1.230	S_{DS}	0.820	T_s	0.646
1.0	S_l	0.423	F_v	1.877	S_{M1}	0.794	S_{D1}	0.529	T_L	6

Notes: * 2% Probability of Exceedance in 50 years for Latitude 47.839504° and Longitude -122.006377°

PGA = Geometric mapped peak ground acceleration, F_{PGA} = PGA site coefficient

PGA_M = Site modified PGA for evaluation of liquefaction (not included in developing the design spectrum)

S_s = Short period (0.2 second) mapped spectral acceleration

S_l = 1.0 second period mapped spectral acceleration

S_{MS} = Spectral response adjusted for site class effects for short period = $F_a \cdot S_s$

S_{M1} = Spectral response adjusted for site class effects for 1-second period = $F_v \cdot S_l$

S_{DS} = Design spectral response acceleration for short period = $2/3 \cdot S_{MS}$

S_{D1} = Design spectral response acceleration for 1-second period = $2/3 \cdot S_{M1}$

F_a = Short period site coefficients

F_v = Long period site coefficients

$T_0 = 0.2 \cdot S_{D1} / S_{DS}$

$T_s = S_{D1} / S_{DS}$

T_L = Long period transition period

4.2.3 Liquefaction

Soil liquefaction is a phenomenon in which saturated cohesionless soils lose their strength due to the build-up of excess pore water pressure during cyclic loading induced by earthquakes. In the process, the soil acquires mobility sufficient to permit both horizontal and vertical movements, if not confined. Soils most susceptible to liquefaction are loose, clean, uniformly graded, fine-grained sands. Silty and clayey sands may also liquefy during strong ground shaking.

The nature of liquefaction depends greatly on the characteristics of the soil. In loose soils, liquefaction results in significant loss of soil strength, which can lead to large deformations. In dense soils, although a condition of liquefaction can be initiated, the tendencies for loss of strength and deformations are resisted by dilation of the soils. Deformations in dense soils result in a tendency for soil volume increase (dilation), which in turn results in reduction of pore water pressures, increase in effective stresses, and increased resistance to further deformations.

Saturated conditions are required for liquefaction to occur. At the project site, the soils consist of medium dense to very dense silty sand to sandy silt, and dense to very dense non-plastic silt or hard lean clay. Although a static ground water table was not observed, there were a few thin lenses of saturated silty sand and sandy silts. Given the density of the saturated soils we conclude that the potential for liquefaction to occur is low.

4.2.4 Lateral Spreading

Lateral spreading is a liquefaction-related phenomenon. Since the risk of liquefaction is considered low to very low, the likelihood of lateral spreading at the site is therefore low and no mitigation measures are required.

4.2.5 Fault Surface Rupture

Surface rupture is an offset of the ground surface when fault rupture extends to the earth surface. Any structure built across the fault is at risk of being torn apart as the two sides of the fault move past each other. The Southern Whidbey Island fault is considered a combination of a strike-slip and reverse (dip-slip) fault. Surface rupture with this fault would likely cause oblique offsets (i.e. offsets with a combination of vertical and horizontal movement). The project site is located approximately 800 to 900 feet from the Southern Whidbey Island Fault zone. Current research did not indicate that the project site is crossing the fault and thus the risk of fault surface rupture is considered low.

4.3 SLOPE STABILITY

The adjacent southeast-facing slope south of the proposed reservoir site has a total vertical relief of 250 feet from the summit to the river at the base of the hill. Based on its hummocky appearance and compound arcuate forms evident on LiDAR, we conclude that it has experienced landslide activities along its entire height and breadth. The 2014 Light Detection and Ranging (LiDAR) imagery (Figure 5) obtained from the Department of Natural Resources Lidar Portal (DNR, 2019) reveals a mid-slope “bench” of gentle relief. The bench probably formed following large-scale slides that occurred due to oversteepening of the slope toe as a result of river erosion at times when the Skykomish River meandered to the valley edge. Subsequent smaller slides above the bench likely led to the crenulated appearance of the upper slope below its crest.

Based on a review of aerial photos dating back to 1933, the forest has regrown from apparent logging shortly before 1933, with no further logging or signs of disturbance to the forest from mass movement. However, the forest is largely deciduous, which is indicative of marginally stable ground at least during initial regrowth. Evergreen conifer species such as Douglas firs need stable soil to germinate and survive during the first few years. The 1933 aerial photo showed a levee along the river, far from the toe of this slope. This levee was present in subsequent periodic aerial photos through 2017 and was revealed in the 2004 Lidar imagery. The photos indicated that river erosion of the slope toe has not occurred since sometime before 1933. Based on this lack of erosion of the slope toe and lack of major disturbance since 1933 to the forest on the slope, we conclude that based on the current conditions, global instability is not an anticipated threat to the proposed reservoir. However, we do not have enough information to model the full slope to analytically verify this opinion.

Site reconnaissance of the upper slope adjacent to the proposed reservoir site showed the slope to be over-steepened with indications of small-scale sloughing and erosion. Surface soils were observed to be dry and very loose and slid down easily. One large maple tree near the crest of the slope appeared to have experienced three to five feet of lateral slope retreat as shown by some roots and part of the trunk overhanging the slope.

Based on our observation of the slope, seasonal erosion and episodic slumping should be anticipated in the upper 50 feet of the slope. We recommend that the buffer between the reservoir and crest of slope be at least 50 feet to allow for many decades of such slope retreat, in order to preclude the need for future slope repair, underpinning, or premature abandonment of the reservoir.

4.4 RESERVOIR FOUNDATION

4.4.1 Foundation Recommendations

We understand the reservoir will be supported by perimeter ring foundations, interior column footings, and a flexible metal base. Recommendations for design assume a flexible foundation. Provided the recommendations in this report are followed an allowable bearing capacity of 2,500 psf may be used to design the reservoir foundations. The allowable bearing capacity was based on maximum allowable settlement of 0.5 inch. The bearing capacity value assumes that the reservoir bottom is located at or near an elevation of 305 feet, perimeter foundations and center column footing are embedded a minimum of 2.5 feet and are a minimum of 2.5 feet wide. The bearing capacity value may be increased by one-third if wind and/or seismic loads are included.

4.4.2 Construction Considerations

The reservoir will be constructed on sloping ground where the footing depths will vary from approximately 15 feet from the existing ground surface at the south end to approximately 1.5 feet at the north edge. We understand the south side will be excavated and sloped at 2:1 (Horizontal: Vertical) while also incorporating a 12-foot wide access road at the toe of the slope.

The subgrade foundation must be of uniform density and compressibility to minimize differential settlement of the floor and footings. Disturbed subgrade, loose soil or foundation material should be removed and replaced with suitably compacted structural fill. Compaction shall be performed in accordance with [Section 4.11.1 Structural Fill and Compaction](#). Over-excavation and replacement with compacted imported structural fill or controlled density fill (CDF) may be required if foundation soils are unsatisfactory for the design loadings or do not provide uniform support. Since the reservoir footing at the north end involves a shallow excavation of less than two feet, the subgrade may not be at the required density and over-excavation may be required. Imported structural fill placed to backfill excavated soils and/or raise grade below the foundations should meet the requirements provided in [Section 4.11](#).

Clean, well-compacted granular base with a minimum thickness of one foot should be used for the reservoir floor base leveling pad. We recommend using Crushed Surfacing Base Course (CSBC) meeting the requirements of Section 9-03.9(3) of the WSDOT *Standard Specifications* (WSDOT, 2020) for the pad. The CSBC should be compacted performed in accordance with [Section 4.11.1 Structural Fill and Compaction](#).

Due to the sensitivity of the fine-grained soils to disturbance, care should be taken in preparing the subgrade. There should be no debris at the base of the excavation. All loose material should be removed from the subgrade. Prior to pouring concrete or placing structural fill, the subgrade should be inspected by the Geotechnical Engineer or their representative. If construction of the slab or the spread footings is delayed after the subgrade has been exposed, the subgrade should be covered with a minimum of 4 inches of concrete or CDF.

4.4.3 Sliding Resistance

Wind, earthquakes, and unbalanced earth loads will subject the reservoir foundation system to lateral forces which will be resisted by a combination of sliding (base) resistance and passive pressure against the buried portions of the structure foundations. The frictional force between the soils and foundation can be estimated as 35 percent of the normal force (a frictional coefficient of 0.35). Since the reservoir is essentially on the ground surface on the north side, passive earth pressure may not be used to resist the sliding of the structure towards the north.

4.5 LATERAL DESIGN PARAMETERS

The equivalent fluid weights (EFWs) shown in the table below is recommended for design assuming level backfill conditions. It is anticipated that the pressure acting on the reservoir will be active rather than at-rest due to the lack of confining pressure on the structure due the sloping ground.

Table 2 Equivalent Fluid Weights

Condition	Static EFW (pcf)	Seismic EFW (pcf)
Active	41	65
At-Rest	61	--
Passive	319	263

4.6 HYDROSTATIC UPLIFT PRESSURE ON THE RESERVOIR

The soil comprising the reservoir foundation is silt with varying amounts of fine sand. Permeability through this material is very low. Water that leaks into the ground from the surface or from leakage through the reservoir floor can create a “bathtub” effect since it will not be able to infiltrate and will not be able to drain away. Hydrostatic uplift when the tank is empty or when the tank water level is lowered during operation can be prevented by adequate surface drainage, perimeter drains around the tank wall foundation and underdrainage. Since the reservoir will daylight on the north side of the slope, drainage can be provided with pipes that convey the seepage to the slope such that it can drain away from the reservoir and uplift can be prevented. These pipes should outlet at an elevation that is lower than the bottom of the reservoir to permit gravity drainage. Provisions should be provided for cleanouts to prevent clogging of these pipes. In addition, reservoir floors should be placed continuously in sections as large as practicable to decrease the length of construction joints and potential leakage into the ground.

4.7 BELOW-GRADE STRUCTURES

All below grade structures should be designed with consideration of the anticipated lateral earth pressures that will be applied on the structures. We expect that these buried structures will not be free to yield and will develop at-rest earth pressures upon backfilling. These structures should be designed to resist an equivalent fluid weight of at least 61 pounds per cubic foot (pcf) as described in [Section 4.5](#). These earth pressures assume no accumulation of water behind the

wall. Proper wall drainage should be constructed to ensure that hydrostatic pressures do not develop behind the wall structure.

Active conditions are expected to develop during earthquake shaking. Under earthquake loading conditions, the buried structures will experience an incremental additional horizontal earth pressure. This increment can be approximated using the Mononobe-Okabe method utilizing 0.5 times the design PGA for the site, $(0.5)(0.57g) = 0.28g$. For design purposes, a design active-plus-seismic equivalent fluid pressure of 65 pcf may be assumed.

4.8 UTILITIES

4.8.1 Bedding and Pipe Support

We anticipate that soils encountered at the invert elevation of the proposed pipelines at the site will provide suitable support. If organic and/or soft compressible soils are encountered at the base of the excavations, these materials should be removed and replaced with properly compacted granular pipe bedding material. Over-excavation to remove unsuitable soils should extend on either side of the pipe a distance equal to the depth of over-excavation beneath the pipe.

General recommendations relative to the bedding of underground utility pipelines include:

- Pipe bedding material, placement, and shaping should be in accordance with the project specifications and the pipe manufacturer's recommendations.
- Pipe bedding materials should be placed on relatively undisturbed native soils, or properly compacted fill soils. If the native subgrade soils are disturbed, the disturbed material should be compacted or removed and replaced with compacted bedding material. Pipe bedding should provide a firm, uniform cradle for the pipe.
- If the trench bottom encounters very soft, organic-rich, soils, it may be necessary to over-excavate the unsuitable material by a minimum of 12 inches and be replaced with pipe bedding material. In wet conditions, 1¼-inch-minus crushed granular fill may be used to backfill the over-excavated portion of the trench.
- Prior to pipe installation, the pipe bedding should be shaped to fit the pipe haunches with reasonable closeness to provide continuous support along the pipe.

Backfill around the pipe should be placed in layers and tamped to obtain complete pipe contact. Pipe bedding material should be used as trench backfill to at least 3 inches above the top of the pipe, for the full width of the trench. In areas where a trench box is used, the bedding material should be placed before the trench box is advanced.

4.8.2 Flexible Utility Connections

Some of the proposed utilities are to transition from the reservoir structure to the soils near the structure. We expect that the seismic response of the soil will be different than that of the reservoir structure. Therefore, the buried utilities could undergo seismic displacements that are different from the utilities attached to the structure. To avoid potentially damaging concentration of stresses at these transitions, we recommend the use of flexible connections wherever utilities transition to the proposed structure.

4.8.3 Trench Backfill

Trench backfill should consist of structural fill, as specified in [Section 4.11](#). The native soils encountered have a high percentage of fines and should not be used as backfill material. Vibratory compaction should be applied to the backfill for proper compaction. During placement of the initial lifts, the trench backfill material should not be bulldozed into the trench or dropped directly on the pipe. Furthermore, heavy vibratory equipment should not be permitted to operate directly over the pipe until at least 2 feet of backfill has been placed. Trench backfill should be placed in lifts and compacted in accordance to [Section 4.11.1 Structural Fill and Compaction](#).

4.9 HMA PAVEMENT

It is assumed that a 16- to 24-foot-wide access road will be designed to provide access to maintenance vehicles to the reservoir. This access road will consist of heavy-duty Hot Mix Asphalt (HMA). We recommend a new pavement section consisting of 6 inches of HMA over 2 inches of compacted Crushed Surfacing Top Course (CSTC) over 6 inches of compacted Crushed Surfacing Base Course (CSBC), as shown in [Table 3](#).

Table 3. Structure Requirements for New HMA Pavement

Material Description	Minimum Layer Thickness (inches)	WSDOT Standard Specification
HMA	6	5-04
CSTC	2	9-03.9(3)
CSBC	6	9-03.9(3)
Structural Fill/Prepared Subgrade	Proof-roll	2-06.3(2)

If a significant volume of construction traffic (mainly fully loaded trucks) will operate over the completed base before placement of the surfacing, or if the moisture content of the subgrade is elevated as result of rainfall, then heaving and rutting could occur. In such cases, the thickness of base, or structural fill, should be increased. One to two feet of structural fill/quarry spalls may be required below the CSBC in order to provide a base for the compacted materials above.

We recommend that the asphalt layers consist of HMA Class ½-inch. The maximum lift thickness for HMA Class ½-inch is 0.3 feet (or 3.6 inches), as stipulated by WSDOT (WSDOT, 2020).

4.9.1 Placement of HMA

Placement of HMA should be in accordance with Section 5-04 of the WSDOT *Standard Specifications* (WSDOT, 2020). Particular attention should be paid to the following:

- HMA should not be placed until the engineer has accepted the previously constructed pavement layers.
- HMA should not be placed on any frozen or wet surface.
- HMA should not be placed when precipitation is anticipated before the pavement can be compacted, or before any other weather conditions which could prevent proper handling and compaction of HMA.
- HMA should not be placed when the average surface temperatures are less than 45° F.
- HMA temperature behind the paver should be in excess of 240° F. Compaction should be completed before the mix temperature drops below 180° F. Comprehensive temperature records should be kept during the HMA placement.
- For cold joints, tack coat should be applied to the edge to be joined and the paver screed should be set to overlap the first mat by 1 to 2 inches.

4.9.2 HMA Drainage

It is essential to the satisfactory performance of the roadway that good drainage is provided to prevent water ponding alongside the pavement causing saturation of the pavement and subgrade layers. The base layers should be graded to prevent water being trapped within the layer. The surface of the pavement should be sloped to convey water from the pavement to appropriate drainage facilities.

4.10 STORMWATER MANAGEMENT

4.10.1 Infiltration

On-site stormwater management will be implemented via a storm detention pond. Two different locations were considered for the pond siting. To assist with the preliminary review of infiltration feasibility, two boreholes were drilled, one at each location. Laboratory tests were performed to determine the grain size distribution of the soils at selected depths within the infiltration profile. The soil profiles near the proposed detention ponds are dense to very dense sandy silt or silty sands with very high silt content. Based on our experience with these types of soils, the infiltration potential within the reservoir area and the areas proposed for stormwater ponds is considered very low. Storm management through infiltration is not recommended, and the pond should be designed for detention only.

The project site is underlain by approximately 16 feet of dense to very dense soils with very low permeability. Infiltration is anticipated to be very low. The ground profile generally dips towards the north. If water were to percolate into the soils below or around the pond, the water is likely to flow along the top of the low permeability materials that slope downward to the north away from the steep slope to the south. Therefore, percolation from the pond is not anticipated to impact the steep slope hazard area present to the south of the reservoir. All drainage in the project area should be designed to discharge away from the steep slope.

4.10.2 Stormwater Pond Recommendations

We anticipate the stormwater pond will be excavated into the slope at the site. The dense to very dense, sandy silt to silty sand is suitable to provide side slopes of 3H:1V for the interior embankments of the pond. If embankment slopes are created as fill slopes, we recommend the slope be constructed with a low permeability soil per Section V-1.3.3 Compacted Till Liners of the *2019 Stormwater Management Manual for Western Washington*. This will reduce seepage through the embankment so that seepage does not impact the stability of the outer slopes of the pond. With fill slopes constructed of low permeability materials, the outside slopes can be constructed at 2H:1V. To limit the potential for erosion, we recommend placing a minimum of one foot of Crushed Surfacing Base Course (CSBC), as specified in Section 9-03.9(3) of the WSDOT Standard Specifications (WSDOT, 2020) on the side slopes.

4.11 SITE EARTHWORK RECOMMENDATIONS

4.11.1 Structural Fill and Compaction

All fill placed at this site should be considered structural fill. Structural fill materials should consist of clean, free-draining, granular soils free from organic matter or other deleterious materials. The native soils along the project alignment are not suitable for reuse as structural fill for this project. Such imported materials should meet the requirements of CSBC as specified in

Section 9-03.9(3) of the WSDOT *Standard Specifications* (WSDOT, 2020). Where material is placed in the upper 2 inches of the base course, or around pipes for trench backfill, Crushed Surfacing Top Course (CSTC) could be substituted for CSBC as specified in Section 9-03.9(3) of the WSDOT *Standard Specifications* (WSDOT, 2020). The fine-grained portion of structural fill soils should be non-plastic.

All fill should be placed in lifts and compacted to at least 95 percent of its maximum dry density, as determined using test method ASTM D 1557 (Modified Proctor). The thickness of loose lifts should not exceed 8 inches for heavy weight compactors and 4 inches for hand-operated equipment.

The procedure to achieve the specified minimum relative compaction depends on the size and type of compacting equipment, the number of passes, thickness of the layer being compacted, and certain soil properties. We recommend that the appropriate lift thickness, and the adequacy of the subgrade preparation and materials compaction be evaluated by a representative of the geotechnical engineer during construction. A sufficient number of in-place density tests should be performed as the fill is being placed to verify that the required compaction is achieved. The fill should be probed prior to field density testing to verify that the test is in an area that is representative of the remainder of the fill. Field tests for the measurement of in-place density shall be in accordance with ASTM D1556.

4.11.2 Temporary Excavations

Temporary excavations will be required to construct the proposed reservoir at the desired elevations. Maintenance of safe working conditions, including temporary excavation stability, is the responsibility of the contractor. In accordance with Part N of Washington Administrative Code (WAC) 296-155, latest revisions, all temporary cuts in excess of 4 feet in height must be either sloped or shored prior to entry by personnel. The existing granular soils on site are generally classified as Type B soils, per WAC 296-155. Where shoring is not used, temporary slopes in Type B soils should be no steeper than 1H:1V (horizontal: vertical).

It is important that the contractor monitors the stability of temporary cut slopes and adjust the construction schedule and slope inclination accordingly.

4.11.3 Wet Weather Earthwork

During period of wet weather, even the most permeable soils can become difficult to work and compact. Given that the near surface soils across most of the site consist of silt and sandy silt, we would expect high fines content in the native soil. Soils with high fines contents will be hard to compact when above a given moisture content (generally about 10 to 12 percent moisture). As a result, the moisture content of these soils may be difficult to control during periods of wet

weather. If fill is to be placed or earthwork is to be performed in wet weather or under wet conditions, the following recommendations apply:

- Earthwork should be accomplished in small sections to minimize exposure to wet weather. Excavation or the removal of unsuitable soil should be followed promptly by the placement and compaction of a suitable thickness of clean structural fill. The size and type of construction equipment used may need to be limited to prevent soil disturbance;
- Material used as structural fill should consist of clean, granular soil, of which not more than 5 percent by dry weight passes the U.S. Standard No. 200 sieve, based on wet sieving the fraction passing the ¾-inch sieve; this is an additional restriction for the structural fill materials described in [Section 4.11.1. Structural Fill and Compaction](#). The fine-grained portion of the structural fill soils should be non-plastic;
- The ground surface within the construction area should be sloped and sealed with a smooth drum vibratory roller to promote rapid runoff of precipitation and to prevent ponding of water;
- No soil should be left uncompacted so it can absorb water. Soils which become too wet for compaction should be removed and replaced with clean granular materials; and
- Excavation and placement of fill should be observed on a full-time basis by a person experienced in wet weather earthwork to verify that all unsuitable materials are removed, and suitable compaction and site drainage is achieved.

The above recommendations for wet weather earthwork should be incorporated into the contract specifications.

5.0 CONDITIONS AND LIMITATIONS

We have prepared this report for the City of Monroe and Murraysmith, for use in the design phase of this project. This report should be provided in its entirety to prospective contractors for bidding and estimating purposes; however, the conclusions and interpretations presented herein should not be construed as a warranty of the subsurface conditions. Experience has shown that soil and groundwater conditions can vary significantly over small distances. Inconsistent conditions can occur between explorations that may not be detected by a geotechnical study. If, during future site operations, subsurface conditions are encountered which vary appreciably from those described herein, HWA should be notified for review of the recommendations of this report, and revision of such if necessary. If there is a substantial lapse of time between submission of this report and the start of construction, or if conditions change due to construction

operations at or adjacent to the project site, it is recommended that this report be reviewed to determine the applicability of the conclusions and recommendations considering the changed conditions and time lapse.

This report is issued with the understanding that it is the responsibility of the owner, or the owners' representative, to ensure that the information and recommendations contained herein are brought to the attention of the appropriate design team personnel and incorporated into the project plans and specifications, and the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field. HWA is available to monitor construction to evaluate soil and groundwater conditions as they are exposed and verify that subgrade preparation, fill placement and compaction are accomplished in accordance with the project specifications.

Within the limitations of scope, schedule and budget, HWA attempted to execute these services in accordance with generally accepted professional principles and practices in the fields of geotechnical engineering and engineering geology at the time the report was prepared. No warranty, express or implied, is made. The scope of our work did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous or toxic substances in the soil, surface water, or groundwater at this site.

HWA does not practice or consult in the field of safety engineering. We do not direct the contractor's operations and cannot be responsible for the safety of personnel other than our own on the site. As such, the safety of others is the responsibility of the contractor. The contractor should notify the owner if he considers any of the recommended actions presented herein unsafe.

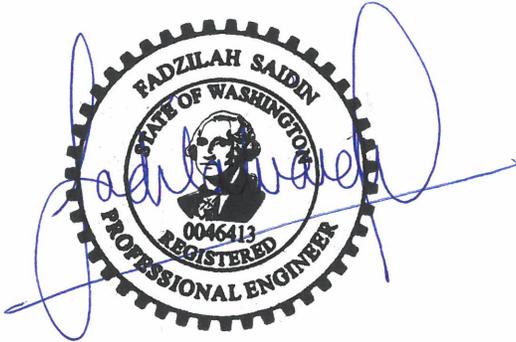


February 3, 2020
HWA Project No. 2019-107-21

We appreciate the opportunity to be of service to you on this project.

Sincerely,

HWA GEOSCIENCES INC.



Dila Saidin, Ph.D., P.E.
Senior Geotechnical Engineer



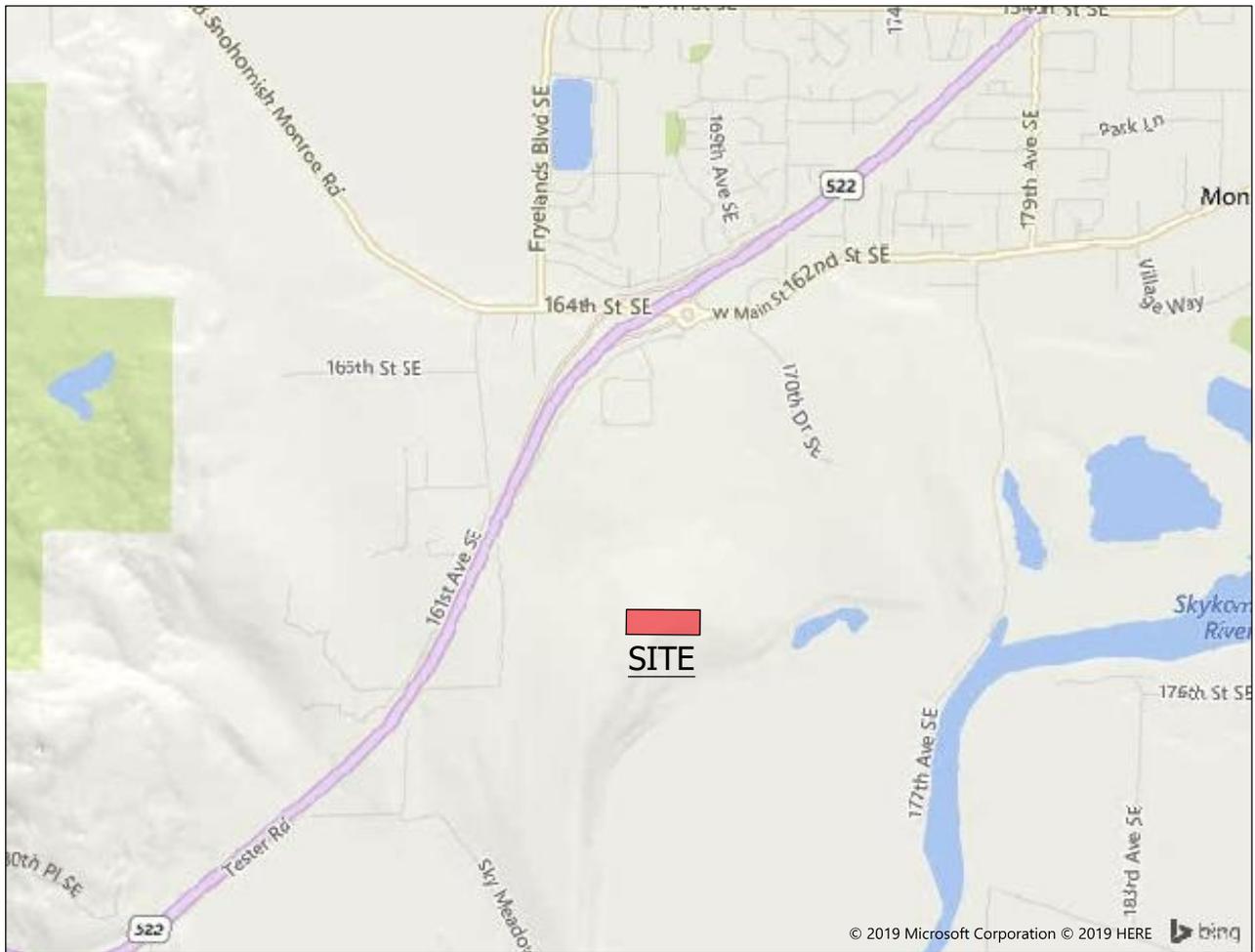
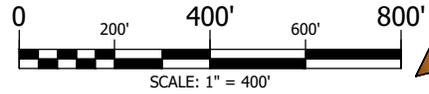
JoLyn Gillie, P.E.
Geotechnical Engineer, Principal

6.0 REFERENCES

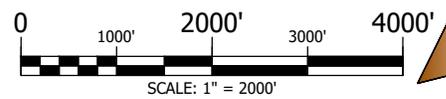
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SITE MAP



VICINITY MAP



GEOSCIENCES INC.
DBE/MWBE

VICINITY MAP

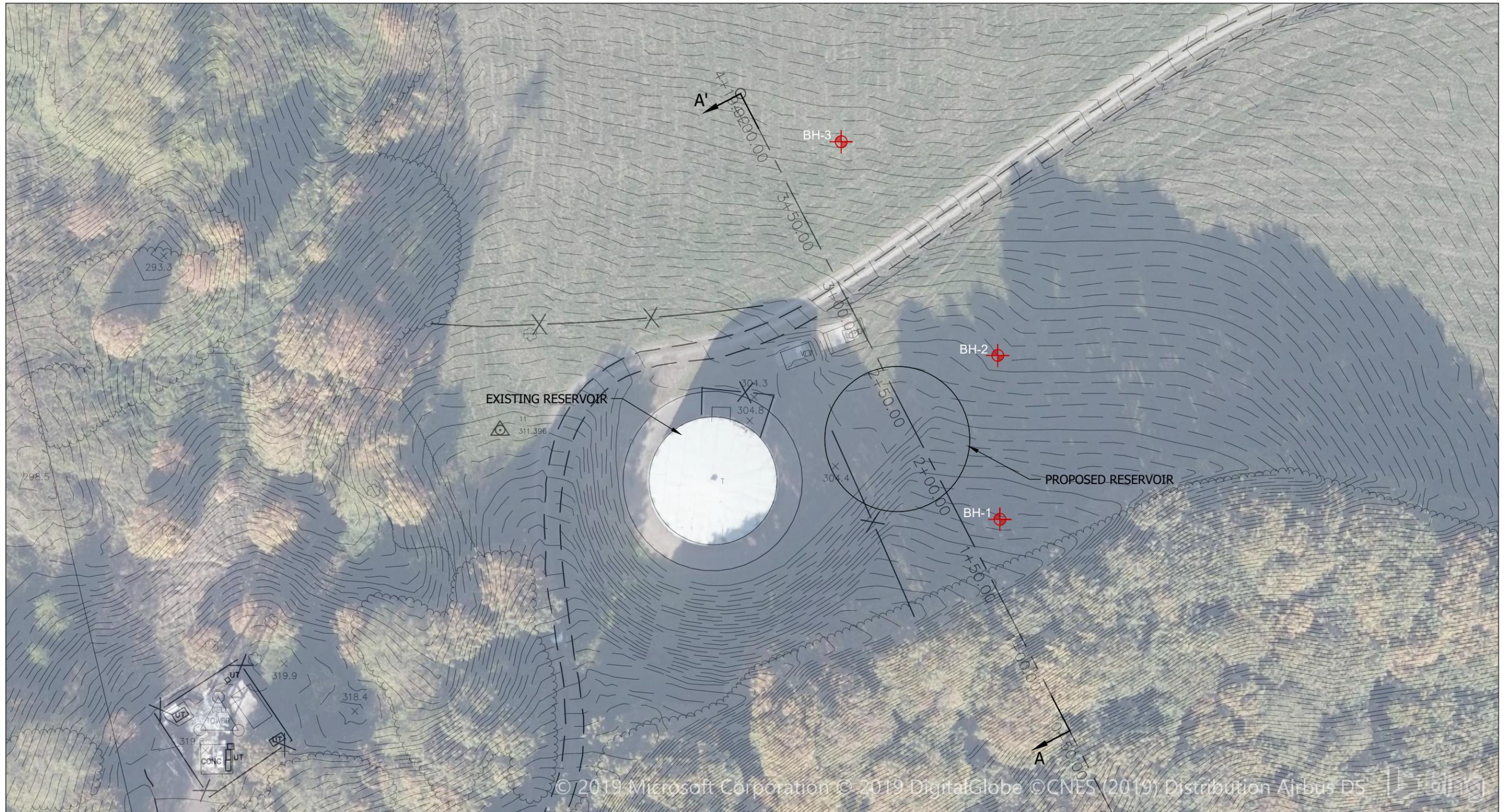
**DOC RESERVOIR #2
MONROE, WASHINGTON**

FIGURE NO.:

1

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CF DS

PROJECT #
2019-107-21

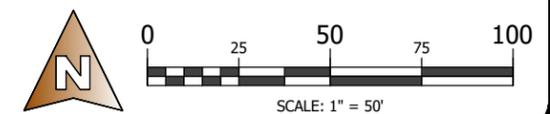


DOC RESERVOIR #2
Scale: 1" = 50'-0"

EXPLORATION LEGEND

BH-1 APPROXIMATE LOCATION OF THE BORINGS (HWA GEOSCIENCES, INC., 2019)

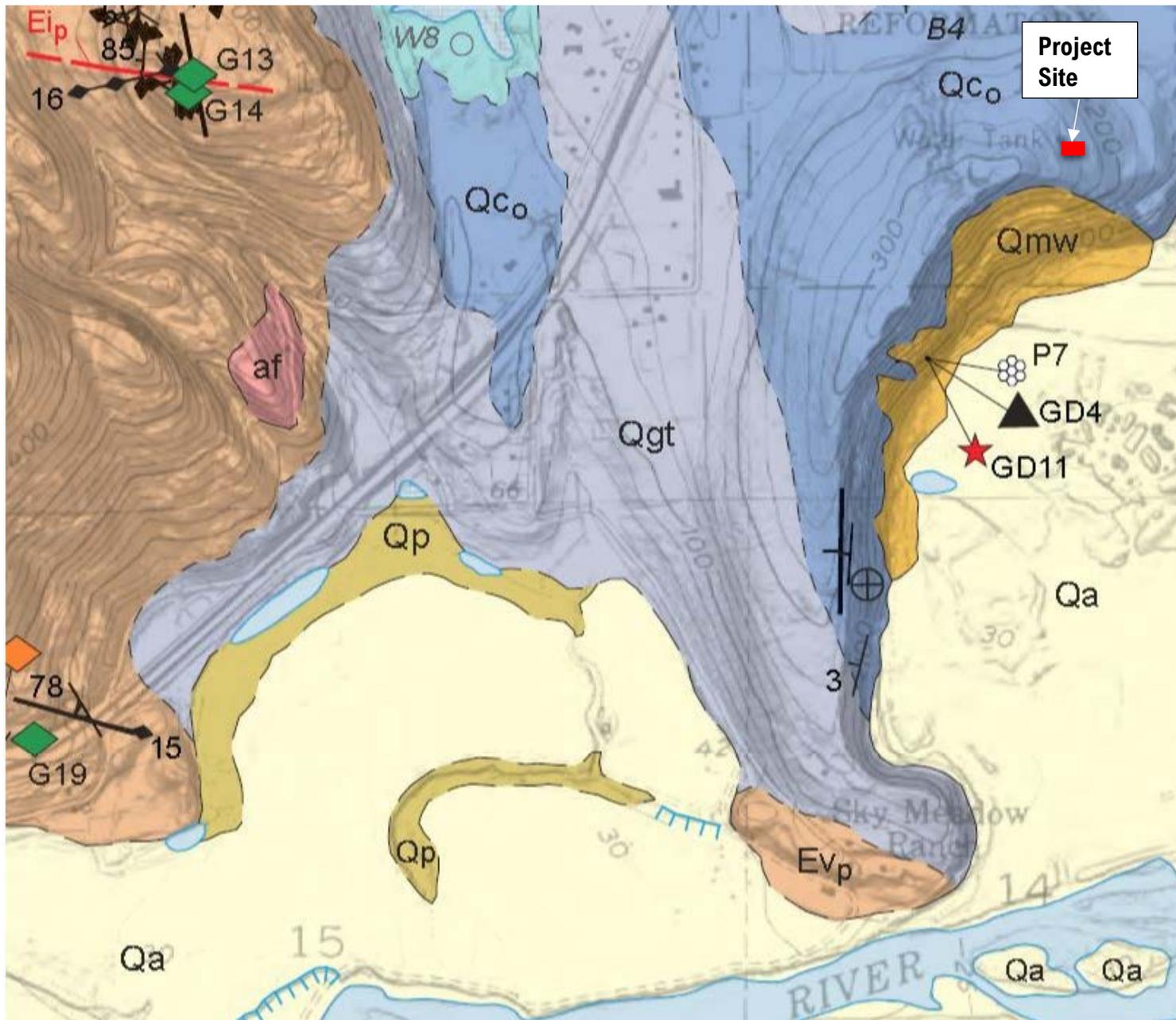
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GEOLOGIC CROSS SECTION



DOC RESERVOIR #2
MONROE, WASHINGTON

SITE & EXPLORATION PLAN

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DS	2019-107-21



Legend

- Qco** Olympia nonglacial interval (MIS 2-3), sand and silts with minor clay and gravel (Olympia beds)
- Qmw** Mass-wasting deposits – Cobbles, pebbles, sand, silt, clay, boulders, and diamicton, in varied amounts
- Qa** Alluvium – Sand, pebbles, silt, clay, peat, cobbles, and organic materials

LOCAL GEOLOGY

DOC RESERVOIR #2
MONROE, WASHINGTON

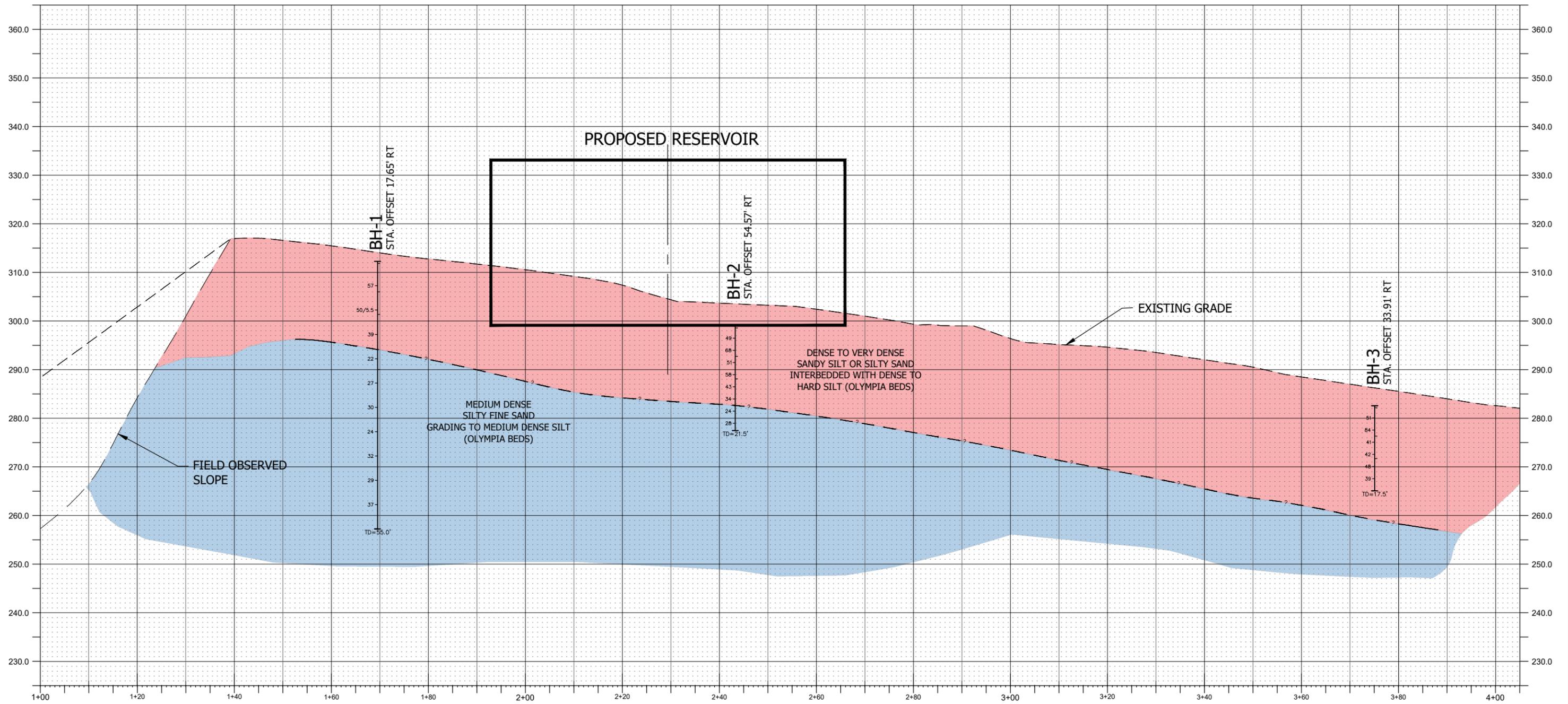
FIGURE NO.

3

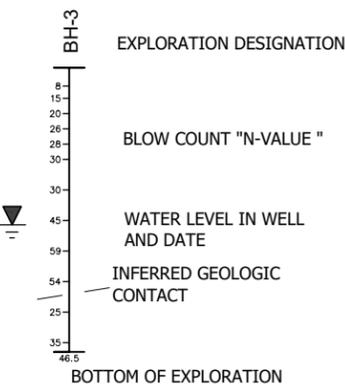
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2019-107-21



GEOSCIENCES INC.
DBE/MWBE

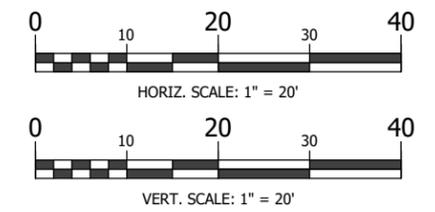


BORE LEGEND



SOILS LEGEND

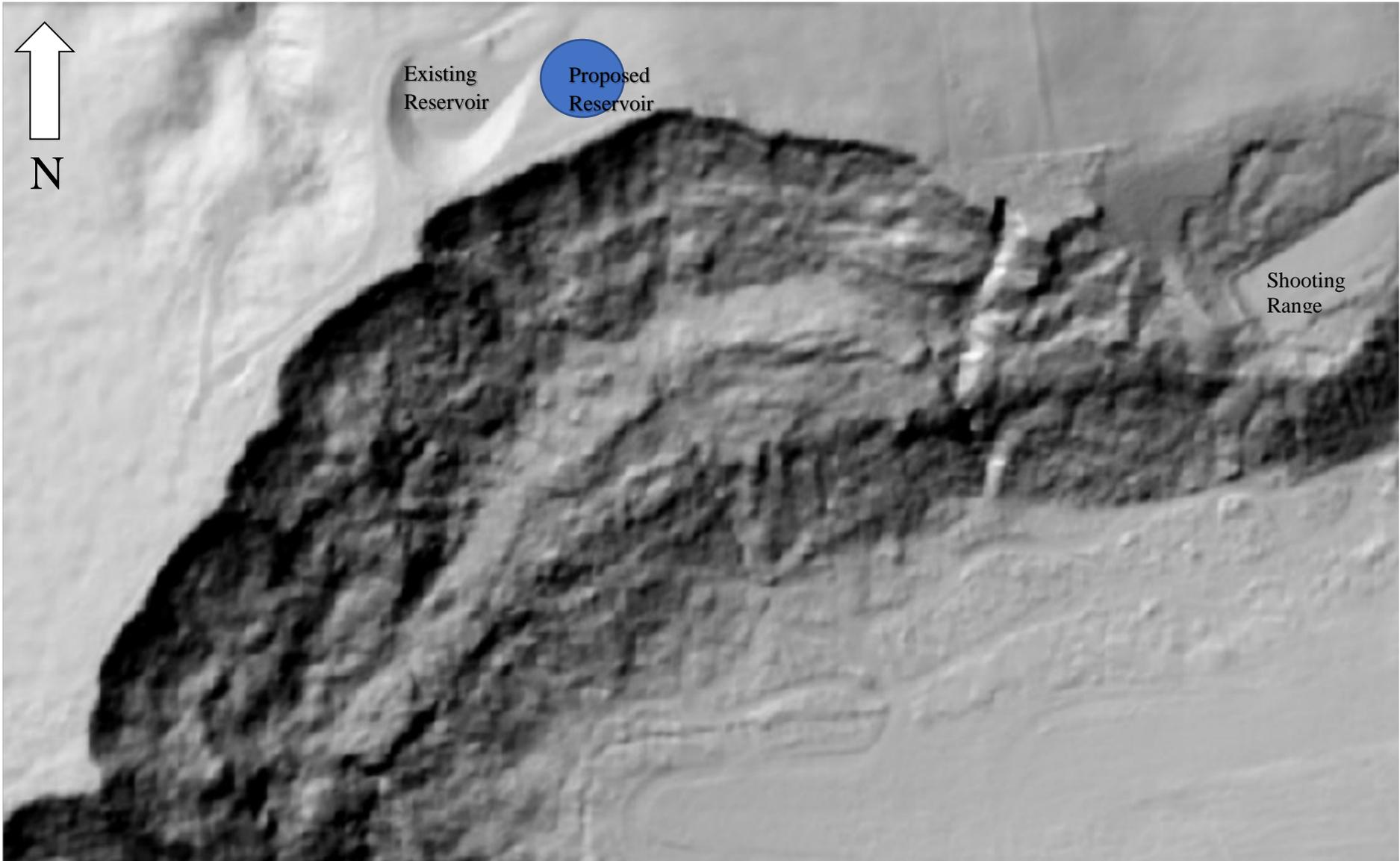
- DENSE TO VERY DENSE OLYMPIA BEDS
- MEDIUM DENSE TO DENSE OLYMPIA BEDS



DOC RESERVOIR #2
MONROE, WASHINGTON

GEOLOGIC CROSS
SECTION

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DS	2019-107-21



Ref: WA Department of Natural Resources LiDar Portal (DNR2019)

APPENDIX A

FIELD EXPLORATION

RELATIVE DENSITY OR CONSISTENCY VERSUS SPT N-VALUE

COHESIONLESS SOILS			COHESIVE SOILS		
Density	N (blows/ft)	Approximate Relative Density(%)	Consistency	N (blows/ft)	Approximate Undrained Shear Strength (psf)
Very Loose	0 to 4	0 - 15	Very Soft	0 to 2	<250
Loose	4 to 10	15 - 35	Soft	2 to 4	250 - 500
Medium Dense	10 to 30	35 - 65	Medium Stiff	4 to 8	500 - 1000
Dense	30 to 50	65 - 85	Stiff	8 to 15	1000 - 2000
Very Dense	over 50	85 - 100	Very Stiff Hard	15 to 30 over 30	2000 - 4000 >4000

TEST SYMBOLS

%F	Percent Fines
AL	Atterberg Limits: PL = Plastic Limit LL = Liquid Limit
CBR	California Bearing Ratio
CN	Consolidation
DD	Dry Density (pcf)
DS	Direct Shear
GS	Grain Size Distribution
K	Permeability
MD	Moisture/Density Relationship (Proctor)
MR	Resilient Modulus
PID	Photoionization Device Reading
PP	Pocket Penetrometer Approx. Compressive Strength (tsf)
SG	Specific Gravity
TC	Triaxial Compression
TV	Torvane Approx. Shear Strength (tsf)
UC	Unconfined Compression

USCS SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP DESCRIPTIONS		
Coarse Grained Soils	Gravel and Gravelly Soils	Clean Gravel (little or no fines)		GW Well-graded GRAVEL	
		Gravel with Fines (appreciable amount of fines)		GP Poorly-graded GRAVEL	
	More than 50% Retained on No. 4 Sieve	Sand and Sandy Soils	Clean Sand (little or no fines)		SW Well-graded SAND
			Sand with Fines (appreciable amount of fines)		SP Poorly-graded SAND
More than 50% Retained on No. 200 Sieve Size	50% or More of Coarse Fraction Passing No. 4 Sieve	Silty SAND		SM Silty SAND	
		Clayey SAND		SC Clayey SAND	
	Fine Grained Soils	Silt and Clay	Liquid Limit Less than 50%		ML SILT
			Liquid Limit 50% or More		CL Lean CLAY
50% or More Passing No. 200 Sieve Size	Silt and Clay	Liquid Limit Less than 50%		OL Organic SILT/Organic CLAY	
		Liquid Limit 50% or More		MH Elastic SILT	
		Liquid Limit 50% or More		CH Fat CLAY	
Highly Organic Soils				OH Organic SILT/Organic CLAY	
				PT PEAT	

SAMPLE TYPE SYMBOLS

	2.0" OD Split Spoon (SPT) (140 lb. hammer with 30 in. drop)
	Shelby Tube
	3-1/4" OD Split Spoon with Brass Rings
	Small Bag Sample
	Large Bag (Bulk) Sample
	Core Run
	Non-standard Penetration Test (3.0" OD split spoon)

GROUNDWATER SYMBOLS

	Groundwater Level (measured at time of drilling)
	Groundwater Level (measured in well or open hole after water level stabilized)

COMPONENT DEFINITIONS

COMPONENT	SIZE RANGE
Boulders	Larger than 12 in
Cobbles	3 in to 12 in
Gravel	3 in to No 4 (4.5mm)
Coarse gravel	3 in to 3/4 in
Fine gravel	3/4 in to No 4 (4.5mm)
Sand	No. 4 (4.5 mm) to No. 200 (0.074 mm)
Coarse sand	No. 4 (4.5 mm) to No. 10 (2.0 mm)
Medium sand	No. 10 (2.0 mm) to No. 40 (0.42 mm)
Fine sand	No. 40 (0.42 mm) to No. 200 (0.074 mm)
Silt and Clay	Smaller than No. 200 (0.074mm)

COMPONENT PROPORTIONS

PROPORTION RANGE	DESCRIPTIVE TERMS
< 5%	Clean
5 - 12%	Slightly (Clayey, Silty, Sandy)
12 - 30%	Clayey, Silty, Sandy, Gravelly
30 - 50%	Very (Clayey, Silty, Sandy, Gravelly)
Components are arranged in order of increasing quantities.	

NOTES: Soil classifications presented on exploration logs are based on visual and laboratory observation. Soil descriptions are presented in the following general order:

Density/consistency, color, modifier (if any) GROUP NAME, additions to group name (if any), moisture content. Proportion, gradation, and angularity of constituents, additional comments.
(GEOLOGIC INTERPRETATION)

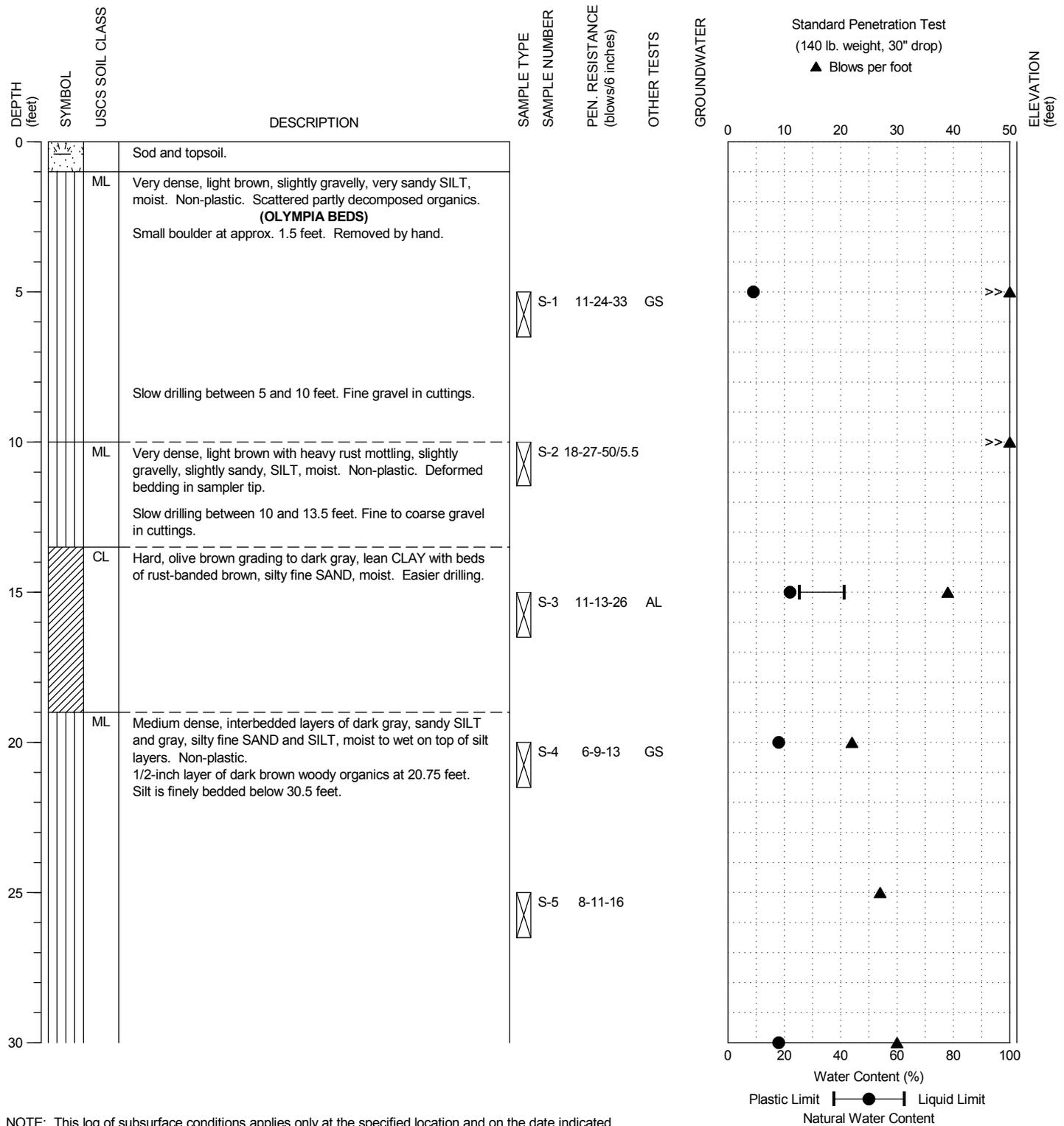
Please refer to the discussion in the report text as well as the exploration logs for a more complete description of subsurface conditions.

MOISTURE CONTENT

DRY	Absence of moisture, dusty, dry to the touch.
MOIST	Damp but no visible water.
WET	Visible free water, usually soil is below water table.

DRILLING COMPANY: Gregory Drilling Inc.
 DRILLING METHOD: HSA, CME 55LCX
 SAMPLING METHOD: SPT w/ Autohammer
 LOCATION: See Figure 2

DATE STARTED: 9/9/2019
 DATE COMPLETED: 9/9/2019
 LOGGED BY: B. Thurber



NOTE: This log of subsurface conditions applies only at the specified location and on the date indicated and therefore may not necessarily be indicative of other times and/or locations.



Monroe DOC Water Reservoir No. 2
 Monroe, Washington

BORING:
 BH-1

PAGE: 1 of 2

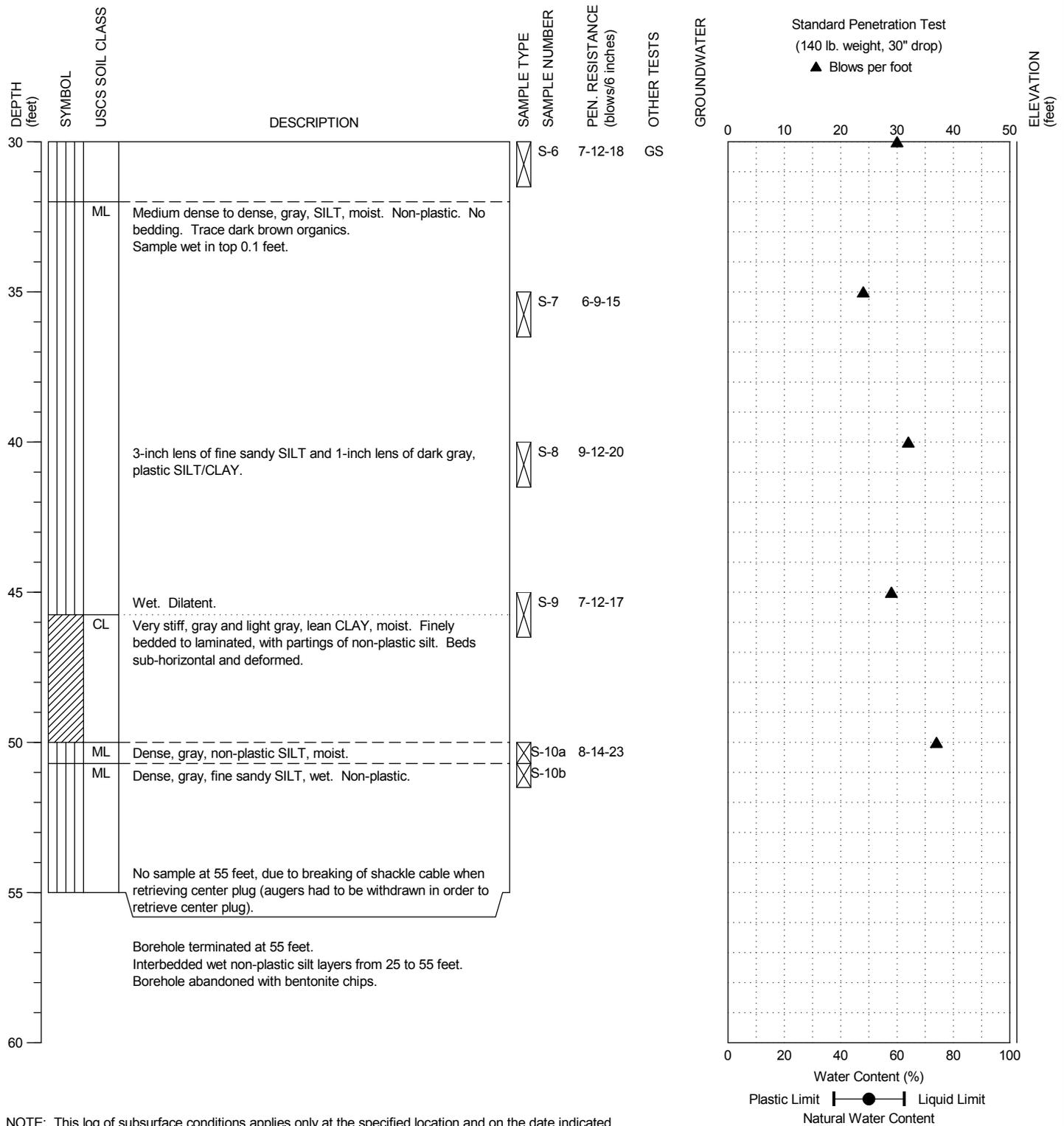
PROJECT NO.: 2019-107-21

FIGURE:

A-2

DRILLING COMPANY: Gregory Drilling Inc.
 DRILLING METHOD: HSA, CME 55LCX
 SAMPLING METHOD: SPT w/ Autohammer
 LOCATION: See Figure 2

DATE STARTED: 9/9/2019
 DATE COMPLETED: 9/9/2019
 LOGGED BY: B. Thurber



NOTE: This log of subsurface conditions applies only at the specified location and on the date indicated and therefore may not necessarily be indicative of other times and/or locations.



Monroe DOC Water Reservoir No. 2
 Monroe, Washington

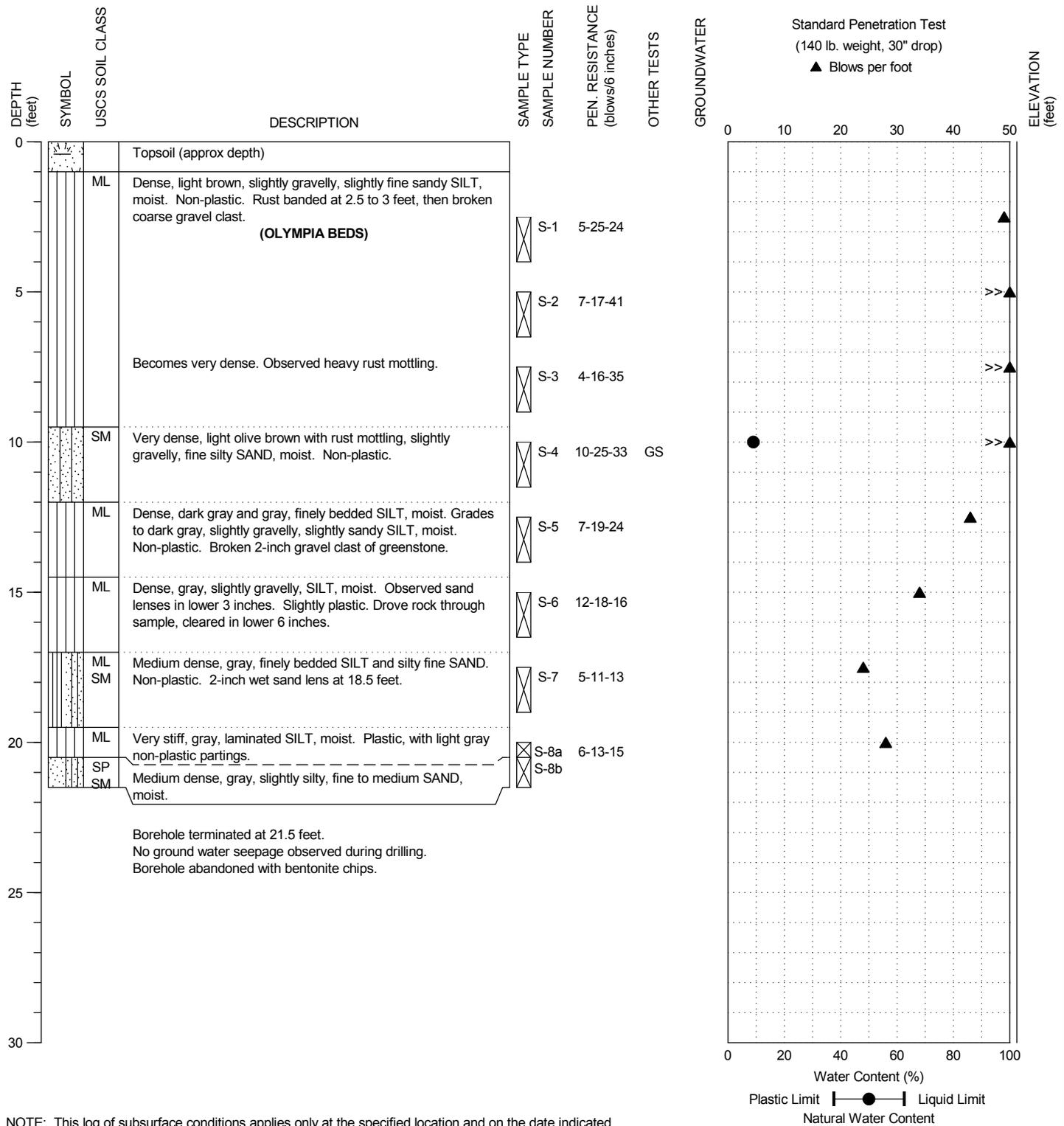
BORING:
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PAGE: 2 of 2

PROJECT NO.: 2019-107-21

FIGURE:

A-2



NOTE: This log of subsurface conditions applies only at the specified location and on the date indicated and therefore may not necessarily be indicative of other times and/or locations.



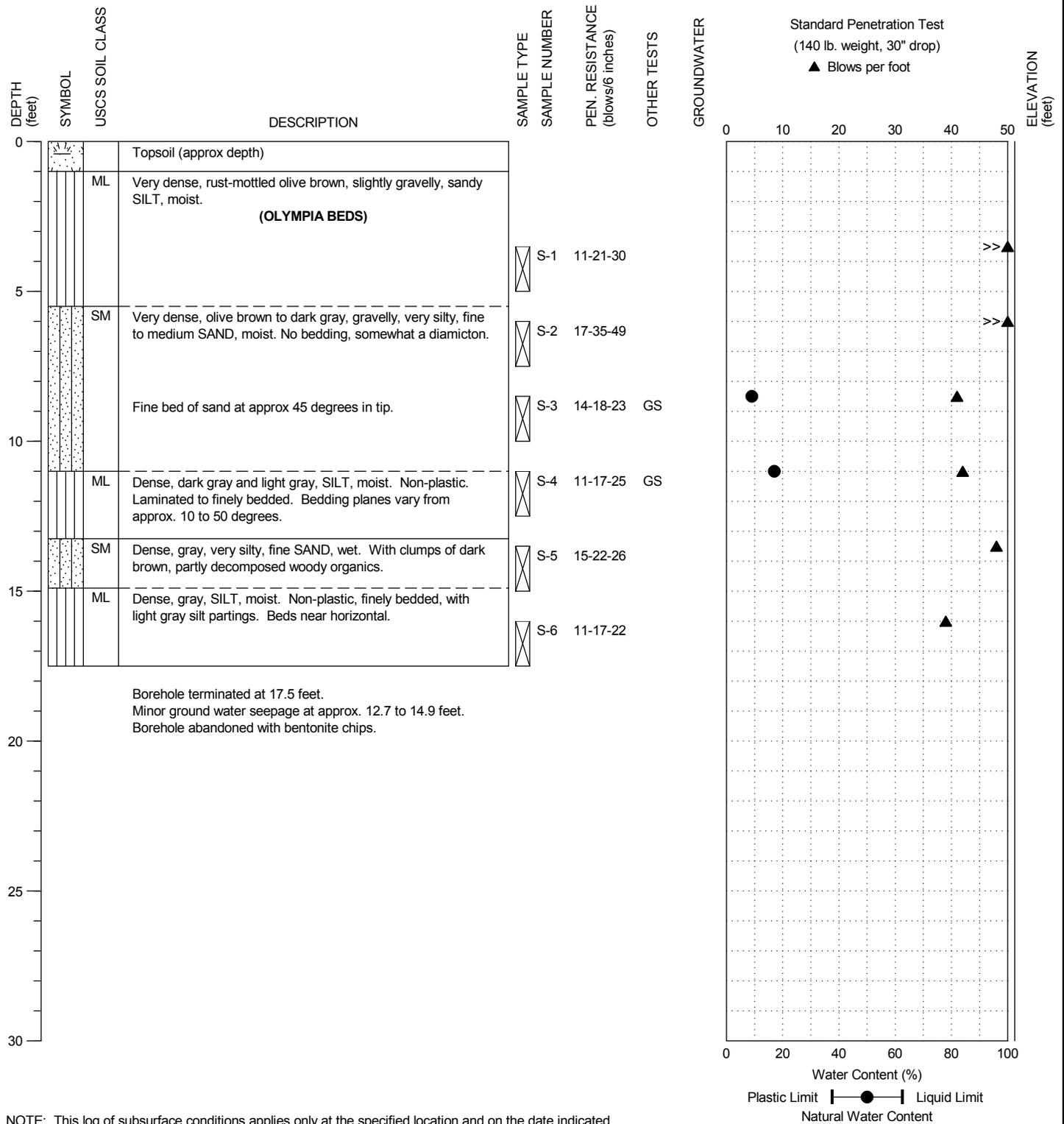
Monroe DOC Water Reservoir No. 2
 Monroe, Washington

BORING:
 BH-2

PAGE: 1 of 1

DRILLING COMPANY: Gregory Drilling Inc.
 DRILLING METHOD: HSA, CME 55LCX
 SAMPLING METHOD: SPT w/ Autohammer
 LOCATION: See Figure 2

DATE STARTED: 9/9/2019
 DATE COMPLETED: 9/9/2019
 LOGGED BY: B. Thurber



NOTE: This log of subsurface conditions applies only at the specified location and on the date indicated and therefore may not necessarily be indicative of other times and/or locations.



Monroe DOC Water Reservoir No. 2
 Monroe, Washington

BORING:
 BH-3

PAGE: 1 of 1

PROJECT NO.: 2019-107-21

FIGURE:

A-4

APPENDIX B

LABORATORY TESTING

APPENDIX B

LABORATORY TESTING

Representative soil samples obtained from the explorations were placed in plastic bags to prevent loss of moisture and transported to our Bothell, Washington, laboratory for further examination and testing. Laboratory tests were conducted on selected soil samples to characterize relevant engineering and index properties of the site soils. Laboratory testing was conducted as described below:

MOISTURE CONTENT OF SOIL: The moisture content of selected soil samples (percent by dry mass) was determined in general accordance with ASTM D 2216. The results are shown at the sampled intervals on the appropriate summary logs in [Appendix A](#) and on the Summary of Material Properties provided on [Figure B-1 in Appendix B](#).

PARTICLE SIZE ANALYSIS OF SOILS: Selected samples were tested to determine the particle (grain) size distribution of material in general accordance with ASTM D 422. The results are summarized on the attached Particle Size Analysis of Soils reports, [Figures B-2 and B-3 \(Appendix B\)](#) which also provide information regarding the classification of the sample, and the moisture content at the time of testing.

LIQUID LIMIT, PLASTIC LIMIT, and PLASTICITY INDEX of SOILS (ATTERBERG LIMITS): Selected samples were tested using method ASTM D 4318, one-point method. The results are reported on the attached Liquid Limit, Plastic Limit, and Plasticity Index report, [Figure B-4 \(Appendix B\)](#)

EXPLORATION DESIGNATION	TOP DEPTH (feet)	BOTTOM DEPTH (feet)	MOISTURE CONTENT (%)	ORGANIC CONTENT (%)	SPECIFIC GRAVITY	ATTERBERG LIMITS (%)			% GRAVEL	% SAND	% FINES	ASTM SOIL CLASSIFICATION	SAMPLE DESCRIPTION
						LL	PL	PI					
BH-1,S-1	5.0	6.5	8.9						11.6	36.0	52.3	ML	Olive-brown, sandy SILT
BH-1,S-3	15.0	16.5	22.4			41	25	16				CL	Very dark gray, lean CLAY
BH-1,S-4	20.0	21.5	18.1							27.3	72.7	ML	Dark gray, SILT with sand
BH-1,S-6	30.0	31.5	17.6							13.4	86.6	ML	Dark gray, SILT
BH-2,S-4	10.0	11.5	8.7						14.0	38.4	47.6	SM	Light olive-brown, silty SAND
BH-3,S-3	8.5	10.0	9.3						12.1	41.9	46.0	SM	Dark gray, silty SAND
BH-3,S-4	11.0	12.5	16.7						0.4	6.6	93.0	ML	Dark gray, SILT

Notes: 1. This table summarizes information presented elsewhere in the report and should be used in conjunction with the report test, other graphs and tables, and the exploration logs.
2. The soil classifications in this table are based on ASTM D2487 and D2488 as applicable.

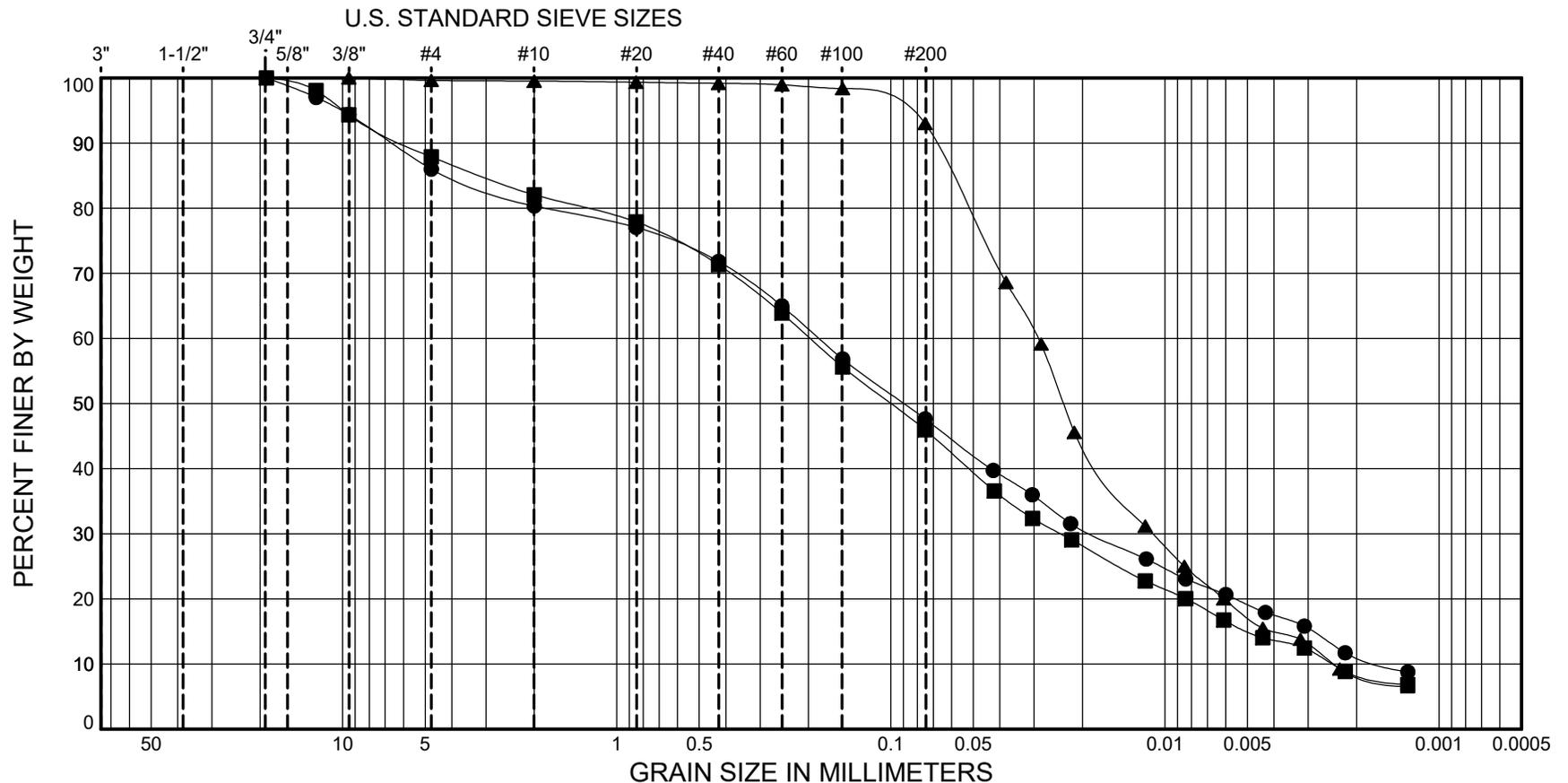


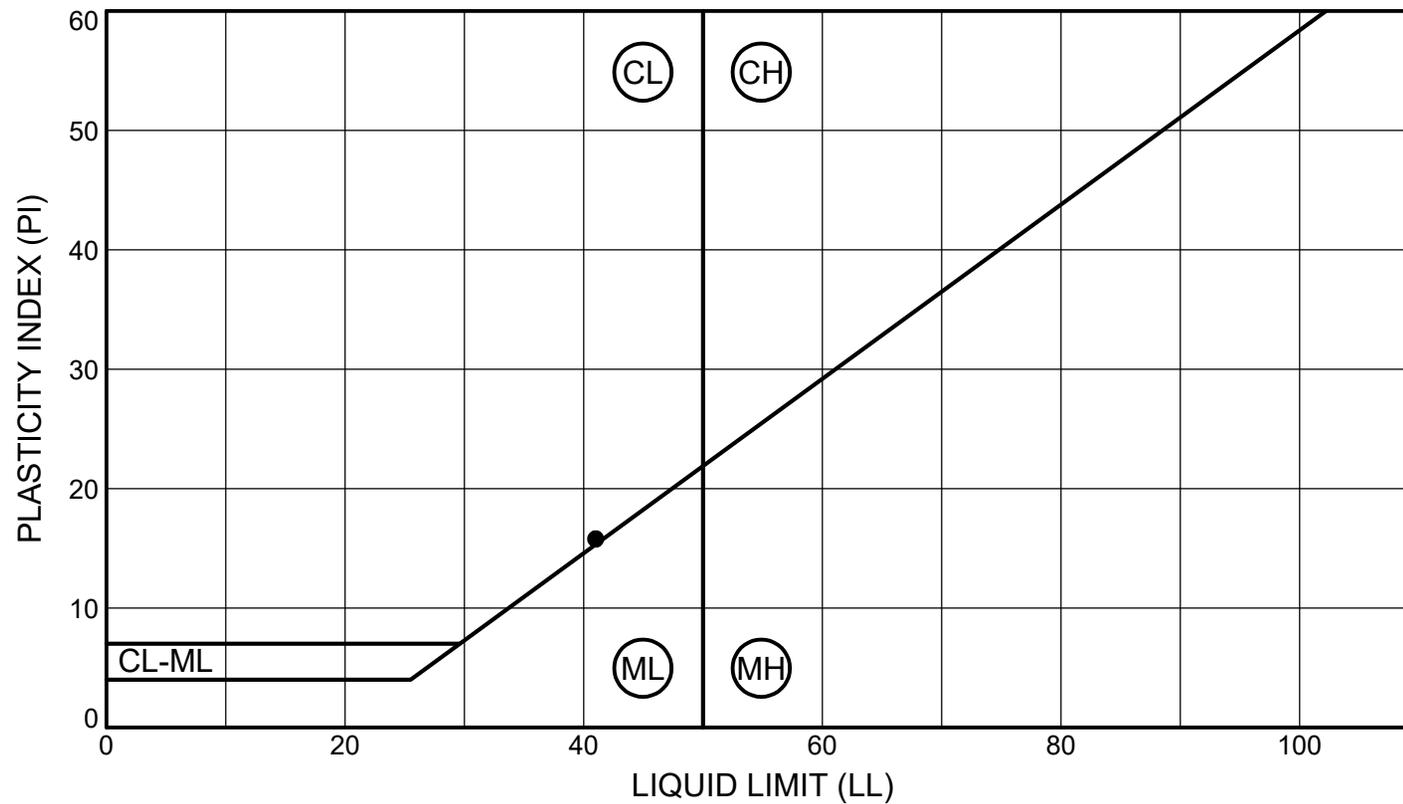
DOC RESERVOIR #2
MONROE, WASHINGTON

SUMMARY OF
MATERIAL PROPERTIES

PAGE: 1 of 1

GRAVEL		SAND			SILT	CLAY
Coarse	Fine	Coarse	Medium	Fine		





SYMBOL	SAMPLE		DEPTH (ft)	CLASSIFICATION	% MC	LL	PL	PI	% Fines
●	BH-1	S-3	15.0 - 16.5	(CL) Very dark gray, lean CLAY	22	41	25	16	

To: Kim Klinkers, P.E. | Senior Engineer, City of Monroe

From: Jason Walker, PLA, PWS, Environmental Manager, Perteet

Date: September 6, 2019

Re: Wetland Reconnaissance, DOC 2nd Reservoir Site and Access Road

Summary

On Tuesday July 6, 2019, Perteet conducted a wetland/stream field reconnaissance for the project location and access road for the City of Monroe second water reservoir location in the southwest area of Snohomish County Parcel 27061100100500 on the Department of Corrections facility known as the Monroe Correctional Complex (MCC).

The reconnaissance was conducted to observe and evaluate general site characteristics in comparison to any mapped resource information and to preliminarily observe and consider the current and probable extent of any wetland, stream, or fish and wildlife habitat conservation areas on the property or observable off-site from the property in the context of the existing reservoir location. This effort was conducted to evaluate the site conditions for a future new reservoir to be constructed in the proximity of existing reservoir tanks.

One wetland is identified on resource map information to occur in a concave depression west of the gravel access road to the reservoir site (see attached photo and map). Wetland soil, vegetation, and indicators of wetland hydrology were verified in this depression. No other aquatic resources were observed or identified in the context of the reservoir site or vehicular access location other than this feature.

The following resource information was reviewed for this effort:

- Snohomish County GIS datasets
- Snohomish County PDS Map Portal including Property Account Summaries (<http://gismaps.snoco.org/Html5Viewer/Index.html?viewer=pdsmappointal>)
- National Wetlands Inventory Wetland Mapper (<https://www.fws.gov/wetlands/Data/Mapper.html>)
- Washington Department of Fish and Wildlife Salmonscape (<http://apps.wdfw.wa.gov/salmonscape/map.html>)
- Washington Department of Fish and Wildlife PHS on the Web (<https://wdfw.wa.gov/conservation/phs/list/>)
- USDA NRCS Web Soil Survey (<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>)
- WDNR Forest Practices Application Mapping Tool (FPARS) (<https://fpamt.dnr.wa.gov/default.aspx#>)

Wetlands are determined in accordance with the U.S. Army Corps of Engineers Wetland Delineation Manual (“Corps Manual”; Environmental Laboratory 1987), and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (“2010 Regional Supplement”; Corps 2010). Pursuant to the Washington Administrative Code (WAC), section 173-22-035, wetland

determinations under Growth Management Act (GMA) jurisdiction in the State of Washington should be done according to the currently approved federal manual and supplements.

The routine wetland determination method outlined in the Corps Manual and 2010 Regional Supplement was used. This methodology utilizes a three parameter approach for identifying and delineating wetlands. These parameters include positive indicators for hydrophytic vegetation, appropriate hydrology, and hydric soils. An evaluation of the vegetation, hydrology and soils was made along the interface of any probable wetlands and in uplands in order to evaluate potential wetland indicators. Plant species were identified using the U.S. Army Corps of Engineers National Wetland Plant List (Lichvar et. al. 2016), USDA Plants Database, A Field Guide to the Common Wetland Plants of Western Washington and Northwest Oregon (Cooke 1997), and Plants of the Pacific Northwest (Pojar and MacKinnon 1994). Plant species wetland facultative status is assigned according to the U.S. Army Corps of Engineers National Wetlands Plant List (Lichvar et. al. 2016). Hydric soil conditions are observed in accordance with the Corps Wetland Delineation Manual, the 2010 Regional Supplement, and the USDA NRCS Field Indicators of Hydric Soils in the United States (USDA 2017) guidance.

Streams are determined in accordance with Determining the Ordinary High Water Mark on Streams in Washington State (Anderson et. al. 2016). Fish and wildlife habitat conservation areas were determined in accordance with the special status species and definitions for priority habitats described in the Washington State Priority Habitats and Species List (WDFW 2008, updated September 2018).

The subject property was observed for aquatic resources critical areas indicators. Visual observations of neighboring parcels existing conditions and/or critical area features (including potential buffers) as they may affect the subject property were also visually evaluated to the extent possible from the subject project location.

Findings

A Perteet ecologist completed a site reconnaissance of the project vicinity on July 6, 2019 of the subject parcel. The parcel is large (over 595 acres), therefore only the vicinity of the existing water tanks and access road was observed. The parcel serves as the Monroe Correctional Complex (MCC) and the project location and vicinity include a gravel access road, mowed lawns, and forested and partially forested upland tree and shrub species that occur behind the reservoir to the south and west.

Topography at the project location is steeply sloped towards the Skykomish River, occurring approximately 0.65 miles to the south of the reservoir location (beyond the crest of the hill where tanks are sited). No seeps or sloped wetland features were observed in the direct vicinity of the south slope from the crest of the hill where the tanks are cited and the vegetation on the slope was observed to be a dominant upland forest condition. The gradient of the reservoir site is sloped to the north, west, and east and encompasses a large area of mowed field grass. No wetland indicators were observed in the immediate context of the tank site. A gravel access road meanders up-gradient to the existing reservoir tank locations through the MCC site. Dominant hydrophytic (wetland) vegetation (reed canarygrass – *Phalaris arundinacea*) was observed in a lower-gradient depression depicted in the approximate configuration of a wetland feature identified on resource maps along the access road. Soils were probed and vegetation/soil/hydrology indicators occur in this depression to within approximately 8-10 feet along the west side of the gravel access road and occurring east of the high school sports field. Indicators included a prevalence of redoximorphic concentrations in a soil matrix meeting indicator criteria F6 of the Corps 2010 Regional Supplement. The feature was dry at the time of the site observation; however, soil indicators infer the feature likely has active wetland hydrology in the early growing season. The depression wetland feature was not delineated or rated for this reconnaissance but would likely score as a low-value Category III or IV with a roughly estimated

probable buffer of 40 to 105 feet pursuant to MMC Table 20.05.080.1. Regardless of rating, the access road occurs in the buffer of the wetland feature.

Regulatory Considerations

The access road is a well-defined gravel road with a hardened/compacted surface used for maintenance of the existing reservoir tank site and would serve as the construction and facility maintenance access for the added reservoir tank. It is presumed the road would meet criteria as a legally nonconforming use under MMC 20.05.055, would not need to be expanded or modified to serve the added reservoir, and wetland or buffer impacts would therefore not occur to the identified wetland or buffer. Temporary erosion and sediment control best management practices (BMPs) are recommended along with post-construction seeding of any up-gradient land distance for the construction of the new reservoir to address the potential of construction stormwater entering the proximity of the observed wetland. A significant area of mowed field turf also occurs between the tank locations and the wetland feature, meeting BMP C234 of the Ecology Stormwater Manual (Vegetated Strip) that should provide an adequate measure of construction-related water quality protection.

Attachments

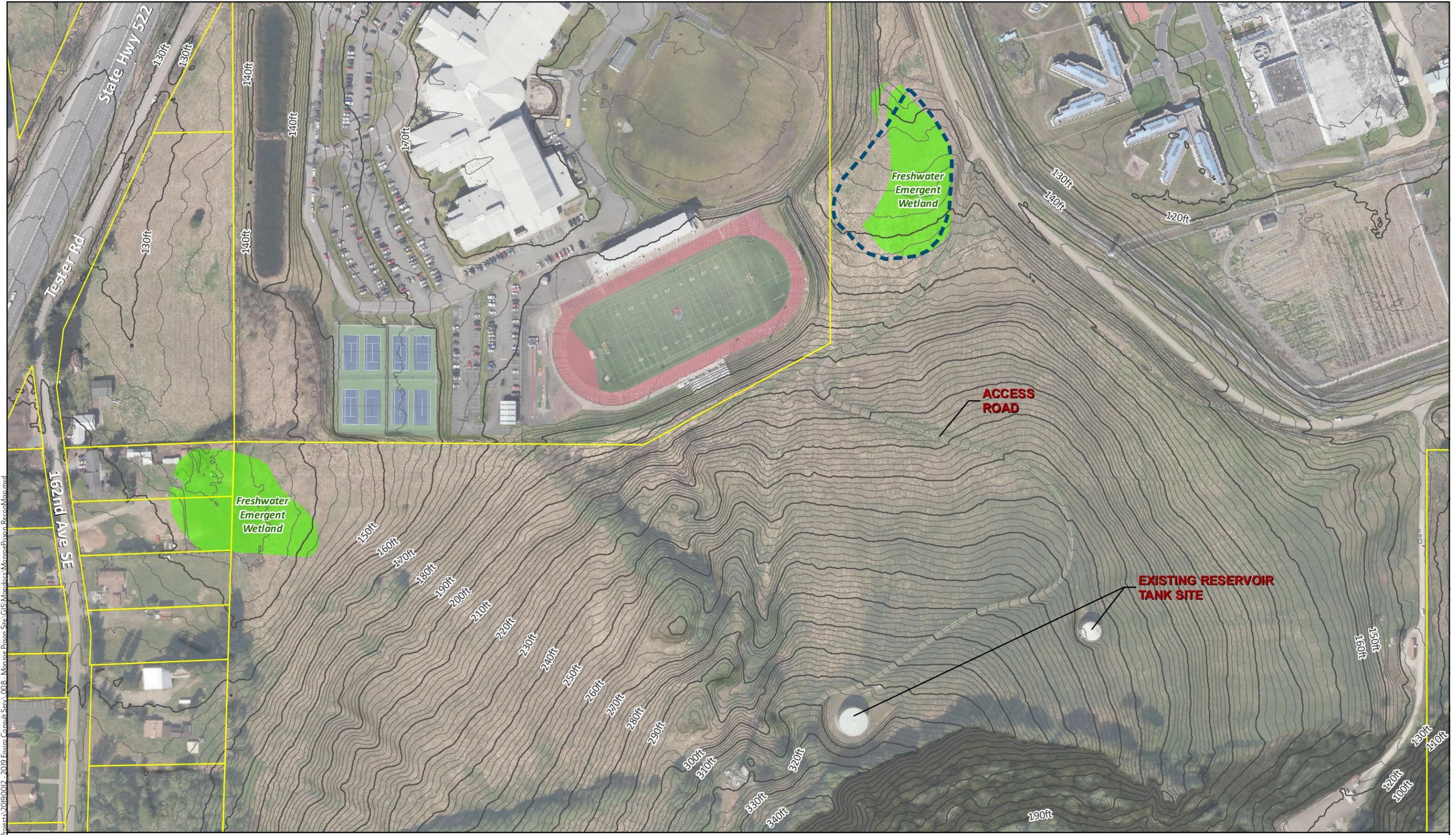
- Site photo
- Reconnaissance map

END OF MEMO

Site Photo

Photo 1: Looking north from the up-gradient resevoir tank location to the low-gradient depressional wetland feature located west of the gravel access road and east of the high school sports field.





0 100 200
Feet

Legend	NWI Data	City Data	WA DNR Data
Probable Wetland	Wetlands	Parcels	Intermediate Contour
			Index Contour

Monroe DOC 2nd Reservoir Wetland Reconnaissance Map

Date: 9/6/2019 Source: City of Monroe; National Wetlands Inventory (NWI); Washington Department of Natural Resources (WDNR)



City of Monroe
806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:

Department of Corrections Second Reservoir

2. Name of applicant:

City of Monroe

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

Kim Klinkers, City of Monroe, kklinkers@monroewa.gov, 360-863-4531

806 W. Main Street, Monroe, WA 98272

4. Date checklist prepared:

January 24, 2020

5. Agency requesting checklist:

City of Monroe

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

Anticipated construction start date is in September 2020.

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

There are not any future, anticipated plans related to this project.

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

Geotechnical Report, Prepared by HWA Geosciences

Wetland Reconnaissance, Prepared by Perteet

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

There are no other proposals affecting the property currently.

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

Conditional use, building, and plumbing/mechanical permits are needed for this proposal from the City of Monroe. Washington Department of Health must approve the project report prior to construction.

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

This project proposes to construct an additional 0.85 million gallon potable water storage tank / reservoir to serve the City of Monroe 330 Pressure Zone. The proposed tank is proposed to be located immediately adjacent to one of the City's existing water storage reservoirs on the Department of Corrections property. The parcel containing the project is approximately 595 acres, but the project will disturb less than one acre of the parcel.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Project is located on Washington State Department of Corrections (DOC) property within the City of Monroe: parcel 27061100100500. The parcel address is 17000 West Main Street, Monroe, WA 98272, and is located in Section 11, Township 27N, Range 6E. The reservoir will be located next to the existing reservoir on the southwestern portion of the DOC property.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- A. General description of the site
(Circle one): Flat, rolling, hilly, steep slopes, mountainous,
other:

The area of proposed work generally consists of slopes up to 15%. Man Made 3:1 slopes exist around the existing reservoir, and an area of steep slopes exists south of the proposed work.

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

Within the area of project work, steepest natural slopes are approximately 15%, with some existing man-made slopes of approximately 33%. South of the proposed work, steep slopes of approximately 60% slopes exist.

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

The soils on site were identified as medium to very dense Olympia beds, a pre-Vashon nonglacial deposit, which consists of silty sand, slightly to very sandy silt, and hard clay. The proposed project does not impact any agriculturally significant land.

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

There is evidence of a landslide south of the project site. The geotechnical report has recommended that a 50-foot buffer lie between the reservoir and the crest of the slope.

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

Proposed grading will occur over 27,000 square feet. Project proposes to excavate 3,500 cubic yards of soil. Excavated material that is not suitable for backfill will be removed from the site and disposed of at an appropriate facility. Approximately 220 cubic yards of structural fill will be required for construction of the reservoir. Fill will be obtained from approved local fill sources.

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

During construction, loose or exposed subsoil could erode under intense rainfall. Disturbed area will be re-vegetated upon project completion to prevent erosion thereafter.

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

The overall parcel is approximately 13% impervious under existing conditions. Project will increase the impervious surfaces area by 6,091 square feet, which is approximately 0.02% of the overall parcel.

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

The project will include preparation of a Stormwater Pollution Prevention Plan (SWPPP) which will identify specific Best Management Practices aimed at preventing soil erosion and reducing sediment transport. Best management practices (BMPs), such as catch basin protection, sedimentation fencing, and rocked construction entrance will be used to minimize the potential for any sediment transport. Specific BMPS will be described in a construction-phase erosion control plan Temporary facilities will be maintained until areas of exposed soils are re-vegetated.

2. Air

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

Possible emissions include emissions from construction equipment, and automobiles.

Volatile organic compounds may be emitted during coating of the steel tank. No increase in long term emissions are associated with the project

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

No

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

All coating products used will conform to the latest federal, state, and local air quality standard. Water trucks will be used to control dust during construction.

3. Water

- a. Surface Water:

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

There are no water bodies on the project site. There is a nearby wetland 500 feet southwest and down the steep slopes, and another small wetland approximately 1,000 feet north of the proposed reservoir, but they will not be impacted by the project.

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

- 3)

There will be no work near surface waters.

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

No filling or dredging is proposed.

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

There is no surface water withdrawals or diversions anticipated.

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

No

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

Project does not propose to discharge waste material to surface waters.

b. Ground Water:

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

No

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

No waste material is proposed to be discharged into the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff from the proposed reservoir roof and access road will be collected and conveyed to the proposed stormwater detention pond on site. Outflow from the proposed detention pond will be discharged to the ground and then sheet flow to the north.

2) Could waste materials enter ground or surface waters? If so, generally describe.

There are no waste generating operations proposed.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Erosion control measures as noted in Section 1 will prevent pollution of surface water, groundwater, and runoff during construction. A permanent detention pond will be constructed at the site to control surface water runoff.

4. Plants

a. Check types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The proposed project area is bordered by forested area to the south, but consists primarily of grass, which is regularly mowed. Minimal trimming of the tree branches to facilitate construction may be required.

-
- c. List threatened or endangered species known to be on or near the site.

No threatened or endangered species are known to be at or near the site per the Washington Department of Fish and Wildlife Priority Habitats and Species Map.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed landscaping will consist of grass seeding of all disturbed vegetated areas. Due to security concerns, additional trees or shrubs would not be desirable on the site..

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

None.

5. Animals

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

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

None.

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

No

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

None _____

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

None _____

6. Energy and Natural Resources

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

Electricity will be required for regular operations once construction is complete, and will be provided by the existing electric service to the site. Electric power is needed for instrumentation, controls, and outdoor lighting. _____

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

No _____

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

None – energy use by the permanent facility is minimal. _____

7. Environmental Health

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

None beyond typical hazards associated with construction equipment.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

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

None.

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

During construction, the project would require the use and storage of small quantities of

gasoline, diesel, lubricant, paint, and other chemical products. Once the reservoir is in

operation, the tank will need re-coating of the exterior painting periodically. BMPs will be employed to minimize the risk of contamination

4) Describe special emergency services that might be required.

None.

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

BMPs will be used during construction to mitigate risks of leaks and spills. All materials and coatings anticipated to come in contact with potable water will conform to NSF 60 or 61. Design and construction will adhere to Washington Administrative Code, Washington Department of Health, and City codes.

b. Noise

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

None

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

In the short-term, noise will be generated due to construction activities during work hours.

In the long-term, there will be minimal noise generated from maintenance vehicles and the operation of the reservoir.

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

Construction will comply with local noise ordinance / working hours

8. Land and Shoreline Use

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

The site is currently an institution and the proposal will not change the use. Adjacent properties include both institutional, high density residential, industrial, and parks.

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

None

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides,

tilling, and harvesting? If so, how:

No. _____

c. Describe any structures on the site.

There are two existing reservoirs on the site. Monroe Correctional Complex buildings are located on the same parcel, over 1,000 feet from the proposed structure

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

No structures are proposed to be demolished.

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

Institutional.

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

Institutional

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

The site is not located near a shoreline.

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

There are steep slopes south of the reservoir site on the DOC property.

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

There will be no residents or full-time workers in the project. There will be occasional maintenance personnel on-site. The project will not change staffing at the City

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

None. _____

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

None _____

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

None – no change in use as it is adjacent to another water storage reservoir _____

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

None. _____

9. Housing

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

None _____

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

None. _____

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

None. _____

10. Aesthetics

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

The height of the reservoir is proposed to be approximately 40 feet to the tallest point. The principal exterior building material is painted steel.

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

The proposed reservoir will be adjacent to the current reservoir and almost the same height, so no there should be no altered views.

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

There are no measures proposed at this time. The City may choose to paint a mural on the reservoir in the future.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal will include downcasting lights near the reservoir.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Lighting will be downcasting.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are not designated or informal recreational opportunities on site. There is land designated as parks on the City of Monroe comprehensive plan on the east border of the property line, but is approximately 3600 feet from the project site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

There are buildings of the Monroe Correctional Complex that are eligible for the State's Department of Archaeology and Historic Preservation Historical Building Registry. These buildings are located over 3,000 feet northeast of the project site and will not be impacted by the proposed project.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known indications of historic use or evidence of cultural importance at the project site.

-
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

GIS Data / WISAARD Database

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

N/A

14. Transportation

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

The site is located on the DOC and access is via the facility. The facility is accessed by State route 522 by West Main Street followed by 170th Drive Southeast.

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

Monroe's Community Transit routes 271 and 424 serve West Main Street.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

None

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

If so, generally describe (indicate whether public or private).

The are no improvements to existing road infrastructure needed for this project.

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

No.

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

There will be no increase to the number of vehicle trips. The current number of trips per day generated by the existing reservoir is less than 1 per day.

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

No.

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

N/A.

15. Public Services

a. Would the project result in an increased need for public services (for example, fire protection, police protection, health care, schools, other)? If so, generally describe.

No. .

-
- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A. _____

16. Utilities

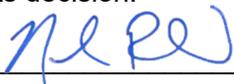
- a. Circle utilities currently available at the site:
 (electricity) natural gas, (water), refuse service, telephone, sanitary sewer, septic system,
 other _____.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

The project will require electricity and water. Water is provided by the City of Monroe. Electricity is provided by Snohomish PUD

C. SIGNATURE

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

Signature: 

Name of signee _____
Nathan Rostad, PE

Position and Agency/Organization _____
Civil Engineer, Murraysmith, Inc.

Date Submitted: 2/12/2020



CITY OF MONROE, WASHINGTON

DOC SECOND RESERVIOR

PROJECT # M2019-0007

EXHIBIT 14

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SITE ADDRESS:
17000 WEST MAIN STREET
MONROE, WA 98272

CONDITIONAL USE PERMIT PLAN SET

FEBRUARY 2020

INDEX OF DRAWINGS

GENERAL

- 1 G-1 TITLE SHEET, VICINITY MAP AND INDEX OF DRAWINGS
- 2 G-2 SYMBOLS & LEGEND <TO FOLLOW>
- 3 G-3 ABBREVIATIONS <TO FOLLOW>
- 4 G-4 RESERVIOR SITE SURVEY CONTROL
- 5 G-5 GENERAL AND EROSION CONTROL NOTES <TO FOLLOW>

CIVIL

- 6 C-1 EXISTING CONDITIONS, DEMOLITION, SITE PREPARATION AND EROSION CONTROL PLAN
- 7 C-2 EROSION CONTROL DETAILS <TO FOLLOW>
- 8 C-3 RESERVIOR SITE LAYOUT PLAN
- 9 C-4 RESERVIOR SITE GRADING AND DRAINAGE PLAN
- 10 C-5 SITE PIPING PLAN
- 11 C-6 DRAINAGE PROFILES <TO FOLLOW>
- 12 C-7 WATER PIPING PROFILES <TO FOLLOW>
- 13 C-8 RESERVIOR SECTION AND DETAILS
- 14 C-9 AIR GAP / DECHLORINATION MANHOLE DETAILS <TO FOLLOW>
- 15 C-10 STORMWATER DETENTION POND PLAN, SECTION, AND DETAILS
- 16 C-11 SITE STORM DETAILS <TO FOLLOW>
- 17 C-12 CIVIL DETAILS - 1 <TO FOLLOW>
- 18 C-13 CIVIL DETAILS - 2 <TO FOLLOW>
- 19 C-14 CIVIL DETAILS - 3 <TO FOLLOW>
- 20 C-15 CIVIL DETAILS - 4 <TO FOLLOW>

STRUCTURAL

- 21 S-1 GENERAL STRUCTURAL NOTES
- 22 S-2 QUALITY ASSURANCE PLAN AND NOTES
- 23 S-3 RESERVIOR PLAN, ELEVATION AND FOUNDATION DETAIL
- 24 S-4 ROOF PLAN AND ROOF DETAILS
- 25 S-5 MANWAY, SHELL, AND MISC. DETAILS <TO FOLLOW>
- 26 S-6 ROOF RAFTER, SUPPORT COLUMN, AND FOUNDATION DETAILS <TO FOLLOW>
- 27 S-7 RESERVIOR STAIRS AND WALKWAY DETAILS <TO FOLLOW>
- 28 S-8 RESERVIOR LADDER AND RAILING DETAILS <TO FOLLOW>
- 29 S-9 RESERVIOR MISCELLANEOUS DETAILS <TO FOLLOW>

MECHANICAL

- 30 M-1 PIPING ENTRANCE / EXIT PLAN AND SECTIONS <TO FOLLOW>
- 31 M-2 INLET AND OVERFLOW PIPING SECTIONS AND DETAILS <TO FOLLOW>
- 32 M-3 RESERVIOR ROOF AND FLOOR PLAN
- 33 M-4 RESERVIOR LADDER DETAILS <TO FOLLOW>
- 34 M-5 VAULT PLAN AND SECTIONS
- 35 M-6 MISCELLANEOUS MECHANICAL DETAILS - 1 <TO FOLLOW>

ELECTRICAL

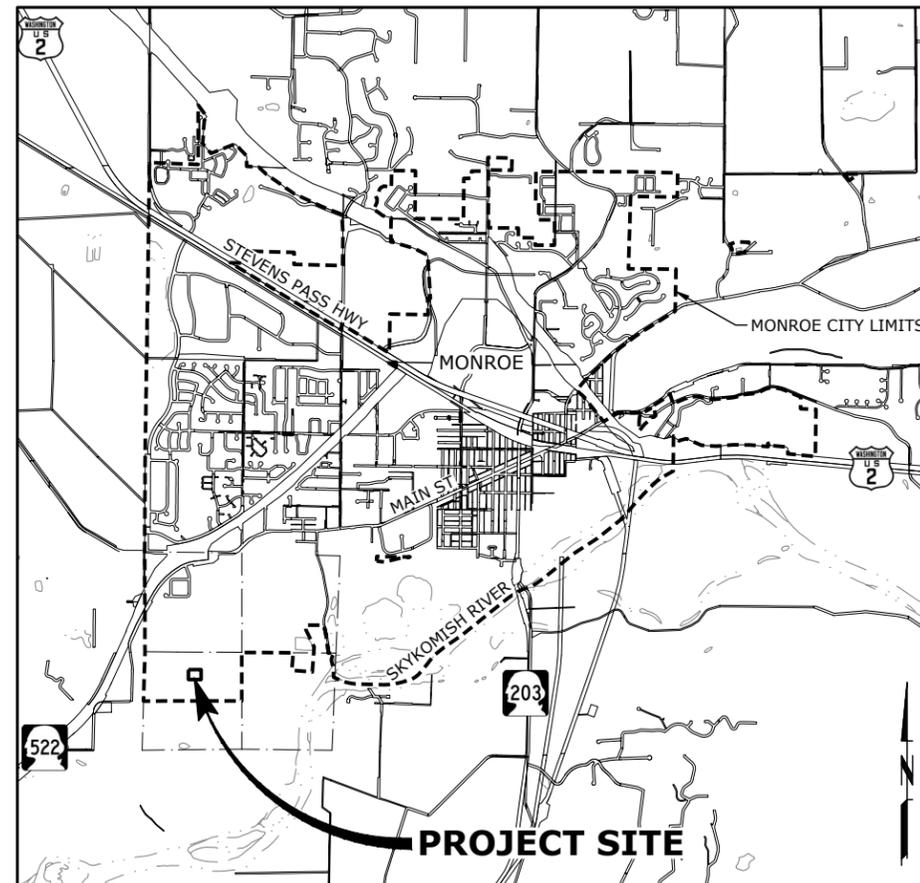
- 36 E-1 VAULT PLAN AND SECTIONS <TO FOLLOW>
- 37 E-2 ELECTRICAL NOTES, SYMBOLS AND ABBREVIATIONS <TO FOLLOW>
- 38 E-3 RESERVIOR ONE-LINE DIAGRAM, LOAD CALCULATIONS, PANEL SCHEDULE AND CONDUIT SCHEDULE <TO FOLLOW>
- 39 E-4 SUB-PANEL LAYOUT <TO FOLLOW>
- 40 E-5 RESERVIOR ELECTRICAL SITE PLAN AND ELEVATION <TO FOLLOW>
- 41 E-6 120 VAC DISCRETE INPUT TERMINATIONS <TO FOLLOW>
- 42 E-7 ELECTRICAL DETAILS <TO FOLLOW>

INSTRUMENTATION & CONTROL

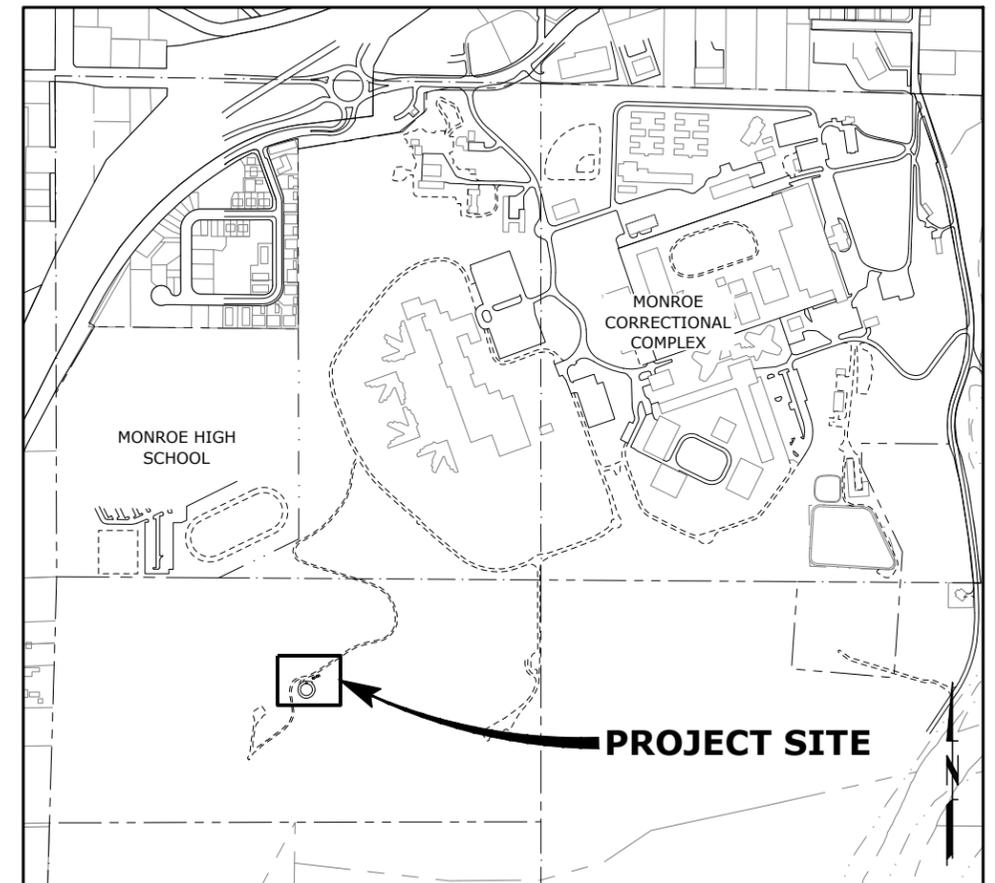
- 43 IC-1 I&C LEGEND <TO FOLLOW>
- 44 IC-2 RESERVIOR CONTROL PANEL LAYOUT AND WIRING <TO FOLLOW>
- 45 IC-3 CONTROL PANEL POWER AND I / O WIRING DIAGRAMS <TO FOLLOW>
- 46 IC-4 COMMUNICATIONS BLOCK DIAGRAM <TO FOLLOW>

LANDSCAPE

- 47 L-1 RESERVIOR LANDSCAPING SITE LAYOUT PLAN <TO FOLLOW>
- 48 L-2 LANDSCAPING DETAILS <TO FOLLOW>



VICINITY MAP
SCALE: 1"=2500'



LOCATION MAP
SCALE: 1"=500'

SITE INFORMATION:

ZONING DESIGNATION: INSTITUTIONAL (IN)
 COMPREHENSIVE PLAN DESIGNATION: INSTITUTIONAL
 USE CLASSIFICATION: PUBLIC OPEN SPACE
 BULK DEVELOPMENT REQUIREMENT CALCS

LOT(S) SIZE: 595.9 ACRES/ 25,957,404 SF
 LOT DIMENSIONS AND NUMBERS/LETTERS:
 LOT IS IRREGULAR SHAPED (SEE SHEET G-4 FOR LOT LINES AND DIMENSIONS). AT WIDEST, LOT IS 5373.65' WEST TO EAST AND 3999.43' NORTH TO SOUTH.
 752' TO NORTHWEST P/L, 1,428' TO WESTERN P/L, 696' TO SOUTHERN P/L, 1,165' TO EASTERN P/L

BUILDING SETBACK:
 TOTAL LOT COVERAGE (IMPERVIOUS SURFACE): INCREASE IMPERVIOUS SURFACE BY 6,091 SF. FOR TOTAL OF APPROX. 0.02% IMPERVIOUS SURFACE FOR WHOLE PARCEL.
 SIZE OF EACH LOT: N/A

ADJACENT STREET NAMES & CLASSIFICATIONS:

170TH DRIVE SE - LOCAL
 WEST MAIN ST - MINOR ARTERIAL
 TESTER RD - PRIMARY ARTERIAL

REQUIRED PARKING SPACE CALCULATIONS: N/A
 SCREENING TYPES PROVIDED: N/A
 UTILITY PROVIDER (SEWER & WATER): SEWER: N/A
 WATER: CITY OF MONROE

CRITICAL AREAS TYPES LOCATED ON-SITE: STEEP SLOPES
 SHORELINE CLASSIFICATION: N/A



1145 BROADWAY
 TACOMA, WA 98402
 P 253.627.1520



Know what's below.
 Call before you dig.

NW/SW SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON

BENCHMARKS:

TBM #1: SCRIBED SQUARE ON SOUTH EASTERLY CORNER OF WEST WATER VAULT, NORTHEAST OF TANK "M". ELEV=305.56'

TBM #2: HORIZONTAL LINE ON NORTH EAST FACE OF WATER TANK "M". ELEV=308.19'

LEGAL DESCRIPTION:

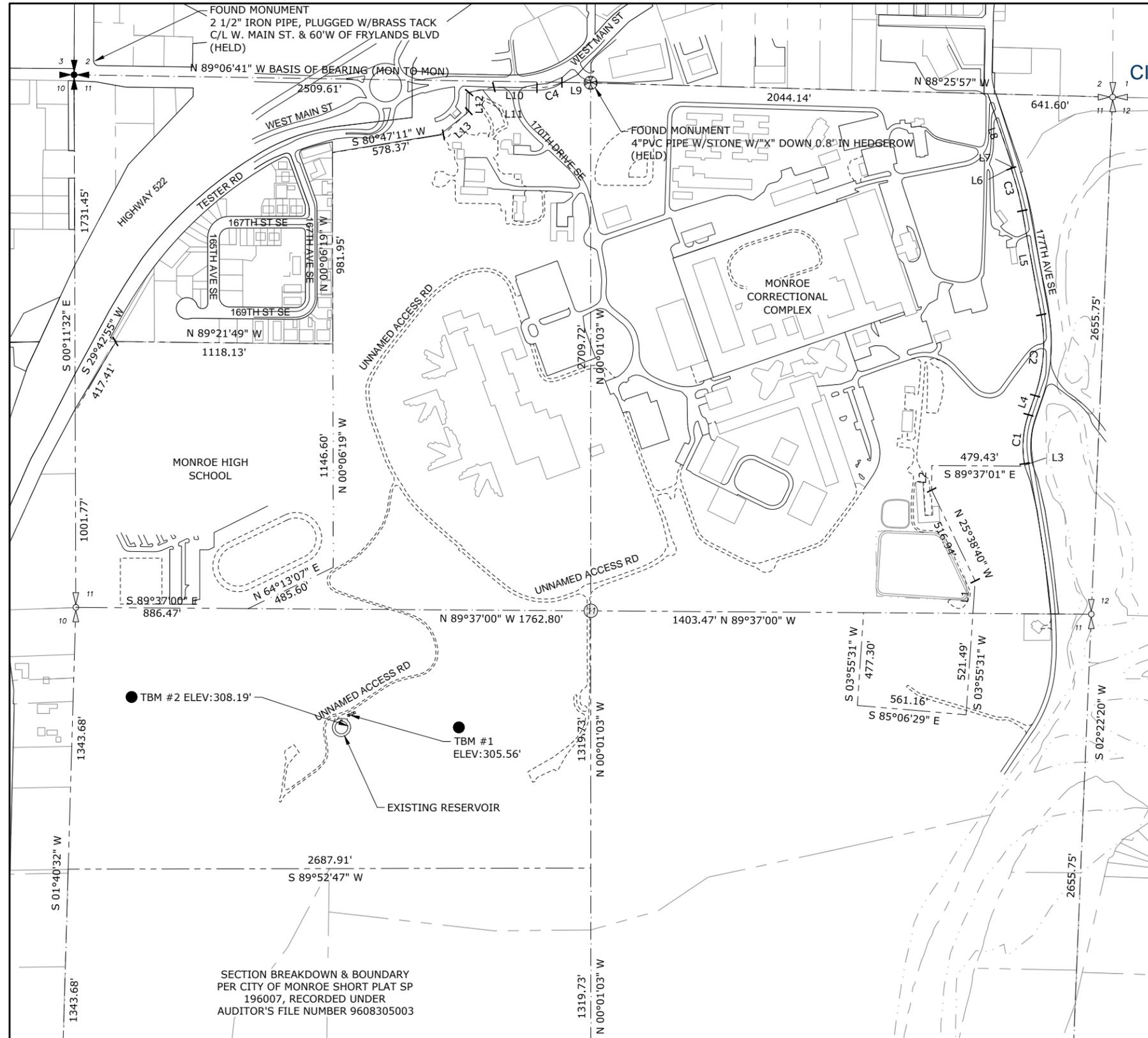
(PER SNOHOMISH COUNTY ASSESSOR PROPERTY DESCRIPTION.) SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST, LOT 2 OF CITY OF MONROE SHORT PLAT SP196007 RECORDED ON AUDITOR'S FILE NUMBER 9608305003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. BEING A PORTION OF THE SOUTH WEST QUARTER OF SAID SECTION. SITUATE IN COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEY CONTROL NOTES:

1. SURVEY PROCEDURES & EQUIPMENT: SECTION CONTROL: TOPCON GNSS GR-3 RECEIVERS. ON SITE CONTROL AND STAKING: TOPCON GNSS GR-3 RECEIVERS AND/OR FIELD TRAVERSE & 10" TOTAL STATION.
2. THE GPS SURVEY PERFORMED FOR THIS SURVEY MEETS OR EXCEEDS THOSE STANDARDS CONTAINED IN WAC 332-130-160. THE FIELD TRAVERSES USED IN THIS SURVEY MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-090. THE SET AND LOCATED BOUNDARY MONUMENT POSITIONS MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-085
3. GPS CONTROL: WASHINGTON STATE REFERENCE NETWORK (WSRN) GPS NETWORK. HORIZONTAL DATUM IS NAD83 (NA2011) EPOCH 2010.00. VERTICAL DATUM IS NAVD88 GEOID 12A.
4. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
5. ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS.
7. THE CONTOURS SHOWN ARE DERIVED FROM (DIRECT FIELD OBSERVATIONS.) (GIS DATA INCLUDE SOURCE.) STATEMENT OF CONTOUR ACCURACY.

UTILITY NOTE:

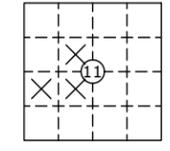
ALL UNDERGROUND UTILITY LOCATIONS ARE BASED ON STRUCTURES LOCATED BY FIELD MEASUREMENTS IN AUGUST 2019 AND SURFACE MARKING LOCATIONS PROVIDED BY: APPLIED PROFESSIONAL SERVICES 43530 SE NORTH BEND WAY NORTH BEND, WA 98045 (425) 888-2590 AND THE CITY OF MONROE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION.



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BASIS OF BEARING:
NORTH LINE OF NW QUARTER OF SECTION 11,
TOWNSHIP 27 NORTH, RANGE 6 EAST
BEARS NORTH 89°06'41" WEST BETWEEN
FOUND MONUMENTS



INDEX KEY
T27N-R6E

PROJECT LOCATION: 17000 WEST MAIN ST
MONROE, WA 98272

LINE TABLE:

NUMBER	BEARING	DISTANCE
L1	N 03°55'31" E	167.36'
L2	S 00°22'59" W	125.71'
L3	N 10°04'40" W	13.37'
L4	N 19°04'58" E	103.79'
L5	N 10°19'03" W	542.90'
L6	S 18°52'29" E	5.53'
L7	N 71°07'31" E	10.00'
L8	N 18°52'29" W	395.92'
L9	S 89°06'41" E	147.27'
L10	N 89°07'24" W	221.76'
L11	N 77°23'34" E	130.45'
L12	N 00°58'46" E	94.99'
L13	N 47°19'32" E	177.44'

CURVE TABLE:

NUMBER	DELTA	RADIUS	ARC LENGTH
C1	29°09'38"	500.00	254.47
C2	29°24'01"	820.00	420.77
C3	08°33'26"	1503.42	224.54
C4	25°58'09"	292.02	132.36

APPLICANT/ FACILITY OWNER: KIM KLINKERS, CITY OF MONROE
806 WEST MAIN STREET
MONROE, WA 98272
360.863.4531

PROPERTY OWNER: THE STATE OF WASHINGTON,
DEPARTMENT OF CORRECTIONS
PO BOX 777
MONROE, WA 98272

ENGINEER: MURRAYSMITH
1145 BROADWAY
TACOMA, WA 98402
253.627.1520

SURVEYOR: HARMSEN
125 EAST MAIN STREET, SUITE 1044
MONROE, WA 98272
360.794.7811

PLAN
SCALE: 1"=300'

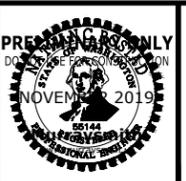
CONDITIONAL USE PERMIT PLAN SET

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MNF DRAWN
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MONROE
WASHINGTON

CITY OF MONROE
DOC SECOND RESERVOIR
PROJECT # M2019-0007

RESERVOIR SITE SURVEY CONTROL

PROJECT NO.: 19-2578 SCALE: AS SHOWN DATE: FEBRUARY 2020

SHEET
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4 of XX

NW/SW SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON

KEYED NOTES:

- ① GRAVEL ACCESS ROAD SEE DETAIL XX, SHT XX
- ② RESERVOIR SPIRAL STAIRCASE SEE DETAIL XX, SHT XX
- ③ RESERVOIR CATWALK SEE DETAIL XX, SHT XX
- ④ PROPOSED DETENTION POND SEE SHEET C-10 FOR POND DESIGN
- ⑤ RETAINING WALL
- ⑥ ROOF ACCESS HATCH AND LANDING
- ⑦ ROOF HANDRAIL
- ⑧ AIR GAP/DECHLOR MH
- ⑨ CATCH BASIN, TYPE II
- ⑩ FLOW CONTROL MH, TYPE II CB
- ⑪ POND DISCHARGE

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PROJECT LOCATION: 17000 WEST MAIN ST
MONROE, WA 98272

**APPLICANT/
FACILITY OWNER:** KIM KLINKERS, CITY OF MONROE
806 WEST MAIN STREET
MONROE, WA 98272
360.863.4531

**PROPERTY
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MONROE, WA 98272

ENGINEER: MURRAYSMITH
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253.627.1520

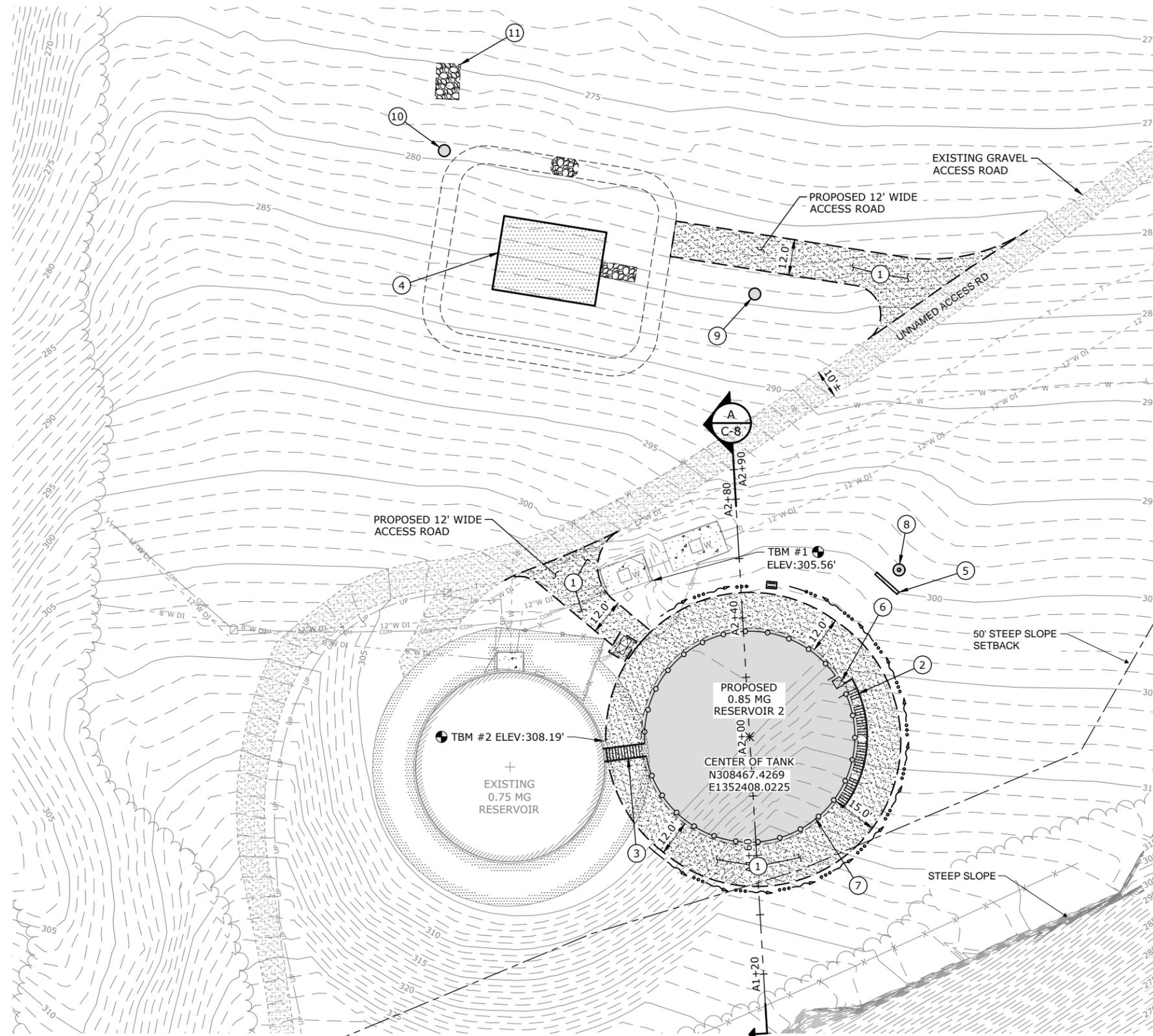
SURVEYOR: HARMSEN
125 EAST MAIN STREET, SUITE 1044
MONROE, WA 98272
360.794.7811

EXISTING CRITICAL AREA BOUNDARIES AND ASSOCIATED BUFFERS:
STEEP SLOPE AND ASSOCIATED 50' STEEP SLOPE SETBACK

EXISTING INGRESS/EGRESS: UNNAMED ACCESS RD

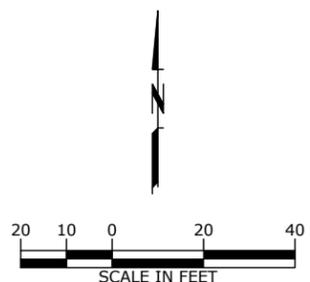
PROPOSED INGRESS/EGRESS: UNNAMED ACCESS RD

PROPOSED BUILDING: 0.85 MG RESERVOIR, 4,186 SF (73' DIAMETER)



PLAN
SCALE: 1"=20'

CONDITIONAL USE PERMIT PLAN SET

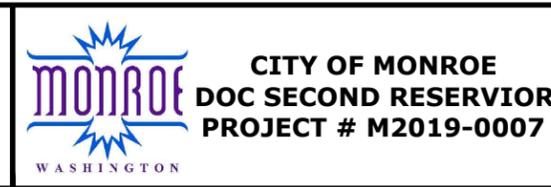


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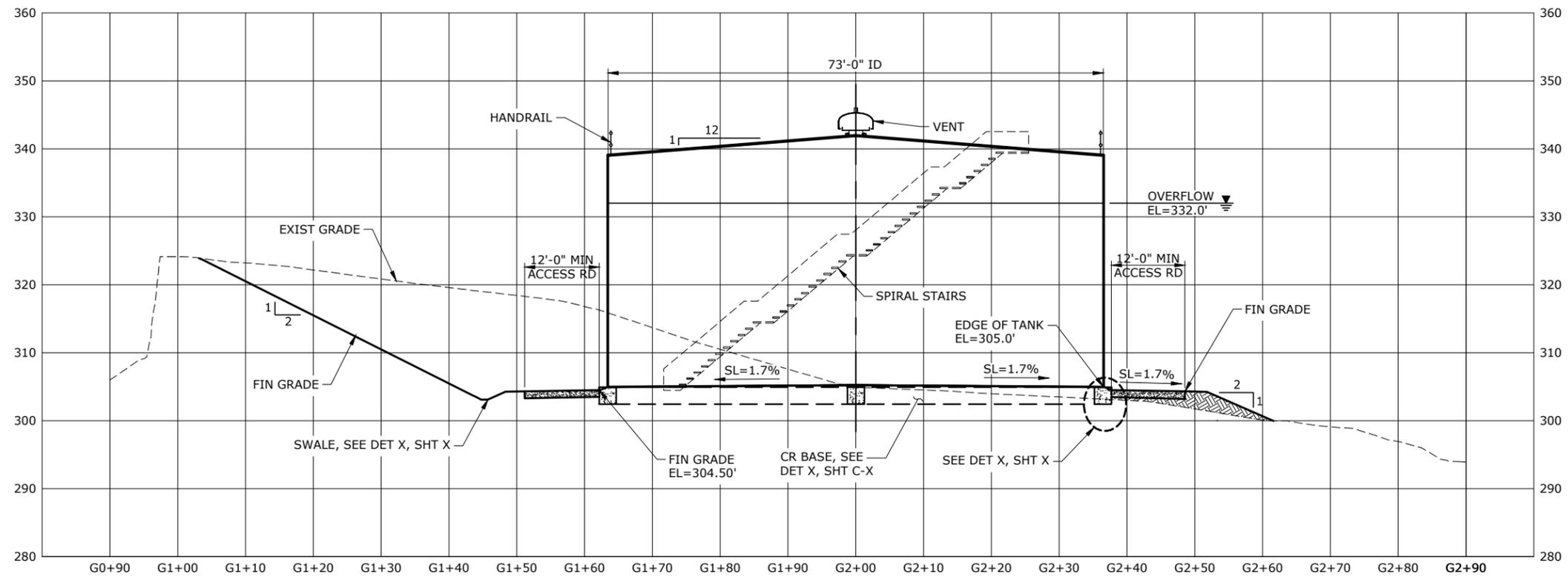


RESERVOIR SITE LAYOUT PLAN

PROJECT NO.: 19-2578 SCALE: AS SHOWN DATE: FEBRUARY 2020

SHEET
C-3
8 of XX

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SECTION A
SCALE: 1"=10' HORIZ, 1"=10' VERT

PROPOSED BUILDING: 0.85 MG RESERVOIR, 4,186 SF (73' DIAMETER)
BUILDING ELEVATION: 40' (FROM GROUND ELEVATION TO TOP OF RESERVOIR VENT)

PROJECT LOCATION: 17000 WEST MAIN ST
MONROE, WA 98272

**APPLICANT/
FACILITY OWNER:** KIM KLINKERS, CITY OF MONROE
806 WEST MAIN STREET
MONROE, WA 98272
360.863.4531

**PROPERTY
OWNER:** THE STATE OF WASHINGTON,
DEPARTMENT OF CORRECTIONS
PO BOX 777
MONROE, WA 98272

ENGINEER: MURRAYSMITH
1145 BROADWAY
TACOMA, WA 98402
253.627.1520

SURVEYOR: HARMSEN
125 EAST MAIN STREET, SUITE 1044
MONROE, WA 98272
360.794.7811

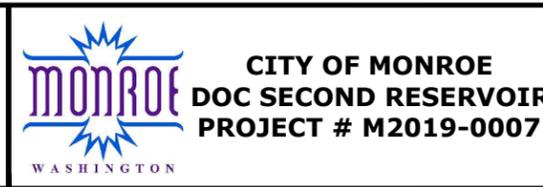
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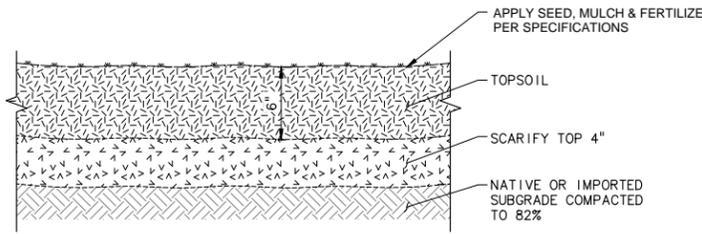


RESERVOIR SECTION AND DETAILS

PROJECT NO.: 19-2578 SCALE: AS SHOWN DATE: FEBRUARY 2020

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14 of XX

NW/SW SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON



NATURAL GRASS AND LAWN RESTORATION
SCALE: NTS

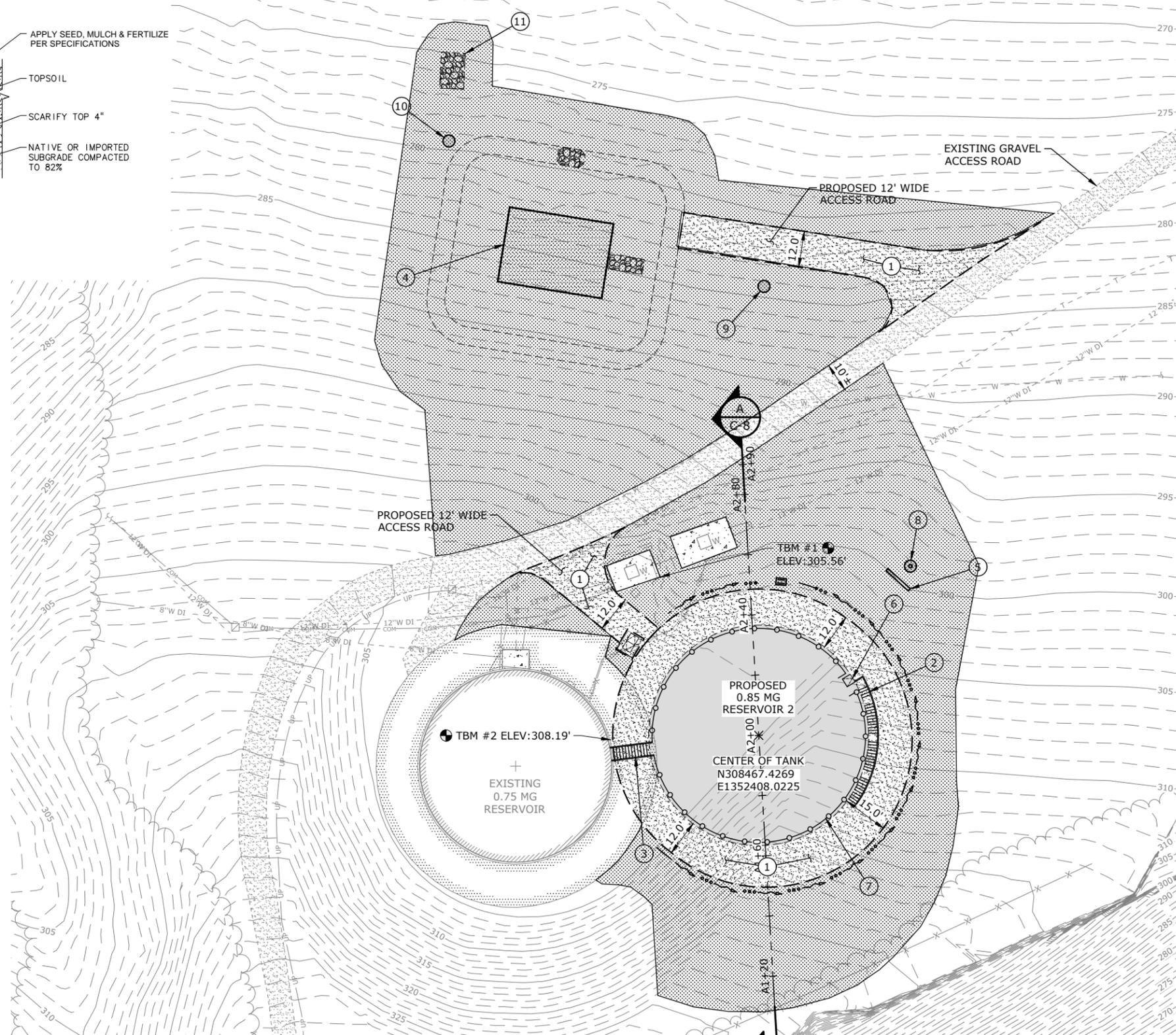


KEYED NOTES:

- ① GRAVEL ACCESS ROAD SEE DETAIL XX, SHT XX
- ② RESERVOIR SPIRAL STAIRCASE SEE DETAIL XX, SHT XX
- ③ RESERVOIR CATWALK SEE DETAIL XX, SHT XX
- ④ PROPOSED DETENTION POND SEE SHEET C-10 FOR POND DESIGN
- ⑤ RETAINING WALL
- ⑥ ROOF ACCESS HATCH AND LANDING
- ⑦ ROOF HANDRAIL
- ⑧ AIR GAP/DECHLOR MH
- ⑨ CATCH BASIN, TYPE II
- ⑩ FLOW CONTROL MH, TYPE II CB
- ⑪ POND DISCHARGE

LEGEND

HYDROSEED ALL DISTURBED AREAS OUTSIDE PAVED AND GRAVELED AREAS. SEE DET 1, THIS SHT



PROJECT LOCATION: 17000 WEST MAIN ST
MONROE, WA 98272

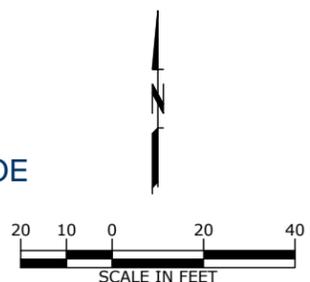
**APPLICANT/
FACILITY OWNER:** KIM KLINKERS, CITY OF MONROE
806 WEST MAIN STREET
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PROPERTY OWNER: THE STATE OF WASHINGTON,
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1145 BROADWAY
TACOMA, WA 98402
253.627.1520

SURVEYOR: HARMSEN
125 EAST MAIN STREET, SUITE 1044
MONROE, WA 98272
360.794.7811

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PLAN
SCALE: 1"=20'

CONDITIONAL USE PERMIT PLAN SET

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DOC SECOND RESERVOIR
PROJECT # M2019-0007

**RESERVOIR LANDSCAPING
SITE LAYOUT PLAN**

PROJECT NO.: 19-2578 SCALE: AS SHOWN DATE: FEBRUARY 2020

SHEET
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8 of XX