



City of Monroe

WATER RESERVOIR CONDITIONAL USE PERMIT

CITY OF MONROE
HEARING EXAMINER
JUNE 18, 2020 10:00 AM

Vicinity Map

17000 West Main Street



Legend

-  Parcel
 -  Recent Sales 2020
 -  Recent Sales 2019
 -  Recent Sales 2018
 -  City Boundary
 -  County Park
 -  National Forest
 -  Water
- ### Street Types
-  Interstate
 -  State Route
 -  Local Road

0 338 1,875 Feet

6/18/2020



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.

Introduction

- ▶ Property Owner: The State of Washington Department of Corrections (DOC)
- ▶ Applicant/Contact: Kim Klinkers, P.E., City of Monroe
- ▶ Location: 17000 West Main Street
- ▶ 595.9 acres (project located on less than 1 acre)
- ▶ Institutional Zoning District
- ▶ Major Utility Facility requires a conditional use permit

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:

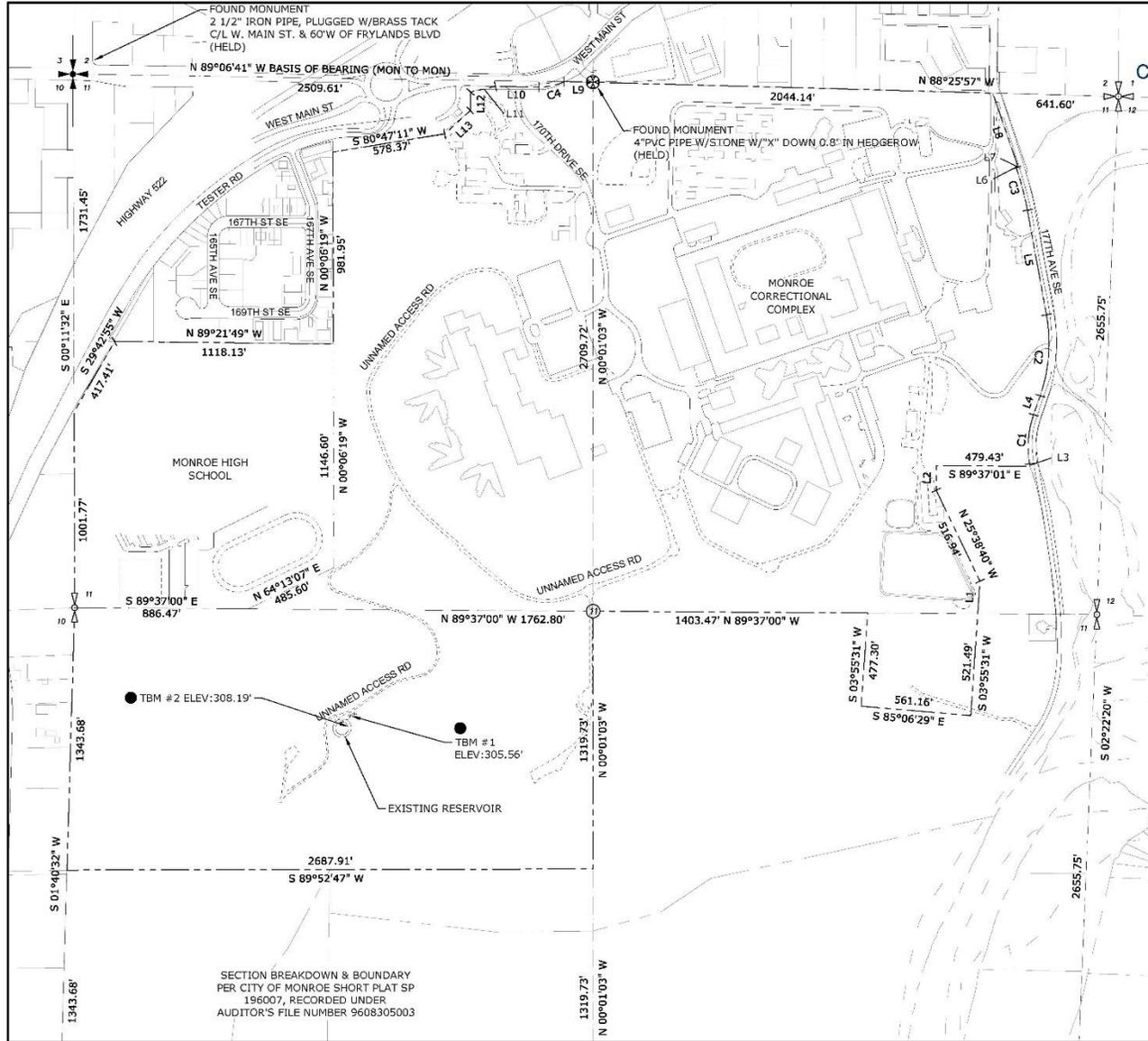
(PER SNOHOMISH COUNTY ASSESSOR PROPERTY DESCRIPTION.) SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 EAST, LOT 2 OF CITY OF MONROE SHORT PLAT SP196007 RECORDED ON AUDITOR'S FILE NUMBER 9608305003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH WEST QUARTER OF SAID SECTION, SITUATE IN COUNTY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

SURVEY CONTROL NOTES:

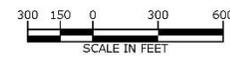
1. SURVEY PROCEDURES & EQUIPMENT: SECTION CONTROL: TOPCON GNSS GR-3 RECEIVERS. ON SITE CONTROL AND STAKING: TOPCON GNSS GR-3 RECEIVERS AND/OR FIELD TRAVERSE & 10" TOTAL STATION.
2. THE GPS SURVEY PERFORMED FOR THIS SURVEY MEETS OR EXCEEDS THOSE STANDARDS CONTAINED IN WAC 332-130-160. THE FIELD TRAVERSES 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 (NAZ2011) EPOCH 2010.00. VERTICAL DATUM IS NAVD83 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:

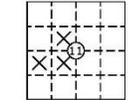
ALL UNDERGROUND UTILITY LOCATIONS ARE BASED ON STRUCTURES LOCATED BY FIELD MEASUREMENTS IN AUGUST 2019 AND SURFACE MARKING LOCATIONS PROVIDED BY: APPLIED PROFESSIONAL SERVICES 43530 SE NORTH BEND WAY NORTH BEND, WA 98045 (425) 868-2590 AND THE CITY OF MONROE. THE SURVEYOR MAKES NO GUARANTEE THAT THE 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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CITY OF MONROE



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 104A
MONROE, WA 98272
360.794.7811

PLAN
SCALE: 1"=300'

CONDITIONAL USE PERMIT PLAN SET

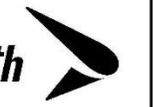
NO.	DATE	BY	REVISION



NOTICE
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

SMT DESIGN'D
MNF DRAWN
NCR CHECKED

PRELIMINARY ONLY
DO NOT USE FOR CONSTRUCTION



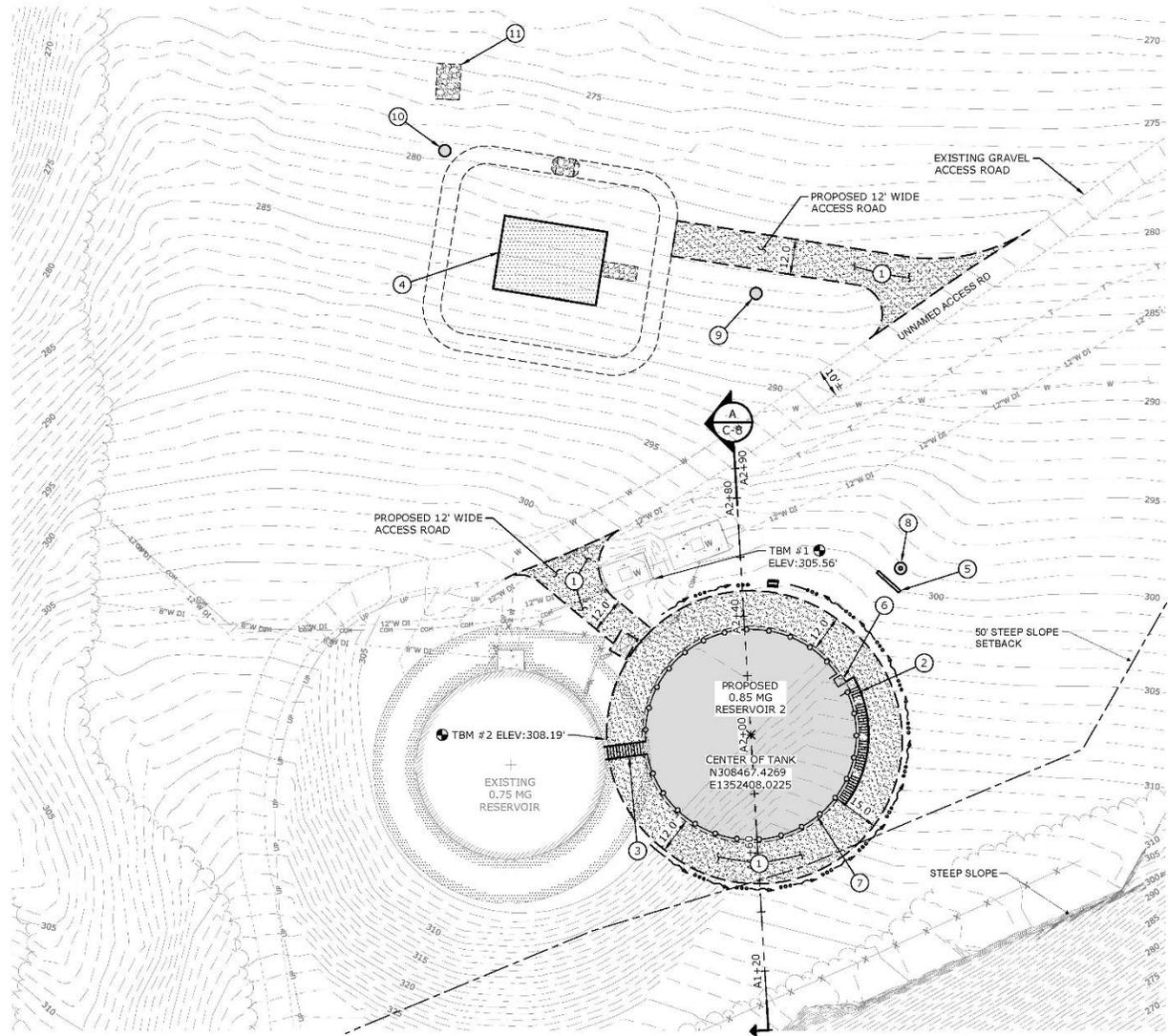
CITY OF MONROE
DOC SECOND RESERVOIR
PROJECT # M2019-0007

RESERVOIR SITE SURVEY CONTROL		SHEET	
PROJECT NO.: 19-2578		G-4	
SCALE: AS SHOWN	DATE: FEBRUARY 2020	4 of XX	

K:\TAC - Projects\19\2578 - Monroe DOC Reservoir 2\CADD\Sheets\19-2578-WA-Gen.dwg G-4 1/12/2019 1:26 PM MATT FEATHERSTONE 23.ces (LMS Tech)

Site Plan

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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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

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

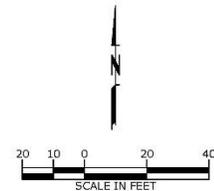
EXISTING INGRESS/EGRESS: UNNAMED ACCESS RD

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



K:\TAC_Projects\19\2578 - Monroe DOC Reservoir 2\CAD\Sheets\19-2578-WA-C.dwg, C-3 11/12/2019 3:49 PM MATT.FEATHERSTONE 23.0s (LWS:Tech)

NO.	DATE	BY	REVISION

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0 1/2 1
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DLT
DESIGNED
MNF
DRAWN
NCR
CHECKED



CITY OF MONROE
DOC SECOND RESERVOIR
PROJECT # M2019-0007

RESERVOIR SITE LAYOUT PLAN

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

SHEET
C-3
8 of XX

Summary of Application

- ▶ Existing 0.75 million gallon water reservoir
- ▶ Proposal is for a new 0.85 million gallon water reservoir
- ▶ Approximately 40' in height, 73' in diameter
- ▶ Site improvements include water main connection, stormwater detention pond, access road around the reservoir
- ▶ Meets the criteria for conditional use permits

Recommended Action

Based on the Findings of Fact and Conclusions of Law detailed in the staff report, staff recommends that the Hearing Examiner **APPROVE** the City of Monroe Water Reservoir Conditional Use Permit (CUP2020-01), subject to the conditions of approval.