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CHAPTER 3 Capital Facilities and Utilities

As part of the City of Monroe SEPA programmatic SEIS evaluation of probable impacts relating to the 2024 Comprehensive Plan Update, this chapter describes capital facilities and utilities within the study area and evaluates potential impacts associated with the Proposed Action and No Action Alternative. Capital facilities evaluated in this chapter include potable water, stormwater, wastewater, municipal buildings, police, fire/emergency medical services (EMS), and schools. Utilities addressed in this chapter include electricity, natural gas, solid waste, and communications and data.

This Final SEIS Chapter 3 is the updated *Capital Facilities and Utilities* chapter. Note that in the Draft SEIS, *Capital Facilities and Utilities* was Chapter 6. Updates to the Draft SEIS were necessary because between the Draft SEIS and the Final SEIS, updates to the City’s Utility Systems Plan (Sanitary Sewer, Potable Water, and Stormwater), the Monroe School District CFP, and the Snohomish School District CFP were completed and therefore considered in the Final SEIS analysis.

3.1 Affected Environment

This section documents existing staffing and equipment, levels of service or capacity, and capital facilities and infrastructure for agencies and utilities serving the study area. The study area is the incorporated City of Monroe.

3.1.1 Methodology

Existing policies, plans, and regulations listed in Section 3.1.2, *Regulatory Setting*, were collected from the websites of federal, regional, and local agencies having jurisdiction. The Affected Environment presents information from the 2024 Utility Systems Plan (Sanitary Sewer, Water, and Stormwater) (City of Monroe 2024a), the Monroe School District CFP (MSD 2024a), the Snohomish School District CFP (SSD 2024a), and City departmental websites.

3.1.2 Regulatory Setting

Capital facilities and utility providers comply with the policies, plans, and regulations described in this section as they manage services for the customers. This section describes current Washington and City of Monroe codes, which could change over the 20-year planning horizon.

FEDERAL REGULATIONS

- **Federal Energy Regulatory Commission (FERC) Energy Policy Act of 2005** addresses energy production in the United States, including electricity, and gave FERC additional responsibilities as outlined and updated in the FERC Strategic Plan (FERC 2006).
- **FERC Strategic Plan Fiscal Year 2022–2026** defines FERC’s mission, long-term goals, objectives to achieve those goals, strategies planned to address specific national problems, needs, challenges, and opportunities related to its mission (FERC 2022).
- **Title 49 Code of Federal Regulations (CFR) Part 192.** Puget Sound Energy (PSE) is subject to full compliance with the applicable provisions of Title 49, CFR Part 192, which address federal safety standards related to the transportation of natural gas.
- **Clean Water Act (CWA)** is a federal law governing water pollution. The CWA is administered by the U.S. Environmental Protection Agency (EPA) in coordination with state governments and establishes the structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters (EPA 2023a).
- **CWA National Pollutant Discharge Elimination System (NPDES) Permit Program.** Washington currently issues and enforces NPDES permits related to industrial, construction, and municipal stormwater general permits. The NPDES Permit allows municipalities to discharge stormwater runoff from municipal drainage systems into the state’s waterbodies. Permits are based on state surface water quality standards, which can be more stringent than federal water quality standards (Ecology 2024b).

- **The Resource Conservation and Recovery Act (RCRA)**, administered by EPA, regulates household industrial and manufacturing solid and hazardous waste. RCRA’s goals are to protect people from the hazards of waste disposal; conserve energy and natural resources by recycling and recovery; reduce or eliminate waste; and clean up waste that has been spilled, leaked, or improperly disposed (EPA 2023b).

STATE REGULATIONS

- **Washington Growth Management (RCW 36.70A.070)** requires that school districts plan for future enrollment increases resulting from increases in population.
- **Chapter 51-54A Washington Administrative Code (WAC)** governs fire prevention in Washington.
- **WAC 296-307-09512** is related to the provision of potable water resources.
- **Washington Utilities and Transportation Commission (WUTC) Strategic Business Plan 2021–2023** presents goals that support its mission to protect Washington residents by ensuring investor-owned utility and transportation services are safe, available, reliable, and fairly priced (WUTC 2021).
- **WUTC Pipeline Safety Program** provides standards for natural gas pipeline operations and inspects natural gas pipelines operating in Washington in accordance with federal standards. WUTC is the primary agency responsible for the regulatory oversight of natural gas pipelines in Washington (WUTC 2024).
- **Washington Department of Commerce 2023 Biennial Energy Report** updates the 2021 State Energy Strategy, which was developed and published by the State Energy Office at the Washington Department of Commerce. Designed to provide a roadmap for meeting the state’s need for affordable and reliable energy supplies and its greenhouse gas emissions limits, the strategy outlines the path to a clean, inclusive energy economy by 2050 (Commerce 2023).
- **Washington Municipal Water Law** administered by the Washington Department of Ecology (Ecology) and the Washington Department of Health relates to municipalities’ water rights, how much water they have, and where they can use it; ensuring safe and reliable drinking water; and regulation of the planning and engineering component of water systems (Ecology 2024a).
- **2024 Stormwater Management Manual for Western Washington.** The Stormwater Management Manual for Western Washington (Stormwater Manual) provides guidance on the measures necessary to control the quantity and quality of stormwater. Local municipalities use the Stormwater Manual to set stormwater requirements for new development and redevelopment projects. The Stormwater Manual is mostly used for NPDES stormwater permits and compliance (Ecology 2024d).

- **Ecology’s Solid Waste Management Program** implements laws addressing plastics, recycling, and litter. Four new laws were added to the solid waste program in 2021, addressing single-use plastic items, the solar panel takeback program, and reimbursing local governments for litter clean-up on highway ramps (Ecology 2024c).
- **Chapter 36.58 RCW Solid Waste Disposal** sets regulations at the state level for solid waste. Regulations address topics such as acquisition of waste or recycling sites, waste/recyclables handling, fees, disposal, facilities, contracts, disposal districts, and collection/transportation of waste and recyclable material.

REGIONAL REGULATIONS

- **Snohomish Regional Fire and Rescue (SRFR) 2021–2026 Strategic Plan** establishes SRFR values, background, and objectives (SRFR 2021a).
- **SRFR 2021 Community Risk Assessment and Standards of Coverage Report** is updated annually to reflect current performance against benchmark statement and baseline performance and policy recommendations to address gaps in performance or desired outcomes (SRFR 2021b).
- **Northwest Power and Conservation Council (NPCC) 2021 Northwest Power Plan’s** strategy contains elements including (1) energy efficiency, (2) demand response, (3) renewable resources, (4) existing resources, and (5) regional collaboration for Idaho, Montana, Oregon and Washington (NPCC 2021).
- **PSE 2023 Gas Utility Integrated Resource Plan (IRP)** uses supply and demand forecasts to plan for future resource needs (PSE 2023a).

LOCAL REGULATIONS

- **City of Monroe Capital Facilities Plan** plans for future capital facility needs based on population and employment projections, needed facility improvements, and budgets (MPWD 2023).
- **Chapter 3.50 Monroe Municipal Code (MMC)** sets forth regulations related to school impact mitigation and school capital facilities plans.
- **Title 9 MMC** addresses Offenses against Peace, Morals, and Safety.
- **Title 13 MMC** includes regulations related to public services and utilities, including fire system requirements; utility service, rates, and charges; and regulations specific to potable water, sanitary sewer, and stormwater.
- **The City of Monroe Utility Systems Plan (Sanitary Sewer, Water, and Stormwater)** was developed to support the City of Monroe 2024 Comprehensive Plan and is mandated by Revised Code of Washington (RCW) 36.70A.130 (5a). This Plan

consists of utility system plans for the City-provided and City-owned utilities and addresses sources of supply, storage facilities, pump stations, transmission mains, and the distribution system (City of Monroe 2024a).

- **Monroe School District Capital Facilities Plan (CFP) 2024–2029** assesses the facilities needed to accommodate projected student enrollment at acceptable levels of services and includes a detailed schedule and financing program for capital improvements (MSD 2024a).
- **Snohomish School District CFP 2024–2029** is intended to provide the Snohomish School District, Snohomish County, and other jurisdictions a description of the facilities needed to accommodate projected student enrollment at acceptable levels of service, including a detailed schedule and financing program for capital improvements (SSD 2024a).

3.1.3 Capital Facilities

POTABLE WATER

The City of Monroe Public Works Operations & Maintenance Division (OMD) is the water system manager for the Monroe Water System, which serves the City of Monroe and unincorporated areas west, north, and east of the City, including most of the UGA (City of Monroe 2024a). The North Snohomish County Coordinated Water System Plan requires the City to upgrade water mains in areas currently served to provide the required water supply for urban levels of service. These additional improvements have been reflected in the City’s capital improvement fees (City of Monroe 2024a). While the City installs transmission facilities and storage reservoirs, developers generally install distribution mains.

The City’s water system currently operates with approximately 12 full-time-equivalent employees (FTEs) (City of Monroe 2024a). The City expects to need additional FTEs to meet levels of service given future growth in demand for connections (City of Monroe 2024a), and would like to operate with approximately 14 to 21 FTEs in the future (City of Monroe 2024a). The Utility Systems Plan (Potable Water) states that the City should evaluate options to increase water system staffing by three FTEs over the next 3 years (City of Monroe 2024a).

According to 2023 water demand data, the Monroe Water System served 8,689 connections in 2023, including 8,176 residential connections and 513 non-residential connections (City of Monroe 2024a). Based on PSRC’s LUV-it forecast model, the water service area in 2023 included 25,402 residents and 13,707 employees (City of Monroe 2024a). The Utility Systems Plan (Potable Water) found



that for the period 2019–2023, 154.6 gallons per connection per day were used, based on approximately 2.23 residents per connection and 2.33 employees per resident (City of Monroe 2024a).

The average daily water demand for the years 2019 to 2023 ranged from 1.77 million gallons per day (mgd) to 2.16 mgd, and the maximum daily demand for those years ranged from 1.63 mgd to 2.70 mgd (City of Monroe 2024a; BHC 2024a). In 2023, average demand was 2.2 mgd and maximum demand was 4.1 mgd (City of Monroe 2024a).

The 2024 Utility Systems Plan (Potable Water) projects average daily demand for water in the service area to be 2.1 mgd (BHC 2024a). The City currently has 9.6 million gallons of storage located in ten storage facilities (City of Monroe 2024a). An analysis in the 2024 Utility Systems Plan (Potable Water) found that the source of supply, pump stations, and storage facilities were sufficient to meet demand (City of Monroe 2024a).

The OMD has completed major capital improvements to respond to growth in Monroe since the mid-1990s. These improvements include the Ingraham Hill Reservoir, Department of Corrections (DOC) reservoir, Tester Road Booster Pump Station, North Hill Reservoir and Booster Pump Station, Wagner Road Transmission Main Replacement Phase I, and Reservoir #5 Trombley Hill Reservoir and Booster Station. The water distribution system has also been expanded in the west area of the City and along Chain Lake Road (OMD 2015).

In 2014, Monroe acquired the Sky Meadow Water Association, which includes four reservoirs, two pump stations, and the Sky Meadow distribution system piping, hydrants, valves, and pressure reducing valve stations. With this acquisition, the OMD’s water service area increased approximately 80 percent (OMD 2015).

The City of Monroe’s water service area has been consistent since the Sky Meadow Water Association acquisition in 2014. Since the 2015 Water System Plan and EIS, OMD has constructed an additional tank at the DOC reservoir campus, the 199th Avenue pressure reducing valve (PRV), the 204th Avenue PRV, and pipe replacements across the system.

The OMD purchases its water wholesale from the City of Everett. The water is supplied through three connections to the Everett Transmission Main #5, located approximately 3 miles north of Monroe. Transmission Main #5 has a capacity of 50 mgd (City of Monroe 2024a). Everett’s water supply includes Spada Reservoir

and Chaplain Reservoir in the Sultan River Basin (City of Monroe 2024a). Four major transmission pipelines transport water from the filtration plant (City of Monroe 2024a). The distribution system includes 4- and 10-inch pipes and mains (OMD 2015). While the City of Everett operates the water treatment plant, the City of Monroe monitors water supply, system pressures, and water quality as it enters the Monroe Water System (OMD 2024a).

The City of Everett expects to be able to supply Monroe's municipal water needs until at least 2050 and plans on meeting Monroe's future water demands as a wholesale customer, according to Everett's Comprehensive Water Plan (City of Monroe 2024a; City of Everett 2020). The Monroe Utility Systems Plan (Potable Water) is developed and updated to be consistent with the City of Everett Water Comprehensive Plan, City of Monroe and Snohomish County Comprehensive Land Use Plans, North Snohomish County Coordinated Water System Plan, Snohomish County 2020 Hazard Mitigation Plan, and the Washington DOC Statewide Water System Plan (City of Monroe 2024a).

Monroe plans to implement water use efficiency methods such as water pricing, education, indoor and outdoor water use efficiency kits, and toilet and washer rebates, and therefore assumes that demand for potable water will decline in the future (per unit). The Utility Systems Plan (Potable Water) assumes that the usage rate will decrease 5 percent in 10 years and 10 percent in 20 years. In future water system plans, the City will adjust projected rates based on actual usage rates (City of Monroe 2024a).

The City of Monroe co-adopted a regional goal as part of the group of Everett Water wholesale customers. The regional conservation goal is to reduce the regional demand for water by 1.4 mgd by 2029 (City of Monroe 2024a).

STORMWATER

The City of Monroe manages stormwater runoff in the 6.4-square-mile service area including the City of Monroe incorporated area.

The stormwater system includes constructed facilities and natural channels that convey and treat stormwater runoff prior to discharge into receiving waters. The system includes catch basins, pipes, culverts, ditches, swales, ponds, vaults, and infiltration facilities. In certain areas, permeable soils infiltrate stormwater runoff. The stormwater system is owned and maintained by the City; however, privately owned and maintained systems also exist within City limits (OMD 2024b). Approximately two-thirds of the City's stormwater conveyance system consists of pipes. Pipes range from 8 inches to



48 inches in diameter (City of Monroe 2024a). The City owns approximately 78 miles of stormwater pipe that discharge stormwater to three watersheds: French Creek, Skykomish River, and Woods Creek (City of Monroe 2024a). The Skykomish River watershed drains the southern and eastern portions of Monroe. The Woods Creek watershed drains the eastern portion of Monroe, and the French Creek watershed drains the central and western portions of Monroe.

Monroe currently has Total Maximum Daily Load (TMDL) requirements (the maximum amount of a pollutant that a body of water can receive while still meeting water quality standards) and therefore water quality sampling programs for Cripple Creek, French Creek, Lake Tye Outfall, Lake Tye Inlet, Lords Lake Outfall, Southwest Ditch, and Skykomish River (City of Monroe 2024a).

EPA, Ecology, and the following chapters of City code and state code govern or affect how stormwater is managed: Chapter 13.32 MMC (Stormwater Management Utility), Chapter 13.34 MMC (Illicit Discharge Detection and Elimination), Chapter 14.01 MMC (Flood Hazard Area Regulations), Chapter 15.02 MMC (Storm Water Maintenance), Chapter 15.04 MMC (Building Code), Chapter 173-200 WAC (water quality standards for groundwater), Chapter 173-201A WAC (water quality standards for surface water), Chapter 173-204 WAC (sediment management standards), and Chapter 173-220 WAC (National Pollutant Discharge Elimination System permit program).

Ecology and EPA set policies for how to manage a stormwater system. The City of Monroe is required to maintain an NPDES Phase II Municipal Stormwater Permit, which requires managing stormwater to avoid downstream pollution in accordance with the Clean Water Act. With fewer than 100,000 residents, the City of Monroe is considered a Phase II community (City of Monroe 2024a). As a Phase II community, Monroe operates in compliance with Ecology's Phase II NPDES Municipal Stormwater Permit as a small/medium municipal separate storm sewer system (MS4 permit) (City of Monroe 2024a). The MS4 permit authorizes the discharge of stormwater runoff to surface waters of the state and groundwater as long as the City meets water quality standards and/or implements BMP. Preparation and implementation of a Stormwater Management Program is required as part of MS4 permit conditions. The City's current permit came into effect on August 1, 2024, and expires in 2029 (City of Monroe 2024a). The new permit includes additional requirements that affect the City's stormwater policy decisions, operation and maintenance program, reporting

requirements, and other aspects of the stormwater utility (City of Monroe 2024a).

One of the City’s performance measures is to coordinate with long-range plan updates, including the 2024 Comprehensive Plan Update, related to stormwater management needs and receiving water health (City of Monroe 2023a). New development is required to provide stormwater control in accordance with Ecology’s Stormwater Management Manual for Western Washington (Ecology 2024d).

Currently, the City encompasses approximately 6.41 square miles. The incorporated area and the UGA total 7.65 square miles. If the City expands to all the area within the UGA, there is a potential to add an area of 1.24 square miles (790 acres, a 19 percent increase) (City of Monroe 2024a). The City is considering continued use of pervious pavement, the possibility of using utility funds on private property to maintain drainage infrastructure, and the continued use of low-impact development (LID) alternatives in future planning. In recent years, the City has implemented LID measures, such as pervious pavement in the Downtown area and regional infiltration systems along Blueberry Lane.

The City’s stormwater management utility funds approximately 10 FTEs, with approximately 4.4 FTEs providing stormwater system operation and maintenance (City of Monroe 2024a). The number of employees needed for operation and maintenance is expected to increase from 4.4 FTE to 5.9 FTE. The Utility Systems Plan (Stormwater) Plan recommends that the City plan for this additional staff to meet permit and operational requirements (City of Monroe 2024a). City stormwater managers identified approximately 30 projects to be evaluated as part of the 20-year Capital Improvement Program (CIP) process. Twenty-four projects were selected to resolve localized drainage problems. Conceptual designs were developed for 16 projects. Beaton Road Ditch and Beaton Road/Industrial Park were selected for hydrological and hydraulic modeling (City of Monroe 2024a).

SANITARY SEWER

The City of Monroe provides wastewater collection and conveyance services within 14 of 21 sewer basins located entirely within the UGA. The City may extend sewer service to unsewered basins as new development occurs, and works with developers to bring sewer service to newly developing areas (City of Monroe 2024a).

The City Public Works Operations and Maintenance Department employs 10.67 FTEs for the sewer system work, 6 of which are



assigned to the wastewater treatment plant (WWTP) Division of Public Works, 2.16 are assigned to the OMD Division, and 2.51 are assigned to the Design and Construction Division (City of Monroe 2024a).

Approximately 1.67 mgd of wastewater are screened, treated, and discharged into the lower Skykomish River per day (City of Monroe 2024a). The existing wastewater system includes 55.9 miles of gravity lines, 6.5 miles of force mains, 10 operating lift stations, the WWTP, and the Skykomish River outfall (City of Monroe 2024a). The collection system includes pipes, pumps, manholes, and clean-outs (City of Monroe 2024a). The WWTP has been maintained and improved since its 1950s-era construction to comply with water quality regulations, add capacity, and improve energy efficiency (OMD 2015, City of Monroe 2024a).

The NPDES permit provides the regulatory framework that drives the wastewater treatment processes. Compliance with the permit ensures that the quality of the water discharged from the plant is consistent with standards. The WWTP operates under the terms of NPDES Permit No. WA-002048-6, last re-issued on December 1, 2018. The permit expired on November 30, 2023, and will remain active until a new permit is issued by Ecology (OMD 2024a, BHC 2024b). The Draft Waste Discharge Permit No. WA0020486 was reviewed and accepted as complete by Ecology on March 28, 2023 (City of Monroe 2024a).

The 5,227-acre wastewater service area is comprised of an estimated 29,348 people, including 15,220 residents, 11,575 non-residential users, and 2,553 DOC inmates and employees in 2024 (City of Monroe 2024a).

The 2024 City of Monroe Utility Systems Plan (Sanitary Sewer) reports that the 2024 average of daily wastewater flow was 55.2 gallons per capita (gpc) for residential uses, 39.8 gpc for non-residential uses, and 159.4 gpc for DOC (City of Monroe 2024a). Service area population projections for 2035 are 17,968 residents, 12,560 non-residential users, and 2,809 DOC inmates and employees. For build-out of the existing wastewater system, service area population projections are 28,273 residents, 13,648 non-residential users, and 3,000 DOC inmates and employees. The City has assumed that current per capita flows will remain unchanged in the future (City of Monroe 2024a).

The NPDES permit specifies that the WWTP is permitted to treat a maximum monthly flow of 2.84 mgd (City of Monroe 2024a). The capacity analysis completed in 2024 as part of the City of Monroe Utility Systems Plan (Stormwater) estimated that the WWTP



capacity will reach 85 percent of the permitted capacity in 2029 (City of Monroe 2024a). These studies are used to plan for the future and rerate the WWTP NPDES permitted loads. The WWTP has sufficient capacity to treat the projected loads throughout the planning period (to 2035). WWTP improvements are likely necessary in the next 10 years due to structure and equipment age or conditions and the need for improvements to process performance and efficiency (City of Monroe 2024a).

The 2024 City of Monroe Utility Systems Plan (Stormwater) recommended improvements totaling more than \$76 million for inclusion in the 6-year WWTP CIP and more than \$31 million for inclusion in the 20-year CIP, including pipe replacements, generator replacements, pump station upgrades, and building replacements (City of Monroe 2024a). Projects completed in the last decade include combined sewer separation projects (at Lewis Street, W Main Street, and Madison Street), Powell Street Sewer project, WWTP Effluent Outfall Repair, utility replacement projects (Smith Street & Park Street, S Taft Lane, Adams Lane, and 177th Avenue), and a WWTP pH control project.

MUNICIPAL BUILDINGS

The City of Monroe operates the Municipal Campus, including City Hall and the Municipal Court, Police Station, and Public Works/Parks Operations Building. The City developed long-range plans in 2008 for the Municipal Campus to continue to serve the growing population and employment base in Monroe. Construction of the Monroe emergency operations center and Public Works shop facility was completed in 2018. In 2023, Monroe City Council authorized a remodel of City Hall and Municipal Court (collectively known as the Administrative Wing) and its funding. Construction began in January 2024. Funding sources have included general obligation bonds, utility bonds, adopted budgets and Capital Facilities Plans (CFPs), and a state grant for court facilities (City of Monroe 2024b).

POLICE

The City of Monroe Police Department (Monroe PD) provides law enforcement to the City of Monroe. Monroe PD serves approximately 19,699 people living in incorporated City of Monroe (U.S. Census Bureau 2020).

The 2022 Monroe Police Department Year-End Report states its mission statement as *“(t)he Monroe Police Department is dedicated*



to the pursuit of excellence in providing professional law enforcement services” and its goals are to (Monroe PD 2023):

- Invest in our people and organization, providing staff the support and resources they need to be resilient, knowledgeable, and skillful.
- Ensure Monroe remains a place of beauty and goodwill, so that everyone who visits and resides here finds our community healthy and accessible.
- Strengthen our community connections, with friendly and responsive service, by creating a safe and enjoyable place for all.
- Enhance internal collaboration, so that the organization can efficiently meet the needs of our external and internal customers.

Monroe PD’s 44 FTE employees include one chief, one deputy chief, one administrative commander, six sergeants, 26 police officers, one administrative supervisor, and eight administrative support (City of Monroe 2023b). Thirty-four staff of the total 44 staff are certificated. Of the five Monroe PD divisions (Administrative Services, Command Staff, Community Service, Investigations, and Patrol), the Patrol Division has the most employees: five sergeants, 21 officers, and two K-9s (Monroe PD 2024a).

In addition to law enforcement, services to the community include car seat safety checks, community academy, claiming found property, concealed pistol license, crime prevention tips, fingerprinting services and U-Visa certification. U-Visa is a temporary visa program administered by the Department of Homeland Security that allows immigration protections for victims of qualifying crimes and their qualifying household members, who are helpful to law enforcement in the detention, investigation, or prosecution of criminal activity (Monroe PD 2024b).

The Monroe PD Citizens Online Police Reporting System provided by MyCrimeReport.us (Monroe PD 2024c) allows for non-emergency reports to be submitted online. Typical incidents reported through this system include abandoned vehicles, lost property, vandalism, crime or drug tips, hit and run, theft from vehicle, graffiti, theft, and vehicle prowling. In 2022, 1,256 incidents were reported in the City based on the National Incident Based Reporting System (NIBRS), most of which were for larceny, vandalism of property, and simple assault (Monroe PD 2023).

Based on a service area population of 19,699, and 34 certificated officers in 2023, the Monroe PD provides on average 1.8 FTE officers per 1,000 people. Using the estimate from NIBRS of 1,256 incidents, the Monroe PD has approximately 27 officers per 1,000

incidents. The 2023–2024 biennial budget allowed for \$280,346 for police vehicles and equipment, which represented less than 1 percent of the City of Monroe 2023–2024 Biennial Budget (City of Monroe 2023b).

The police station is located on the Municipal Campus at 818 W Main Street. The 2019 Municipal Campus evaluation found the existing police building in need of substantial upgrades to improve the function and meet Americans with Disabilities Act (ADA) standards (Driftmier Architects 2019). A more recent 2024 assessment identified needs related to vehicle space, secure storage and spaces, temperature-controlled evidence storage, visual and audio privacy, armory spaces, general security, and seismic and fire requirements. The City expects future growth at the police station to be 14 staff members, for a total of 60 staff members by 2044, and approximately 26,500 square feet of building space for a total of approximately 27,800 square feet of building space in 2044 (MacKenzie 2024).

The 2023–2024 City of Monroe Biennial budget allocates \$700,000 for Phase III of the Municipal Campus project, which includes updates to the police station. Phase III design is expected to begin in 2025 (City of Monroe 2024c). Improvements listed in the 2023–2024 City of Monroe Biennial budget includes police station renovations design (planned for 2024) and police station renovation construction (planned for 2025 and 2026) (City of Monroe 2023b). The Monroe PD plans for the future by participating in the City of Monroe Biennial Budget process, planning future facilities, and accounting for population growth and staffing needs.

FIRE AND EMERGENCY SERVICES

The Snohomish Regional Fire and Rescue (SRFR) provides fire protection and suppression and emergency services to the study area (the City of Monroe). In 2020, the Lake Stevens Fire Department and Snohomish County Fire District No. 7, of which the City of Monroe was a part, merged to form SRFR, which serves the cities of Lake Stevens, Monroe, and Mill Creek; the communities of Maltby and Clearview; and the unincorporated areas surrounding these cities and communities (SRFR 2021a). SRFR is an all-hazards fire and emergency service district.

In 2022, SRFR provided fire protection service to an estimated 176,367 residents and responded to 18,770 calls for services including fire, EMS, rescue, and hazardous materials calls. Eighty-one percent of calls for service or 15,288 dispatches originated from



within SRFR boundaries (SRFR 2023). Based on these statistics, SRFR responds to approximately 0.09 calls for service per resident.

Within the Special Operations Division of SRFR, the Snohomish County Technical Rescue Response Team responds to trench, rope, urban search & rescue, water/ice, and confined space rescue. The Technical Rescue Response Team cooperates in coordination with all other fire protection entities in Snohomish County. Other divisions of SRFR include fire suppression, EMS, training, and planning (SRFR 2023, 2024).

In December 2022, SRFR employed 252 personnel, including 197 career firefighters, eight prevention staff, four logistics staff, 11 executive staff, 12 administrative staff, seven mechanics, seven commissioners, and six chaplains. All operations personnel are cross-trained, which means they are trained for medical emergencies, wildland fires, and structure fires. Of the 11 SRFR fire stations, the three stations closest to the study area are (1) Fire Station 31–Monroe, within the City at 163 Village Court, Monroe; (2) Fire Station 32–Chain Lake Road at 2122 132nd Street, Monroe; and (3) Fire Station 33–Fales Road located at 19424 Fales Road, Snohomish. Fire Station 31–Monroe is staffed by one Battalion Chief, one Lieutenant, five Firefighters/Emergency Medical Technicians (EMTs), and three Firefighters/Paramedics (SRFR 2024).

The SRFR reviews and issues permits for fire protection systems and other construction-related activities, including commercial kitchen fire suppression, fire alarms, fire sprinklers, high piled combustible storage, solar photovoltaic power systems, temporary membrane structures or tents, standpipe systems, liquified petroleum gas, fire pumps, compressed gases, emergency responder radio coverage, cryogenic fluids, battery systems, and retail fireworks stands (City of Monroe 2024d).

All new development is required to meet development regulations and the International Building Code (IBC) and International Fire Code (IFC). SRFR’s goal is to inspect all businesses for fire safety at least annually to maintain and improve the level of safety for community members and emergency responders.

SRFR response times in 2022 were approximately 9 minutes (urban area) and 13 minutes (rural area) for fire calls, 8 minutes (urban area) and 11 minutes (rural area) for emergency medical service calls, and 10 minutes (urban area) and 11 minutes (rural area) for hazardous materials calls (SRFR 2023).

In 2022, SRFR responded to 11,120 EMS calls within the SRFR jurisdiction and transported 7,030 patients to area hospitals. Also in 2022, SRFR issued 342 burn permits, conducted 649 annual fire safety inspections, conducted 504 construction permit inspections, and finished 818 plan reviews (SRFR 2023).

SRFR owns 10 fire engine companies, two ladder companies (based at Station 33 and Station 72), six medic units (advanced life support ambulances), seven aid units (basic life support ambulances), and three battalion chiefs command units (SRFR 2021b).

SRFR plans for the future by becoming an accredited agency through the Commission on Fire Accreditation International and using the 2021 Levy Lid Lift to hire additional personnel and make station renovations. Planning documents include the 2021–2026 Strategic Plan (SRFR 2021a) and 2021 Community Risk Assessment and Standards of Coverage Report (SRFR 2021b), which is updated annually.

SCHOOLS

The Monroe School District (MSD) and the Snohomish School District (SSD) provide public education to students within the Monroe UGA. MSD operates five elementary schools, two middle schools, and one high school within its 82-square-mile service area, which includes the Monroe incorporated area (MSD 2024a). SSD serves areas northwest and west of incorporated Monroe, including the areas of unincorporated Snohomish County within the Monroe UGA. In its 128-square-mile service area, SSD operates nine elementary schools, two middle schools, and two high schools (see **Table 3-1**). The two SSD elementary schools closest to the study area are Dutch Hill and Cathcart elementary schools. In addition to the schools listed in **Table 3-1**, MSD and SSD provide their students with alternative education programs (OSPI 2024a and 2024b; MSD 2024a; SSD 2024).

MSD enrollment of 5,032 students during the 2023–2024 school year has declined since the 2016–2017 school year, when enrollment was 7,109 students. During the 2022–2023 school year, MSD employed 337 classroom teachers (OSPI 2024a). SSD’s October 1, 2023, school year enrollment of 9,121 students reflects a steady increase after an enrollment drop between school years 2019–2020 and 2020–2021. During the 2022–2023 school year, SSD employed 548 classroom teachers (OSPI 2024b).



TABLE 3-1 Monroe and Snohomish Public Schools

School Name	Address
ELEMENTARY, MIDDLE, AND HIGH SCHOOLS IN MONROE SCHOOL DISTRICT	
Chain Lake Elementary	12125 Chain Lake Rd, Snohomish, WA 98290
Frank Wagner Elementary	115 Dickinson Road, Monroe, WA 98272
Fryelands Elementary	15286 Fryelands Blvd, Monroe, WA 98272
Salem Woods Elementary	12802 Wagner Rd, Monroe, WA 98272
Maltby Elementary	9700 212th St SE, Snohomish, WA 98296
Park Place Middle School	1408 West Main Street, Monroe, WA 98272
Hidden River Middle School	9224 Paradise Lake Rd, Snohomish, WA 98296
Monroe High School/ Leaders High School	17001 Tester Rd, Monroe, WA 98272
ELEMENTARY, MIDDLE, AND HIGH SCHOOLS IN SNOHOMISH SCHOOL DISTRICT	
Cascade View Elementary	2401 Park Ave, Snohomish, WA 98290
Cathcart Elementary	8201 188th St SE, Snohomish, WA 98296
Dutch Hill Elementary	8231 131st Ave SE, Snohomish, WA 98290
Central Emerson Elementary	1103 Pine Ave and 221 Union Ave, Snohomish, WA 98290
Little Cedars Elementary	7408 144th Place SE, Snohomish, WA 98290
Machias Elementary	231 147th Ave SE, Snohomish, WA 98290
Riverview Elementary	7322 64th St SE, Snohomish, WA 98290
Seattle Hill Elementary	12711 51st Ave SE, Everett, WA 98208
Totem Falls Elementary	14211 Snohomish Cascade Drive, Snohomish, WA 98296
Centennial Middle School	3000 S Machias Rd, Snohomish 98290
Valley View Middle School	14308 Broadway Ave SE, Snohomish, WA 98296
Glacier Peak High School	7401 144th Place SE, Snohomish, WA 98296
Snohomish High School	1316 5th St, Snohomish, WA 98290

SOURCE: Prepared by Environmental Science Associates based on information from MSD 2024a, 2024d; SSD 2024a, 2024b; OSPI 2024a, 2024b.



MSD’s goals are the following: all students are ready for their future; all students are safe, known, valued, and supported; MSD will recruit and retain an exceptional, caring workforce that reflects the diversity of students; family and community members are connected to schools and valued partners; and MSD will effectively utilize resources and demonstrate transparent fiscal responsibility (MSD 2024b). To measure students’ readiness for their futures, MSD implements the I-Ready tool, which is an adaptive assessment that adjusts its questions to determine student reading and math skill level (MSD 2024c). SSD’s mission is “[t]o create an educational community that ignites a passion for learning where every student is known and empowered.” SSD’s stated values are a student-focused district, a culture of belonging, equity, and accountability (SSD 2023).

Both Monroe and Snohomish school districts have set both desired, acceptable educational standards and minimum standards for students per classroom, as shown in **Table 3-2**. Based on information reports in MSD and SSD CFPs, both districts are meeting minimum standards. Acceptable educational standards are being met in all grade levels.

TABLE 3-2 Monroe and Snohomish School Districts Students per Classroom

District/ Category	Minimum Standard	Actual ^a
MONROE SCHOOL DISTRICT		
Elementary	27	18.15
Middle	30	17.46
High	30	20.83
SNOHOMISH SCHOOL DISTRICT		
Elementary	35	21.92
Middle	35	15.19
High	40	20.98

SOURCE: Prepared by Environmental Science Associates based on information from MSD 2024a, SSD 2024a.

NOTE:

a. 2022–2023 school year

MSD expects enrollment to increase approximately 3 percent with K–5 enrollment growing by 11 percent between 2024 and 2029. MSD projects enrollment in 2044 to be 6,443 students. SSD projects enrollment to increase by 2029 to between 5,196 (3 percent

increase) and 5,748 students (14 percent increase). Projected 2044 enrollment is 6,114 students, assuming the student-to-population ratio remains similar to existing conditions.

MSD and SSD plan for future facilities in accordance with GMA, Snohomish County Policy ED-11 to "*ensure the availability of sufficient land and services for future K–20 school needs,*" and local ordinances governing school impacts. In 2015, Monroe voters approved a \$111 million MSD Capital Projects Bond. MSD also received \$20.5 million in State School Construction Assistance funds and \$0.6 million in developer impact fees, to fund a total of roughly \$132 million in capital construction and improvements. The MSD 2024–2029 Capital Facilities Plan lists the following projects that would be completed as long as the community approves future school bonds (MSD 2024a):

- Salem Woods Elementary Phase II Expansion and Modernization.
- Frank Wagner Elementary Expansion and Modernization.
- Chain Lake Elementary Expansion and Modernization.
- Construction of New Elementary No. 6.
- Conversion of Wagner Center Early Learning Center to add early learning programs.
- Park Place, Building F Modernization.
- The District may consider moving Sky Valley Education Center to a new location.
- The District may need to add portable classrooms to address unanticipated enrollment increases.

Similar to MSD, SSD finances improvements through voter-approved bonds, state matching funds, and developer impact fees (SSD 2024a).

3.1.4 Utilities

ELECTRICITY

Snohomish County Public Utility District (SCPUD) provides electricity to the City of Monroe. The SCPUD provides electricity to 373,127 homes and businesses in incorporated and unincorporated areas of Snohomish County and Camano Island, including the study area. Homes represent 91 percent of customers, and commercial uses represent most of the remaining 9 percent. SCPUD headquarters are in the City of Everett, and its service area covers 2,200 square miles (SCPUD 2024a). The City of Monroe's

approximately 6,038 housing units represent less than 2 percent of the SCPUD customer base (U.S. Census Bureau 2022).

The SCPUD employs approximately 1,000 people and operates equipment and facilities including 6,652 miles of electrical lines, more than 100 substations and switching stations, and five hydroelectric projects: Jackson, Woods Creek, Youngs Creek, Calligan, and Hancock. These hydroelectric projects provide 132 megawatts (MW) of power generating capacity (7 percent of what the SCPUD provides to its service area). In 2022, the SCPUD set up 5,051 new service connections and sold 8.6 billion megawatt-hours (MWh) of electricity, 45 percent to residential customers, 27 percent to commercial customers, 5 percent to industrial customers, and the remainder sold through the wholesale power market. Power purchased from Bonneville Power Administration makes up 77 percent of SCPUD's services. Wind, other renewables, and other market purchases make up the remaining service (SCPUD 2024a, 2024b). SCPUD provides electricity at an average rate of 23,050 kilowatt-hours per home or business, per year.

In 2022, the SCPUD invested approximately \$15 million in direct funding of conservation programs, \$33 million in non-hydro renewable purchases, and \$20 million in needs-based assistance (SCPUD 2024b).

The SCPUD prepares an annual reliability report and has prepared a 2023–2027 Strategic Plan to plan for the future (SCPUD 2023). The 2023–2027 Strategic Plan is informed by comprehensive scenario planning workshops that imagine how the region might change in the next 20 years. The SCPUD's strategic priorities are to bolster operational reliability and resiliency, enhance customer experiences, actively help SCPUD communities thrive, build a sustainable future with SCPUD communities, and create the culture and capabilities needed for the future (SCPUD 2023). The SCPUD plans to complete electrical system improvements and preventive maintenance projects to ensure reliability for the growing customer base.

Electric meter installation in Monroe is expected to begin in 2024 (SCPUD 2024b, 2024c). To better serve the eastern portion of its service area (including Monroe), SCPUD built the new Sky Valley Substation located in Monroe (finished in October 2023) and will upgrade its Clearview Substation (completion planned for 2024) (SCPUD 2024d; American Public Power Association 2023).

NATURAL GAS

Puget Sound Energy (PSE) provides natural gas to the City, which is part of its 900,000-customer, 6,000-square-mile service area covering 10 counties and approximately 4 million residents (PSE 2023a). PSE acquires natural gas through contracts with various producers and suppliers in the western U.S. and Canada. The gas PSE acquires is transported into the PSE service area through large interstate pipelines owned and operated by another company. When PSE takes possession of the gas, it is distributed to customers through more than 26,000 miles of PSE-owned underground gas mains and service lines in streets, public properties, and private properties (PSE 2023b). After wellhead pumps bring natural gas to the earth's surface, the gas is processed and purified, and then travels along interstate pipelines to compressor stations. Compressor stations maintain gas pressure and are located every 50 to 60 miles along the interstate pipelines. Natural gas is often stored in large underground reservoirs to meet spikes in demand. When natural gas reaches a City gate station, it is metered and delivered to customers through the local gas mains, small-diameter service lines, and customer meters (PSE 2023b).

The natural gas infrastructure closest to Monroe is an west-east-running gas transmission line that approximately borders the north edge of the City (NPMS 2024).

PSE's 2023 Gas Utility Integrated Resource Plan (IRP) near-term goals include expanding natural gas capacity rights, continuing engagement and development of equity considerations, acquiring cost-effective conservation, participating in green hydrogen development, and reducing its emissions profile by exploring renewable natural gas. Medium-term priorities (2030 to 2050) include exploring clean technology and fuel and reducing transport pipeline capacity contracts when decreasing loads allow. PSE chose a preferred zero-growth portfolio for the 2023 IRP, which will result in a slight decrease in forecasted greenhouse gas (GHG) emissions and increased pipeline contracts that PSE do not need to renew. The IRP reported that between 2023 and 2050, forecasting models expect demand for natural gas to decline after the impact of cost-effective conservation. In 2023, PSE sold 92,000 thousand dekatherms (MDth), net of demand-side resources and alternate fuels, suggesting a rate of 102,222 British thermal units (Btu) per hour per customer or 0.1 MDth per customer (homes or business). PSE expects sales to decline to 64,000 MDth by 2050 (PSE 2023a). One MDth is equivalent to 1 million Btu per hour. PSE prepared a work plan for its 2025 IRP in fall 2023. The purpose of the IRP is to ensure that PSE's natural gas supply and infrastructure are adequate to deliver clean, safe, and

reliable energy to its customers; the IRP looks ahead 20 years at energy resource needs through a planning process that evaluates a range of potential future outcomes. PSE expects to file the final 2025 Gas IRP with the Washington Utilities and Transportation Commission in March 2025 (PSE 2023c).

SOLID WASTE

The City of Monroe has a contract with Republic Services, Inc. to provide garbage, recycling, and yard waste collection services to homes and businesses in the City (City of Monroe 2024e).

Republic Services, Inc. utilizes three transfer and recycling facilities (in Everett, Arlington, and Mountlake Terrace) and the Snohomish County Household Hazardous Waste Facility in Everett (City of Monroe 2024e). The Everett facilities are the closest solid waste facilities to the study area, located approximately 4 miles northwest of Monroe. The Snohomish County Department of Public Works Solid Waste Division manages these facilities and coordinates collection and disposal operations with cities and towns in Snohomish County (including Monroe) and private commercial waste haulers. Waste is collected from the transfer stations, taken to the county facility at the Riverside Business Park in Everett, and then shipped by rail to the Roosevelt Regional Landfill in Klickitat County (Snohomish County 2023).

In 2021, 8,695 tons of recyclables and 560,465 tons of waste were processed in Snohomish County. The waste disposal rate that year was 0.67 tons per person. The county has estimated an average waste generation rate of 2.24 tons per year per person, considering waste, recycling, and recovery. Recovery includes non-municipal solid waste and materials burned for energy (Snohomish County 2023).

Using a 2017 municipal solid waste and recycling rate of 1.86 tons per person per year and a projected population of 1,058,113, the county estimates that 1.968 million tons of solid waste and recycling will be processed in 2040. After recycling, the amount requiring disposal would be 708,512 tons (Snohomish County 2023). The City and the Monroe UGA populations represent less than 5 percent of the overall service area population.

Klickitat County's 2022 SEPA Environmental Impact Statement for the proposed elevation increase at the Roosevelt Landfill states that the existing landfill is permitted for 5 million tons of waste per year through 2041. Klickitat County's proposal would increase the disposal capacity to extend the operational life of the landfill from 2041 to approximately 2130 (Klickitat County 2022).

COMMUNICATIONS AND DATA

Telecommunications services in the City are provided by private providers. Xfinity/Comcast, AT&T, Astound Broadband, Zply Fiber, Hughesnet, Viasat, T-Mobile, and Startouch offer internet services. Verizon, AT&T, T-Mobile, and others provide wireless phone services. Xfinity, Dish TV, and DirectTV provide cable television services. These companies provide service to individual properties on a property-by-property basis. Private companies respond to market-driven demand by constructing and improving infrastructure to continue their business of providing data and communications services to area residents and businesses.

Within the City, communications and data infrastructure includes network distribution lines. The Federal Communications Commission (FCC)-registered cell phone tower closest to the study area is at 27408 Owens Road, approximately 4 miles east of the eastern City boundary (City-Data 2024).

3.2 Potential Impacts

This section describes the potential impacts of the City’s future growth and development on capital facilities and utilities.

3.2.1 Impact Assessment Methodology and Thresholds of Significance

This section evaluates impacts based on the thresholds of significance and on the Affected Environment. System plan updates for potable water, stormwater, and wastewater are in process and will be adopted by December 31, 2024. Updated standards and information in those system plans are incorporated in the impact analysis section.

Thresholds of significance include:

- **Consistency with Planned Growth and Capital Plans.** The alternative would result in inconsistencies with planned growth and plans for capital facilities or the utility system.
- **Need for New Projects or Upgrades.** The alternative would require new, major projects not likely to be planned for through regular future planning processes, forecasts, and future projections developed by the capital facilities or utilities.
- **Level of Service.** The alternative would negatively affect the ability of capital facilities or utility providers to maintain reliable service to customers.

3.2.2 Impacts Common to Both Alternatives

This section identifies the impacts from the alternatives that would occur under both the No Action Alternative and the Proposed Action.

POTABLE WATER

New residential and commercial development associated with the alternatives would increase potable water demand, although the increased use of higher efficiency and low-flow fixtures in the future could reduce per capita demand. The City of Monroe Utility Systems Plan (Water) indicates that the City of Everett, from which Monroe purchases potable water, plans on meeting Monroe’s future water demands (City of Monroe 2024a, W 4-7).

The alternatives would be consistent with planned growth and capital plans and would not require projects outside of the planning process. The City of Monroe Public Works Operations and Maintenance Division expects to be able to provide potable water services to the additional residents and employees associated with the alternatives. Regular planning, such as utility system updates (City of Monroe 2024a), and compliance with municipal codes and regulations will continue.

STORMWATER

The alternatives would increase demand on the stormwater management system to the extent more impervious surface is added to the system or the amount of water flowing through the system increases. The City considers and will continue to consider stormwater management measures that could reduce future demand on the stormwater system. Future increases in demand and NPDES permit requirements could require additional infrastructure or staffing.

The alternatives would be consistent with planned growth and planning documents and would not require upgrades outside of the planning process. Regular planning, such as the CIP process, compliance with and preparing updates to City municipal codes, and compliance with regulations such as the MS4 permit and TMDL requirements would continue.

SANITARY SEWER

WWTP capacity studies have indicated that WWTP improvements will be necessary in the next 10 years. Twenty projects were included in the 6-year CIP to occur between 2025 and 2030 (City of Monroe 2024a, SS 11-7).



The alternatives would be consistent with planned growth and capital plans and would not require projects, upgrades, or initiatives outside of the planning process. The City is expected to be able to serve the additional residents and employees associated with the alternatives. The utility system planning process and compliance with municipal codes and regulations will continue.

MUNICIPAL BUILDINGS

The recent and ongoing improvements to municipal buildings reflect long range planning by the City. The City’s biennial budgeting process and CFP process will continue to address general governmental needs associated with increased population, housing, and employment in the Monroe UGA. The City of Monroe and its municipal buildings are expected to be able to serve the additional residents and employees associated with the alternatives. Regular planning and compliance with municipal regulations, including budgeting and capital facility planning, would continue under each alternative.

POLICE

In 2023, the Monroe PD provided on average 1.8 FTE officers per 1,000 people. Monroe would need additional certificated officers to serve the additional population of Monroe by 2044 while maintaining the same level of service. The Monroe PD has regular planning and budgeting efforts in place to ensure the department can serve the City’s incremental increases in population between 2024 and 2044. Both alternatives would be consistent with planned growth and capital plans. No additional improvements, projects, upgrades, or initiatives outside of the planning process would be needed. The Monroe PD is expected to be able to serve the additional residents and employees associated with the alternatives. Regular planning and compliance with municipal codes and regulations would continue under each alternative.

FIRE AND EMERGENCY SERVICES

SRFR estimates 0.09 calls for service per resident within the SRFR boundaries, including the City of Monroe. In 2022, SRFR provided fire and rescue services to 176,367 residents. With additional people living in Monroe in 2044 under the alternatives, additional calls for fire and rescue service would occur. SRFR completes regular planning and future demand projections using the Strategic Plan (SRFR 2021a), which is updated regularly, and the annual Community Risk Assessment and Standards of Coverage Report (SRFR 2021b). The alternatives would be consistent with planned growth and capital plans and would not require projects, upgrades,

or initiatives outside of the planning process. SRFR is expected to be able to serve the additional residents and employees associated with the alternatives. Regular planning and compliance with municipal codes and regulations would continue.

SCHOOLS

Each alternative would result in additional students by 2044. MSD and SSD estimate that 2044 enrollment will be approximately 6,114 students and 11,374 students, respectively. Development associated with the alternatives is reflected in both District's enrollment projections and future planning. The alternatives would not require projects, upgrades, or initiatives outside of the planning process. MSD and SSD are expected to be able to serve the additional students associated with the alternatives. Regular planning and projections, acceptance of school district bond proposals by the community, and compliance with municipal codes and regulations would continue.

ELECTRICITY

A larger population would increase the demand for electricity within the study area. The SCPUD provides electricity to 373,127 homes and businesses and plans electrical system improvements and preventive maintenance projects to ensure reliability. The residents and employees associated with the alternatives would increase SCPUD's service area population. The alternatives would be consistent with planned growth and capital plans and are not expected to require improvements outside of the planning process. SCPUD is expected to be able to serve the additional residents and employees associated with the alternatives. Regular planning and compliance with municipal codes and regulations would continue.

NATURAL GAS

PSE's 2023 Gas Utility IRP reported that between 2023 and 2050, forecasting models expect demand for natural gas to decline after the impact of cost-effective conservation. The alternatives would result in additional customers, who would use 0.1 MDth per hour of natural gas if current usage rates stay similar. PSE expects to file the final 2025 Gas IRP with the Washington Utilities and Transportation Commissions that plans for the next 20 years in March 2025. The alternatives would be consistent with planned growth and are not expected to require projects outside of the planning process. PSE is expected to be able to serve the additional residents and employees associated with the alternatives. Regular

planning, such as the IRP process, and compliance with municipal codes and regulations would continue.

SOLID WASTE

Snohomish County estimates an average waste generation rate of 2.24 tons per year per person, considering waste, recycling, and recovery. By adding residents and employees under the alternatives, additional waste and recycling would be generated per year by 2044.

The alternatives would be consistent with planned growth and capital plans and would not require projects, upgrades, or initiatives outside of the planning process. With the Klickitat County landfill expansion and the availability of private waste haulers, the City would be able to serve the additional residents and employees associated with the alternatives. Regular planning and compliance with municipal codes and regulations would continue.

COMMUNICATIONS AND DATA

With the alternatives, private companies would continue to respond to market-driven demand by constructing and improving infrastructure to continue their business of providing data and communications services to area residents and businesses. The alternatives would be consistent with planning documents and capital plans, and would not require projects outside of the planning process. Private companies responding to market-driven demand for communications data are expected to be able to serve additional residents and employees associated with the alternatives.

3.2.3 Impacts of the No Action Alternative

The No Action Alternative would continue the current plan for growth in the City and unincorporated UGA, including (1) the adopted zoning and planning designations in the current (2015) Comprehensive Plan and Comprehensive Plan Map and (2) the use of existing tools already in use by the City to meet housing-related state mandates.

Under the No Action Alternative, the City would have capacity for 1,468 new housing units: 975 housing units within the City limits and 493 housing units in the unincorporated UGA. The No Action Alternative would have capacity for 2,330 new jobs within the City. Employment growth outside the City's UGA is constrained by critical areas.

The U.S. Census 2018–2022 5-year ACS reports an average 2.8 persons-per-household estimate for Monroe (U.S. Census Bureau 2022). Applying 2.8 persons-per-household to proposed housing units, the No Action Alternative would result in an increase in population of approximately 4,095 in Monroe (2,720 people within the City, 1,375 people in the unincorporated UGA), for a total of 23,795 people living in the Monroe UGA by 2044.

POTABLE WATER

The increase in potable water customers associated with the No Action Alternative (1,468 residents and 2,330 employees) would represent an increase in the customer base of approximately 13 percent over 20 years. The Water System Plan relied on PSRC population and employment projections to determine the ability of the system to accommodate future demand. Based on the Water System Plan rate of 271.9 gallons per connection per day, the additional residents and employees associated with future 20-year growth would result in an 18.5 percent increase in gpd (BHC 2024a). The No Action Alternative population and employment projected increases are less than those of PSRC; therefore, together with the impacts described in Section 3.2.2 and based on the analysis in the Water System Plan, the No Action Alternative would result in a **less-than-significant impact** on potable water services.

STORMWATER

Assuming that additional housing or business development, redevelopment, or infill increases net impervious surface, the No Action Alternatives would require an increase in stormwater system capacity. The City's planning processes for future utility demand, including CIP requirements, consider future growth. The water utility has planned for future growth through the City's Utility Systems Plan (Stormwater). Population and employment and therefore stormwater connection increases associated with the No Action Alternative will be less than the connection increases assumed for the analysis in the Stormwater System Plan. The Stormwater System Plan states that the number of connections would increase approximately 27 percent over the 20-year planning horizon (City of Monroe 2024a; BHC 2024a). Together with the impacts described in Section 3.2.2 and based on results from the Stormwater System Plan, this would be a **less-than-significant impact** on stormwater services under the No Action Alternative.

SANITARY SEWER

Population and employment and therefore sewer connection increases associated with the No Action Alternative will be less than the connection increases assumed for the analysis in the Sewer System Plan. The Sewer System Plan states that the number of connections would increase approximately 27 percent over the 20-year planning horizon. Average annual flow would increase approximately 28 percent over the 20-year period (City of Monroe 2024a; BHC 2024a). Together with the impacts described in Section 3.2.2 and based on results from the Sewer System Plan, this would be a **less-than-significant impact** on wastewater services under the No Action Alternative.

MUNICIPAL BUILDINGS

Section 3.2.2 describes impacts. The No Action Alternative would result in a **less-than-significant impact** on municipal buildings.

POLICE

Monroe would need to provide an additional 7.4 FTE certificated officers to maintain the current level of service. Together with the impacts described in Section 3.2.2, *Impacts Common to Both Alternatives*, this would be a **less-than-significant impact** on police services under the No Action Alternative.

FIRE AND EMERGENCY SERVICES

With an additional 4,095 people in Monroe in 2044 under the No Action Alternative, an estimated additional 369 calls for fire and rescue service would occur per year. Together with the impacts described in Section 3.2.2, this would be a **less-than-significant impact** on fire and emergency services under the No Action Alternative.

SCHOOLS

Using the estimate of 14.2 percent of the City of Monroe population between the ages of 5 and 17 (U.S. Census Bureau 2022), the No Action Alternative would result in an estimated increase in school enrollment of approximately 582 students in the Monroe UGA by 2044. This estimate represents 54 percent of MSD's 2044 projected enrollment increase and 18 percent of the combined MSD and SSD 2044 projected enrollment increase. Both school districts update enrollment projections and capital facilities needs regularly. Together with the impacts described in Section 3.2.2, this would be

a **less-than-significant impact** on the MSD and SSD under the No Action Alternative.

ELECTRICITY

The 4,095 residents and 2,330 employees associated with the No Action Alternative in 2044 would increase SCPUD’s study area population by less than 2 percent over 20 years (6,425 additional employees and residents divided by 373,127 current study area population). Together with the impacts described in Section 3.2.2, this would be a **less-than-significant impact** on electricity services under the No Action Alternative.

NATURAL GAS

The No Action Alternative would result in an additional 3,798 customers (housing units plus employees), or 379 additional MDth, representing an increase of less than 1 percent compared to PSE’s natural gas sales in 2023. Together with the impacts described in Section 3.2.2, this would be a **less-than-significant impact** on natural gas service under the No Action Alternative.

SOLID WASTE

By adding 4,095 residents and 2,330 employees to Monroe and its UGA over a 20-year period under the No Action Alternative, an additional 14,392 tons of waste and recycling would be generated per year by 2044, representing 2 percent of the estimated 708,512 tons of material requiring disposal in 2040 (Snohomish County 2023). Together with the impacts described in Section 3.2.2, this would be a **less-than-significant impact** on solid waste and recycling services under the No Action Alternative.

COMMUNICATIONS AND DATA

The No Action Alternative would increase demand for communications and data over the period 2024 to 2044. Together with the impacts described in Section 3.2.2, this would be a **less-than-significant impact** on communications and data services under the No Action Alternative.

3.2.4 Impacts of the Proposed Action

The Proposed Action would add capacity for an additional 2,950 housing units (2,471 housing units in the City, 479 housing units in the unincorporated UGA), which is 1,482 more units of housing capacity than the No Action Alternative. Job capacity would

increase, adding space for an additional 2,850 jobs (2,471 jobs in the City, 109 jobs in the unincorporated UGA), which is 520 more jobs than the No Action Alternative.

Applying the U.S. Census estimate of 2.8 persons-per-household in Monroe (U.S. Census Bureau 2022) to proposed housing units, the Proposed Action would result in an increase in population of approximately 8,231 residents in the Monroe UGA (6,894 people within the City and 1,336 people in the unincorporated UGA), for a total of 27,930 people living in Monroe by 2044.

POTABLE WATER

The increase in potable water customers associated with the Proposed Action would be similar to the No Action Alternative. Together with the impacts described in Section 3.2.2, this would be a **less-than-significant impact** on potable water services under the Proposed Action.

STORMWATER

Assuming that additional housing or business development, redevelopment, or infill increases net impervious surface, the Proposed Action would require an increase in stormwater system capacity, slightly more than the No Action Alternative due to the higher housing capacity under the Proposed Action. Similar to the No Action Alternative, the City’s planning processes for future utility demand, including CIP requirements and the Utility Systems Plan (Stormwater), consider and plan for future growth. Population and employment associated with the Proposed Action would represent an increase in customers served of approximately 27 percent over the 20-year planning horizon. Together with the impacts described in Section 3.2.2 and based on results from the Stormwater System Plan, this would be a **less-than-significant impact** on stormwater services under the Proposed Action.

SANITARY SEWER

The 2024 Utility Systems Plan (Sanitary Sewer) estimates that the number of wastewater service connections will increase by 27 percent by 2044. Together with the impacts described in Section 3.2.2 and based on results from the Sewer System Plan, this would be a **less-than-significant impact** on wastewater services under the Proposed Action.

MUNICIPAL BUILDINGS

Section 3.2.2 describes impacts. The Proposed Action would result in a **less-than-significant impact** on municipal buildings.

POLICE

Impacts would be similar but approximately double compared to the No Action Alternative. The Monroe PD would need to provide an additional 14.8 FTE certificated officers to serve the additional population of Monroe by 2044 while retaining the same level of service. Together with the impacts described in Section 3.2.2, this would be a **less-than-significant impact** on police services under the Proposed Action.

FIRE AND EMERGENCY SERVICES

With an additional 8,231 people in Monroe in 2044 under the Proposed Action, an estimated 741 calls for fire and rescue service would occur, per year. These impacts would be approximately double those of the No Action Alternative. Together with the impacts described in Section 3.2.2, this would be a **less-than-significant impact** on fire and emergency services under the Proposed Action.

SCHOOLS

Using the estimate of 14.2 percent of the City of Monroe population between the ages of 5 and 17 (U.S. Census Bureau 2022), the Proposed Action would result in an estimated increase in school enrollment of approximately 1,169 students in the Monroe UGA by 2044. This estimate is twice the impact of the No Action Alternative, approximately 8 percent higher than MSD's 2044 projected enrollment increase, and 36 percent of the combined MSD and SSD 2044 projected enrollment increase. Development associated with the Proposed Action would likely be reflected in both schools districts' enrollment projections and future planning that occurs every year. Together with the impacts described in Section 3.2.2, this would be a **less-than-significant impact** on the MSD and SSD under the Proposed Action.

ELECTRICITY

The estimated increase of 8,231 residents and 2,850 employees in the Monroe UGA associated with the Proposed Action in 2044 would increase SCPUD's study area population by less than 3 percent over 20 years, compared to 2 percent with the No Action Alternative. Together with the impacts described in Section 3.2.2, this would be

a **less-than-significant impact** on electricity services under the Proposed Action.

NATURAL GAS

The Proposed Action would result in an additional 5,800 customers (housing units plus employees) by 2044, or 580 additional MDth, representing an increase of less than 1 percent compared to PSE’s natural gas sales in 2023, similar to the No Action Alternative. Together with the impacts described in Section 3.2.2, this would be a **less-than-significant impact** on natural gas services under the Proposed Action.

SOLID WASTE

By adding 8,231 residents and 2,850 employees under the Proposed Action, an additional 24,819 tons of waste or recycling would be generated per year, representing a 4 percent increase in waste and recyclables processing, 2 percentage points higher than the relative impact of the No Action Alternative. Together with the impacts described in Section 3.2.2, this would be a **less-than-significant impact** on solid waste and recycling services under the Proposed Action.

COMMUNICATIONS AND DATA

The Proposed Action would increase the demand for communications and data over the period 2024 to 2044. Together with the impacts described in Section 3.2.2, this would be a **less-than-significant impact** on communications and data services under the Proposed Action, similar to the No Action Alternative.

3.2.5 Summary of Impacts

Both alternatives would increase the demand for capital facilities and utilities during the period 2024 to 2044. All capital facilities and utility providers have regular and periodic planning and capital budgeting processes to ensure that staffing, equipment, and infrastructure is up to date and ready to serve additional population as Monroe grows. Communications and data is market-driven and will respond to increased demand with more services. The Proposed Action would result in higher housing, employment, and population growth by 2044 when compared to the No Action Alternative. Therefore, the impacts (increases in demand for services) on capital facilities and utility providers would be greater with the Proposed Action compared to the No Action Alternative. Each alternative would result in less-than-significant impacts on capital facilities and utilities.

3.3 Avoidance, Minimization, and Mitigation Measures

The following measures could be implemented to avoid, minimize, or reduce impacts on capital facilities and utilities.

- Concentrate growth in areas with adequate capital facilities and utilities.
- Build additional population density into upcoming plan or service updates, such as conservation plans and other future utility planning documents.
- Continue to coordinate with service providers, including but not limited to the Monroe and Snohomish school districts, Snohomish Regional Fire and Rescue, and Snohomish Public Utility District.
- Invest in building and maintaining facilities for capital facilities and utilities.
- Require potable water, wastewater, and stormwater connections for all new development, unless otherwise allowed by state, county, or City regulations.

3.4 Significant, Unavoidable Adverse Impacts

Neither alternative would result in significant unavoidable adverse impacts to capital facilities and utilities.



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