



PLANNING & DEVELOPMENT SERVICES

1800 Continental Place • Mount Vernon, WA 98273
Inspections 360.336.9306 • Office 360.336.9410 • Fax 360.336.9416

Individual Drilled Well Application Checklist Water Requirements for Building Permits

A complete application for a building permit requires demonstrating an adequate and potable water supply.

A complete individual drilled well application includes the following:

Completed, Signed Application & Result Form:

Once the evaluation is satisfactory, the result form will be signed by staff. This approval is used to show proof of water for a building permit.

Water Well Report from Licensed Well Driller:

This is a detailed report with written results of a bailer test, air lift test, or pump test, any of which is performed for a MINIMUM of one hour with drawdown information, verifying a minimum yield of 350 gallons per day.

To find an existing well, view the Washington State Department of Ecology web site at: <http://apps.ecy.wa.gov/wellog/index.asp>. Contact the Health Unit at PDS, or the Skagit County Health Department if you are not able to find the well log on this web site.

- **Please note that additional pump and recharge information may be required.**

Well Site Approval Documentation:

Well site approval applies to lots created after January 1, 1992 and is a note stating there is a one-hundred foot "protection zone" around the well which is contained within the boundaries of the subject property. Most individual wells have been sited by the well driller. The following are acceptable forms of documentation:

- A well driller will usually note on the water well report "meets Skagit County Code (S.C.C.) 12.48 siting criteria" **or**,
- Letter from licensed well driller stating well "meets S.C.C. 12.48 siting criteria.

An approved On-site Sewage (septic) Site Evaluation or Design

Properties requiring or containing on-site sewage systems shall include this approval. It should include location and general boundaries for components of the proposed or existing sewage system. If on a public sewer, a letter of sewer availability is required.

Scaled Plot (site) Plan of the project site – see attached requirements.

Water Quality Test Results

Analyzed by a Washington State Department of Ecology accredited laboratory,
___ Bacteriological (within the last 6 months)
___ Skagit County List of Inorganic Chemicals (within last 5 years)

- **Please note that additional water quality information may be required.**

"A list of the inorganic chemicals to be sampled for and a list of certified labs are included in this packet. Your well driller may assist you with the sampling."

Fee - \$ _____ \$275 (First 3.5 hours/ \$80/hr. after 3.5 hours)

Received date:

Accepted by:

Applicant:

Permit Number:

Notes:

Skagit County Planning & Development Services

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Individual Drilled Well Application & Result Form

Permit #W-_____ (for office use)

Owner(s): _____ Phone: _____

Address: _____ City: _____ Zip: _____

Contact Person: _____ Phone: _____

Contact Address: _____ City: _____ Zip: _____

Project Description: _____

Site Address: _____ City: _____

P#: _____ Assessor's Tax Account #: _____ Lot/Block#: _____

Plat Name or Short Plat #: _____ Parcel Size: _____ Dimensions: _____ feet by _____ feet

Was lot created BEFORE or AFTER (circle one) January 1, 1992?

Well site approval by: Licensed Well Driller Health Department Land Division # _____

Well information: Driller: _____ Date completed: _____

Depth: _____ feet The well produces: _____ gal. per/min. W# _____ TAG _____

Located on highest ground possible? Yes__ No__ Up hill from contamination? Yes__ No__

Protected from flooding surface, or subsurface drainage? Yes__ No__

Nearest property line from the well _____ feet, if less than 100' has neighbor been notified? Yes__ No__

If not, has an easement been obtained and recorded? Yes__ No__

Sewage information: On-site sewage system Public Sewer

Setbacks: distances from your WELL to potential sources of contamination:

septic tank	_____ feet	neighbor's septic tank	_____ feet
drain field	_____ feet	neighbor's drain field	_____ feet
drain field replacement area	_____ feet	neighbor's replacement area	_____ feet
pipe from house to septic tank	_____ feet	nearest county or state road ROW	_____ feet
cesspool/privy	_____ feet	underground storage tank (s)	_____ feet
railroad tracks	_____ feet	nearest lake/stream/swamp	_____ feet
animals	_____ feet	manure lagoon/pile or barn	_____ feet

Owner/Agent Signature: _____ Date: _____



Public Health

Environmental Public Health Division

1800 Continental Place, Mount Vernon, WA 98273
Telephone (360) 336-9474; FAX (360) 419-3408

PETER BROWNING, DIRECTOR
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DEVELOPMENT APPLICATIONS IN SKAGIT RIVER BASIN ECOLOGY APPROVAL OF LEGAL RIGHT TO USE A NEW WATER SOURCE REQUIRED

If you are applying for a building permit or land division that will rely on a new water source within the Skagit River Basin, you must contact the Washington State Department of Ecology for approval of the legal right to use the water. This is true if you are relying on a new well or a public water system that may not have adequate water rights to serve your proposal.

PUD #1 of Skagit County, Anacortes and most public water systems have adequate legal right to supply water for new construction.

Pursuant to RCW 19.27.097 and RCW 58.17.110, Skagit County cannot legally issue residential building permits or approve subdivision applications unless the applicant has a lawful water supply. Typically, the applicant either provides a letter of availability from a public water source such as PUD, or proposes to use a well. Under Washington law, the State of Washington regulates water and its availability for appropriation, determining whether an applicant's proposed use of a well is lawful.

In 2001, the State of Washington adopted an Instream Flow Rule for the Skagit River Basin, establishing minimum river and stream flows for salmon habitat. Although the 2001 Rule in draft form allocated water for rural landowners and agriculture, the published 2001 Rule failed to provide a water allocation for rural landowners or agriculture.

In 2006, the State amended the 2001 Rule in an effort to fix this problem, establishing a small allocation for rural landowners and agriculture in the Skagit River Basin and each of its tributaries (the "**2006 Amendment**").

In 2008, the Swinomish Indian Tribal Community ("**Swinomish**") filed suit against the State in an effort to invalidate the 2006 Amendment. On October 3, 2013, the Washington Supreme Court ruled in favor of Swinomish, invalidating the 2006 Amendment. *Swinomish v. State*, Wa. Sup. Ct. Case No. 87672-0.

As a result of the *Swinomish* lawsuit, the State Department of Ecology has communicated to Skagit County as follows:

"Skagit County is legally required to stop issuing building permits and subdivision approvals in the Skagit Basin that rely on new wells, unless Ecology approves a plan for mitigation (or a plan for reliance on an alternative water source during times when the minimum instream flow requirements set in WAC 173-503 are not met)."

In accordance with the State's foregoing statement, Skagit County is directing all building permit and subdivision applicants that propose to rely on new use of an exempt well within the Skagit Basin as their source of water to obtain Ecology's approval of the applicant's proposed water use prior to submittal of a permit or subdivision application to Skagit County.

If you have additional questions, please direct them to Jacque Klug, Department of Ecology, at (425) 649-7270, or by email at jklu461@ecy.wa.gov.

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Skagit County Codes

Definitions: Plot Plan (Site Plan) SCC 12.48.030

Plot plan means a scale drawing of the project site, which includes the following:

- (a) First and second choice for well location with 100' radius; and
- (b) Within one hundred feet (100) feet of the well (*show with accurate distances*):
 - a) Property dimensions, easements, related zoning, north indicator arrow,
 - b) Adjoining properties,
 - c) Existing and proposed septic tanks, drainfields and replacement drainfield areas, privies and wastewater piping,
 - d) Existing and proposed buildings and roads (public and private) with distances,
 - e) Lakes, streams, ditches, ponds and swampy areas,
 - f) Slope with direction and percent, and
 - g) Other potential sources of contamination (e.g. underground storage tanks, railroad tracks, etc.).

Flow-sensitive basins - SCC 12.48.060

This is the term for tributary basins within the Skagit and Stillaguamish River Basins that have a reservation of water for use. These reservations were determined by Department of Ecology as part of their in-stream flow rules (WAC 173-503 and WAC 173-505). Skagit County and Ecology track the status of these reservations and report on them annually. SCC 12.48.110(3)(b) states:

“if the individual water system is located within a flow-sensitive basin as defined in SCC 12.48.030, the applicant must demonstrate that there are no existing public water systems that are able to provide safe and reliable potable water service in a timely and reasonable manner”

Individual well site approval – SCC 12.48.090

- (1) Well site approval for an individual water system must be performed by the Skagit County Public Health Department (SCPHD) or a licensed well driller. The Health Officer has the option to view the well site prior to drilling. The applicant is responsible for advising the inspecting authority regarding the location of all potential sources of contamination.
- (2) Lots with Individual Water Systems.
 - (a) For lots created before January 1, 1992, individual water systems should have one hundred (100) foot minimum well protection zones.
 - (i) If the well is located on property not owned by the applicant, the applicant will provide proof of easements and/or covenants to the SCPHD; and
 - (ii) The well must meet Chapter 173-160 WAC.
 - (b) For lots created after January 1, 1992, applicants for individual water systems must follow the provisions of SCC 12.48.240.
 - (c) Single-family residences and private roads are not considered a source of contamination for individual systems. Greater setback distances may be required by the Health Officer based on geological and hydrological data or local water quality trends.
- (3) Wells located within the sphere of influence of an underground storage tank will comply with Chapter 173-360 WAC. If it is exempted from the underground storage tank regulations, the SCPHD may require appropriate mitigations.

Wells must be located out of the floodway. It is best to locate the well on the highest ground possible, up-slope from possible sources of contamination. The well site needs to be protected from normal drainage and flooding. All well sites must conform to the following siting criteria:

- Well to septic tank50 feet
 - Well to edge of drainfield and reserve drainfield areas..... 100 feet
 - Well to privies.....100 feet
 - Well to public sewer line..... 100 feet
 - Well to sewage or manure lagoon.....100 feet
 - Well to solid waste landfill property boundary.....1000 feet
 - Well to other possible sources of contamination..... 100 feet
(e.g. underground storage tanks)
 - Well to building sewer collection and non-perforated
distribution line......50 feet
 - Well to the County Road
or State Highway right-of-way.....100 feet
- Greater setback distances may be required by the Health Officer.

Individual water system utilizing drilled wells – SCC 12.48.110

- (1) An applicant proposing to rely on an individual water system to provide safe and reliable potable water service shall provide evidence of an adequate water supply by submitting the appropriate documents and meeting the requirements of this section:
- (a) Water right permit, if required. Water right permit applications and water well reports are not acceptable substitutes.
 - (b) If the point of withdrawal for an individual water system is located within a flow-sensitive basin as defined in SCC 12.48.030, the applicant must demonstrate that there are no existing public water systems that are able to provide safe and reliable potable water service in a timely and reasonable manner.
 - (c) Well site approval document issued by the SCPHD or licensed well driller.
 - (d) Application with scaled plot plan of the project site.
 - (e) For properties requiring or containing on-site sewage systems, the SCPHD approved sewage system site evaluation(s) shall be included. Site evaluations or designs shall show location and general boundaries for components of the proposed or existing sewage systems.
 - (f) A detailed water well report.
 - (g) The written results of a bailer, air line, or pump test, any of which is performed for a minimum of one hour, verifying a minimum well yield of three hundred fifty (350) gallons per day.
 - (h) Water quality results, analyzed by a DOH certified laboratory, verifying compliance with minimum standards, including:
 - (i) Bacteriological satisfactory analysis result for sample collected within the past six months;
 - (ii) Inorganic chemicals and physical characteristics as listed in Table 1.

Skagit County List of Inorganic Chemicals and Physical Characteristics to be Tested (Table 1)

Inorganic chemical or physical characteristic	MCL (in mg/L unless otherwise stated)	Health or Aesthetic Concern
Arsenic	0.05	Skin and central nervous system damage.
Antimony	0.006	Gastrointestinal illness & potential human carcinogen.
barium	2.0	Muscle stimulant, increase blood pressure.
Chromium	0.1	Liver and kidney damage.
Fluoride	4.0	<ul style="list-style-type: none"> • Reduces tooth decay (.7 ppm – 1.2 ppm). • Tooth pitting and discoloration (2.0 + ppm). • Bone damage (4.0+ ppm).
Mercury	0.002	Central nervous system and kidney damage.
Nitrate	10.0	Reduces blood's ability to carry oxygen (infants particularly susceptible).

Selenium	0.05	Skin and gastrointestinal damage.
Chloride	250	Skin and gastrointestinal damage. May indicate seawater intrusion.
Conductivity	700 µmhos/cm	Indicator of contamination.
Iron	*	Gastrointestinal and objectionable taste, odor & staining.
Lead	*	Central and peripheral nervous system and kidney damage.
Hardness	*	Deposits in piping & may interfere with water treatment equipment.
Manganese	*	Taste, odor & staining; Central nervous system at high levels.
pH	*	<ul style="list-style-type: none"> ● Low Ph: bitter metallic taste: pipe corrosion. ● High Ph: slippery feel; soda taste; deposits on inside of piping.
Sodium	*	Increased blood pressure. May indicate seawater intrusion.
Total dissolved solids	*	Hardness: deposits; colored water; staining; salty taste
Turbidity	*	Cloudy water; interferes with treatment or disinfection.

*no MCL

(A) Results that are above the maximum contaminant level must be resampled to confirm contamination.

(B) Inorganic testing will be acceptable for five years.

(iii) Such other parameters that the Health Officer deems significant based upon local trends of water quality.

(i) Construction documents or general as-built plans, as required.

(j) Additional information deemed necessary by the Health Officer.

- (2) For systems needing water treatment equipment, as determined by the Health Officer, detailed water treatment plans will be reviewed by the SCPHD prior to installation, and raw and finished water will be evaluated for potability.
- (3) The SCPHD evaluation will be satisfactorily completed before the applicant connects to the well. If SCPHD finds that a health hazard exists and no remedial treatment is available, and unsatisfactory evaluation will result.
- (4) A satisfactory well site evaluation will be valid for five years provided that an updated plot plan demonstrates no potential contamination and that nearby wells drilled after the initial evaluation show adequate quality and quantity.
- (5) Connecting an individual water system to another water system or water source without approval is prohibited.

WATER QUANTITY FOR INDIVIDUAL WELLS

Before drilling a well a licensed driller must notify the State Department of Ecology and the Skagit County Public Health Department. Once the well is drilled, your well driller will test the well for a minimum of one hour to determine quantity. If the well produces a low quantity of water, you may be required to provide additional quantity information. The well driller will provide you with a Well Water Report which contains the quantity information (located in lower left portion.) Skagit County Water Code 12.48 states your well must produce 350 gallons per day.

ACCREDITED DRINKING WATER LABORATORIES FOR BACTERIOLOGICAL AND INORGANIC CHEMICAL TESTING

Following are two local accredited laboratories. A statewide list is available from the Department of Ecology at <http://www.ecy.wa.gov/programs/eap/labs/search.html>

Edge Analytical
1620 S Walnut Street
Burlington WA 98233
360-757-1400

AVOCET Environmental Testing
1500 N State Street
Bellingham WA 98225
360-734-9033