



Skagit County Planning & Development Services

Water Review Application

State law requires the County to review permit applications to ensure legal and physical availability of an adequate water supply for the proposed use or building and to ensure that the proposed use will not degrade surface water and groundwater resources.¹ Applicants should complete this form as early as possible in the permit application process.

Does my project require water review?

If your project is any of the following; water review is not required, and you do not need to fill out this form.

- Remodel or replacement of existing residential buildings that do not increase the number of bedrooms or adding more than 500 sq. ft. of gross floor area (includes exterior wall sq. ft.; non-living space does not count toward this area, i.e. garage, porch, deck, etc.)
- New proposal where no new plumbing is proposed and no change of activities which may increase water usage.
- Repairs of existing buildings with no additional plumbing
- Remodel or replacement of existing, nonresidential buildings with no new plumbing proposed and no change of activities which may increase water usage
- Project is within the municipal limits of the Town of La Conner

Project Information

Site Address		City		Zip	
Parcel No(s)					
Zoning		UGA	<input type="checkbox"/> No <input type="checkbox"/> Yes, which:		
Project Description					
Type	<input type="checkbox"/> Residence <input type="checkbox"/> Residential Accessory Building <input type="checkbox"/> Non-Residential/Commercial/Agricultural Building/Use <input type="checkbox"/> Special Use <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Land division				

¹ RCW 19.27.097, RCW 36.70A.070(5)(c)(iv).

Water Source

What is your proposed source of water? Choose one of the following:

	Base Fee for Review*	
<input type="checkbox"/> Public Water System Includes Group A and B water systems, community water associations, and two connect systems. Go to Public Water System Part 1	Group A, community	\$200
	Group A, non-community	\$200
	Group B†	\$450
	New two-connect	\$425
<input type="checkbox"/> Public Water System with Land Division Includes Group A and B water systems, community water associations, and two connect systems. Go to Public Water System Part 1	Health Department Group A	\$450
	Health Department Group B	\$625
<input type="checkbox"/> Individual Drilled Well(s) (1 lot : 1 well) Does not include dug or driven-point wells. Go to Individual Well section of this form. Part 2	Health Department	\$300
	Planning Water Availability	\$130
<input type="checkbox"/> Individual Well with Land Division Does not include dug or driven-point wells. Go to Individual Well section of this form. Part 2	Health Department	\$550
	Planning Water Availability	\$130
<input type="checkbox"/> Dug Well, Driven-Point Well, Surface Water†† Includes lake, spring, and stream water sources. Go to Surface Water section of this form. Part 3	Health Department	\$550
	Planning Water Availability	\$130
<input type="checkbox"/> Rainwater Catchment System Includes any water source involving collection of rainwater. Go to Rainwater section of this form. Part 4	Health Department	\$550

* Each additional hour above the base fee is \$134.78 for Planning & Development Service and \$95 for Environmental Health.

† Group B water systems are those that serve fewer than 25 people and fewer than 15 connections. Water system information is available from the [DOH Sentry Database](#).

Part 1 Public Water System²

Municipal, Group A public water Systems including:

- **City of Anacortes Water**
- **Skagit Public Utility District (PUD) Water – Judy Reservoir and Fidalgo**
- **Town of La Conner Water**

Please provide one of the following:

- Copy of current water bill, if property is already has water and project is a residential remodel, addition, residential accessory structure, or accessory dwelling unit.**

- For a proposed connection, water availability letter signed by water purveyor**
 - Anacortes Anacortes Water Availability**
 - La Conner La Conner Certificate of Water Availability**
 - Skagit PUD (post pre-built form to webpage and provide hyperlink)**

 - Part 1A** of this application form, signed by water purveyor

Other Existing State-Approved Water System

This option includes smaller existing Group A and Group B systems including community and noncommunity water systems, water associations, two-connect systems, and PUD satellite systems.

Complete **Part 1A** and have the bottom signed by an authorized representative of the water system. The rest of this form is not required.

- New Water System (including a new Two-Connect System)** Complete **Part 1B**. The rest of this form is not required.

² This page is the “Water System Evaluation Application” required by SCC 12.48.210(1) for connection to Group A water systems.

Part 1A Proposed Connection to Other Existing Water System

This section should be completed by the applicant.

Permit #:

Applicant's Name	
Location of Use	
Parcel Number(s)	
Description of Use	
Proposed Use	<input type="checkbox"/> Residence <input type="checkbox"/> Residential Accessory Building <input type="checkbox"/> Land division <input type="checkbox"/> Non-Residential/Commercial/Agricultural Building Use <input type="checkbox"/> Special Use <input type="checkbox"/> Accessory Dwelling Unit

The applicant should provide this form to the public water system to obtain the water system's approval and signature on the lower half of this page. If the water system is not compliant with the relevant provisions of the Washington Administrative Code, the water system may need to make improvements.

Water System Approval to Connect

This section must be completed and signed by an authorized representative of the public or community water system.

Water System Name		State ID #		Group	<input type="checkbox"/> A <input type="checkbox"/> B
Connection Meter	Is each connection metered? <input type="checkbox"/> Yes <input type="checkbox"/> No	Source Meter	Is water source metered? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Connections	# of approved connections: _____ # of dwelling connections in use: _____ # of RV connections in use: _____				
For Land Divisions	<i>If the applicant proposes connection for a new land division, answer the following questions:</i> What size water lines need to be installed or extended to serve the land division? _____				
Conditions	<i>Identify any conditions on your approval of the proposed connection:</i>				
Certification	The undersigned person certifies that any answers above are correct, and: <ul style="list-style-type: none"> The undersigned person is authorized to sign on behalf of the water system. This water system is able and intends to provide water to the proposed use identified above. The location of the proposed use is within this water system's service area as provided in the Coordinated Water System Plan.³ If Group A, this water system is in substantial compliance with WAC Chapter 246-290.⁴ If Group B, this water system is in substantial compliance with WAC Chapter 246-291. This approval to connect will expire one year after the date signed.				
Authorized Signature of Water Purveyor		Date			
Title		Phone			

³ SCC 12.48.050(3).

⁴ SCC 12.48.210(1).

Part 1B New Public Water System

Complete this section if you are proposing a new public water system (including a two-connect system).

Water System Name		Phone	
Water System Owner		Email Address	
System Operator		Phone	
Firm		Email Address	
Well site parcel number			

How many connections will the new public water system serve?

- a total of two connections (a “two-connect system”). Complete the remainder of this page.
 A Group B system with 3 to 9 connections and no professional engineering requirements will apply though Skagit Health
 more than two connections (a Group A or Group B system with more than 9 connections and requiring professional engineer).
 Submit this form, and apply for water system approval through Washington State Department of Health.

Two-Connect Systems

Skagit County reviews and approves two-connect systems . A two connect system may have only two parcels, each with one plumbed building (**no plumbed garages/outbuildings and no accessory dwelling units**).

Parcel 1		Created/Platted Date	
Parcel 2		Created/Platted Date	
Well Protection Zone	Do you have an existing 100-foot-radius protection zone around the well?		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Is the well protection zone entirely contained within the boundaries of your property? ⁵		<input type="checkbox"/> Yes <input type="checkbox"/> No

Well Setbacks	distance to the well site	distance to the reserved well site
Nearest septic tank	feet	feet
Nearest septic drain field	feet	feet
Nearest septic drain field replacement area	feet	feet
Nearest sewage/septic transport pipe	feet	feet
Nearest public road right of way	feet	feet
Nearest surface water	feet	feet

Are there any underground or above ground chemical or fuel storage tanks, railroad tracks, manure lagoons, animal pastures, or other potential sources of well contamination within 200 feet of the well or reserved well sites?

- No
 Yes. Describe them and the distances to them from the well and reserved well site:

Attach all the following:

- A Complete Skagit County Public Health 2-connect application packet
 System design (two-connect system doesn't require engineered design)
 Two-Connect system title notice
 Maintenance agreement

Prior to final approval, you may also need easements or right-of-way/franchise agreements if you need to run water lines on property that does not belong to the water system.

⁵ SCC 12.48.240(5).

Part 2 Individual Drilled Well

Complete this section for an application that proposes use of a drilled well that is not associated with a public water system. An individual well (other than a two-connect or other public water system) may only serve one residence and an associated ADU.

New Drilled Well

- This application proposes use of a new drilled well.

Prior to drilling a new well, you should contact PDS to determine if you are in an area where new wells are allowed, or where seawater intrusion rules require review prior to drilling.

Well depth		Well quantity (GPM)	
Date well completed			

Attach all the following:

- Water well report from a licensed well driller, including:
 - A note on the water well report that the well “meets Skagit County Code Chapter 12.48 siting criteria”
- Approved on-site sewer (septic) site evaluation or design (if available)

Existing Drilled Well

- This application proposes use of the existing well described below. Get info about existing wells on [Ecology’s Well Search page](#).

State Well Log ID #		State Well Tag ID #	
County water file #	W/WA <input type="checkbox"/> no water file		
Historic use	Since what date has the well been in continuous use?		
Well Protection Zone	Do you have an existing 100-foot-radius protection zone around the well? <input type="checkbox"/> Yes <input type="checkbox"/> No Is the 100-foot-radius zone entirely contained within the boundaries of your property? ⁶ <input type="checkbox"/> Yes <input type="checkbox"/> No If either answer is “no,” when was your lot created? <ul style="list-style-type: none"> <input type="checkbox"/> Before 1992. Provide a note that the neighboring property consents to the well protection zone. <input type="checkbox"/> 1992 or later. Provide Auditor File Number of well protection zone easement: _____ 		
Interaction with septic system	Do you have an existing septic system on the property? <ul style="list-style-type: none"> <input type="checkbox"/> Yes. Provide septic permit number: _____ <input type="checkbox"/> No, but intend to install septic system. Provide site evaluation number: _____ <input type="checkbox"/> No, intend to connect to public sewer. Identify provider: _____ 		

Both New and Existing Wells

Attach all the following:

- Site plan to scale that shows locations of **and distances** to all the following:⁷
 - Lot boundaries
 - Easements
 - Building locations (existing and proposed)
 - Well site, 100-ft radius well protection zone, and water lines
 - Lakes, streams, ditches, ponds, wetlands
 - North arrow
 - Grades/slope with direction and percent
 - Septic tanks
 - Septic drain fields and reserve area
 - Septic (or sewer) lines
- Water quality test results analyzed by an accredited laboratory (see list at www.skagitcounty.net/drinkingwater) for:
 - Bacteria (within the last six months)

⁶ SCC 12.48.240(5).

⁷ SCC 12.48.030, definition of “plot plan.”

- Inorganic chemicals (within the last five years)

Seawater Intrusion Areas

All applications in areas of potential seawater intrusion must comply with additional rules. To determine whether you are in a seawater intrusion area, answer the questions below:⁸

- A. Is your project within one-half mile of a marine shoreline? Yes No
- B. Is your project anywhere on Guemes, Sinclair, Cypress, or Vendovi islands? Yes No

If you answered yes to any question above, complete the rest of this section. Please note:

- Rainwater catchment is encouraged as a substitute for well water in seawater intrusion areas.⁹
- If you are proposing an accessory dwelling unit on Guemes Island AND your well water contains chlorides more than 25 ppm, you must use an alternative water source.⁹;

If you are proposing a new well in a seawater intrusion area, you must submit the following and obtain approval **before** you drill the new well:¹⁰

- A drilling plan;
- A site plan to scale, including:
 - (A) a dedicated inland well site location.
 - (B) estimated depth of proposed well. Ideally, the well depth should not be lower than sea level.
 - (C) an estimated land elevation of the proposed well. If the proposed well is within 250 feet of the shoreline, or if determined by the County Hydrogeologist, the elevation of the well must be surveyed by a licensed surveyor.
 - (D) depth and chloride levels of surrounding wells (for Guemes Island, see [map](#)). If you are proposing a land division, submit all of the following:¹²
- An assessment of the available groundwater, including a report from a demonstration well located so that it will represent the groundwater under the entire land division and with consideration to where other wells will be located in the land division;
- If the proposed land division is within an area of documented chlorides in excess of 25 ppm, all well locations must be specified and spaced 100 feet or more from any other well, including wells on neighboring properties.

A hydrogeo report assessing the available groundwater will likely also be required.

⁸ SCC 14.24.380 ⁹ SCC 14.24.380(3)(a).

⁹ SCC 14.16.360(6)(a).

¹⁰ SCC 14.24.380(2)(a).

¹² SCC 14.24.380(2)(c).

Part 3 Dug Well, Driven-Point Well, or Surface Water Source

Complete this section for an application that proposes use of a dug well, a driven point well, or a surface water source (e.g., a lake, stream, river). Skagit County Code discourages these “alternative water sources.” Dug wells and driven-point wells are generally not approvable for new construction. An alternative water source can not be used for land division.

Water source type	<input type="checkbox"/> dug well <input type="checkbox"/> driven point <input type="checkbox"/> lake <input type="checkbox"/> spring <input type="checkbox"/> stream <input type="checkbox"/> other:
Water source description	
Location of use	
Water right/claim	<p>Do you have a water right or claim for this water source?</p> <p><input type="checkbox"/> No.</p> <p><input type="checkbox"/> Yes. Provide both of the following:</p> <p><input type="checkbox"/> Water right/claim number:</p> <p><input type="checkbox"/> Attach copy of water right/claim.</p>
Date use established	On what date did you establish the use of the water source?
Historic use	Did the building associated with the use obtain a building permit? <input type="checkbox"/> No <input type="checkbox"/> Yes, number:
Water quality	<p>Attach water quality test results analyzed by a Department of Ecology-accredited laboratory for:</p> <p><input type="checkbox"/> Bacteria (within the last six months)</p> <p><input type="checkbox"/> Inorganic chemicals (within the last five years), including color and TSS</p> <p>For a new system, tests must be pre-treatment and post-treatment.</p> <p>For an existing system, tests must be post-treatment.</p>
Treatment/filtration	<p>Attach the following:</p> <p><input type="checkbox"/> Documentation of your treatment/filtration system (1 micron absolute or smaller is required) <input type="checkbox"/> System diagram: a line drawing flow chart showing:</p> <p><input type="checkbox"/> Storage <input type="checkbox"/> Pumps</p> <p><input type="checkbox"/> Filtration <input type="checkbox"/> Pressure tanks <input type="checkbox"/> Direction of flow</p> <p><input type="checkbox"/> NSF tanks and storage capacity in gallons (above ground preferred; direct cleanout required; for in-ground tanks show how installed with cleanout)</p> <p><input type="checkbox"/> Label each component with its location inside or outside house</p>
Justification for alternative supply¹¹	<p>Why can't the applicant use a drilled well?</p> <p>Why can't the applicant connect to an approved public water system?</p>

¹¹ SCC 12.48.250(1)(a).

Part 4 Rainwater Catchment

Complete this section for an application that proposes use of a rainwater catchment system. Per [Ecology policy 1017](#), land divisions may not rely on rainwater catchment, and “the roof collecting the rainwater must be part of a fixed structure above the ground with a primary purpose other than the collection of rainwater for beneficial use” (e.g., a house or garage roof).

Existing Approved Rainwater Catchment System

This application proposes use of an existing, Skagit County-approved rainwater catchment system.

County water file #	WA _____ . If you do not have a water file, complete the section below for a new system.		
# of existing bedrooms		# of proposed bedrooms	

New Rainwater Catchment System

This application proposes use of a new rainwater catchment system.

Justification for alternative supply¹²	Why can't the applicant use a drilled well?		
	Why can't the applicant connect to an approved public water system?		
# of existing bedrooms		# of proposed bedrooms	
collection surface/roof type		collection surface area	sq ft

Please note that rainwater catchment systems must be designed consistent with the following codes:

- For **potable uses**, the 2012 Green Plumbing and Mechanical Code Supplement, Appendix B
- For **non-potable uses**, the 2015 Uniform Plumbing Code, Chapter 16 An engineered design is required for new rainwater catchment systems.

Contact name			
Firm name		Phone	
Email address			

Attach all of the following:

- Rainwater catchment design by a licensed engineer¹³ including:
- Documentation of your treatment/filtration system (1 micron absolute or smaller is required) System diagram: a line drawing flow chart showing:
 - Storage Pumps Capture area Gutters/downspouts
 - Filtration Pre-filters Backflow preventer (if included in design)
 - NSF tanks and storage capacity in gallons
 - Label each component with its location inside or outside house
- Maintenance plan for the rainwater catchment system
- Rainwater catchment title notice
- Design or as-built for on-site sewage system

¹² SCC 12.48.250(1)(a).

¹³ For potable uses, Skagit County has the authority to require submitted plans be prepared by a licensed architect or engineer. UPC 103.2.1.

Contact Information and Signature

An application will not be accepted without this form. By signing this form, the undersigned certifies that the statements, answers, and information both on this form and the remainder of this permit application are true and correct to the best of his or her knowledge and belief.

Property Owner:

Payment Provider

Name _____
Mailing Address _____
City, State, Zip _____

Parcel(s) _____
Phone _____
Email _____

Contractor:

Same as Property Owner
 Payment Provider

Name _____
Mailing Address _____
City, State, Zip _____

Phone _____
Email _____
License # _____

Contact:

Same as Property Owner
 Same as Contractor
 Payment Provider

Name _____
Mailing Address _____
City, State, Zip _____

Phone _____
Email _____
License # _____

Financing¹:

None
 Lender is providing construction financing
 Firm has issued payment bond

Name _____
Mailing Address _____

City, State, Zip _____
Phone _____

I am the owner of the subject property and I grant permission to field staff to enter the site to verify the presence or absence of critical areas and perform inspections of work proposed by this application

I have attached the Agent Authorization Form(s). Owner's have given their consent (SCC 14.06.090).

This is a fire suppression permit, mechanical/plumbing permit, septic permit, or pre-development/pre-app meeting request; the property owner's authorization is not required.

¹ Required by RCW 19.27.095(2)(d) for building permit applications.



Agent Authorization Form

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273 voice 360-416-1320 · inspections 360-416-1330 · www.skagitcounty.net/planning

Permit #:
Received by:

Use this form to authorize someone other than the property owner to apply for permits for the subject property. ¹⁴

Project Site _____

Property Address: _____

City, State, Zip: _____

Authorization Statement

I/we, as the owners of the property identified above, authorize _____ to act as agent to submit applications, receive correspondence regarding the application, and sign title notices on my behalf.

I/we grant permission to field staff to enter the site to verify the presence or absence of critical areas and perform inspections of work proposed by this application.

Property Owner Signature(s) _____

Signature: _____

Printed Name: _____

Title: _____

Company: _____

Date: _____

Signature: _____

Printed Name: _____

Title: _____

Company: _____

Date: _____

Notarization

State of _____

County of _____

This record was acknowledged before me on _____ by _____
as _____ of _____.

Dated: _____

(Notary seal or stamp above)

Signature of Notary Public _____

Printed Name of Notary Public _____

My commission expires _____

¹⁴ [RCW 42.45.140](http://RCW.42.45.140)



Water Testing

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273 voice 360-416-1320 · inspections 360-416-1330 · www.skagitcounty.net/planning

Skagit County requires testing for contaminants for individual wells and alternative water sources.

Ensure your results are recent

- Bacteriological test results must be for samples collected in the last six months.
- Inorganic test results must be for samples collected in the last five years.

Inorganic Chemicals

SCC 12.48.110 requires testing of the following parameters. Results that exceed the maximum contaminant level may require treatment by disinfection or filtration and may require additional testing to confirm treatment.

Inorganic Chemical or Physical Characteristic	Maximum Contaminant Level (mg/L unless otherwise stated)	Health or Aesthetic Concern
arsenic	0.01	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, and staining
lead	*	Central and peripheral nervous system and kidney damage
hardness	*	Deposits in piping & may interfere with water treatment equipment
manganese	*	Taste, odor, and 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 minimum contaminant level

Use an accredited lab

Testing must be performed by a laboratory accredited by the State Department of Ecology for Drinking Water. A database of accredited labs is at www.ecy.wa.gov/programs/eap/labs/.

For more information

Visit our webpage at www.skagitcounty.net/drinkingwater