



# Skamania County Community Development Department

Building/Fire Marshal ♦ Environmental Health ♦ Planning

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

## LAND DIVISION – WATER APPLICATION INTAKE CHECKLIST

(This form must be completed and submitted with all required documents for the application to be considered complete. Review will not begin on the project until all of the requirements below are submitted)

STAFF    APPLICANT

Complete Land Division – Water Application and *non-refundable* \$595 fee. Fees are payable to Skamania County Treasurer and **are subject to change by resolution of the County Commissioners.**

Land Division Application. The accompanying Subdivision or Short Plat application must be submitted, complete with associated fees.

SEPA and *non-refundable* \$400 fee.

If a Shared Well is proposed (termed an exempt Group B Water System if all exemption criteria is met), the following information is required in addition to the items listed above:

A Department of Ecology issued water right certificate if the water source is not a well.

Well log or acceptable equivalent showing sufficient gallons per minute.

Normal initial water quality tests (satisfactory bacteria, nitrate and arsenic as tested by Skamania County Environmental Health Specialist for private wells.

A restrictive covenant must be filed on the title report.

A ten-foot minimum easement must be filed on the title report.

If a new Group B Water System is proposed, the State Group B Packet is required in addition to this application. No additional Group B fee will be charged.

Reviewed by \_\_\_\_\_

Complete: Yes \_\_\_\_\_

No \_\_\_\_\_

Date: \_\_\_\_\_

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## **LAND DIVISION – WATER APPLICATION & INFORMATIONAL PACKET**

### What is a Land Division – Water?

This application is to be used for potable water needs for land divisions only. When dividing a parcel, all newly created vacant lots must have a water supply, either by individual well, a shared well, a Group B Water System, or a Group A System (including City, PUD, etc.). This application is not required to be submitted if the land division is utilizing an existing Group A Water System.

### The Process

For a land division water application to be considered a complete packet, this application must be submitted, and the non-refundable fees must be paid. The fee for this application is \$595.

**All fees are subject to change by resolution of County Commissioners.**

All potable water requirements must be completed before the short plat may record.

### Existing Individual Wells:

1. Provide SCCDD with a copy of the site plan and keep a copy with your permanent records.
2. Each existing individual well is required to have water testing completed. SCCDD staff will conduct a site visit to take water samples for Bacterial, Arsenic and Nitrate testing. These samples will be sent to a Washington state certified Laboratory. A satisfactory water sample for each well is required before a land division may record.

### Proposed Individual Wells:

1. Well Site Evaluation: Include a copy of the site plan.
2. Drill Well: Wells are required to be drilled outside of critical area buffers, at least 100 feet from all on-site septic systems. The location of the well can affect approval of land divisions and can compromise the ability to build in the future. The well driller or pump company hired by the property owner shall conduct a bailer, air test, or pump flow test on the well to indicate water production quantity from the well, and shall provide a well driller's report, which should be submitted to SCCDD. Most lending institutions prefer five (5) gallons per minute for a four (4) hour peak flow:  
(5 gallons per minute x 4 hours = 1200 gallons)

3. Pump Installation: The pump must be installed prior to collecting samples of the well water, and must be wired to permanent power by a licensed electrician; or prepared for temporary power. If temporary power is required, it is important to make certain the electric plug is compatible with the generator to be used.
4. Well Inspection & Water Testing: The Environmental Health Specialist will inspect the completed well and take water samples for testing. Contact SCCDD at (509) 427-3900 to schedule a site visit. During the site visit, well construction will be inspected to verify compliance with applicable standards, and water samples will be collected for Bacterial, Arsenic and Nitrate testing.
5. Water samples will be tested by a state certified laboratory. If the test results are satisfactory and all above requirements are met, a results letter will be issued stating the approval of the individual well for the land division. Approvals are valid for five (5) years. If water sample results are determined by the laboratory to be unsatisfactory, it will be necessary to collect follow-up samples. Additional fees will be charged for follow-up sampling. **Satisfactory samples are required before a land division may record.**
6. Other Water Sources: When alternate water supplies such as surface water, springs and wells requiring treatment are proposed or in use, designs will be required for review and approval. An additional fee will be required at the time the plans are submitted. **NOTE: Wells using over 5000 gallons per day or a surface water source, such as a spring, are required by the Washington State Department of Ecology to have a water right. Documentation of water right should be provided to SCCDD prior to land division recording.**
7. All wells must be drilled and have satisfactory water sample results before the land division may record.

Proposed Shared or Group B Water Systems:

1. The State Group B packet paperwork is required in addition to the Land Division – Water application. No additional Group B application fee will be collected.
2. A shared well is that which serves two connections only. It is considered an exempt Group B Water System in that the requirements for a shared well are reduced from those for a Group B Water System.
3. For a shared well to be utilized, each of the two proposed new lots must be two acres in size or larger. Each connection may only be used to serve a single-family residence. Multi-family residences or commercial-type facilities may not utilize a shared well exception.
4. Consult Skamania County Code Section 8.68.030(D) for the reduced Group B requirements (attached).
5. A Group B Water System is that serves two to fourteen connections. All two-connection systems that do not meet the shared well criteria, are required to be constructed as a Group B Water System.
6. All water system components, both for a shared well or a Group B Water System, must be fully installed, functional and approved before a land division may record. This includes the well, pump, totalizing meter, pressure tanks, storage tanks, valves, electrical controls, etc.
7. If the land division includes a private road for access to the lots, the water distribution system must be fully installed such that there is a service connection to the property line of each proposed new lot.
8. Consult Skamania County Code Section 8.68.070 for the Group B water system requirements (attached).

Existing Approved Shared or Group B Water Systems:

1. Attach the site plan.
2. A letter from the water system purveyor is required before the land division may record. This letter must state that the purveyor is able and willing to serve the proposed lots with potable water. The shared connection or Group B Water System must already have approval and state identification to serve the number of lots requested.

Disclaimer:

Results of this application will be incorporated into your land division determination letter. Authorization to create new parcels and the recording of the final Short Plat or Subdivision mylar is contingent upon the water system meeting all conditions of approval and being installed prior to recording. A Washington State Licensed Professional Engineer may be required to design the water system plan. Site modifications after approval and/or recording of the land division could void the results of this application.

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**LAND DIVISION – WATER APPLICATION**  
(Please complete application in ink)

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Applicant:	E-mail:
Address:	Phone: (    )
Property Owner:	E-mail:
Address:	Phone: (    )
Parcel #:	Total Acres:

Site Address:

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Proposed Short Plat/Subdivision Name:

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Total number of proposed lots:	Number of vacant lots:
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Type of Water System to serve the proposed land division (be specific):

Individual wells:  Existing  Proposed

2-connection shared well:  Existing  Proposed

Group B Water System:  Existing  Proposed

Group A Water System (i.e. PUD, City of Stevenson, etc.)  Existing Spring Water Right

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Number of proposed wells drilled on property:

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Number of existing individual wells on property (Every individual well requires water testing before the land division may record):

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\*If the site is served by an existing Shared or Group B Water System, a letter from the Water System Purveyor is required before the land division may record.

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For each existing well on each site, indicate: (attach additional sheets if necessary)

**Lot Number:**

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Well Depth:	Department of Ecology Well Tag #:
Diameter:	Gallons per minute:
Static Water Level:	Pump Horse Power:
Drilling Company:	Date Pump Installed:
Drilling Date:	Pump Company:

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**Lot Number:**

---

Well Depth:	Department of Ecology Well Tag #:
Diameter:	Gallons per minute:
Static Water Level:	Pump Horse Power:
Drilling Company:	Date Pump Installed:

---

Drilling Date: \_\_\_\_\_ Pump Company: \_\_\_\_\_

**Lot Number:**

Well Depth: \_\_\_\_\_ Department of Ecology Well Tag #: \_\_\_\_\_

Diameter: \_\_\_\_\_ Gallons per minute: \_\_\_\_\_

Static Water Level: \_\_\_\_\_ Pump Horse Power: \_\_\_\_\_

Drilling Company: \_\_\_\_\_ Date Pump Installed: \_\_\_\_\_

Drilling Date: \_\_\_\_\_ Pump Company: \_\_\_\_\_

For each existing shared or Group B well, indicate:

System Name: \_\_\_\_\_ State System ID: \_\_\_\_\_

Number of Proposed Connections: \_\_\_\_\_ Number of Residents on System: \_\_\_\_\_

Number of Non-Residents: \_\_\_\_\_

Surface Water or Spring: A new proposed spring or surface water is not an approvable water source for a land division. If a home on the parcel is currently served by a spring or surface water, a more detailed evaluation will be required for this water supply. Please be aware that it may not be approvable. The existing home will need to be provided with an approvable water supply.

Name of Water Source (indicate if unnamed): \_\_\_\_\_

Department of Ecology Water Right Certificate #: \_\_\_\_\_

**OWNER'S/APPLICANT'S STATEMENT: I, the undersigned, hereby certify that the information provided is true and accurate to the best of my knowledge. I hereby grant SCCDD access to the site for inspection purposes. I hereby assume all responsibility for the accuracy of the information contained herein. I will comply with the rules and regulations of SCCDD for wells and water systems. I understand that alterations of the building envelope size or location, or any filling or grading may invalidate any approval granted by this application.**

Applicant signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

Owner signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

For Department use only	
Legal description attached: Yes / No	



Date received	Date complete
Receipt #	File #

**Chapter 8.68  
WELL AND WATER SYSTEMS**

**8.68.030 Two connections with an elimination from state rule.**

A. For a two-connection (shared) well for two separate lots, an elimination from most of the Group B regulations is granted, if both of the following conditions are met:

1. The two lots must be pre-existing, legal lots of record; and
2. Each of the two connections is for a single-family residence.

B. For a two-connection (shared) well for two separate residences located on one lot, an elimination from most of the Group B regulations is granted, if both of the following conditions are met:

1. The lot must be a pre-existing, legal lot of record; and
2. Each of the two connections are for a single-family residence.

C. If the county short plat process is used to divide a single lot into two lots, and each of the two proposed new lots are two acres or larger in size, then the two connections with an elimination from state rule will apply.

D. The reduced Group B requirements will consist of the following:

1. A Department of Ecology (DOE) issued water right certificate is required if the water source is not a well (See Section 8.68.080(B) for water source explanation);
2. Well log or acceptable equivalent showing sufficient gallons per minute (gpm);
3. Normal initial water quality tests (satisfactory bacteria, nitrate and arsenic as tested by Skamania County health department for private wells);
4. A restrictive covenant must be filed on the title for each of the two lots, as a permanent encumbrance to the title and to the land, binding to both parties, identifying the well site, a one hundred foot radius sanitary control area, and prohibiting potentially contaminating activities or structures within this sanitary control area (See Section 8.68.070(K)) for the restrictive covenant language);
5. A ten-foot minimum easement must be filed on the title for each of the two lots, as a permanent encumbrance to the title and to the land, binding to both parties which accurately identifies the source, complete distribution system and components across the lot lines and grants permanent access to these areas for future maintenance purposes.

E. Testing once each year for bacteria and testing every three years for nitrates is strongly encouraged, but is not required, as an additional elimination from Group B regulations.

**8.68.060 Two connections without an elimination from state rule.**

A. If the county short plat process is used to divide a single lot into two lots, and at least one of the proposed new lots is less than two acres in size, then the two connections with an elimination from state rule will not apply and the developer or property owner must comply with the Group B water system conditions as set below.

B. If a lot-line adjustment is planned, such that the smaller lot is less than two acres in size, then the two connections with an elimination from state rule will not apply and the developer or property owner must comply with the Group B water system conditions as set below.

C. If a two-connection (shared) well is proposed for a development and at least one of these connections is for a multi-unit residence or other commercial-type facility, then the two connections with an elimination from state rule will not apply and the developer or property owner must comply with the Group B water system conditions as set below.

**8.68.070 Group B water systems.**

A. Chapter 246-291 WAC sets forth standards for creating and maintaining small public water systems, currently known as Group B public water systems.

B. Washington State Department of Health (DOH), office of drinking water (ODW), has the authority to set and update as needed all design standards and guidance documents governing small public water systems.

C. All development within Skamania County that does not meet the elimination conditions as set forth above must fully comply with Chapter 246-291 WAC and to the Skamania County well and Group B small public water system ordinance as contained herein.

D. The Skamania County health department is the responsible agency and has the authority for reviewing and approving or denying new Group B water systems and changes to existing Group B water systems within Skamania County.

E. All water system components (well, pump, totalizing meter, pressure tanks, storage tanks, valves, electrical controls, etc.) must be installed, functional and approved. Bonding is not allowed.

F. A totalizing water meter (either cubic feet or gallons) must be installed as close to the water source as possible in a manner that accurately measures the complete usage.

G. If the short plat or subdivision includes a private road for access to the lots, the water distribution system must be fully installed such that there is a service connection to the property line of each proposed new lot.

H. The distribution system and each service connection shall be properly sized according to Uniform Plumbing Code and/or other applicable plumbing standards.

I. For each of the proposed lots, the service line supplying potable water to the lot shall include a gate valve or ball valve, followed by a one-way check valve, followed with a length of pipe at least twelve inches long and securely capped. All components must be buried a minimum of eighteen inches to avoid freezing. The shut-off valve (gate or ball) shall be located within a valve box accessible by a removable lid for exercising the valve and maintenance. The valve box shall be installed such that the top is flush to the final grade. The purpose of the shut-off valve, one way check valve and length of pipe is to allow each property owner to make a connection to their residence in a manner that isolates their property connection and plumbing work without placing the rest of the distribution system at risk.

J. The water system covenant, or CC&R, or water users agreement (whichever shall apply) shall include protective restrictions within the wellhead protection area (also known as the sanitary control area or SCA), shall be filed with the short plat or subdivision and be included as a permanent encumbrance on the title and on the land, binding to all parties, for each proposed new lot being serviced by the water system.

K. The water system covenant or CC&R, or water users agreement (whichever shall apply), shall include language that clearly restricts any and all of the following potential sources of contamination within the one hundred-foot radius wellhead protection area (also known as the sanitary control area or SCA):

1. Septic tanks and drainfields;
2. Sewer lines;
3. Underground storage tanks;
4. Above-ground fuel storage tanks;
5. Roads;
6. Vehicles and/or vehicle parking activities;
7. Barns;
8. Maintenance shops for vehicle or motor repair activities;

9. Feed stations;
10. Domestic grazing animals;
11. Enclosures for maintaining fowl or animal manure;
12. Liquid or dry chemical storage;
13. Herbicides (other than routine weed control carefully applied in accordance with manufactures directions);
14. Insecticides;
15. Hazardous waste;
16. Garbage of any kind or description.

L. The well and wellhead protection area (also known as the sanitary control area or SCA) and associated easements for the distribution system must be fully contained within the short plat or subdivision and shall not extend past the boundary of the proposed new development.

M. The well and surrounding wellhead protection area (also known as the sanitary control area or SCA) shall consist of the required one hundred-foot radius. This area shall not be included in the "buildable" lot size, i.e., a proposed new parcel must be sized such that a new proposed lot which contains the water-system well or a portion of the SCA will actually be sized for the minimum acceptable lot size plus the portion of the SCA that lies within the proposed lot lines.

N. The minimum water quality testing requirements for all Group B water systems within Skamania County shall be annual for bacteria and every three years for nitrates. Some Group B water systems may be required to have additional testing, as determined by the Skamania County health department or by the State Department of Health, Office of Drinking Water.