

WHATCOM COUNTY HEARING EXAMINER

RE: Zoning Conditional Use Permit) CUP2014-0010
Application for)
)
Mount Baker Water Association) FINDINGS OF FACT,
) CONCLUSIONS OF LAW,
) AND DECISION

SUMMARY OF APPLICATION AND DECISION

Application: Mount Baker Water Association is requesting a Zoning Conditional Use Permit to remove two existing concrete water tanks, which are showing signs of failure, and replace those tanks with one new water tank.

Decision: The requested Zoning Conditional Use Permit is approved, subject to Conditions of Approval.

FINDINGS OF FACT

INTRODUCTION

The following Findings of Fact and Conclusions of Law are based upon consideration of the exhibits admitted and evidence presented at the public hearing.

I.

Applicant: Mount Baker Water Association

Property Address: 3000 Kelly Road
Bellingham, WA 98226

Legal Description: N 100 FT OF E 100 FT OF TR DAF-GOVT LOT 2-EXC W 15 ACRES
EXC E 15 ACRES THEREOF-LESS RD

Assessor's Parcel Number(s): 380405 346532

Zoning: Rural [R5A 1 Unit/5 Acres]

Comprehensive Plan: Rural

Subarea: Lynden-Nooksack

Total Acreage: 0.14 Acres

Water Supply: Mt. Baker Water Association

Sewage Disposal: N/A

Fire Protection: Whatcom County Fire District No. 4

Law Enforcement: Whatcom County Sheriff's Office

Public Schools: Mt. Baker School District

Topography: The parcel is described as generally flat.

Vegetation: Very little vegetation onsite. There is landscaping around the perimeter of the property. The majority of the property is paved.

Adjacent Land Uses:
North: R5A, Residential
East: R5A, Residential
South: R5A, Residential
West: R5A, Residential

Authorizing Codes, Policies, Plans, and Programs

Whatcom County Comprehensive Plan

Whatcom County Code Chapter 12.08, Roads and Bridges

Whatcom County Code Chapter 15, Building Code

State Environmental Policy Act (SEPA). Washington Administrative Code Chapter 197-11,

Whatcom County Environmental Policy Administration Chapter 16.08

Whatcom County Code Chapter 16.16, Critical Areas

Whatcom County Code, Title 17 – Flood Damage Prevention Code

Whatcom County Code Title 20, Official Whatcom County Zoning Ordinance

Whatcom County Code Title 24, Health Regulations

Legal Notices: Posted – Notice of Public Hearing, January 24, 2015

Mailed – Notice of Application, November 10, 2014
Notice of Public Hearing, January 22, 2015

Published – Notice of Application, November 11, 2014
Notice of Public Hearing, January 29, 2015

Hearing Date: February 11, 2015

Parties of Record

Richard Frombly
Mount Baker Water Association
5701 Sand Road
Bellingham, WA 98226

Dave Carpenter
c/o Wilson Engineering
805 Dupont Street, No. 7
Bellingham, WA 98225

Lee Carter
Division of Engineering Services

Alex Cleanhous
Planning and Development Services

Exhibits

- 1 Land Use Application with attachments:
 - 1-1 Customer Receipt, October 15, 2014
 - 1-2 Agent Authorization
 - 1-3 Fee Responsibility
 - 1-4 Determination of Completeness, October 29, 2014
 - 1-5 Tech Committee Distribution Memo, November 3, 2014
 - 1-6 PDS Address Instruction Form
 - 1-7 Mailing Labels
 - 1-8 Land Disturbance and Clearing Application Information
 - 1-9 Land Disturbance Permit Application
 - 1-10 Preliminary Traffic & Concurrency Information
 - 1-11 Preliminary Stormwater Proposal
 - 1-12 Revocable Encroachment Permit Application
 - 1-13 Hearing Examiner Checklist, January 8, 2015
- 2 Staff Report, dated January 7, 2015
- 3 Agency Comments
- 4 SEPA DNS, issued December 2, 2014, with Checklist attached

- 5 Aerial Site Maps (2)
- 6 Zoning Map
- 7 Water Storage Tank Replacement, Site Plan
- 8 Water Storage Tank Replacement, Landscaping Plan
- 9 Certificate of Mailing, Notice of Application, November 10, 2014
- 10 Bellingham Herald Tear-Sheet, Notice of Application, November 11, 2014
- 11 Certificate of Posting Notice of Public Hearing, January 24, 2015
- 12 Legal Notice of Public Hearing, January 29, 2015

II.

The Mount Baker Water Association seeks a Zoning Conditional Use Permit to remove two existing concrete water tanks, which are showing signs of failure, and construct one new water tank to replace them.

III.

The Land Use Services Division of Whatcom County Planning and Development Services recommended approval of the requested Zoning Conditional Use Permit, subject to conditions. The Findings of Fact and Conclusions of Law of the Division are set forth in a Staff Report, Exhibit No. 2, dated January 7, 2015, a copy of which is attached hereto and incorporated herein by this reference.

The Applicant indicated there were no factual inaccuracies in the Staff Report. The Applicant indicated no objection to any of the Conditions of Approval requested by Staff. There was no public comment on this matter either in writing or at the public hearing.

IV.

Any Conclusion of Law which is deemed a Finding of Fact is hereby adopted as such. Based on the foregoing Findings of Fact, now are entered the following

CONCLUSIONS OF LAW

I.

The proposed removal of two failing concrete water tanks and the construction of one new water tank replacement can be approved if it is consistent with the Zoning Conditional Use Criteria of WCC 20.84.220 (1 through 9). Subject to the Conditions of Approval attached to the granting of this permit, the proposal is consistent with the Zoning Conditional Use Criteria. A Zoning Conditional Use Permit should be granted, subject to conditions.

II.

Any Finding of Fact deemed to be a Conclusion of Law is hereby adopted as such. Based on the foregoing Findings of Fact and Conclusions of Law, now is entered the following

DECISION

A Zoning Conditional Use Permit is hereby granted to Mount Baker Water Association for the proposed removal of two existing concrete water storage tanks and construction of one new water tank replacement, to be located on Assessor's Parcel No.380405 346532, 3000 Kelly Road, Bellingham, Washington, subject to the following conditions:

Planning Division

1. The use and location on the site as approved by this permit shall not be amended or changed in any way without further approval of the Hearing Examiner.
2. The Applicant shall submit "A right-to-farm" and "A right-to-practice forestry" disclosures prior to the issuance of a building permit.
3. The Applicant shall meet the height requirements of WCC 20.80.220(3) in placing the retaining wall within the side yard setback.

Building Services Division

4. The Applicant shall obtain separate building permits for the construction of the new tank and for the retaining wall.
5. The Applicant shall submit fully engineered plans for the tank and foundation permit.

6. The Applicant shall submit plans reviewed and designed by a Licensed Engineer if the retaining wall is over 4-feet in height and/or has addition load beyond soil adjacent to the wall.
7. The Applicant shall submit a fully reviewed and designed by a Licensed Engineer set of plans for the project. It is advised that if there are questions on the part of the client as to completeness of submittal, to contact Building Services prior to submittal to pre-review for completeness.

Health Department

8. The Applicant shall demonstrate Washington State Department project design approval prior to building permit application.

Division of Engineering

9. The Applicant shall apply for a valid revocable encroachment permit that will allow the County to permit the appurtenances to occupy county rights-of-way.

If the County (or authorized agent(s)) need to use the rights-of-way for road, drainage, or other approved uses, the Applicant shall need to relocate said appurtenances out of the County rights-of-way at their sole costs.

10. The Applicant shall complete construction or, if no construction is contemplated as a part of this permit, shall demonstrate compliance with all of the conditions of this permit within 24 (twenty-four) months of the date of the issuance of this decision. Failure to complete construction or demonstrate compliance shall result in the expiration of this permit. Substantial progress toward completion may satisfy the terms of this condition if approved by Whatcom County Planning & Development Services and the Hearing Examiner. The applicant or permit holder may apply for an extension for a term of up to one year upon a showing that substantial progress has been made toward completion or compliance. An extension shall be granted if the Hearing Examiner finds that the applicant or permit holder will suffer a substantial hardship if the extension is denied. The Hearing Examiner may grant an extension for any other good cause shown, in his discretion, but extraordinary circumstances must be shown to obtain an extension of more than one year. The Hearing Examiner shall obtain the comments of Whatcom County Planning & Development Services before granting any extension.

NOTICE

This approval is subject to all of the above-stated conditions. Failure to comply with them may be cause for its revocation. Complaints regarding a violation of the conditions of this permit should be filed with Whatcom County Planning and Development Services. The Hearing Examiner may not take any action to revoke this approval without further public

hearing.

Violations of this title shall constitute Class I civil infractions pursuant to RCW 7.80.120. The maximum penalty and the default amount for such violations shall be consistent with Chapter 7.80.RCW.

NOTICE OF APPEAL PROCEDURES FROM FINAL DECISIONS OF
THE WHATCOM COUNTY HEARING EXAMINER

This action of the Hearing Examiner is final. The following review procedure is available from this decision and may be taken by the applicant, any party of record, or any County department.

Appeal to County Council. Within ten business days of the date of the decision a written notice of appeal may be filed with, and all required filing fees paid to, the Whatcom County Council, Courthouse - 1st Floor, 311 Grand Avenue, Bellingham, WA 98225. The appeal notice must state either:

- 1) The specific error of law which is alleged, or
- 2) How the decision is clearly erroneous on the entire record.

More detailed information about appeal procedures is contained in the Official Zoning Ordinance at Section 20.92.600-.830. A copy of this document is available for review at the County Council Office.

After an appeal has been filed and the Council office has received the hearing record and transcript of the public hearing, the parties will be notified of the time and date to file written arguments.

DATED this 18th day of February 2015.



Michael Bobbink, Hearing Examiner

WHATCOM COUNTY
Planning & Development Services
5280 Northwest Drive
Bellingham, WA 98226-9097
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



EXHIBIT #2
RECEIVED

J.B. "Sam" Ryan
Director

JAN 15 2015

WHATCOM COUNTY
HEARING EXAMINER

**WHATCOM COUNTY PLANNING AND DEVELOPMENT SERVICES
STAFF REPORT**

January 7, 2015

The application of Mount Baker Water Association for a Zoning Conditional Use Permit	CUP2014-00010 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS
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I. SUMMARY OF APPLICATION AND RECOMMENDATIONS

Summary: The proposal is to remove two existing concrete water tanks which are showing signs of failure, and replace those tanks with one new water tank.

Recommendation: The Technical Review Committee recommends approval for the proposed Conditional Use application.

II. PRELIMINARY INFORMATION

A. BACKGROUND INFORMATION

Applicant: Mt. Baker Water Association
5701 Sand Road
Bellingham, WA 98226

Site Location/Address: 3000 Kelly Road, Bellingham, WA 98226

Legal Description: N 100 FT OF E 100 FT OF TR DAF-GOVT LOT 2-EXC
W 15 ACRES-EXC E 15 ACRES THEREOF-LESS RD

Assessor's Parcel Number(s): 380405-346532

Zoning: Rural 1 Unit/5 Acres

Comprehensive Plan: Rural

Subarea: Lynden-Nooksack

Total Acreage: .14 Acres

Water Supply: Mt. Baker Water Association

Sewage Disposal: N/A

<u>Fire Protection:</u>	Whatcom County Fire District No. 4
<u>Law Enforcement:</u>	Whatcom County Sheriff's Office
<u>Public Schools:</u>	Mt. Baker School District
<u>Topography:</u>	The parcel is described as generally flat.
<u>Vegetation:</u>	Very little vegetation on site. There is landscaping around the perimeter of the property. The majority of the property is paved.
<u>Adjacent Land Uses:</u>	North: R5A, Residential East: R5A, Residential South: R5A, Residential West: R5A, Residential

B. AUTHORIZING CODES, POLICIES, PLANS, AND PROGRAMS:

1. Whatcom County Comprehensive Plan
2. Whatcom County Code Chapter 12,
3. Whatcom County Code Chapter 15, Building Code
4. State Environmental Policy Act (SEPA). Washington Administrative Code Chapter 197-11, Whatcom County Environmental Policy Administration Chapter 16.08
5. Whatcom County Code Chapter 16.16, Critical Areas
6. Whatcom County Code, Title 17 – Flood Damage Prevention Code
7. Whatcom County Code Title 20, Official Whatcom County Zoning Ordinance
8. Whatcom County Code Title 24, Health Regulations

III. APPLICATION PROPOSAL

The proposal is for the removal of two existing concrete water tanks, in their place a new 30-ft diameter by 25-ft concrete water storage tank will be built.

There are three existing tanks on the property, two of tanks have begun experiencing high leakage rates. The project also includes installation of underground piping and valving to allow the connection of the new tank to the existing water distribution system.

IV. SITE DESCRIPTION

The proposal is on a .14 acre lot, located at 3000 Kelly Road. The property is within Section 05, Township 38, Range 04 East, W.M., Whatcom County, WA. The site has existing access from Kelly Road.

V. PUBLIC NOTICE AND COMMENT

Requirements for public notice are contained in Chapter 2.33 WCC.

Notice of Application and Optional DNS: The notice for this proposal was published and mailed to property owners within 1000 feet on November 11, 2014. The fifteen (15) day comment period ended on November 26, 2014.

Public Comments: No public comments were received regarding this proposal.

VII. FINDINGS OF FACT and CONSISTENCY WITH REGULATIONS

A. Whatcom County Comprehensive Plan

Zoning regulations of a specific use district are meant to implement the goals and policies of the County’s Comprehensive Plan. Conditional uses are those uses that may be approved within a zoning district if it is determined that the specific use requested is consistent with the general and specific objectives of the Whatcom County Comprehensive Plan. The proposed use that is the subject of this report has been reviewed for consistency with the following goals and policies of the Whatcom County Comprehensive Plan:

B. Official Whatcom County Zoning Ordinance (Title 20, WCC)

Chapter 20.82 – Public Utilities

WCC 20.82.030 Conditional uses.

The following uses shall require a conditional use permit or major project permit and shall be subject to a threshold determination in accordance with the Whatcom County SEPA Ordinance:

(6) Water storage reservoirs with volumes exceeding 50,000 gallons or those with height in excess of 12 feet above the ground level measured within 20 feet in all directions of the tank.

Chapter 20.26 – Rural Zoning District

WCC 20.36.350 Building setbacks.

Building setbacks shall be administered pursuant to WCC 20.80.200 (Setback Requirements).

Rural (R)							
Road Type						Other	
Commercial,	Collector	Minor	Local	Neighborhood	Minor	Side	Rear

Industrial, I-5, State Hwys, Principal & Minor Arterials	Arterials or Major Collectors	Collectors	Access Streets	Collector	Access Streets	Yard	Yard
45'	45'	35'	25'	25'	20'	5' ¹	5' ¹

1. Setbacks shall be increased to 100 feet for those parcels situated adjacent to the Commercial Forestry Zone District, except that such parcels whose owners have filed an agreement with the county auditor as specified in WCC 20.36.651 shall be subject to the standard setback in WCC 20.80.210.
2. Lots created after 2001 through the cluster provisions, or lots created through the APO provisions which will be used for human habitation, shall be set back a minimum of 100 feet from the property line of any parcel or portion thereof which is designated or used for agricultural purposes. No structures shall be constructed within 30 feet of exterior, side and rear property lines, and no structure shall be constructed within 30 feet of an agricultural use. Subject to any further requirements within Chapter 20.38 WCC, Agriculture Protection Overlay.
3. A 10-foot setback from the international border between Canada and the United States shall be maintained as an open space vista. The 10-foot setback area may be used for landscaping, agriculture, and natural vegetation. Structures may only be built within the 10-foot setback area after approval from the International Boundary Commission.

¹Roof overhangs or other architectural features shall not project further than 18 inches into the side or rear yard setbacks. Such overhangs may extend six feet into the front yard setback; however, in no case will they extend more than one-half the depth of the front yard setback.

The proposed tank is setback from Kelly Road which is classified as a Rural Local Access street. Setbacks from Kelly Road are 25 feet, as shown on the site plan the proposed water tank is setback 25 feet from the right of way.

The proposal includes a retaining wall placed within the side yard setback. Per WCC20.80.200(3) walls in the side yard setback may be no higher than seven feet.

WCC 20.36.400 Height limitations.

Maximum height shall be limited to 35 feet. Height of structures shall also conform, where applicable, to the general requirements of WCC 20.80.675.

The proposed tank is 25 feet high.

WCC 20.36.450 Lot coverage. (Adopted by reference in WCCP Chapter 2.)

No structure or combination of structures shall occupy or cover more than 5,000 square feet or 20 percent, whichever is greater, of the total area, not to exceed 25,000 square feet. Buildings used for livestock or agricultural products shall be exempt from this lot coverage requirement.

The proposed new tank will have add 750 square feet of lot coverage. After the upgrades the total lot coverage will be 1,500 square feet. The total allowable lot coverage for this site is 5,000.

This proposal will not result in lot coverage greater than 5,000 square feet.

WCC 20.36.650 Development criteria.

WCC 20.36.652 Use of natural resources.

All discretionary project permits for land on or within one-half mile of the area designated as Agriculture, Rural, Commercial Forestry or Rural Forestry or within 300 feet of an area designated as Mineral Resource Lands in the Whatcom County Comprehensive Plan, or upon which farm operations are being conducted, shall be subject to the right to farm, right to practice forestry and mineral land disclosure policies contained in WCC Title 14, Use of Natural Resources.

The property is located within the Rural zone and is within one half mile of an area designated as Rural Forestry. A right-to-farm and a right-to-practice forestry disclosure will be required at the time of approval.

WCC 20.36.653 Landscaping.

Refer to WCC 20.80.300 for landscaping requirements.

The applicant has submitted a landscaping plan. The submitted landscaping meets the requirements of WCC 20.80.300.

WCC 20.36.654 Parking requirements.

Parking shall conform to the requirements of WCC 20.80.500. However, recreation vehicles, and boat parking and storage shall be limited to side and rear yards. For clustered lots created pursuant to WCC 20.36.300, recreational vehicles, and boat parking and storage shall be located in an identifiable area and screened so that the vehicles or boats shall not be visible by adjoining properties.

The applicant intends to use space within the fenced area for one parking stall. This area is already graveled, and used for facility parking.

WCC 20.84.220 - Conditional Use Permit Criteria

20.84.200 Conditional uses.

Compliance with WCC 20.84.220 Criteria

Before approving an application for a conditional use permit, the hearing examiner shall ensure that any specific standards of the use district defining the conditional use are fulfilled, and shall find adequate evidence showing that the proposed conditional use at the proposed location:

(1) Will be harmonious and in accordance with the general and specific objectives of Whatcom County's Comprehensive Plan and zoning regulations.

This proposal is to remove two existing tanks, and add one water storage tank. No significant change to visual impacts or the surrounding area will be a result of this proposal. The proposed tank will have a similar visual appearance to what exists.

(2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.

The proposal will reduce overall visual impact by reducing the number of water tanks on the property. There are currently three tanks on the property; the proposal will result in two water tanks on the property.

The applicant has supplied a landscaping plan, this plan will reduce the visual impact along the right-of-way and to that of neighboring property owners.

(3) If located in a rural area (as designated in the Comprehensive Plan), will be consistent with rural land use policies as designated in the rural lands element of the Comprehensive Plan.

Policy 2A-13 Allow for adequate economic development to provide economic sustainability, adequate employment opportunities, and services in and for the rural areas.

The proposal is for upgrades to the Mt. Baker Water Association's water storage tanks. The water association is a water service provider to the residents of Whatcom County.

(4) Will not be hazardous or disturbing to existing or future neighboring uses.

The proposed use will not be hazardous or disturbing to existing or future neighboring uses.

The proposal is to upgrade facilities existing on site. The site currently has three water tanks, two of the water of the tanks are failing.

(5) Will be serviced adequately by necessary public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The site will be adequately serviced by necessary public facilities. The site will utilize existing access from Kelly Road. There are no improvements necessary for this proposal.

(6) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.

No additional public costs will result from this proposal. The proposal will not be detrimental to the economic welfare of the community.

(7) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reasons of excessive production of traffic, noise, smoke, fumes, glare or odors.

During construction there will be additional traffic, noise, exhaust and dust. After construction there will be visits each week by the water system operator. These are visits to the site which currently happen, and will continue to occur after construction is complete.

(9) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets.

The existing driveway will need to be modified to allow for a vehicle to pull over and open the fenced gate before driving into the facility. Parking space on site will be used behind the fence gate for facility operators.

(9) Will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance.

There are no natural, scenic or historic features of major importance that will be affected by this proposal.

E. Project Proposal Requirements by Staff

WCC Chapter 12.08 – Roads and Bridges

WCC Chapter 12.08 adopts and gives authorization for development standards for development within Whatcom County. Whatcom County shall establish uniform, comprehensive and distinct requirements which shall be applied to all developments. These requirements shall be established as "Whatcom County development standards" and shall exist to provide clear development guidelines for all construction activity within the county. These standards shall establish administrative and technical requirements for the implementation of land use regulations and shall provide the basis by which developments are evaluated to ensure compliance with county regulations.

The Whatcom County Public Works, Division of Engineering, reviewed the proposal and a memo with conditions of approval dated January 5, 2015.

The Technical Review Committee has determined that as conditioned the project meets the requirements of WCC Chapter 12.08.

WCC Title 15 – Fire Code

WCC Title 15 adopts and amends the applicable building, mechanical, plumbing and fire codes. The Building Official is authorized to promulgate such rules, policies and/or procedures as deemed necessary for the efficient operation of the permit process as administered by the department of building safety, designated in IBC Section 103.1, and hereby referred to as the building services division of the Whatcom County planning and development services department.

The Whatcom County Fire Marshal's Office submitted a memo with no conditions of approval.

The Technical Review Committee has determined that the project meets the requirements of WCC Title 15.

Title 15 - Building Code

WCC Title 15 adopts and amends the applicable building and fire codes. The Building Official is authorized to promulgate such rules, policies and/or procedures as deemed necessary for the efficient operation of the permit process as administered by the department of building safety, designated in IBC Section 103.1, and hereby referred to as the building services division of the Whatcom County Planning and Development Services department.

The Whatcom County Plans Examiner submitted a memo dated November 20, 2014 with conditions of approval referenced in the memo for PRE2014-00105.

The Technical Review Committee has determined that as conditioned the project meets the requirements of WCC Title 15.

WCC Title 16 – Critical Areas

WCC Chapter 16.16 of the Whatcom County Code contains standards, guidelines, criteria and requirements intended to identify, analyze, preserve and mitigate potential impacts to the County's critical areas and to enhance and restore degraded resources such as wetlands, riparian stream corridors or habitat, where possible.

Staff received comments from the Whatcom County Natural Resources Planner on November 13, 2014, with no conditions of approval.

The Technical Review Committee has determined that as conditioned, the project meets the requirements of WCC Chapter 16.16.

WCC Title 24 – Health Code

The purpose of Title 24 is to provide minimum standards to safeguard public health and welfare by regulating and controlling the activities considered in this title and any related work.

The Whatcom County Health Department submitted a memo dated November 19, 2014 with conditions of approval.

The Technical Review Committee has determined that, as conditioned, the project meets the requirements of WCC Title 24.

VIII. RECOMMENDATION

Staff recommends approve of the proposal subject to the following conditions:

IX. CONDITIONS OF APPROVAL

A. Planning Division – Alex Cleanthous

1. Permit Changes or Modifications: The use and location on the site, shall not be modified or changed in any way without further approval of the Whatcom County Hearing Examiner.
2. A right-to-farm and a right-to-practice forestry disclosure will be required prior to building permit issuance.
3. The retaining wall placed within the side yard setback shall meet the height requirements of WCC 20.80.220(3).

B. Building Services Division – Curtis Metz

1. Separate building permits will be required for the Tank and for the retaining wall.
2. Fully engineered plans for the tank and foundation will be required for permit submittal.
3. If the retaining wall is over 4' tall and/or has surcharge it will also be required to be reviewed and designed by an engineer.
4. Full plans sets of project will be required for permit submittals.
5. Submittals must be complete in order to be accepted. It is advised that if there are questions on the part of the client as to completeness of submittal, to contact Building Services prior to submittal to pre-review for completeness.

C. Health Department – Mike Kim

1. The proposed project must be approved by the Washington State Department of Health (DOH). The applicant must demonstrate DOH design approval prior to building permit application.

D. Engineering– Lee Carter

1. The applicant shall apply for a valid revocable encroachment permit that will allow the county to permit the appurtenances to occupy county rights-of-way.
2. If the County (or authorized agent(s)) need to use the rights-of-way for road, drainage, or other approved uses, the water association will need to relocated said appurtenances out of the County rights-of-way at their sole costs.

Report prepared for the Technical Review Committee by:

A handwritten signature in black ink, appearing to read 'Alex Cleanthous', is written in a cursive style.

Alex Cleanthous,
Planner II