



Snohomish County – Planning and Development Services
 2nd Floor, Robert J. Drewel Building
 3000 Rockefeller • Everett, WA • (425) 388-3311 • www.snoco.org

FILING INSTRUCTIONS MASTER PERMIT APPLICATIONS

The following permit applications will be accepted **BY APPOINTMENT ONLY** by contacting **(425) 388 3311 x2790**

To obtain an appointment online, visit our website at www.snoco.org/departments/pds
 Click on Appointments under Permits

Plats (Subdivisions)
Short Plats (Short Subdivisions)
Major/Minor Revisions and Alterations
to Plats/Short Plats
Conditional Use Permits
Rezones
Planned Residential Developments
Shoreline Permits (all types)

Site (Development) Plans – Admin or Official
Binding Site Plans
Urban Centers Site Plan
Commercial/Industrial/Multi-family
Variances (including Administrative)
Accessory Apartments and
Temporary Dwellings

 **Low Impact Development (LID):** Pursuant to SCC 30.63C.050, all applicants of permits listed above that propose Low Impact Development (LID) stormwater modeling credits or request a code modification or EDDS deviation to facilitate the use of LID BMPs are subject to a mandatory Pre-Application Meeting prior to filing of a Master Permit Application unless a pre-application waiver is obtained. Contact us for additional submittal forms.

Chapter 30.66B Pre-submittal Conference: All applicants of permits requiring a Chapter 30.66B Pre-submittal Conference must call **(425) 388-6440** to make arrangements. Please see associated Checklists to determine if a Pre-Submittal Conference is required.

Submittals by appointment will avoid long seasonal waits at the counter, provide an opportunity to clarify submittal requirements, and briefly answer questions at the time the appointment is made. A Project Manager will be available during the submittal appointment. It is our goal to provide thorough clarification of requirements and reduce the number of rejected or incomplete applications to enable an efficient review and timely completion of your application process.

Snohomish County – Planning and Development Services
 2nd Floor, County Administration-East Building, Everett, WA • Telephone (425) 388-3311

MASTER PERMIT APPLICATION

1.	Applicant	Contact Person (if different)
	Name: _____	_____
	Mailing Address: _____	_____
	City, State, Zip: _____	_____
	Phone #: _____	_____
	Fax #: _____	_____
	E-mail: _____	_____

2. Applicant's Interest to Property (check one):
 Owner Contract Purchaser Lessee Other(specify) _____

3. All Persons/Firms having an ownership interest in the property:

Name: _____	Phone: _____
Address: _____	Email: _____
Name: _____	Phone: _____
Address: _____	Email: _____
Name: _____	Phone: _____
Address: _____	Email: _____
Name: _____	Phone: _____
Address: _____	Email: _____

4. General location of property (including nearest intersection): Sec ____ Twp ____ Range ____

5. Attach legal description of property. (If recording of legal description is required, the format MUST comply with Recording Requirements.) The property is located in Section 17, T. 27 N., R. 6 E., and the address of the meter station is 12426 Elliott Road, Snohomish, WA 98296 (see Figures 1 and 2).

6. List all Property Tax Account Numbers involved in this application (all 14 digits). Attach separate pages if necessary:

7. Approximate acreage: _____ 8. Present zoning: _____

9. Present use of property: _____

10. Source of water supply and name of water district, if any: _____
 Method of sewage disposal and name of sewer district, if any: _____

11. Permits requested from Snohomish County:

<input type="checkbox"/> Administrative Conditional Use	<input type="checkbox"/> Site Plan - Revisions	<input type="checkbox"/> Shoreline Management
<input type="checkbox"/> Binding Site Plan (BSP)	<input type="checkbox"/> Plat Modification	<input type="checkbox"/> Substantial Development
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Shoreline Variance
<input type="checkbox"/> Major Revision – Conditional Use, Variance	<input type="checkbox"/> Preliminary Short Plat	<input type="checkbox"/> Short Plat Modification
	<input type="checkbox"/> Rezone	<input type="checkbox"/> Special Use (CFJ)

- Major Revision – Plat Shoreline Management Title 30 SCC Variance
- Site (Development) Plan Conditional Use

12. Explain your request and ALL proposed uses included in this proposal:

The North Seattle/Everett Meter Station at MP 0.61 will be modified by replacing the inlet filter/strainer, all yard piping, meters and regulators. TEWAs 0.61 and 0.62 are located adjacent to this facility to stage construction activities for upgrading the meter station. Northwest has reduced TEWA 0.61 from 2.75 acres to 1.16 acres (a 57% decrease within the shoreline boundary).

13 Drainage / LDA Information: Clearing Grading Other _____

Is the proposal New Development (SCC 30.91N.044) Yes No , **or**

Is the proposal Redevelopment (35% existing impervious) (SCC 30.91R.070) Yes No

Clearing in sq. ft. or acres: Station upgrade staging and parking; exempt from LDA permit requirements per 30.63B.070

Conversion of Native Vegetation to Lawn/Landscaped Areas in sq. ft. or acres: _____

Conversion of Native Vegetation to Pasture in sq. ft. or acres: _____

Grading Quantities in cubic yards: Cut: _____ Fill: _____

Proposed Impervious Surface in sq ft:

New: _____ Replaced: _____ New, Plus Replaced Total: _____

PLEASE FILL IN ALL APPLICABLE SECTIONS

FOR REZONES:

14. Requested zoning: _____

15. Has anyone applied for a rezone of this property within the last five years? _____

If yes, who? _____ Year? _____

16. Preliminary project review meeting requested (if site development plan submitted): Yes No

FOR SUBDIVISIONS (PLATS):

17. Plat Name: _____ Number of Lots _____

18. Previous Pre-Application Meeting? Yes No 19. Modification requested? Yes No

FOR SHORT SUBDIVISIONS (SHORT PLATS):

20. Number of Lots _____ 21. Duplex lots proposed? _____

22. Modification requested? Yes No

23. Signature of Applicant(s): I hereby certify that the legal description of the land being divided and accompanying this application shows the entire contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement, or option by any person, firm, or corporation in any manner connected with the development, or the applicant(s), and the names, addresses and telephone numbers of all such persons, firms, or corporations.

Signature of Applicant(s) _____

FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT OR CONDITIONAL USE:

24. Total cost or fair market value (whichever is higher) of project (please state total value of all construction finishing work for which the permit will be issued, including all permanent equipment to be installed on the premises): \$2,242,027

25. Construction dates for which permit is requested (month & year): Begin: 6 /2019 End: 11 /2019

26. Does this project require a Shoreline/Floodplain location? If yes, please explain why:
Yes. The existing meter station that will be upgraded is within the Snohomish River shoreline.

27. Water Body: Snohomish River Shoreline Environment Designation: Rural Conservancy

FOR VARIANCES (ZONING and SHORELINE):

28. Code requirement involved: _____

NOTE: Provide answers to Variance Supplementals

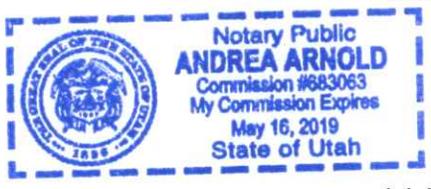
NOTE: ATTACH ADDITIONAL SHEETS IF NECESSARY FOR NOTARIZED SIGNATURES OF APPLICANTS AND/OR OWNERS

STATE OF ~~WASHINGTON~~ ^{UTAH})
~~Snohomish~~ ^{Salt Lake}) ss
County of ~~Snohomish~~)

I (We) Toby Schwalbe, being duly sworn, depose and say that I am (we are) the APPLICANT(S) for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief.

Signed [Signature] Applicant(s)

Subscribed and sworn to before me this 25th day of February, 20 19.



Andrea Arnold
Notary Public in and for the State of Washington,
residing at Syracuse, Utah

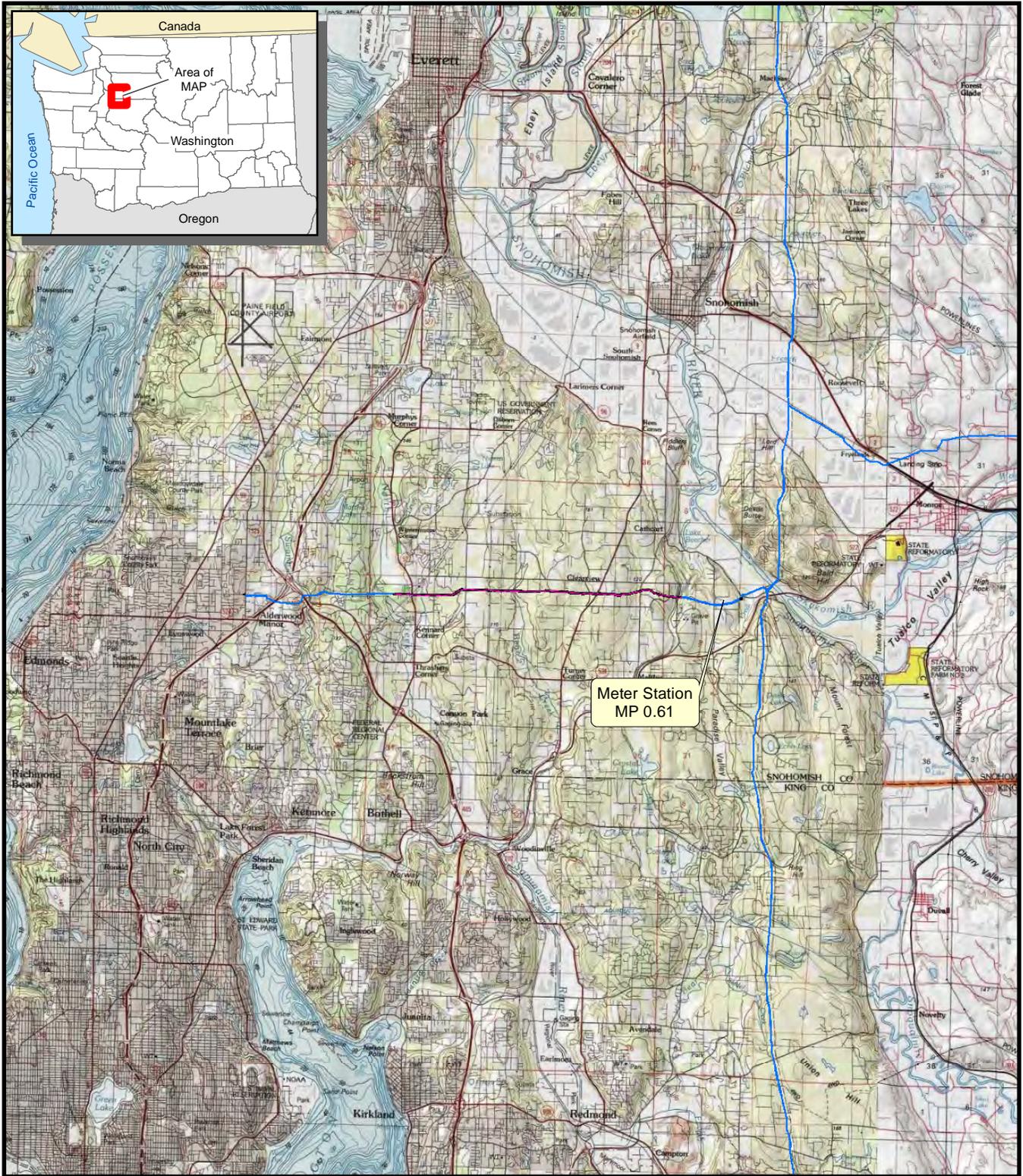
STATE OF WASHINGTON)
) ss
County of Snohomish)

I (We) _____, being duly sworn, depose and say that I am (we are) the OWNER(S) of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief.

Signed _____
Owner or Contract Purchaser

Subscribed and sworn to before me this _____ day of _____, 20 _____.

Notary Public in and for the State of Washington,
residing at _____



Legend

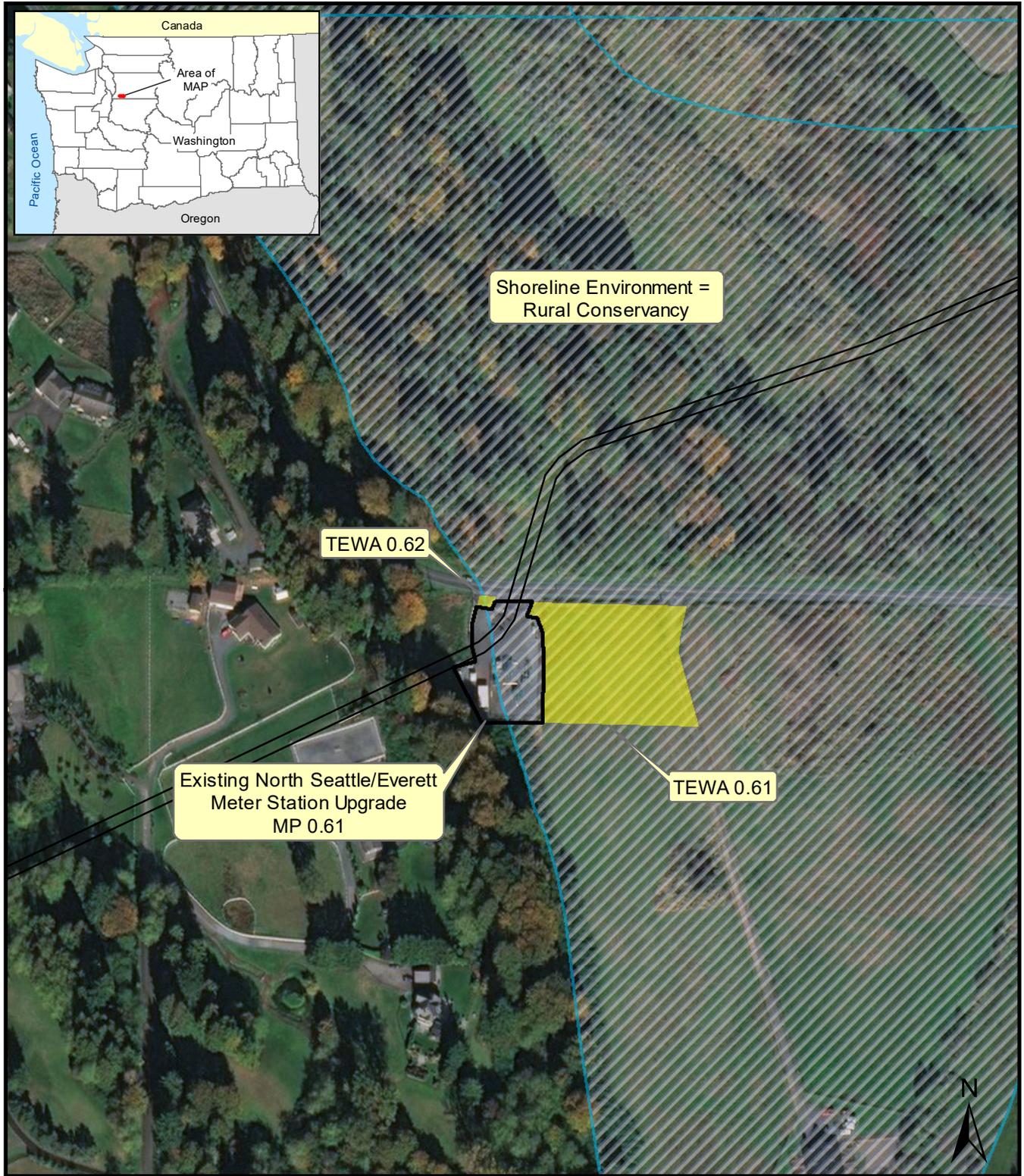
— Northwest Pipeline



Northwest Pipeline LLC
North Seattle/Everett Meter Station

Figure 1
General Location

Snohomish County, Washington



— Existing Northwest Pipeline
100-year Floodplain

Northwest Pipeline LLC
North Seattle/Everett Meter Station

Figure 2
Shoreline and Floodplain

Snohomish County, Washington



Northwest Pipeline LLC

Shoreline Consistency Analysis

North Seattle/Everett Meter Station Upgrade

North Seattle Lateral Upgrade Project

March 2019

**Shoreline Consistency Analysis
Northwest Pipeline LLC
North Seattle/Everett Meter Station Upgrade**

1.0 Introduction

Northwest Pipeline LLC (Northwest) has prepared this Shoreline Consistency Analysis for the North Seattle/Everett Meter Station Upgrade (meter station upgrade). The meter station upgrade is related to the North Seattle Lateral Upgrade Project (Project), as the modifications made to the meter station will facilitate measurement of gas transported by the pipeline. No other part of the Project is within the shoreline environment. This analysis documents the meter station upgrade's consistency with Snohomish County's Shoreline Management Master Program and applicable regulations. This document is also intended to support the issuance of a Shoreline Substantial Development permit as well as to support a Coastal Zone Consistency Determination.

2.0 Analysis

As noted, the only component of the Project located within the shoreline environment is a modification to the existing North Seattle/Everett Delivery Meter Station (meter station) at MP 0.61, approximately 1.3 miles east of the beginning of the proposed pipeline replacement (which is outside of the shoreline). The existing meter station (graveled and fenced) is located within a designated Rural Conservancy shoreline environment and will be modified by replacing the inlet filter/strainer, all yard piping, meters and regulators. Temporary extra work areas (TEWAs) 0.61 and 0.62 are proposed adjacent to this facility (also in the Rural Conservancy shoreline environment) and will be used to stage construction activities for upgrading the meter station. These TEWAs are located in a pasture and were previously used in 2012 to complete the 2.2-mile North Seattle Delivery Lateral Expansion Project (FERC Docket No. CP11-520-000; Snohomish County SSDP 11-104358 SM & Flood Hazard 12 101377 FZ; and Washington Department of Ecology SDP 1107). No additional permanent disturbance will be required to operate the meter station. All modifications to the aboveground facilities within the shoreline would occur inside the existing fenced and graveled footprints.

3.0 Applicable Regulations

SCC 30.44 Shoreline Permits

Except as provided under SCC 30.44.020, a shoreline substantial development, conditional use or variance permit is required prior to development within the county's shoreline jurisdiction as follows:

30.44.110 Shoreline substantial development, conditional use, and variance permits.

(1) A shoreline substantial development permit is required for shoreline development in conjunction with allowed uses and modifications pursuant to the SMP unless exempt pursuant to SCC 30.44.120.

Utilities are an allowable use and not exempt from substantial development permits.

30.44.130 Review criteria for all shoreline development permits.

(1)(a) No authorization to use or develop shorelines of the state shall be granted by the county unless upon review the use or development is determined to be consistent with the policy and provisions of the Shoreline Management Act, the SMP and other applicable statutes, plans, regulations and policies. The county shall review all shoreline permit applications for compliance with the SMP in accordance with the decision flow chart shown in figure [30.44.130\(1\)\(b\)](#).

SCC 30.67 Shoreline Management Program

According to the Snohomish County Shoreline Management Program utility facilities are permitted within the rural conservancy shoreline environment but are subject to regulatory controls, and therefore a shoreline substantial development permit applies.

SCC 30.67.430 Allowed and conditional uses and modification

(1) The shoreline uses and shoreline modifications identified in Table 1 are either permitted, conditionally allowed or prohibited within the specific shoreline environment designation as indicated by the following:

(a) "P" indicates that the use or modification is permitted;

According to SCC 30.67.430/Table 1 – Shoreline Use and Modification Matrix, utility facilities are a permitted use within the rural conservancy shoreline environment and subject to the requirements of SCC 30.67.595.

SCC 30.67.595 Utility Facilities

(1) The following general regulations apply to utility facilities within shorelines:

(a) Utility facilities shall be located outside of shoreline jurisdiction whenever feasible. When located within shoreline jurisdiction, utility facilities shall result in no net loss of shoreline ecological functions;

The proposed facility modification will be located within Northwest's existing aboveground facility and will not result in any additional loss of shoreline ecological function.

(b) Utility facilities shall be designed and located as follows:

(i) Non-water dependent and non-water related above-ground generating facilities (except hydroelectric generating facilities), switching complexes, pumping stations, treatment plants, storage tanks, towers and substations shall be set back from the ordinary high water mark at least 200 feet;

All modifications to the existing aboveground facility (meter station) within the shoreline will occur inside the existing footprint which is fenced and graveled. This facility will not be expanded.

(ii) Utility transmission facilities shall be located in existing rights-of-way whenever possible and cross shoreline jurisdiction by the most direct route feasible, unless an alternative route would result in less impact on shoreline ecological functions;

The proposed facility modification will be located within Northwest's existing aboveground facility and will not result in any additional loss of shoreline ecological function.

(iii) Utility facilities shall not parallel a water body unless located in an existing improved transportation or utility corridor, and provided that underground facilities do not adversely impact hyporheic exchange;

All modifications to the existing facility at MP 0.61 within the shoreline will occur inside the existing footprint which is fenced and graveled. This facility will not be expanded.

(iv) Utility transmission lines, pipes and wires entering or leaving a body of water, other than a river, shall be bored or buried below the surface of the water body's bed from the ordinary high water mark out to a minimum water depth of minus ten feet (-10 feet) below mean lower low water. Directional boring, instead of excavation or trenching, is required where feasible;

Not applicable.

(v) Utility transmission lines, pipes and wires shall be bored under a river, stream or channel migration zone, or permanently affixed to a bridge or other existing above-ground structure, where feasible;

Not applicable.

(vi) Aerial utility lines and vertical utility facilities shall make maximum use of topography to minimize visual impacts on the surrounding area;

Not applicable.

(vii) New AM radio towers are prohibited. AM radio towers either constructed before October 13, 2010, or with complete applications for all permits and approvals required for construction before October 13, 2010, shall not be considered nonconforming uses and they may be repaired, replaced, and reconfigured as to the number and dimensions of towers so long as the repair, replacement, or reconfiguration occurs on the parcel where the tower was originally constructed or permitted and it does not increase the number of AM radio towers constructed on the parcel. The design of vertical utilities such as communication towers shall not obstruct or destroy scenic views of the water. This may be accomplished by design, orientation and location of the tower, height, camouflage of the tower, or other features consistent with utility technology;

Not applicable.

(viii) Banks and dikes where transmission facilities enter or leave a body of water shall be returned to their pre-construction configuration, shall be thoroughly compacted and protected against erosion, and shall be maintained in a safe condition by the utility; and

Not applicable.

- (ix) Utility facilities shall not be located on feeder bluffs or in critical saltwater habitat unless no feasible alternative exists and all adverse impacts can be mitigated.

Not applicable.

- (2) In addition to the general regulations in SCC 30.67.595(1), the following shoreline environment designation-specific regulations apply to utility facilities:

(c) Rural Conservancy

(i) Transmission wires, pipes and supports are permitted; and

(ii) The following utility facilities are conditionally permitted:

(C) All other utility facilities not expressly identified in SCC 30.67.595(2)(c)(i).

SCC 30.67.599 Vegetation conservation and management

- (1) Vegetation conservation and management is subject to the requirements of chapters 30.62A and 30.62B SCC.
- (2) The removal or modification of existing vegetation and the alteration of topography shall be the minimum necessary to accommodate an approved shoreline use or modification. Except as provided in SCC 30.67.599(3), disturbed areas shall be replanted with appropriate native species during the next growing season subject to the requirements of SCC 30.62A.320(3). Once the requirements of SCC 30.62A.320(3) have been satisfied, any additional areas outside of the buffer and buffer mitigation area shall be replanted using a minimum area replacement ratio of 1:1. Additional replanting area or native plant species diversity improvements may be proposed by project applicants.

TEWAs 0.61 and 0.62 are located adjacent to the existing fenced facility and will be used to stage construction activities for upgrading the meter station. These TEWAs are located in a pasture and were previously used in 2012 to complete the 2.2-mile North Seattle Delivery Lateral Expansion Project (FERC Docket No. CP11-520-000; Snohomish County SSDP 11-104358 SM & Flood Hazard 12 101377 FZ; and Washington Department of Ecology SDP 1107). No additional permanent disturbance will be required to operate the meter station. The TEWAs will be reseeded and mulched, where necessary, following construction and monitored until revegetation is successful.

- (3) Removal and control of noxious or invasive non-native plant species is permitted in all shoreline environments, provided that removal or control does not result in adverse impacts to water quality. If the removal of noxious or invasive non-native plants affects bank stability, replanting with native species using a minimum area replacement ratio of 1:1 is required. Vegetation management limited only to noxious or invasive non-native species is subject to the requirements of SCC 30.62A.010(2)(iv) and SCC 30.62A.510(3)(h).

Northwest will restore all areas used for staging construction activities related to upgrading the meter station to pre-construction conditions. The area within the shoreline is pasture. Northwest has prepared and will implement an Erosion Control and Revegetation Plan (ECRP) to ensure that all areas are revegetated with native species and are monitored until restoration is successful.

- (4) Landscaping required for development or uses within shoreline jurisdiction shall be designed to complement and enhance the view of the water over and across the site. Landscaping shall not be reduced or eliminated to achieve this provision, but shall be clustered to frame view corridors and shall use species conducive to the natural conditions of the shoreline environment.

Landscaping is not applicable because the area within the shoreline is a pasture. Northwest will implement the ECRP to ensure that all areas are revegetated with native species and are monitored until restoration is successful.

4.0 Summary

The proposed aboveground facility modification (meter station upgrade) will occur in a Rural Conservancy shoreline environment within Snohomish County. According to the Shoreline Management Master Program, utilities are a permitted use within this shoreline environment pursuant to specific conditions and policies provided in the county's regulations. As detailed in this analysis, Northwest's meter station upgrade can and will comply with the conditions and policies in the Shoreline Management Master Program.