



City of Lake Forest Park  
17425 Ballinger Way NE  
Lake Forest Park, WA 98155  
206-368-5440

FOR STAFF USE ONLY	
Application Number:	<u>2014-CU-000001</u>
Amount Received:	_____
Receipt Number:	_____

**CONDITIONAL USE APPLICATION**

**TYPE OF PROJECT:** Public and Private Community Facility - Water Utility Pump Station

**PROPERTY OWNER:** Lake Forest Park Water District

**PROPERTY OWNER MAILING ADDRESS:** 4029 178th Street NE, Lake Forest Park, WA 98155

**PROPERTY ADDRESS:** 18460 47th Street NE, Lake Forest Park, WA 98155

**PARCEL NUMBER:** 401990-0176

LAKE FOREST PARK REPLAT POR BLK 2 UNDIVIDED INT IN COMMUNITY PROP INCLUDED IN VALUE OF  
LEGAL EACH LOT LOT 31 LESS POR ELY OF FOLG DESC LN: BAAP ON N LN LOT 31 LOC 90 FT W OF NE COR TH  
SLY PLWE LN SD LOT TAP OF NXN WITH LN PLW & 22 FT NELY FR SWLY LN SD LOT TH SELY ALG SD  
PLL LN TO SELY LN SD LOT & TERMINUS

**OWNERS AUTHORIZED AGENT:** Alan Kerley, General Manager LFPWD

**AUTHORIZED AGENT ADDRESS:** 4029 NE 178th Street Lake Forest Park, WA 98155

**PH NUMBER:** 206-365-3211      **CELL:** 425-275-2262      **FAX:** 206-365-3357

Application prepared by: Mundall Engineering & Consulting, Sumas, WA Dan Mundall, PE cell

**FEES MUST BE PAID AT TIME OF APPLICATION**

<input checked="" type="checkbox"/> Conditional use permit request	\$2,500.00
<input type="checkbox"/> Drainage review fee (as needed)	\$500.00 per lot
<input checked="" type="checkbox"/> Land Use Public Notice Signage Fee	\$200.00 + \$ 25 if add'l posting is required
<input checked="" type="checkbox"/> State Environmental Policy Act (SEPA) review	<i>Separate application and fee required</i>
Total Due	\$ <u>2,700.00</u>

*THE APPLICANT MAY BE RESPONSIBLE FOR ADDITIONAL FEES REALTED TO ENGINEERING AND LEGAL EXPENSES*

RECEIVED

DEC 04 2015

City of Lake Forest Park

Zoning classification: Residential - RS10,000

Is the site near the shoreline (within 200 feet): NO

Comprehensive Plan designation: Residential - RS10,000

Circle known utilities / services to the site: (gas, electric, water, sewer, cable, garbage, phone, other)

**Please provide the requested information:**

*(Attach additional sheets if necessary)*

**1. What sections of the zoning code permit the conditional use requested in your proposal?**

*Lake Forest Park Municipal Code Section(s)* LFP 18.54.048 Sec. 5.D "utilities"

**2. Describe the nature of the conditional use permit request. What use is proposed? What is the extent of the request? Indicate as much specific information as possible.**

We are re-locating our McKinnon Creek pumping station which pumps water from our wells to the distribution system. The new facility will be concrete and masonry construction with metal roof and will measure up to 24 x 32 feet. Pumps will be located in the basement pipe gallery with a control room and small office upstairs.  
A below grade 12,000 gallons concrete cistern (inside dim. 30'x8'x8') will be placed at ground level at the west side of the building to receive and de-chlorinate flush water during maintenance at the wells, pump house or water reservoirs.

**3. Describe the character of the site. Is the site sloped or flat? Is the site wooded and vegetated, cleared or landscaped? Are there any known or potentially environmentally sensitive areas on or near the site, such as steep slopes, wetlands or streams?**

The building site is already leveled on the East side. To the West of the proposed building there is a steep slope and wetland/stream approximately 135 feet from the building.

**4. What is the current use of the site? Describe the surrounding areas (undeveloped, residential, commercial).**

The site is currently vacant, with sheds which the District uses for storage. Previously there was a residence on the site and this was demolished several years ago.

**5. What type of mitigation is included in the proposal that limits its impacts, such as open space, landscaping, traffic mitigation or screening?**

Noise mitigation: pumps will be located in a concrete pipe gallery below grade to minimize noise to the surrounding area.  
Currently the pumps are in a wood shed above grade that is located near McKinnon Cr. *IN THE UNOPENED RIGHT-OF-WAY*  
Steep slope: the steep slope west of the building is 22 feet vertical but is not considered a risk. (See attached geotechnical report by Robinson Noble)

6. The applicant must provide the following submittal requirements. *It is important to note: It is the responsibility of the applicant to prove that all criteria are met in order for the Hearing Examiner to consider approval of the application.*

A. A site-plan that must be accurate, legible and drawn to scale (a recent survey may be required) that provides the following:

- 1. The existing dimensions and lot size, proposed dimensions and lot size.
- 2. Identify adjacent streets, existing and proposed access.
- 3. Identify existing and proposed structures and distances to property lines.
- 4. Location of proposed alterations or improvements.
- 5. Location of any sensitive areas on or near the site.
- 6. Location of any open space or preservation areas.
- 7. Location of any significant trees (6" diameter or greater)
- 8. If possible, locate drainage channels, sewer and water lines.
- 9. Identify existing and proposed easements.
- 10. Elevation plans, if applicable.

B. Preliminary Drainage Plan (required for some proposals). A professional engineer licensed in the State of Washington should prepare this. Drainage requirements, systems and techniques must comply with the King County Surface Water Design Manual, as adopted by the City of Lake Forest Park

C. A conditional use may be authorized upon finding that the proposal conforms to specific development criteria established for that use, if any, and that it meets the following minimum criteria. *Applications must include a thorough response to the following criteria. Additionally, applications must demonstrate compliance with the criteria related to the specific conditional use.*

- A. The proposed use is consistent with the policies and goals of the comprehensive plan.
- B. The proposed use is not materially detrimental to other property in the neighborhood.
- C. The proposed use will supply goods or services that will satisfy a need of the community.
- D. The proposed use is designed in a manner which is compatible with the character and appearance with the existing or proposed development in the vicinity of the subject property.
- E. The proposed use is designed in a manner that is compatible with the physical characteristics of the subject property.
- F. Any requested modifications to the standards of the underlying zoning shall require a variance and be subject to mitigation to minimize or remove any impacts from the modification.
- G. The proposed use is not in conflict with the health and safety of the community.
- H. The proposed use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.
- I. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.



**NOTES IN SUPPORT OF CONDITIONAL USE PERMIT:**

**McKinnon Creek Pumphouse and Storage Shed**

Lake Forest Park Water District  
February 18, 2015 ed. 11/19/2015

***Background and Introduction***

Lake Forest Park Water District supplies about a third of the residents of Lake Forest Park with drinking water from its deep wells and artesian spring sources located in a 12 acre forested property it owns along McKinnon Creek in the vicinity of 49<sup>th</sup> Place and 187<sup>th</sup> Street. In addition to 4 deep wells and 8 shallow artesian wells the McKinnon Creek well field has 3 distribution reservoirs, metering vaults, standby chlorination facility and a pumphouse where well pumping is controlled and monitored and where water is boosted to a higher zone reservoir for distribution to customers in elevated areas.

Over many decades the District has developed considerable water supply infrastructure on a piece meal basis. In the last several years the District realized its need for systematic planning in the McKinnon Creek supply system to correct a century of incremental and remedial infrastructure developments which together increase the risk of catastrophic system failure.

The District Comprehensive Water System Plan 2006 calls for a new concrete pumphouse to replace the failing wood structure that was constructed in the 1940's. The new facility is needed to consolidate pumping and control functions and also provide space for equipment to remove iron, manganese and arsenic. The existing pumphouse is located in a vacated right-of-way on the east bank of McKinnon Creek and is unsuitable for the proposed facility because:

- It is located on steep slope and cannot accommodate the proposed facility
- Problems with groundwater around the existing pump house.
- Proximity of the existing pumphouse to McKinnon Creek (less than 15 feet) creates erosion and flooding risk
- Un-resolved questions concerning legal ownership in the vacated right-of-way

Another site (near deep well #3) was considered by the District in a 2001 feasibility study but this site was found to have drainage issues, making it undesirable for the pumphouse.

After failing to locate a suitable site for a new pumphouse the District negotiated the purchase a residential lot on the south border of the McKinnon Creek wellfield. This site (#18460 47<sup>th</sup> PL NE) previously had a single family dwelling which had been razed to construct a new home. The site has excellent drainage, sufficient space and immediate proximity to District facilities so water pipes, electrical cables and communications cables can be extended easily. In addition, the proposed pumphouse location is critical in allowing a structured layout of underground utilities.

LAKE FOREST PARK WATER DISTRICT – McKinnon Creek Pumphouse

**Checklist Review of Conditional Use under LFPMC 18.54.030**

***A. The proposed use is consistent with the policies and goals of the comprehensive plan.***

Yes, the LFP Comprehensive Plan 2005 - Pol CF 1.1 provides:

“Coordinate development with the provision of an adequate level of service and facilities, such as water, sewer and transportation, as established in the capital facilities element..”

We believe the proposed water pump house is necessary to provide adequate level of water service. The LFP City Capital facilities plan among other thing notes the need for adequate water capacity for fire protection. This project is oriented to meet that need.

***B. The proposed use is not materially detrimental to other property in the neighborhood.***

The proposed water pump house will not adversely affect other property in the neighborhood as described below:

1. Transportation – vehicular traffic will be comparable to a residence, and will consist mostly of the District utility truck as is used presently. Traffic will not change significantly from present levels which are approximately 10 vehicle trips per business day.
2. Noise during *construction* of the pump house will be similar to other residential construction projects. Construction work will be limited to normal working hours in order to minimize disruption.
3. Noise during *normal* operation will in most part result from electric water pump cycling. Noise will attenuated by installation of pumps in a concrete galley 10 feet below grade on 3 sides. It is expected that the new facility will result in less noise to surrounding neighbors than from the existing above grade wood construction pump house which is located approximately 140 feet to the Northwest of the proposed site. The proposed location on the site will create maximum separation from adjacent properties.
4. Noise during operation of the District’s *emergency generator* will be similar to present levels, depending on location. The generator is exercised once a month during business hours for about 30 minutes, and when there is an extended power failure. It is proposed to locate the existing enclosed trailer mounted generator on the north side of the proposed pump house with ventilation openings facing away from the nearest residence which will be about 85 feet east of the proposed pump house.

***C. The proposed use will supply goods or services that will satisfy a need of the community.***

Yes, the proposed pump house is considered necessary to ensure a reliable and safe supply of drinking water and water for fire protection in the community.

***D. The proposed use is designed in a manner which is compatible with the character and appearance with the existing or proposed development in the vicinity of the subject property.***

Yes, the proposed pump house will be comparable in appearance to residential development in the same neighborhood.

***E. The proposed use is designed in a manner that is compatible with the physical characteristics of the subject property.***

Yes, by locating the pumphouse on a west facing slope we are able to use a daylight basement design which minimizes the height of the building and consequent visual impact while still avoiding a “confined space” designation for the pipe gallery.

LAKE FOREST PARK WATER DISTRICT – McKinnon Creek Pumphouse

*F. Any requested modifications to the standards of the underlying zoning shall require a variance and be subject to mitigation to minimize or remove any impacts from the modification.*

We believe that the proposed use will meet the standards of residential zoning in the neighborhood.

*G. The proposed use is not in conflict with the health and safety of the community.*

Correct – in fact the proposed use will enhance the health and safety of the community by providing a more reliable, safer and higher capacity water supply and delivery system.

*H. The proposed use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.*

Yes, the proposed use will generate vehicular traffic but the type of vehicles and frequency and schedule of entrance/exit events will be comparable to residences in the neighborhood. The District has been accessing the existing pump house through this site for the past 4 years without complaint.

*I. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.*

Yes, the proposed use will not adversely affect public services to the neighborhood such as mail delivery, trash collection, school bus or fire truck access.

*J. The applicant's past performance regarding compliance with permit requirements and conditions of any previously issued land use permit including building permits, conditional uses or variances, shall be considered before approving any new permit.*

LFPWD is a long term member of the Lake Forest Park community and has an excellent record of compliance with permit conditions.

LAKE FOREST PARK WATER DISTRICT – McKinnon Creek Pumphouse

**Checklist Review for Reasonable Use Exception for Development in Environmentally Sensitive Areas LFPWC 16.16.250**

D.M.

*A. Whenever requirements of this chapter would prohibit a development proposal by a public agency...*

D.M.

Yes,



**EXHIBIT # 4.9**

**LAKE FOREST PARK WATER DISTRICT – McKinnon Creek Pumphouse**

