



To Protect and Promote the Health and the Environment of the People of Kittitas County

## Subdivision Comments

To: Jeremy Johnston, CDS Planner

From: Jesse Cox, Environmental Health Supervisor  
Holly Erdman, Environmental Health Specialist

Date: 6/29/2021

RE: SPF-21-00002

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Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Environmental Health requirements.

	<b>Findings</b>
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### On Site Sewage

#### Finding 1

Any On-site septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code, and Kittitas County Code. In accordance with KCC13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed. Public Health requests clarification on the on-site sewage disposal system plan.

### Water

#### Finding 1

Proposed short plat applicant comment indicates individual wells will be used for all future lots. If the intention is to utilize a individual well; the wells must be meet the minimum 50-foot setback from any proposed property line prior to final approval. The applicant must prove legal and physical availability of water for certificates (see Condition B-1) and a well log or 4 hour draw down test as proof of water adequacy for each new well (see Condition B-2). All persons who are making applications for land use including but not limited to short plats must comply with KCC Chapter 13.35.027 per KCC Chapter 13.35.020.

<b>A</b>	<b>Additional Information Required (Prior to Preliminary Plat Approval)</b>
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No additional information needed.

<b>B</b>	<b>Final Plat Review &amp; Recording (Prior to Final Plat Approval)</b>
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Prior to final plat approval and recording, the following conditions shall be met:

**B-1** In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:

- 1) A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
- 2) An adequate water right for the proposed new use; or
- 3) A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.

All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in [WAC 173-539A-030](#) and otherwise demonstrate how the proposed new use will not violate [RCW 90.44.050](#) as currently existing or hereafter amended.

**B-2** 13.35.020(b) requires proof of adequate water supply, which can be submitted through a well log or 4 hour draw test result. If shared wells are used, a signed, notarized, and recorded shared well-users agreement must be submitted. All wells must meet the distance requirement of 50 feet from the property line, 50 feet from the septic tank and 100 feet from the drain field as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC Chapter 13.

**B-3** Noted in previous preliminary findings well setbacks need to be maintained. Current site plan is still needing to indicate current setback from proposed drilled wells and proposed boundary line. before final approval from the Health officer site plan should have well locations showing that the 50ft setback will be maintained. Another option would be to provide supporting documentation (an approved Group B workbook.) showing that existing well has been converted to a group B well striking down setback requirement set by KCC 13.20.040.



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