

From: [Jesse Cox](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Jeremy Johnston](#); [Holly Erdman](#); [Tristen Lamb](#)
Subject: RE: SPF-21-00002
Date: Friday, July 2, 2021 11:54:43 AM

Kelly,

Holly will be reaching out to the Zipperers about what is still required this morning. I went through the preliminary approval that was sent out and it states that “The applicant shall demonstrate proof of water adequacy in conformance with KCC 13.35 prior to final plat approval.” I think the break down here is that more conditions were required on the PH comment prior to the final plat approval then just the soil logs and adequate water supply determination 13.35. Our B-2 section of the comment has some specifics that have not been met such as “All individual, and shared wells must meet the distance requirement of 50 feet from the property line.” This is critical because in their correspondence they have indicated that they plan to use individual wells for each new parcel and wells placed within the setback would be in violation of KCC 13.20.040. As of right now we are missing two components to approve the short plat the first is that they have not completed all that is required in 13.35 per preliminary approval because it requires the wells to be drilled prior to an adequate water supply determination, and the second being the placement of the boundary line within 50 ft of the existing well which is noted in PH comments under “Prior to Final Plat Approval”. After speaking with Arden about a water right issue they are having I believe she is wanting to set up a meeting with PH, PW, CDS and the applicant to go over this particular plat and to clear up what all is needed. Moving forward Public Health is completely open to changing our comment format or language if needed to better facilitate our requirements and to help aid in a smoother process. Anyway, I am sure we will get this resolved in a timely manner thank you for facilitating this.

Have a good 4th July weekend!

Jesse Cox, RS, Environmental Health Supervisor

P: 509.962.7005 | F: 509.962.7581 | E: jesse.cox@co.kittitas.wa.us

Kittitas County Public Health Department

507 N Nanum St Suite 102, Ellensburg WA 98926

www.co.kittitas.wa.us/health

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From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Thursday, July 1, 2021 6:15 PM
To: Jesse Cox <jesse.cox@co.kittitas.wa.us>
Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Tristen Lamb <tristen.lamb@co.kittitas.wa.us>
Subject: RE: SPF-21-00002

Good evening,

I wanted to make sure and touch base before leaving for the weekend. Justin Zipperer contacted me in regards to Public Health's comments. He stated that all of the soil logs as well as the Water Well Reports are included in the documentation submitted. I have double checked and there appears to be items in here that may be part of your requirements. These are all under the document Zipperer Water Mitigation Purchase Agreement as well as Soil Log Evaluation for Land Subdivision (Zipperer Application file) I have attached both for easy reference. I believe the water well reports are around page 9.

As this is not my area of expertise, I have asked that he contact Jesse or Holly directly for additional clarification on these comments. I believe he intends to call tomorrow as they are anxious to move forward.

Hope everyone has a wonderful 4th of July weekend.

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

[Kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

From: Jesse Cox <jesse.cox@co.kittitas.wa.us>
Sent: Tuesday, June 29, 2021 3:31 PM

To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Tristen Lamb <tristen.lamb@co.kittitas.wa.us>
Subject: SPF-21-00002

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