



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

Subdivision Comments

To: Jeremiah Cromie, CDS Planner 2
From: Jesse Cox, Environmental Health Supervisor
Kim Shilley, Public Health Technician
Date: 1/18/2023
RE: SP-22-00005 Johnson-Duvall

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 Water Resources and Environmental Health requirements.

Findings

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 KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed. If community drain fields are to be utilized, soil logs must be done in the proposed locations of each.

Water

Finding 1

Proposed short plat indicates a shared well will be used. If the intention is to utilize a shared well, a signed, notarized, and filed shared well users agreement will also need to be provided before the short plat is completed. If shared wells are to be utilized, the wells must be drilled a minimum of 50 feet from any proposed property line and a signed, notarized and recorded shared waters users' agreement for each shared well must be submitted to our office prior to final plat approval. The applicant must prove physical availability of water for all new uses of water proposed lots of this project, which can be provided through a well log or 4 hour draw



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

down test as proof of water adequacy for each new well (see condition A-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

Additional information Required (Prior to Preliminary Plat Approval)

- No further information is required at this time

Additional information Required (Prior to Final Plat Approval)

On-site sewage

A soil log is needed for the proposed lots

Water

A signed and recorded shared water user's agreement between proposed lots is needed. Along with a current water right for the proposed lots.

References

A-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.

Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

A-2 13.35.020(b) requires proof of adequate water supply, which can be submitted through a well log or 4 hour draw down test if an existing well is used and is older than 10 years. If shared wells are used, a signed, notarized, and recorded shared well-users agreement must be submitted. All individual and shared wells must meet the distance



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

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.

A-3 Soil logs are required for lots. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed prior to final plat approval. Soil logs can be scheduled at <https://www.co.kittitas.wa.us/health/septic-inspection.aspx>. Soil logs are performed in accordance with WAC 246.272A

Final Plat Notes

REQUIRED PLAT NOTES

- No further action required