



Yakima River CG PH Comments

To: Lindsey Ozbolt

From: Holly Myers, Environmental Health Supervisor

Date: March 3, 2016

RE: CU-15-00002 Short Plat, Conditional Use

Thank you for the opportunity to comment on the Yakima River Campground regarding water and septic requirements to comply with Kittitas County Public Health requirements.

Specific Conditions required prior to final approval:

Proof of adequate water rights to meet projected new use for increased population numbers; approval by DOH for group A TNC system expansion and proof that water system is in green or yellow operating status.

Soil logs for each lot for approval of short plat.

LOSS system design as approved by Washington State Department of Health; or submit designs for three smaller OSS systems for Kittitas County permitting to accommodate 8600 gallons per day based on total projected number of sites (172 X 50 gpd). Additional buildings included in CUP must be calculated in the total flow and accounted for in design calculations.

Identify Group A Water System on final plat

Use correct plat dedication as per KCC 16.24.210

Short Plat requirements:

The following items must be addressed *prior to final plat approval*:

Map must include existing septic systems with respect to proposed property lines.

Proof of water adequacy includes information on the group A well system, including proof of adequate water rights to support the two lots and a current operating status report showing said system is in green or yellow operating status for the number of connections required to meet the proposed new use. (KCC 13.35.027)



Site evaluations for Onsite Septic Systems must be completed at the frequency of one soil log per lot. (KCC 13.04.090 (1(f)).

Conditional Use Permit requirements:

WATER

The water system purveyor must verify the system meets requirement of the State Department of Health for the public water system with the added population increase up to 172 camp sites.

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 Adequate Water Supply Determination.

Chapter 13.35.027

1. All new uses of ground water shall require either:
 - 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. No new use to which this chapter is applicable shall be approved without one of these required submissions.
2. 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.
3. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under [Title 18 KCC](#).

WELL LOCATION

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. If existing wells do not meet the setback requirement from property lines, the two adjoining parcels nearest the well must enter into a legal, shared well-users agreement.

ON SITE SEWAGE

16.20.030 Existing conditions – (7) Except for administrative segregations, one soil log shall be performed and information recorded for each lot within the proposed subdivision. Soil logs shall be in accordance with WAC 246.272A.



The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to final plat approval.

Based on projected population of 172 camp sites the existing septic systems will not support the increased numbers. A Large Onsite Septic System (LOSS) is required to meet the demand of the projected population if the flow is greater than 3500 gpd. LOSS systems are regulated through the Eastern Regional Office of Washington State Department of Health.

REQUIRED PLAT SIGNATURE BLOCK

16.24.210 Certificate of county health officer.

A note on any approved plat shall contain the following note: I hereby certify that the plat has been examined and conforms with current Kittitas County Code [Chapter 13](#).

Dated this day of , A.D., 20 .
Kittitas County Health Officer

(Ord. 2014-015, 2014; Ord. 2005-31, 2005)

REQUIRED PLAT NOTES

16.12.020 Unless otherwise specified, information required below may be placed on either sheet one or subsequent sheets or on all sheets as necessary. (9) A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.

Sincerely,

A handwritten signature in black ink that reads "Holly Myers". The signature is written in a cursive style.

Holly Myers, Environmental Health Supervisor