

## Jeremiah Cromie

---

**From:** Mike Flory  
**Sent:** Thursday, April 8, 2021 5:42 PM  
**To:** Jeremiah Cromie  
**Subject:** RE: LL-21-00001 Bailey - Notice of Application

Hello Jeremiah,

CDS Building Division has no comments as it does not appear there are any structures proposed.

Best regards,

### Michael Flory Certified Building Official

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
P: 509.933.8222 [mike.flory@co.kittitas.wa.us](mailto:mike.flory@co.kittitas.wa.us)

To schedule inspections: <https://www.co.kittitas.wa.us/cds/building/inspection-request.aspx>  
To view permit or inspection status: <https://co-kittitas-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>  
To request design criteria / snowloads: <https://www.co.kittitas.wa.us/cds/building/cgdc-form.aspx>

If this is a public records request, please go to <https://www.co.kittitas.wa.us/request/default.aspx>, download, save and fill in the PDF form and email completed form to [cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

---

**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Sent:** Thursday, April 08, 2021 9:14 AM  
**To:** Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.veyand.pw@co.kittitas.wa.us>; jessica@yakama.com; jmarvin@yakama.com; johnson@yakama.com; enviroreview@yakama.com; separegister@ecy.wa.gov; sepaunit@ecy.wa.gov; gcle461@ecy.wa.gov; lowh461@ECY.WA.GOV; migi461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; russell.mau@doh.wa.gov; becky.kennedy@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; mgallagher@kvnews.com; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; lhendrix@usbr.gov; Michael.j.daniels3.civ@mail.mil; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; kdkistler@bpa.gov; klarned@fs.fed.us; SCPlanning@wsdot.wa.gov; RichElliott <elliotttr@kvfr.org>; sara@krdistrict.org; lonnie\_allphin@ksd403.org; monty\_sabin@ksd403.org; Lynn.Harmon@PARKS.WA.GOV  
**Cc:** cruseandassoc@kvalley.com; 1dustyapple@gmail.com; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>  
**Subject:** LL-21-00001 Bailey - Notice of Application

**From:** [Nelson, Jennifer L \(DFW\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [CDS User](#)  
**Subject:** RE: LL-21-00001 Bailey - Notice of Application  
**Date:** Friday, April 23, 2021 9:24:00 AM

---

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hi Jeremiah,

Thanks for the opportunity to comment. WDFW's only comment on this proposal is that the watercourse shown as an irrigation ditch does have a natural, although small, watershed above the KRJ system. We would consider this a modified natural watercourse that is a tributary to Badger Creek. Under the County's current CAO, it is likely a Type 4 or 5 stream although we have not completed a site review on this parcel.

Please feel free to reach out with any questions,  
Jen

Jennifer Nelson  
Washington Department of Fish and Wildlife  
Habitat Program  
Ellensburg, WA 98926  
(509) 961-6639 Mobile

---

**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Sent:** Thursday, April 8, 2021 9:14 AM  
**To:** Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.veyand.pw@co.kittitas.wa.us>; jessica@yakama.com; jmarvin@yakama.com; johnson@yakama.com; enviroreview@yakama.com; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; migi461@ECY.WA.GOV; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; jorgenja@cwu.edu;

## Jeremiah Cromie

---

**From:** Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>  
**Sent:** Friday, April 9, 2021 8:19 AM  
**To:** Jeremiah Cromie  
**Cc:** Holly Erdman; Smits, Brenda M (DOH)  
**Subject:** RE: LL-21-00001 Bailey - Notice of Application

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Jeremiah:

The Department of Health (DOH) Office of Drinking Water (ODW) has the following comments:

1. Based on the number of possible residential connections (three, 3), if drinking water were to be provided as a single system, this would be a Group B public water system administered by Kittitas County Health.
2. DOH ODW concurs with the "Narrative" statement that "individual or shared wells as approved by the health department". Even though the platting separates this single property into 3 parcels, their water use is defined as a "project" by the Department of Ecology for groundwater withdrawals and their cumulative water withdrawals need to be evaluated as a single project, even if three individual wells. The applicant needs to coordinate with Kittitas County Health and the Department of Ecology regarding groundwater withdrawals.

These are the total of DOH ODW comments.

Thanks,

**Russell E. Mau, PhD, PE**

Regional Engineer

Office of Drinking Water

Washington State Department of Health

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)

509-329-2116 | [www.doh.wa.gov](http://www.doh.wa.gov)

---

**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

**Sent:** Thursday, April 8, 2021 9:14 AM

**To:** Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.veyand.pw@co.kittitas.wa.us>; jessica@yakama.com; jmarvin@yakama.com; johnson@yakama.com; enviroreview@yakama.com; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; migi461@ECY.WA.GOV; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Downes, Scott G (DFW)

CDS staff received a phone call from Jim Brown that lives at 1071 N Bohanon Rd Ellensburg, WA 98926 on 4/15/2021 stating he did not object to the 3 lots as long as the access for the lots did not come off Bohanon Road past the circle to the east.

**From:** [sara@krdistrict.org](mailto:sara@krdistrict.org)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: LL-21-00001 Bailey - Notice of Application  
**Date:** Wednesday, April 21, 2021 4:27:29 PM

---

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Good Afternoon Jeremy,

The Bailey Short Plat lies within the Kittitas Reclamation District (KRD) and will be required to meet KRD's subdivision guidelines. For a copy of the subdivision guidelines please contact the KRD office. In addition, the KRD has a lateral that runs through several parcels within the proposed short plat. Any landowner wanting to establish a crossing over that lateral will have to apply for a Crossing License. Crossing Licenses are issued subject to the KRD's discretion. For copies of the crossing policy and sample documents please contact the KRD office. KRD requests the following plat note: "On KRD Right-of-Way there may be ditch bank roads which roads are not to be used for ingress and egress to any parcel within the short plat."

Thank you,

*Sara Vickers  
Lands Clerk/RRA  
Kittitas Reclamation District  
509-925-6158*

---

**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Sent:** Thursday, April 8, 2021 9:14 AM  
**To:** Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; jessica@yakama.com; jmarvin@yakama.com; johnson@yakama.com; enviroreview@yakama.com; separegister@ecy.wa.gov; sepaunit@ecy.wa.gov; gcle461@ecy.wa.gov; lowh461@ECY.WA.GOV; migi461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; Scott.Downes@dfw.wa.gov;

**From:** [Rich Elliott](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: [Ext] LL-21-00001 Bailey - Notice of Application  
**Date:** Thursday, April 15, 2021 11:52:55 AM

---

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

KVFR – operational input – KCFMO is AHJ for fire code:

- Access compliant with current IFC – Appendix D at time of building permit.

These properties are 15-20+ minutes out for fire response. Water supply will also be an issue. Likely will not be required but residential sprinkler systems are strongly advised.

---

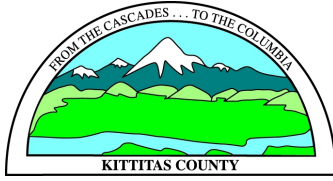
**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

**Sent:** Thursday, April 8, 2021 9:14 AM

**To:** Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.veyand.pw@co.kittitas.wa.us>; jessica@yakama.com; jmarvin@yakama.com; johnson@yakama.com; enviroreview@yakama.com; SEPA Register <separegister@ecy.wa.gov>; sepaunit@ecy.wa.gov; gcle461@ecy.wa.gov; lowh461@ECY.WA.GOV; migi461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; Scott.Downes@dfw.wa.gov; jennifer.nelson@dfw.wa.gov; Elizabeth Torrey <Elizabeth.Torrey@dfw.wa.gov>; SEPA DAHP <sepa@dahp.wa.gov>; jorgenja@cwu.edu; nelmsk@cwu.edu; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; russell.mau@doh.wa.gov; becky.kennedy@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; mgallagher@kvnews.com; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; lhendrix@usbr.gov; Michael.j.daniels3.civ@mail.mil; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; kdkistler@bpa.gov; klarned@fs.fed.us; SCPlanning <scplanning@wsdot.wa.gov>; Rich Elliott <elliotttr@kvfr.org>; sara@krdistrict.org; lonnie\_allphin@ksd403.org; monty\_sabin@ksd403.org; Lynn.Harmon@PARKS.WA.GOV  
**Cc:** cruseandassoc@kvalley.com; 1dustyyapple@gmail.com; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>

**Subject:** [Ext] LL-21-00001 Bailey - Notice of Application

---



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

---

### MEMORANDUM

---

---

TO: Community Development Services

FROM: Public Works Planning Review Team

DATE: April 22, 2021

SUBJECT: LL-21-00001 Bailey

---

---

#### The following shall be conditions of preliminary approval:

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01150.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 12/15/15 edition. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.
3. Private Road Naming: When the sixth lot is built on the road will be required to be named.
4. Private Road Improvements: Access from Bohannon Road shall be constructed as a Low-Density Private Road. When the sixth lot is built on the road will need to be named. See Table 4-4, current Kittitas County Road Standards, 12/15/15 edition.
  - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
  - b. Minimum centerline radius will be 60'.
  - c. The surface requirement is for a minimum gravel surface depth of 6".
  - d. Maximum grade is 10%.
  - e. Stopping site distance, reference AASHTO.
  - f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - g. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements,

- forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- h. All easements shall provide for AASHTO radius at the intersection of county road.
  - i. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
5. Turnaround: A When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots/units. The turnaround may be a hammerhead for roads serving four or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.
6. Driveways: A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
- a. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
  - b. Maximum grade shall be 10%.
  - c. Crushed surface depth per WSDOT standards.
  - d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
7. Plat Notes: Plat notes shall reflect the following:
- a. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
  - b. Maintenance of the access is the responsibility of the property owners who benefit from its use.
  - c. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
  - d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - e. A public utility easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
8. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):



EXAMINED AND APPROVED

This \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_.

\_\_\_\_\_  
Kittitas County Engineer

9. Private Road Maintenance Agreement: New roads will require a private road maintenance agreement.
10. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
11. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
12. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
13. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
14. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

**SURVEY:**

1. For all easements shown on the face of the map, please include the width and purpose of the easement (access/utility), and the recording number or map reference. For Easements that will be created as a result of the map being filed, please include language such as "herein dedicated".
2. Please show corners set for the new division lines between parcels.
3. The basis of bearing has not been addressed.
4. Curve 'C10' is unclear if it is a curve to the left or the right.

**Of Note (changes not required)**

5. Typically, all roads should include ownership/width and surfacing. As none of the roads shown on the face of the survey are actually adjacent to the development, they are considered location information, much like a vicinity map. As such, additional road information is not required.

6. There are multiple instances of text being obscured by crossing linework. This is primarily due to the contours. If the contours are removed prior to the recording of the final plat, this will not pose a problem.

**MITIGATION/METERING:**

The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates (see conditions for final plat approval and recording).

Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations (see Condition C-1).

The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law (settlement agreement) (see Condition C-2).

***Final Plat Review & Recording (Prior to Final Plat Approval)***

Prior to final plat approval and recording, the following conditions shall be met:

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.

***Final Plat Notes***

The following notes shall be placed on the face of the plat:

- C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."

C-2     “The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.”

## Subdivision Comments

To: Jeremiah Cromie, CDS Planner

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

Date: 05/04/2021

RE: LL-21-00001

---

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.

<b>Findings</b>
-----------------

### 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. As indicated in the preliminary plat approval sewage disposal will be from an approved community septic system.

Soil logs will be required for each parcel per KCC 13.08.090 before final plat approval. **(A-1)**

### Water

#### Finding 1

Proposed Large lot application indicates an approved individual or shared water system will be used. All persons who are making applications for land use including but not limited to short plats must comply with KCC Chapter 13.35.027 **(B-1)** per KCC Chapter 13.35.020.

<b>A</b>	<b>Additional Information Required (Prior to Preliminary Plat Approval)</b>
----------	---

No additional information required.



<b>B</b>	<b>Final Plat Review &amp; Recording (Prior to Final Plat Approval)</b>
----------	---

Prior to final plat approval and recording, the following conditions shall be met:

Proposed large lot application indicates an approved private system will be used. 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.

Soil logs will need to be on file in accordance with KCC 13.08.090 before final plat approval.

**A-1** 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

**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

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

<b>C</b>	<b>Final Plat Notes</b>
----------	-------------------------

