



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

February 28th, 2018

Alex Cordas
P.O. Box 24567
Seattle, WA
98124

RE: Swauk Valley Conservation Short Plat (LP-17-00007) - Request for Additional Information

Dear Applicant,

On January 23rd, 2018, CDS staff issued a Revised Notice of Application for the above-referenced Short Plat. The comment period ended on February 5th, 2018. Comment letters were transmitted to you on February 20th, 2018. On February 22nd, 2018, Kittitas County Public Health issued a corrected comment letter (the most recent letter is attached). Based on the comments received and staff review, the following is required in order for continued processing of the application:

1. Confirmation that the water connections referenced in the plat narrative are not new connections, and thus will not exceed the number of approved connections.
2. A revised plat drawing showing shoreline buffers and ordinary high water marks, critical areas buffers, and their locations in relation to the building envelopes as per the Kittitas County Shoreline Master Program 5.2(C)(3).
3. 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 (KCC 16.12.030).

The following will be required prior to final plat approval (please see attached Health letter with specific requirements):

1. A signed SMA (Satellite Management Agency) contract is needed from this system as it is a requirement of all Group B water systems, WAC 246-291.
2. Proof of water adequacy, which includes a well log or four hour drawdown test.
3. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use or, an adequate water right for the proposed new use; or certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank (Kittitas County Code (KCC) 13.35.027, 13.35.020).
4. 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 (KCC 13.35.027, 13.35.020).

Pursuant to Kittitas County Code 15A.03.040.3 "A project permit application is complete for the purposes of this title when it meets the procedural submission requirements of Kittitas County and is sufficient for continued processing even though additional information may be required or project modifications may be undertaken subsequently. The determination of completeness shall not preclude Kittitas County from requesting additional information or studies either at the time of the notice of completeness or subsequently if new information is required or substantial changes in the proposed action occur." Once all the above listed information has been provided, your short plat application will continue to be processed.

Please contact me if you have any further questions.

Thank you,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
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Enclosure:

Kittitas County Environmental Health Corrected Comment Letter- Holly Erdman, February 22nd, 2018

CC Via Email: Holly Erdman, Kittitas County Environmental Health



CORRECTED LETTER 2/22/18

Subdivision PH Comments

To: Tristen Lamb

From: Holly Erdman, Environmental Health Specialist II

Date: 02/23/2018

RE: Swauk Valley Ranch LP-17-00007 (Correction to comments submitted 2-15-18)

Thank you for the opportunity to comment on the above mentioned project regarding water and septic requirements to comply with Kittitas County Public Health requirements. The following items must be addressed prior to final plat approval: Proof of water adequacy includes a well log or 4 hour draw down test, a mitigation certificate for each proposed lot. Prior to preliminary plat approval, soil logs for onsite septic systems must be completed at the frequency of one soil log per lot. (KCC 13.04.090 (1f)). Cluster Plats, Conservation and Agricultural Plats (KCC 16.09). Process for Approval KCC 16.09.080.

Specific Conditions related to this project include:

WATER

I have current water sampling records on file for this Group B water system. If final approval of this plat should take longer than a year from the latest bacteriological sample and three years from the latest nitrate sample then current water samples would be required prior to that approval.

A signed SMA (Satellite Management Agency) contract is needed from this system as it is a requirement of all Group B water systems, WAC 246-291.

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](#).

16.20.040 Plat drawing.

The plat drawing shall contain all the following requirements:

16. Well location. The drawings shall be marked with a "w" indicating location of the well and a broken line showing the one hundred foot radius around such.

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

16.12.030 Existing conditions – Unless otherwise indicated, the following shall be shown on the preliminary and final drawings. (7) 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.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

REQUIRED PLAT STATEMENTS

16.12.020 Preliminary Plats - 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.**

REQUIRED PLAT NOTES



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.” and
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” (settlement agreement)

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)

Sincerely, Holly Erdman

Environmental Health Specialist II