



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

Subdivision Comments

To: Jeremy, Johnston CDS Planner

From: Jesse Cox, Environmental Health Supervisor
Erin Moore, Water Resources Program Coordinator

Date: 03/23/2020

RE: SP-20-00002

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
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On Site Sewage

Finding 1

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 (see **Condition A-1**).

Water

Finding 1

The applicant must prove legal and physical availability of water for all new uses of water on proposed lots of this project, which can be provided through mitigation certificates (see **Condition B-1**) and a well log or 4 hour draw down test as proof of water adequacy for each new well (see **Condition B-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.

Finding 2

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**).

Finding 3

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**).

A	Additional Information Required (Prior to Preliminary Plat Approval)
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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 completed prior to preliminary 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 Washington Administrative Code 246.272A.

B	Final Plat Review & Recording (Prior to Final Plat Approval)
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Prior to final plat approval and recording, the following conditions shall be met:

- 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
 - 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](#).

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

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.

C	Final Plat Notes
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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.”

