

Subdivision Comments

To: Kelly Bacon, CDS Planner

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

Date: 08/11/2020

RE: SP-20-00004

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 lots 2 and 4 where individual sewage disposal systems are contemplated must be completed (see **Condition B-3**). Public Health requests clarification on the on-site sewage disposal system plan.

Water

Finding 1

Proposed short plat indicates individual and shared wells 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 finalized. 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. Well locations for lots 1 and 3 were not provided and will need to be indicated before final approval can be made. 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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No additional information required

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 individual and shared 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. Locations of wells on lots 1 and 3 must be provided.



B-3 Soil logs are required for lots 2 and 4. 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 Washington Administrative Code 246.272A.

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.”

