



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

January 12<sup>th</sup> 2009

Jeff Watson, Staff Planner  
Community Development Services  
411 N Ruby Street, Suite 2  
Ellensburg, WA 98926

RE: Caruthers Short Plat SP-09-00020

Dear Mr. Watson,

Thank you for the opportunity to comment on the Caruthers Short Plat, SP-09-00020. All residential well connections serving the proposed lots shall be required to have meters installed. Metering results shall be recorded in a manner consistent with Kittitas County and the State of Washington, Department of Ecology requirements. This requirement to meter only applies if you rely upon the RCW 90.44.050 exemption from permitting through ecology.

The final plat notes shall include the following two statements:

*"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. 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."*

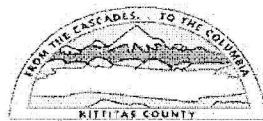
**AND**

*"Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."*

The Public Health Department's recommendation shall state that final approval be conditioned upon the developer/owner of the plat providing proof of water availability. Water availability can be provided through several different ways depending on the source of water proposed.

If a public water system is proposed for the plat, the public water system information shall be submitted and reviewed by Kittitas County Public Health Department or the State of Washington, Department of Health which includes final issuance of the well ID number to meet the water availability requirement for plat approval.

Kittitas County  
Public Health Department  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

Environmental  
Health Services  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



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

If individual wells are proposed for the parcels and there is an existing well located on the plat, a well log from the State of Washington, Department of Ecology and a recent passing bacteriological test will meet the water availability requirement. If there is not currently an existing well located on the plat, a well must be drilled and flow capacity must be known, bacteriological and nitrate tests must be performed and satisfactory to current health standards before the public health department may recommend final approval. If preliminary approval is sought, the applicant must demonstrate evidence of the water supply type that they intend on making available to the proposed lots and that adequacy will be achieved through a water availability report. Final approval will be conditioned upon the conditions of preliminary approval, a well must be drilled, flow capacity known, water storage mitigations resolved, bacteriological and nitrate tests must be performed and satisfactory from all wells to be used for domestic use before final approval can be recommended.

A soil log or site and soil evaluation must be performed prior to the Public Health Department recommending preliminary approval of the plat. The Public Health Department's approval of the soil logs will meet the septic availability requirement for recommending preliminary plat approval.

At this time the application does not contain sufficient information to make a determination of adequate water availability or soil assessment to determine the land area is suitable for onsite sewage systems. The above mentioned items need to be submitted to the Public Health Department in order for the plat application to be recommended for approval.

If you should have any questions or comments, please feel free to contact me at (509) 962-7515.

Sincerely,

A handwritten signature in black ink that reads "James Rivard".

James Rivard,  
Environmental Health Supervisor  
Kittitas County Public Health

Kittitas County  
Public Health Department  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

Environmental  
Health Services  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490



January 8, 2010

Jeff Watson  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Re: SP-09-00020

Dear Mr. Watson:

Thank you for the opportunity to comment on the short subdivision of approximately 6.87 acres into 2 lots, proposed by Ralph Caruthers and Rodger Hermans. We have reviewed the application and have the following comments.

**Water Resources**

This project is located in the upper Kittitas County as defined by the Upper Kittitas Emergency Ground Water Rule Chapter 173-539A.

Any new uses of groundwater in upper Kittitas County will need to be either a permitted use authorized by the Department of Ecology (Ecology) or water budget neutral as determined by Ecology. Unless a building permit was granted and vested prior to July 16, 2006, a prospective water user shall first submit to Ecology a request for determination that the proposed use would be water budget neutral. Please refer to WAC 173-539A, the Upper Kittitas Emergency Ground Water Rule for additional information.

Chapter 173-150 WAC and RCW 90.44 provide for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water, or contamination caused by withdrawal of ground water by a junior water right holder,



Mr. Watson  
January 8, 2010  
Page 2

including permit-exempt groundwater users.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Clear".

Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012