



Memo

To: Jeff Watson, CDS

From: Holly Myers, Environmental Health Supervisor

Date: January 20, 2016

RE: SP-15-00007 Riste

Thank you for the opportunity to comment on the above mentioned short plat regarding water and septic 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 and a mitigation certificate for each proposed lot. Site evaluations for Onsite Septic Systems must be completed at the frequency of one soil log per each 5 acres. (KCC 13.04.090 (1(f))).

WATER

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](#).

WELL LOCATION

All wells must meet the distance requirement of 50 feet from the property line as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC 13.20.040(5a). If existing wells do not meet setback requirements, the two adjoining parcels nearest the well must enter into a legal, shared well-users agreement.

ON SITE SEWAGE

A minimum of one soil log for each five acres shall be dug to a depth of seven feet. The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to final plat approval.

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.

Holly Myers, Environmental Health Supervisor