



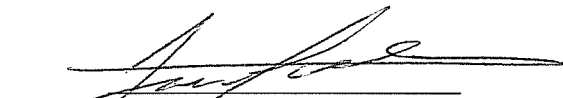
To Protect and Promote the Health and the Environment of the People of Kittitas County

Kittitas County
Community Development Services
411 N. Ruby St.
Ellensburg, WA 98926

RE: VonRaven Variance Request

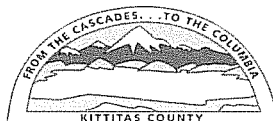
Dear Staff Planner,

Environmental Health Staff have reviewed the Variance application (#VA-08-00012) submitted by Mr. Dan Sjolseth, and have reached the following conclusions regarding septic and well placement on Parcel #20-14-35014-0008. According to WAC 246-272A (0320 Table X), minimum lot size for a parcel utilizing an individual well and on-site septic system must be a minimum of one acre in size. Since an On-Site Septic Site Evaluation has not been performed on the property, we have no way of knowing what type and depth of soil exists on the parcel. Without this information, we do not know how large or what type of septic system would be required. Also, without performing a site evaluation we cannot determine if and where the soil and landscape conditions would support an on-site septic system. Furthermore, the narrow parcel lot line configuration does not allow for well placement to meet the required 50' setback (50' from the well head to each property line), as required by Kittitas County Critical Area Ordinance 17A.08.25. In order to allow for a suitable lot for septic and a building site, a shared well or Group B water system would need to be utilized.



Joe Gilbert
EH Specialist II

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