



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

April 10, 2009

Dan Sjolseth
8122 Eastside Drive NE
Tacoma, WA 98422

RE: NOTICE OF DECISION: VON RAVEN VARIANCE (VA-08-00012)

Dear Dan:

The variance application submitted by Anne C. Von Raven & Danny Sjolseth, property owners for a Well Setback Variance for the construction of a 1600 square foot single family residence is hereby **DENIED**. The site is located Leisured Land Lane, Cle Elum, WA 98922, which is located in a portion of Section 35, T20 R14E, WM, in Kittitas County. Map number 20-14-35014-0008, parcel number 665934.

This denial is based on the comments received from Environmental Health:

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 248-272A (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 when 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.08.025. 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.

There is a 10 working day appeal period from the date of this decision. Such appeals are filed with the Kittitas County Board of Adjustment with a fee of \$500.00, 411 N. Ruby, Suite 2, Ellensburg, WA 98926. Timely appeals must present factual objections to the variance decision and may only be filed by parties with standing.

Sincerely,

Dan Valoff
Staff Planner
Community Development Services
(509) 962-7637

CC Kittitas County Department of Environmental Health
Parties of Record