

Docket No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead	Staff Recommendation	Planning Commission Recommendation
15-07	KCC Chapter 13.35	Streamline water availability process for building permits on lots within plats that have determined "adequate water availability."	Commissioner Jewell	Health	Approve	Approve

Summary

Section 13.35.020 requires adequate water supply determination (AWSD) review of all new uses of water, including those adding connections to municipal group A water systems. Large group A water systems are required to maintain, monitor and operate systems as per Washington Administrative Code (WAC) 246-290 and 246-292. A Group A water system is defined as having 15 or more service connections or serving 25 or more people 60 or more days per year.

Group A systems are under the direct authority of Washington State Department of Health. Any violation of monitoring and operating requirements requires specific remedies immediately or costly daily fines can be imposed by State and/or Federal Water Quality agencies. The larger systems have stringent monitoring and reporting requirements. With this in mind, Kittitas County Public Health Department believes an adequate water supply determination is not necessary in situations where a building permit is based on the structure utilizing connections to a group A public water system currently serving a City, Town or Master Planned Resort.

The language below proposes to eliminate the AWSD requirement for building permits utilizing connections to a group A public water system currently serving a City, Town or Master Planned Resort.

Draft of Amended Text

13.35.020 Applicability.

All new uses of water must comply with KCC 13.35.025-Interim Measures or KCC 13.35.027-Permanent Measures as applicable. An Adequate Water Supply Determination is required of all persons who are:

1. applying for a building permit with either:
 - a. a proposed new structure which will have potable water or
 - b. a proposed change in the number of dwelling units for any existing structures (such as making a single family structure into a duplex); or
2. making applications for land uses that require water, including but not limited to, long plats, short plats, binding site plans, large lot subdivisions, or conditional uses.*

An Adequate Water Supply Determination shall not be required for building permits:

1. On lots created through formal platting and utilizing an approved Group A water system operated within an incorporated areas or Master Planned Resort of Kittitas County; or
2. On lots that do not require a change in the water system; or
3. On structures which will not have potable water plumbing.

Kittitas County hereby finds that new uses of groundwater that are not mitigated in the Yakima River drainage basin threaten to interfere with senior water rights and stream flows creating a public health and safety threat that warrants elimination of all vesting under RCW 58.17.170(3) for this chapter. Kittitas County hereby eliminates all such vesting pursuant to the authority granted in RCW 58.17.170(3) for this chapter. (Ord. 2014-005, 2014; Ord. 2011-006, 2011)

* Publisher's note: Corrected a grammatical error.