



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

To: All Staff
From: Environmental Health
Date: August 6, 2025
Subject: SPF-25-00004 Final Plat Review Comments

Documents Requested (8/12/2024) for Final Plat Review:

1. Shared Well Users Agreement:
 - A two-party shared well users agreement, recorded with the County Auditor, was included in the final plat application.
2. Well Log / Well Flow Information:
 - Included: A satisfactory four-hour draw down test was included in the final plat application.

Additional Information Required from Preliminary Plat Comments (8/12/2024):

1. Well Location Requirements (KCC 13.20.040(5)):
 - All individual and shared wells must be placed a minimum of 50 feet from roads and property lines.
 - Setbacks not meeting Kittitas County Code may be allowed at the discretion of the Health Officer.
2. Well Compliance (KCC 13.20.050(3)):
 - Any existing wells included in the subdivision must comply with current state and local regulations or receive approval from KCPHD for exemption.
3. Soil Log Requirements:
 - A minimum of one soil log dug to a depth of at least 48 inches on Lot 1 must be recorded with KCPHD.
 - Two test pits were dug to evaluate soil conditions on Lot 1:
 - Soil log 1: depth of 32 inches
 - Soil log 2: depth of 28 inches
 - KCC 13.08.090(5) requires a minimum depth of 36 inches of porous soil above hardpan, clay, or groundwater.

Outstanding Issues:

- The proposed shared well included in the final plat application does not include evidence of a 100-foot water supply protection zone as required by WAC 246-272A-0320(2)(iii).
- Soil logs on Lot 1 do not meet the minimum depth requirement of 36 inches.

Conclusion:

Based on the information currently available, Public Health cannot recommend approval of this subdivision.





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



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www.co.kittitas.wa.us/health/



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 5, 2025
SUBJECT: SPF-25-00004 Fahlgren

| | |
|-----------------------------------|--|
| ACCESS | <ol style="list-style-type: none"> 1. Road Variance RV-25-00014 applies to newly created lot (LOT 2) 2. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. 3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 4. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 5. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. <p>OF NOTE: Please ensure that the new parcels created in this short plat are identified with the correct address upon final recording. (RC)</p> |
| ENGINEERING | Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). This grading plan will be under a joint review with the City of Ellensburg. (CBP) |
| SURVEY | <p>Please include offset distances between the fence and the property deed line.</p> <p>OF NOTE Due to the simple nature of this Short Plat, Lot closures are not needed, nor were they reviewed. (JT)</p> |
| TRANSPORTATION CONCURRENCY | No Comment. |
| FLOOD | No comments. (SC) |

| | |
|---|---|
| WATER MITIGATION/ METERING | No additional comments- water mitigation requirements have been met. (SC) |
| AIRPORT | No Comment. |

Please contact Kittitas County Public Works (509) 962-7523 with any questions.

From: sara@krdistrict.org
To: [Zach Torrance-Smith](#)
Subject: RE: SPF-25-00004 Fahlgren - Request for Final Short Plat Review
Date: Monday, August 4, 2025 12:08:51 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

This short plat does not lie within the District boundaries. No requirements from KRD.

Thanks,

Sara Vickers
Lands Clerk/RRA Specialist
509-925-6158
www.kittitasreclamationdistrict.org

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Tuesday, July 29, 2025 4:14 PM
To: crosepacoordinator@ecy.wa.gov; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Dan Suggs <dan.suggs@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; sara@krdistrict.org; westsideirrigationco@gmail.com
Cc: Ellie Myers <ellie.myers@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: SPF-25-00004 Fahlgren - Request for Final Short Plat Review

Good afternoon,

CDS received an application for final short plat for SPF-25-00004 Fahlgren (SP-24-00010 Fahlgren). Please review the submitted documents at the links below and verify compliance with the conditions and your department's submitted comments. Please find the preliminary approval document attached.

Pursuant to RCW 58.17.140, CDS has 30 days to review a complete final short plat

application.

Please respond by August 6, 2025, stating whether your department requirements have been met.

Please have all comments submitted by Wednesday, August 6, 2025, at 5pm.

Internal Link: [SPF-25-00004 Fahlgren](#)

External Link: [SPF-25-00004 Fahlgren](#)

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

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Ellensburg, WA 98926

P: 509-962-7079

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If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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