



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.





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