

Chapter 13.04*

ON-SITE SEWAGE DISPOSAL SYSTEMS

Sections

[13.04.010](#) State regulations adopted by reference.

*Chapter 13.04 was re-written and replaced in its entirety by [Ord. 2024-007](#), 2024 and [Ord. 2024-008](#), 2024.

Prior ordinance history for Chapter 13.04: [Ord. 2022-007](#), 2022; Vol. 6, p. 697 § 1-27, 1979.

13.04.010 State regulations adopted by reference.

The Washington State Administrative Code Relating to On-Site Sewage Disposal Systems ([WAC 246-272A](#)) is adopted by reference. ([Ord. 2024-008](#), 2024; [Ord. 2024-007](#), 2024)



Chapter 13.08

PRIVATE SEWAGE DISPOSAL SYSTEMS IN PLATS

Sections

[13.08.010](#) Plats - Filing fees.

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[13.08.040](#) Soil logs - Number and depth.

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13.08.010 Plats - Filing fees.

Plats submitted to the health department with homes to be connected to septic tanks and drain fields require a filing fee of one dollar per lot. For plats with homes to be connected to sewers with one hundred lots or less, the fee is fifty cents per lot; one hundred lots or more, the maximum fee is fifty dollars. The fee is payable to the county health department and must be paid at the time of submitting the subdivision map for consideration. (Res. 72-69 Reg. 11 § 1, 1972).

13.08.020 Preliminary plat map and preliminary application submission.

Preliminary plat map and preliminary application shall be submitted to the health

department on or before the same deadline date as required by the planning commission. (Res. 72-69 Reg. 11 § 2, 1972).

13.08.030 Preliminary plat map - Data required.

Each preliminary plat map shall show the contour lines and approximate location of soil log holes. These holes must be flagged for easy location. (Res. 72-69 Reg. 11 § 3, 1972).

13.08.040 Soil logs - Number and depth.

A minimum of one soil log for each five acres shall be dug to a depth of seven feet. (Use separate sheet to report data.) This work shall be done by a soil tester-designer licensed in Kittitas County. (Res. 72-69 Reg. 11 § 4, 1972).

13.08.050 Use with community water supply - Lot area.

When a private septic tank system is planned in conjunction with a community water system, each lot supporting a single-family dwelling shall have a minimum of twenty-two thousand square feet (approximately one-half acre). (Res. 72-69 Reg. 11 § 5, 1972).

13.08.060 Lots below minimum area - Public system required.

Any lot less than twenty-two thousand square feet (approximately one-half acre) must be serviced by an active public sewer system or other sewage disposal system approved by the health department. (Res. 72-69 Reg. 11 § 6, 1972).

13.08.070 Wells and septic tanks on same lot - Lot size.

The minimum lot size shall be forty-three thousand five hundred sixty square feet (approximately one acre) where individual wells and septic tank systems are located on the same lot. Exception to this requirement shall be limited to zoning districts which allow one residential lot per gross acre in a platted subdivision. (Res. 72-69 Reg. 11 § 7, 1972).

13.08.080 Low mean ground water level unacceptable.

~~Areas in which the mean ground water level is less than four feet from the top of the ground shall not be considered satisfactory for individual sewage disposal systems. In lots that have low mean ground water levels less than four feet from the top of the ground shall not be considered satisfactory for individual sewage disposal systems unless the Health Officer obtains detailed site plans and approved OSS designs prior to final approval of subdivisions proposals to mitigate risks (Res. 72-69 Reg. 11 § 8, 1972).~~

13.08.090 Recording plat - Conditions precedent.

Prior to recording of a plat, the following shall apply:

1. Where public water is available within one-half mile or less of any proposed plat, water shall be provided by this means. A letter from the water district, city or other

stating that arrangements have been made to supply the plat must be attached. This provision shall not apply to the Airport Overlay.

2. When a community water supply is to be provided, detailed drawings of a water distribution system shall be submitted. A well shall be constructed, a pump and storage tank shall be installed, and a letter from the Washington State Department of Health stating that plans and specifications have been approved shall be attached.
3. When an individual well is to be constructed on each lot, well sites shall be located on the plat map.
4. There shall be one soil log hole to a depth of forty-eight inches on each lot located in the approximate drainfield area. When percolation tests are requested (use separate sheet), test holes must be at a depth of thirty-six inches. Larger lot sizes may be required when percolation rates are over twenty minutes per inch. This work shall be done by a registered engineer or licensed designer.
5. Where septic tanks are to be used, there shall be a minimum depth of three feet of porous soil above hardpan, clay, or ground water. Fill material more than eighteen inches shall require approval by the health department. Each test hole shall be clearly marked for easy identification by a stick or flag. If the test holes cannot be properly identified, it may result in the plat not being considered for recording.
6. If natural growth prevents the health department from making an adequate evaluation of the proposed plat, then clearing and grubbing may be specified for those areas of the plat that are in question.
7. Lots must be numbered and staked.
8. Submit a copy of the final linen that will be filed for recording.
9. Notify this department seven days prior to date of recording for a site inspection.
10. It is the design engineer's responsibility to see that the sponsor or owner has complied with the above items pertinent to recording his plat, before the health department can give approval to the planning department for acceptance.
11. Any variances from the platting requirements of this regulation shall require approval by the health officer prior to submission for platting. ([Ord. 2019-013](#), 2019; Res. 72-69 Reg. 11 § 9, 1972).