



Palomino Fields Phased Development Agreement PH Comments

To: Doc Hansen

From: Holly Myers, Environmental Health Supervisor

Date: March 31, 2016

RE: DA-15-00001 Development Agreement Phase Recommendation

Thank you for the opportunity to comment on the Palomino Fields Development Agreement regarding water and septic requirements to comply with Kittitas County Public Health requirements.

Per SEPA MDNS for Palomino Fields Preliminary Plat (P-07-31), Section III (C, D, E, F, G, H, I, J), these are the requirements for compliance with Public Health prior to final plat approval.

Note: The applicant will develop a Group A Water System for the project. The Group A Water System shall be designed by a licensed engineer and approved by the Washington State Department of Health. The Group A Water System shall be approved prior to final plat approval. The group A Water System may be built in phases as provided for in the approved group A Comprehensive Water System Plan as required by DOH, pursuant to WAC 246. Demonstration of adequate water rights in relation to development of a Group A Water System shall be completed prior to final approval. Except for the existing exempt well that currently serves the property, no other exempt wells shall be developed to service the project. Any deviations to the water system requirements shall undergo further environmental and plat review.

WATER

Chapter 13.35.027

1. All new uses of ground water shall require either:
 - 1) A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
 - 2) An adequate water right for the proposed new use; or



- 3) A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. No new use to which this chapter is applicable shall be approved without one of these required submissions.
2. All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in [WAC 173-539A-030](#) and otherwise demonstrate how the proposed new use will not violate [RCW 90.44.050](#) as currently existing or hereafter amended.
3. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under [Title 18 KCC](#).

WELL LOCATION

All wells must meet the distance requirement of 50 feet from the property line, 50 feet from the septic tank and 100 feet from the drain field as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC Chapter 13. If existing wells do not meet the setback requirement from property lines, the two adjoining parcels nearest the well must enter into a legal, shared well-users agreement.

ON SITE SEWAGE

16.20.030 Existing conditions – (7) Except for administrative segregations, one soil log shall be performed and information recorded for each lot within the proposed subdivision. Soil logs shall be in accordance with WAC 246.272A.

The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to final plat approval.

Based on projected population of 172 camp sites the existing septic systems will not support the increased numbers. A Large Onsite Septic System (LOSS) is required to meet the demand of the projected population if the flow is greater than 3500 gpd. LOSS systems are regulated through the Eastern Regional Office of Washington State Department of Health.

REQUIRED PLAT SIGNATURE BLOCK

16.24.210 Certificate of county health officer.

A note on any approved plat shall contain the following note: I hereby certify that the plat has been examined and conforms with current Kittitas County Code [Chapter 13](#).

Dated this day of , A.D., 20 .
Kittitas County Health Officer

([Ord. 2014-015](#), 2014; Ord. 2005-31, 2005)

REQUIRED PLAT NOTES



16.12.020 Unless otherwise specified, information required below may be placed on either sheet one or subsequent sheets or on all sheets as necessary. (9) A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.

Sincerely,

A handwritten signature in black ink that reads "Holly Myers".

Holly Myers, Environmental Health Supervisor



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