



Memo

To: Jeff Watson, CDS

From: Holly Myers, Environmental Health Supervisor

Date: October 21, 2015

RE: SP-15-00004 Filbert Estates

Thank you for the opportunity to comment on the abovementioned short plat regarding water and septic requirements. The following items must be addressed prior to final plat approval:

WATER

All persons who are making applications for land use including, but not limited to, short plats must comply with KCC Chapter 13.35.025 or 027 per KCC Chapter 13.35.020 Adequate Water Supply Determination.

Chapter 13.35.025/027

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



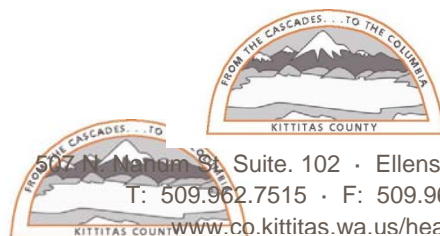
3. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under [Title 18 KCC](#).

ON SITE SEWAGE

A minimum of one soil log for each five acres shall be dug to a depth of seven feet. 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.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

Holly Myers, Environmental Health Supervisor



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