

## Jeff Watson

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**From:** Holly Duncan  
**Sent:** Wednesday, May 18, 2016 2:28 PM  
**To:** 'Mau, Russell E (DOH)'; Jeff Watson  
**Cc:** Holly Myers; Serr, Ben A (DOH)  
**Subject:** RE: Notice of Application: SP-16-00001 Mitchell

That is the plan. I just did a well site inspection for the approval of a Group B well to serve the project.

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**From:** Mau, Russell E (DOH) [<mailto:Russell.Mau@DOH.WA.GOV>]  
**Sent:** Wednesday, May 18, 2016 11:02 AM  
**To:** Jeff Watson  
**Cc:** Holly Duncan; Holly Myers; Serr, Ben A (DOH)  
**Subject:** RE: Notice of Application: SP-16-00001 Mitchell

Mr. Watson:

DOH ODW (Office of Drinking Water) agrees with applicant statement for Item 9 on Page 3 of 3 of the "General Application Information" portion of the submittal – drinking water will be a Group B water system.

This is a single "project" and should be served via a water system, instead of individual wells.

Thanks,

**Russell E. Mau, PhD, PE**  
Regional Engineer  
Department of Health, Office of Drinking Water  
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216  
Desk: 509-329-2116  
Fax: 509-329-2104  
[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)

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**From:** Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]  
**Sent:** Wednesday, May 18, 2016 10:43 AM  
**To:** Lisa Iammarino; Myers, Holly (DOHi); Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie M. Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; ECY RE SEPA REGISTER; ECY RE SEPA REGISTER; Clear, Gwen (ECY); Reed, Catherine D. (ECY); Renfrow, Brent D (DFW); Downes, Scott G (DFW); Nelson, Jennifer L (DFW); SEPA (DAHP); Kaehler, Gretchen (DAHP); 'Jan Jorgenson ([jorgenja@cwu.edu](mailto:jorgenja@cwu.edu))'; 'nelmsk@cwu.edu'; Michael Flory; Lou Whitford; Amber Green; Steph Mifflin; Mau, Russell E (DOH); Serr, Ben A (DOH); HAZLETT, LINDA (DNR); PRESTON, CINDY (DNR); DNR RE AQ LEASING RIVERS; 'Allison Kimball ([brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com))'; 'cid@fairpoint.net'; 'Joanna Markell ([jmarkell@kvnews.com](mailto:jmarkell@kvnews.com))'; 'Knaub, Deborah J NWS ([Deborah.J.Knaub@usace.army.mil](mailto:Deborah.J.Knaub@usace.army.mil))'; Josh Hink; 'office@kcf7.com'; 'wargog@cersd.org'; 'montgomeryr@cersd.org'  
**Cc:** Doc Hansen  
**Subject:** Notice of Application: SP-16-00001 Mitchell

[SP-16-00001 Mitchell](#) (Hyperlink to On-Line file)

[SP-16-00001 Mitchell](#) (Hyperlink to County Network File)

**NOTICE OF APPLICATION:**

Kittitas County Community Development Services has received the above referenced application for a 4 lot short plat up in the Swauk\Hidden Valley area. See attached documentation for additional information or use one of the hyperlinks above to access the on-line or network file. Comments within the body of an email are encouraged but may be sent as attachment or via USPS as a hard copy.

**COMMENTS DUE BY 6/2/2016 AT 5 PM**

Jeffrey A. Watson  
Planner II  
[Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

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message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

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**From:** Holly Myers  
**Sent:** Tuesday, May 24, 2016 4:40 PM  
**To:** Jeff Watson  
**Subject:** SP-16-0001 Mitchell short plat  
**Attachments:** SP-16-0001 Mitchell short plat.odt

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



## Subdivision PH Comments

To: Jeff Watson

From: Holly Myers, Environmental Health Supervisor

Date: 05/20/16

RE: SP-16-0001 Mitchell

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Thank you for the opportunity to comment on the above mentioned [SP-16-0001](#) regarding water and septic requirements to comply with Kittitas County Public Health requirements. The following items must be addressed *prior to final plat approval*: Proof of water adequacy includes a well log or 4 hour draw down test and a mitigation certificate for each proposed lot. Site evaluations for Onsite Septic Systems must be completed at the frequency of one soil log per lot. (KCC 13.04.090 (1(f)).

Specific Conditions: Prior to final plat approval, the group B system must be installed and include proof of water mitigation for all 4 lots within this plat.

### WATER

All persons who are making applications for land use including, but not limited to, short plats must comply with KCC Chapter 13.35.027 per KCC Chapter 13.35.020 Adequate Water Supply Determination.

#### 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](#).

### **16.20.040 Plat drawing.**

The plat drawing shall contain all the following requirements:

Well location. The drawings shall be marked with a "w" indicating location of the well and a broken line showing the one hundred foot radius around such.

### **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.

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.

### **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. A statement attesting to the sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.

**“Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.”**



*Sincerely, Holly Myers, Environmental Health Supervisor*