

Subdivision Comments

To: DUSTY PILKINGTON

From: Holly Myers, Environmental Health Supervisor

Date: 01/05/2017

RE: SP-16-00005 DOUBLE K RANCH

Thank you for the opportunity to comment on the above mentioned project regarding water and septic requirements to comply with Kittitas County Public Health requirements.

A site map is required to verify that all setback requirements are met with the proposed boundary lines. The map must include all septic tanks, drain fields, wells and boundary lines. Please verify adequacy of the well for a shared well by providing a well log or 4 hour draw down report in addition to a shared well users agreement if the well is intended to supply potable water to both proposed lots.

Findings

Water

Finding 1

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. Proof of water **adequacy and availability** includes a well log or 4 hour draw down test and a mitigation certificate for each proposed lot.

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.

(See Condition A-1)

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. (See Condition A-2)

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

Finding 2

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. (See Condition B-1)

Finding 3

The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law” (settlement agreement) (See Condition B-2)

Well Location

Finding 1

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. (See Condition A-5)

Finding 2

Per 16.20.040(16). The plat drawing shall contain all the following:

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. (See Condition A-3)

Finding 3

Per 16.20.020(9) Preliminary plat general information, A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision are required to be placed on either sheet one or subsequent sheets of the plat.

On Site Sewage

Finding 1

(KCC 13.04.090 (1(f)). 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. Site evaluations for Onsite Septic Systems must be completed at the frequency of one soil log per lot. (See Condition A-4)

Signature Block

Finding 1

The final plat shall contain the county health officer signature block in accordance with KCC 16.24.210. (See Condition A-6)

A	Final Plat Review & Recording
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Prior to final plat approval and recording, the following conditions shall be met:

A-1 The applicant shall provide one of the following to the satisfaction of the Public Health Department:

- 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.

A-2 The applicant shall 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.

A-3 The final plat drawings shall be marked with a "w" indicating location of the well and a broken line showing the one hundred foot radius around such."

A-4 (KCC 13.04.090 (1(f)). 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. Site evaluations for Onsite Septic Systems shall be completed at the frequency of one soil log per lot.

A-5 All wells shall 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.

A-6 The final plat shall contain the county health officer signature block in accordance with KCC 16.24.210.

B	Final Plat Notes
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The following notes shall be placed on the face of the plat:

- B-1** “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.”
- B-2** “The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law”
- B-3** A statement indicating the method of sewage disposal and potable water supply.