



To Protect and Promote the Health and the Environment of the People of Kittitas County

Shane Johnson BS, MA
Environmental Health Specialist II
Kittitas County Public Health
507 N. Nanum St. Suite 102

February 3, 2025

Bradley Gasawski
Planner 1
Kittitas County Community Development Services
411 North Ruby St; Sute 2

RE: SP-25-00001

Dear Bradely Gasawski,

KCPHD has reviewed the application and has provided the following comments regarding SP-25-00001:

1. Non-Compliance with Minimum Land Area Requirements

The proposed plat split of 841133, a 1.87-acre plat, into two plats, one measuring 41,403 square feet and the other 40,000 square feet, with existing septic and well systems, cannot be approved at this time due to current regulatory requirements. The primary issue is that the proposed plats do not meet the minimum land area requirements for developments with individual wells, as outlined in Washington Administrative Code (WAC) 246-272A-0320.

2. System is Not Permitted

Septic system is not permitted for use because a recorded drawing (as-built) has never been submitted.

Under the regulations, effective until April 1, 2025, a minimum of one acre (43,560 square feet) per unit of sewage volume is required for soil types 1-4 when using an individual well. For soil types 5 and 6, a minimum of two acres (87,120 square feet) is required. On June 24, 2024, the soil type for the parcel was classified as type 4, which requires a minimum of one acre per lot. As such, both proposed lots fall short of meeting the minimum land area requirement.

Additionally, the WAC requires individual water supplies having at least one acre per unit volume of sewage. Also, each lot must provide a 100-foot radius water supply protection zone, which must be accounted for in addition to the minimum land area requirements. The 100-foot radius applied to public water systems as well.





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The recorded drawing is a WAC requirement that must be submitted upon completion of new construction, alteration, or repair of a septic system. A recorded drawing still needs to be submitted for the system to be considered permitted. Without recorded drawing this septic system is not permitted.

Feel free to contact me with any additional questions or concerns.

Thank you,

A handwritten signature in blue ink, appearing to read "Shane Johnson".

Shane Johnson BS MA
Environmental Health Specialist II



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