

SUBDIVISIONS AND THE CHELAN-DOUGLAS HEALTH DISTRICT

Land use applications are made to the County Planning Department, which refers them to the Chelan-Douglas Health District. The Health District reports to the County on the adequacy of the proposed methods of domestic water supply and sewage disposal. We charge a fee for this work to cover the costs for review of the proposal, preparing the comments to the Planning Department, and the final review of the preliminary and final plats. In Chelan County the fee is paid along with the other County fees at the time of application to the County Planning Department. The Health District will bill Douglas County applicants.

There are separate fees for review of water supplies and sites for on-site sewage systems because not all applicants need these additional reviews, and because the number of water supplies and on-site sewage systems will vary from project to project.

Please call the Chelan-Douglas Health District, Environmental Health Division at (509) 886-6450 for current fee information.

PUBLIC SEWER AND WATER

If the development will be served by a municipal sewer and/or water system, we will need a letter from the utility acknowledging that the service will be available, and that adequate easements have been provided. If you have to make improvements to the system, you will need to enter into an agreement with the utility. If it is necessary to approve the final plat before the improvements can be finished, you will need to make arrangements with the utility to provide a bond or other financial security. Completion of the improvements is required before individual construction permits will be issued. We have a Water Availability form that the utility can use to convey this information to the Health District

WATER RIGHTS

Existing lots of record as of March 28, 2002 may withdraw up to 5,000 gallons per day without a water right. This exemption is limited to domestic supply, stock watering, or the irrigation of up to ½ acre for the entire project no matter how many wells are within the project boundary.

Any subdivision project whose need for water is greater will require a Water Right. If you do not already have a water right sufficient for the project you will need to apply for one to the DOE. Because of the ½ acre irrigation limit most projects involving more than two lots will require a note on the plat or in the user's agreement limiting the water from the Group B system to indoor use only, and/or to a prorated share of the 1/2 acre irrigated amount.

The subdivision will require the following note on the face of the plat:

"The combined water use by all the wells in this development may not exceed 5000 gallons per day or be used to irrigate more than ½ acre unless a ground water withdrawal permit is obtained from the Department of Ecology (RCW 90.44.050)."

PRIVATE OR TWO PARTY WELLS:

Water can sometimes be provided by a private well on each lot, or one well for each pair of lots. You will need to make an application to the Health District for review of each well.

Private wells must be located 50 feet from all property lines or right-of-way easements, whichever is more restrictive. For properties unable to accommodate this 50' setback requirement, applicants can either 1) secure a recorded Restrictive Covenant from their neighbor or 2) may request consideration of a variance. Please contact the Health District for more information about this well site variance.

You will need to own or control by a recorded Restrictive Covenant all the land within 50 feet of the well(s) so you can prevent the placement of potential contamination sources such as barns, corrals, fertilizers, septic systems, etc. If there are wells on adjoining property which are within 50' of your property, you will need to declare and record covenants for them also. You will need this Restrictive Covenant even if you own all properties covered by the 50' sanitary control radius around the well(s). These recorded covenants can be declared on the face of the plat with a note such as:

"A restrictive covenant recorded with [name of county here] as [recorded AFN number here] establishes a sanitary control area with a [_____] radius around the domestic well shown [as well tag # _____]. No source of contamination may be constructed, stored, disposed of, or applied within the sanitary control area without the specific recorded permission of the well owner(s)."

For a well shared by two lots you will also need to have an attorney prepare a Joint Use and Maintenance Agreement. This will establish each lot's legal right to access and use the well. The Agreement can be submitted along with the final plat for recording. The plat will include a note to allow for referencing the separate Agreement such as:

Well maintenance and operation agreement filed with the Chelan/Douglas County Auditor, No. _____

There are other issues that can affect your ability to use the water, such as the need for a water right, or possible interference with senior water users. The Health District does not have the ability to address these issues. To make this clear to potential buyers or other interested parties, the final plat must carry this note:

The Health District has not reviewed the legal availability of water to this plat.

GROUP B WATER SYSTEMS

If you are developing a well for a small community water supply (between 3 to 9 connections), you will need to apply to the District for review of a “Group B Water System”. We have an information and application package that will help you in designing the system. The process is similar to that for reviewing a private well, but includes more issues such as the ability of the pumping and piping system to deliver satisfactory flows during peak water use periods.

The final plat must show the easements for access to the well and for water lines. It must also show the 100 foot radius around the well to keep out potential contamination sources. You will need to own or control by Restrictive Covenant all the land within 100 feet of the well. Please note that you may not be able to secure a Restrictive Covenant from public agencies or neighboring property owners so we highly recommend placing the well point 100’ or more from your outside property boarders.

SITE EVALUATIONS FOR ON-SITE SEWAGE SYSTEMS

Any lot that is not served by a public sewer system must include a site that is suitable for placement of an on-site sewer system, and a 100% reserve drainfield area. You will need to apply to the Health District for a site evaluation by completing and submitting the green form titled “Application for Site Evaluation” or by having a licensed septic system designer or engineer submit a site evaluation.

If the review shows that conventional septic systems are not appropriate there may be alternative designs that a Professional Engineer or licensed designer can prepare that would be suitable for your site. If alternative systems will be necessary we ask that your surveyor indicate this on the plat with a note such as:

Alternative septic systems will likely be required for new or replacement septic systems.

MINIMUM LOT SIZES:

Septic systems can become a problem if there are too many of them crowded into small areas, especially if there are wells nearby. The minimum lot sizes have been established to minimize these problems. Even having the minimum lot size described in the chart, you may still need to address these two concerns:

1. Each lot must have enough area to accommodate a building site, driveway, water lines, etc. and still have enough unencumbered area left over to place the initial septic system and a replacement area. The size of the drainfield will vary with the different types of soil, and this will affect the amount of space they need. If a lot cannot support a drainfield

area you can establish a drainfield easement on an adjacent lot as long as the adjacent lot can also support its own development with space for the easement. This must be shown and described on the final plat.

2. Density of development. Septic systems do not remove all the contaminants from sewage. High development densities can lead to an accumulation of these contaminants in the groundwater. Normally, if the minimum lot size meets or exceeds that described in the table below it is presumed that this will not be a problem. If it is necessary to propose smaller lots you will need to show how this will affect groundwater by use of an appropriate contaminate transport model.

FINAL PLATS

The final (Mylar) version of the plat will have a signature line for the Health District along with this note:

The Health District has not reviewed the legal availability of water to this plat.

MINIMUM LOT SIZES			
Soil Type	Water Supply Serves		
	Two or more lots		One lot
Gravelly and very gravelly coarse sands. All extremely gravelly coarse sands, medium sands, loamy coarse sands, loamy medium sands, fine sands, loamy fine sands, sandy loams and loams. All soil types with 90% or more rock fragments.	0.5 acre ¹	2.5 acre ²	1 acre ¹ 2.5 acre ²
Coarse sands	12,500 sq ft		1 acre
Medium sands, loamy coarse sands, loamy medium sands.	15,000 sq ft		1 acre
Fine sands, loamy fine sands, sandy loams, loams.	18,000 sq ft		1 acre
Very fine sands, loamy very fine sands; or silt loams , sandy clay loams, clay loams and silty clay loams with a moderate structure or strong structure (excluding a platy structure)	20,000 sq ft		2 acres
Other silt loams, sandy clay loams, clay loams, silty clay loams.	22,000 sq ft		2 acres
Sandy clay, clay, silty clay, and strongly cemented or firm soils, soils with a moderate or strong platy structure, any soil with a massive structure, any soil with appreciable amounts of expanding clays.	Unsuitable due to insufficient permeability.		
¹ Due to the highly permeable nature of this soil type only alternative systems may be installed.			
² A conventional gravity system in this soil type is only allowed if it is in compliance with all conditions listed under WAC 246-272A-0234(4). One of these limiting conditions is a 2.5 acre minimum lot size.			