



Public Health & Social Services

360 NW North Street
Chehalis WA 98532

MEMO

Date: June 01, 2026

To: Karen Witherspoon, Senior Planner, Lewis County Community Development

From: Jeff Landrum, RS, LG, Lewis County Public Health & Social Services - Environmental Health

RE: LP25-0001 | Columbia Creek Heights Subdivision – 143 63 Grizzly Rd, TPN 035048028000 | Revised Environmental Health Review – Domestic Water and Irrigation Wells

Lewis County Environmental Health has reviewed the revised materials submitted for LP25-0001, Columbia Creek Heights, including:

- the revised April 24, 2026 plat,
- draft well covenants,
- April 24, 2026 response to public comments,
- Ecology correspondence regarding permit-exempt irrigation well use, and
- water availability signed by Thurston PUD.

Water Availability Notices (WANs) have been signed by the purveyor for Lots 1, 2, 3, 4, and 5 have been demonstrated. The purveyor indicated that active water service accounts have been established and distribution piping and meters meeting purveyor's specs have been installed for each proposed lot.

Based on the revised submittal, Environmental Health does not object to the project proceeding to preliminary approval, provided the following water-related items are included as conditions of approval to be resolved prior to final plat recording.

Conditions Required Prior to Final Plat Approval

1. Prior to final plat approval, legal and physical water availability for each proposed lot shall be confirmed through the Timberline Village Group A public water system.

2. Domestic potable water service for all lots shall be provided by the approved public water system. Any existing on-site wells are not approved for domestic potable use.
3. The final plat shall show the location of the meters, distribution lines, and any easements required to maintain the system.

Decommissioned Fluoride Well

4. Prior to final plat approval, the applicant shall submit a completed decommissioned well report/log for Well BPD930, completed by a Washington-licensed well driller in accordance with Chapter 173-160 WAC.

Irrigation-Only Wells

5. Wells BQT429 (Lot 3 irrigation well) and BQT461 (Lot 1 irrigation well) may remain only as private irrigation/non-potable wells for the lots on which they are located. These wells shall not be used for domestic, potable, shared, or public water supply purposes and shall not be connected to interior plumbing fixtures or to the public water system. This restriction shall be stated on the face of the plat. The wells and irrigation outlets shall be permanently labelled "NON-POTABLE WATER – DO NOT DRINK". These restrictions remain in effect unless the wells are properly decommissioned or otherwise approved by Lewis County and/or applicable state agencies.

Water Right Permit Exempt Limitations

6. The final plat shall state that groundwater use from the existing wells is limited to one combined permit-exempt groundwater withdrawal of up to one-half acre of lawn or noncommercial garden irrigation for the entire project. The final plat shall also state that any irrigation exceeding Ecology's permit-exempt allowance may require a water right permit or other approval from the Washington State Department of Ecology.

Recorded Covenants for Irrigation Wells

7. Prior to final plat approval, final water supply protection zone (WSPZ) covenants for Wells BQT429 and BQT461 shall be reviewed and approved by Environmental Health pursuant to LCC 8.40.310(2)(b) and recorded. The covenants and final plat notes shall identify the wells by tag number and location and protect the 100-foot WSPZ. Well recorded covenant Auditor's File Numbers shall be shown on the face of the plat.

Cross-Connection and Backflow Protection

8. Prior to final plat approval, the applicant shall provide documentation to Environmental Health that the public water purveyor (Thurston PUD) has appropriate backflow prevention/cross-connection on the public water service connections to Lot 1 and Lot 3. The irrigation wells shall remain physically separated from the public water system.

Environmental Health final approval should not be granted until the decommissioned well documentation, final recorded covenants, final plat conditions and notes, public water availability documentation, and backflow/cross-connection protections have been reviewed and accepted.

