



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

To: The Bull Ranch, Steve Lathrop

Date: March 17, 2021

From: Jeremy Johnston, Planning Official
(509) 962-7065, jeremy.johnston@co.kittitas.wa.us

Subject: The Bull Ranch Pre- Application Meeting, CDS Planning Notes

Proposal:

This memo is in regard to the proposed Bull Ranch Development on parcel #298633. The proposal will create 138 Residential lots on approximately 45.02 acres. The proposal has been reviewed for compliance with Kittitas County Code (KCC). After review of the submitted materials provided for this pre application meeting, CDS has the following comments.

Zoning

The project site is located within the Residential zone an Urban Land Use designation. The subject property is in the Urban Growth area (UGA) and subject to a density minimum of 4 lots per acre. Items like roadways, critical areas, and stormwater management system can be subtracted from the acreage before calculating density. The proposal will require a Preliminary Plat application which describes how the project meets this density requirement.

SEPA

A SEPA checklist will be required at project application submittal to be processed concurrently.

Critical Areas

A Type 9 (unknown) stream appears to border much of the western border of the parcel. Depending on the nature of this stream, structural setbacks could be required.

Permitting

The project, as proposed, will require a Preliminary Plat application and SEPA checklist. Due to the location of the project (within the UGA) certain City standards will apply.

Disclaimer:

Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application. Codes are subject to change.



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

Office (509) 962-7000 Fax (509) 962-7682

Pre-Application Conference Notes

Project Name: The Bull Ranch Development

Project Location: Kittitas Highway/Bull Road

Project Fire Protection district: 2 – Kittitas Valley Fire Rescue

X Fire Apparatus Access road to be compliant with current International Fire Code Appendix D and County Road Standards.

If the development is gated, a Fire Marshal permit for a gate is required. Knox key access is required. This can be accomplished with the installation of a Knox brand keyway switch that will actuate the automatic gate opener. If the gate is not motorized, a Knox brand padlock or Knox key box will be required to allow for emergency access.

X Key box required

International Fire Code 506. Contact Knox Company and choose a product that will facilitate rapid access to a restricted area for fire and life-saving purposes. Gates require immediate access – can be in the form a Knox padlock or key switch that will activate the gate opener.

This is not required if no gate is proposed for your project.

X Fire Flow

Fire flow is the amount of water required for use by the fire department for fire suppression purposes. This is not related to hydraulic demands for an automatic sprinkler system. Fire flow is determined by the square footage and type of construction of the building.

Provide Fire Marshal with square footage of largest proposed structure for this project for the final phase and the type of construction. The Fire Marshal will determine the amount of water required for this project for manual firefighting purposes. Some projects may require the installation of a fire water tank for this purpose. A Fire Marshal permit is required for fire water tanks.

The International Fire Code Appendix B shall be used to determine water gallons per minute requirements.



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X Hydrant System

A fire hydrant system will be required. Contact Fire Marshal to confirm hydrant spacing and flow requirements.

International Fire Code Appendix C and D shall be used to determine spacing. The Fire Marshal will determine hydrant spacing using Appendix D, the square footage of the largest proposed structure in the development, and the type of construction.

If the largest proposed structure is to be no greater than 3600 square feet, fire flow requirements shall be a minimum of 1000 GPM for 1-hour flow. If there are larger structures proposed or commercial occupancies or assembly, such as a club house, these requirements may change. Fire hydrant spacing would be 1 hydrant for every 500 feet in this scenario. Fire hydrants shall be located on corners and approaches to cul-de-sacs where possible.

The installation of the fire hydrant system shall undergo the following inspections: underground piping to include piping schedule, depth, bedding, unions, anchoring, thrust blocking. An approval for cover will then be given. Hydro testing, flushing, and flow testing shall also be performed for final inspection.

Contact the Fire Marshal to determine inspection schedule and commissioning of the hydrant system.

Fire hydrant specifications: Front large diameter port shall require a 5" Storz adaptor with cap. The two side ports shall be 2.5" NHT Male with caps. Confirm operating nut size with Fire Marshal.

After final, the fire hydrants shall be flow tested periodically to confirm flow rate.

Fire Alarm

A fire alarm system may be required depending on intended use and occupancy levels. This requirement is determined during the plan review stage. If required, a Fire Marshal permit for a detection system is also required. The alarm system would require monitoring by a base station alarm service and must be service annually by a third party.

Fire Sprinkler System

An automatic sprinkler system may be required depending on the building size, occupancy, and intended use. This requirement is determined during plan review. If required, a Fire Marshal Suppression System permit is also required. Sprinkler systems in commercial occupancies require annual inspection by a third party.

P r e v e n t i o n • E d u c a t i o n • I n v e s t i g a t i o n • E n f o r c e m e n t

FIRE MARSHAL PATRICK NICHOLSON, IFSAC CFI, NAFI CFEI, CVFI



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Emergency Responder Radio Coverage – IFC 510, NFPA 72 Chapter 24, NFPA 1221 require an assessment of the emergency responder radio system at the exterior of the project and within the structure. If radio signal inside the structure does not meet specified signal strength, an ERRC system is required. A consultant may need to be involved to assess the radio signal coverage outside and inside the new structure to determine signal quality and the need for an ERCC system. This would be a collaborative process involving the Fire Marshal and Kittcom 911 Communications Center.

Fire Extinguishers Required

Fire extinguishers are required for every 75 feet of travel and must be mounted so that the top is no more than 4 feet off of the floor. Extinguishers must be inspected and certified each year by a third party vendor. Extinguishers must be greater than 4lb in size for most occupancies and be of the 10:A 20:BC type.

Other potential permits needed:

Backup Generator

If a backup generator is proposed, a Fire Marshal Permit for a generator is required.

Propane Tank

If a propane tank is proposed, a Fire Marshal fuel tank permit is required.

Water Tank

If a water storage tank is proposed for fire suppression, a Fire Marshal water tank permit is required.

Commercial Kitchen Hood

If your project involves food preparation, a fryer, cook station, stove, or cooktop, a kitchen hood is required. The Fire Marshal will determine if a Class I grease hood or Class II hood is required. Class I hoods are required where grease vapors exceed a minimum threshold. These hoods also require an automatic hood extinguishment system. Hoods must be cleaned and maintained. The extinguishment systems must be inspected and serviced by a third party every 6 months. The Fire Marshal's office inspects logs and verifying compliance by checking the service tags affixed by the service provider. A Fire Marshal permit for a Class I hood is required for Class I hoods. The hood type and need for a permit is determined during plan review. Some domestic appliances may require a domestic hood and not a commercial hood.



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Fuel Tanks

If your project involves bulk storage of a hazardous material such as a combustible or flammable liquid, like gasoline, diesel fuel, heating oil, etc. a Fire Marshal Fuel Tank permit is required. Spill containment is required if the aggregate storage exceeds 660 gallons.



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Fire hydrant specifications: Front large diameter port shall require a 5" Storz adaptor with cap. The two side ports shall be 2.5 " NHT Male with caps. Confirm operating nut size with Fire Marshal.

The City of Ellensburg will be handling the fire hydrant installation and all the inspections.

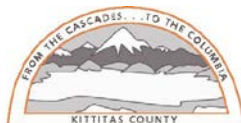


To Protect and Promote the Health and the Environment of the People of Kittitas County

Zac Bales
Holly Erdman
Bull Ranch preapplication meeting
03/17/2021
Onsite Sewage
Water

Public Health septic requirements: City Utilities

Public Health drinking water requirements: City Utilities



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

www.co.kittitas.wa.us/health/

From: [Arden Thomas](#)
To: [Jeremy Johnston](#)
Cc: [Samantha Cox](#); [Gail Weyand](#); [Josh Fredrickson](#)
Subject: PM-21-00003 PW water / flood comments
Date: Wednesday, March 17, 2021 3:29:12 PM

Water Mitigation and Metering – no comment – the development will be served by the City of Ellensburg Utility

Floodplain Development – There is not a FEMA designated floodplain on parcel 298633. A floodplain development permit is not required. There is a conveyance feature on the parcel. Grading plans and stormwater plans that are submitted should address this conveyance feature and provide supporting documentation that conveyance capacity will be maintained.

Arden Thomas | [Water Resource Program Manager](#)

Kittitas County Public Works | 411 North Ruby, Suite 1 | Ellensburg, WA 98926

Direct: 509.962.7690

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Gail Weyand, Engineering Technician I
DATE: March 17, 2021
SUBJECT: PM-21-00003 Bull Road Development

Public Works Pre-Application Comments

- A copy of the civil plans showing the sewer, water, stormwater, and profile of the roads would be required.
- A traffic impact analysis will be required to determine the additional traffic load the project generates and possible mitigation for road improvements. The applicant will begin our concurrency review process by providing a trip generation and distribution of traffic onto the County road network. Contact Public Works for additional details at 509-962-7523.
- Grading over 100 cubic yards of material requires a grading permit. Any grading over 500 cubic yards of material will require engineered grading and storm water plans. See Kittitas County Code chapter 14.05.
- An access and address permit would be required for each lot. The County Public Works will work with the City of Ellensburg using their addressing grid.
- All the roads within the development would need to go through the road naming application, the county will coordinate with the city on this.

Please contact Kittitas County Public Works (509) 962-7523 with any questions.



COMMUNITY DEVELOPMENT DEPARTMENT

501 North Anderson Street, Ellensburg WA 98926

Land Use Permitting (509) 962-7231 Construction Permitting (509) 962-7239

Kirsten Sackett, Director

Phone: (509) 962-7232 Fax: (509) 925-8655 E-Mail: sackettk@ci.ellensburg.wa.us

DATE: March 17, 2021

FROM: Jamey Ayling, Planning Manager

FILE #: PRE-APP PM-21-00003

RE: Proposed Bull Ranches Subdivision Project

LOCATION: Kittitas Hwy & Bull Road

The following Planning Department Pre-Application Comments are provided to give initial, preliminary guidance to the applicant based on the informal site plan submitted as a first step in the process of developing the proposed long plat subdivision project in the UGA.

Because this project is within the UGA the County Wide Planning Policy 2.5 states that proposals for development, subdivisions, and public projects within the unincorporated UGA's shall be subject to joint review by the county and the affected incorporated jurisdictions according to the development standards and comprehensive plans. The county shall enforce these standards as agreed upon in the joint review process or interlocal agreements. And Policy 2.6 states subdivisions and developments within the UGA's shall be orderly and coordinated between County and City Governments and utility service providers.

The City encourages you to plan this project to meet the development requirements of the Residential-Suburban (R-S) Zone as follows:

Form and Intensity Standards – Per Table 15.320.030 are as follows:

Maximum Base Density for R-S Zone = 6 dwelling units per acre (The Kittitas County Assessor's parcel information shows the parcel to be 45.02 acres, therefore the proposed 138 dwelling units is allowed)

Minimum Front Yard = 15 feet

Minimum Garage Front yard = 22 feet

Minimum Rear Yard = 20 feet

Minimum Side Yards = 5,10 feet

Maximum Building Height = 35 feet

Open Space Required = 10% of lot size – please see ECC 15.540.020 (E) for more details

In the beginning stages of planning for this subdivision development please refer to Chapter IV Community Design, and V Project Design in order to plan ahead and ensure all Design Elements can be met.

Division IV. Community Design

- 15.400 Introduction**
- 15.410 Streetscape Design**
- 15.420 Subdivision Design and Block Structure**

Division V. Project Design

- 15.500 Introduction**
- 15.510 Site Orientation**
- 15.520 Site Planning and Design Elements**
- 15.530 Building Design**
- 15.540 Housing Type Standards**
- 15.550 Off-Street Parking**
- 15.570 Landscaping**
- 15.580 Outdoor Lighting**

SEPA & Critical Areas Review

Long Plats will require a SEPA review however Kittitas County Development Services will be the lead agency for this SEPA as the property is county jurisdiction.

Lyle creek meanders through this site on the western property boundary and has a 50 foot stream buffer which will need to be considered.

For questions regarding these requirements, please contact Community Development Planning Manager, Jamey Ayling at City Hall, 501 N. Anderson Street, via phone at 509-925-8653, or via email at aylingj@ci.ellensburg.wa.us