

From: [Jeremy Larson](#)
To: [Jeremiah Cromie](#)
Subject: RE: SI-23-00001 Manastash Estates - Notice of Application
Date: Tuesday, February 14, 2023 4:53:19 PM
Attachments: [22- SIGNS.pdf](#)

Jeremiah,

Thank you for your request for comment. Per Kittitas County CDS Sign Permit Policy (Item 22), a building permit is required. Additionally, due to the spacing of the posts being over eight (8) feet, the sign must be fully engineered. The Sign policy is attached to this email for reference.

-Jeremy

Jeremy Larson
Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
jeremy.larson@co.kittitas.wa.us
P: 509.962.7559



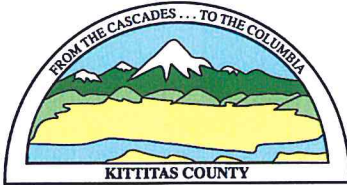
From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Wednesday, February 8, 2023 10:38 AM
To: Candie Leader <candie.leader@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; matt.boast@kittitaspud.com; 'Brian.ingalls@pse.com' <Brian.ingalls@pse.com>; 'sara@krdistrict.org' <sara@krdistrict.org>; PublicHealth Inspectors <PublicHealthInspectors@co.kittitas.wa.us>
Subject: SI-23-00001 Manastash Estates - Notice of Application

Good morning,

Please review the following Sign Permit application: SI-23-00001 Manastash Estates. Any comments **need to be submitted by 5pm on February 27, 2023**. Please let me know if there are any questions.

Internal Link: [SI-23-00001 Manastash Estates](#)

External Link: [SI-23-00001 Manastash Estates](#)



SIGN PERMIT POLICY

FOR MORE INFORMATION VISIT THE CDS WEBSITE AT: WWW.CO.KITTITAS.WA.US/CDS

All signs are required to comply with Kittitas County Code KCC 17.70. A sign permit is required prior to erecting, structurally altering, relocating, or changing illumination characteristics of any non-exempt sign. A sign permit **is not** required for repainting, cleaning, normal maintenance, or for sign face and copy changes that do not alter the size or structure of the sign.

All signs must also comply with KCC 17 Zoning, KCC 14.04 Building Code, KCC 14.08 Flood Damage Prevention, KCC 17A Critical Areas, and KCC 12.50 Signs Along Rights-of-Way.

Signs visible from a state highway or interstate will require approval from the Washington State Department of Transportation.

Signs over 7'-0" in height from grade also require a Building Permit.

1. Signs over 7'-0" and up to 10'-0" in height and maximum post spacing of 8'-0" require post holes minimum 12" diameter and 3'-0" deep set in concrete. Holes must be in native soil without the use of sono-tubes.
2. Signs over 10'-0" and up to maximum allowed per zoning sign code and not to exceed 16'-0" in height and maximum post spacing of 8'-0" require post holes minimum 24" diameter and 4'-0" deep set in concrete. Holes must be in native soil without the use of sono-tubes.
3. Signs over 16'-0" in height or post spacing greater than 8'-0" require full engineering.
4. Any sign being placed near a Public Way or Right of Way (County Road R.O.W. prohibited per KCC 12.50) require engineering regardless of size.
Exception: Signs that meet #'s 1 or 2 above and are 1.25 times the height set back to the Public Way or Right of Way (must still meet minimum zoning setbacks).

Permit submittals require two (2) copies of the following:

- a. Site Plan.
- b. One elevation or cross section showing height of sign, depth of post(s), and all construction materials.
- c. Complete connection details.

DATE: 9/8/16 BUILDING OFFICIAL: W. PLOREY



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

February 17, 2023

S1-23-00001 Manastash Estates

Hello,

Public Health has no comment.

Best Regards,

A handwritten signature in black ink that reads "MAX. R/C." with a period at the end.

Joe Rainwater-Cummings, M.S., Environmental Health Specialist *(he/his/him)*

P: 509.933.8225 | F: 509.962.7581 | E: joseph.rainwater@co.kittitas.wa.us

Kittitas County Public Health Department

507 N Nanum St Suite 102, Ellensburg WA 98926

www.co.kittitas.wa.us/health

Please tell us how we're doing: [KCPHD Customer Survey](#)





KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657



February 8, 2023

To: Whom It May Concern
Re: SI-23-00001 Manastash Estates

Fire Apparatus Access Road – *Comply with the current edition of the International Fire Code (IFC) Section 503 and Appendix D, Kittitas County Code (KCC) Road Standards Title 12, and the International Wildland Urban Interface Code (IWUIC) Chapter 4. Any areas designating a fire lane shall be marked as such in accordance with the International Fire Code, typically red painted striping, and permanent signage.*

Required
Comments:

Key Box Required – *Comply with the current edition of the IFC Section 506 and KCC Title 20. Contact Knox Company (knoxbox.com) and choose a product that will facilitate rapid access to a gated or otherwise restricted areas for the purpose of firefighting and life safety operations. These Knox devices shall be installed near the primary entrance to the property/building and any gates require a permit through the Kittitas County Fire Marshal's Office (KCFMO). This shall be enforced, additionally, to any and all gates installed. Gates shall be installed according to IFC Section 503.5 – 503.6 and KCC Title 20.03.*

Required
Comments:

Fire Flow – *Fire flow is the amount of water required for fire suppression by the fire department/district. This is not related to hydraulic demands related to automatic fire sprinkler systems. Fire flow is determined by the square footage and type of building construction. Fire flow documentation must be provided to the KCFMO previous to final inspection. Fire flow must comply with IFC Appendix B. In cases where buildings/structures do not exist yet, the reference of NFPA 1142, 22, 20, and 24 may be required. This requirement provides for a reduction of the fire flow if the structures are protected with an approved fire sprinkler systems installed in accordance with the IFC Chapter 9.*

Required
Comments:

Fire Hydrant System – *When required, the fire hydrant system shall comply with IFC Appendix C and Section 507. Contact the KCFMO to determine hydrant spacing, flow requirements, and discharge port specifications. Depending on the proposed project, the hydrant system may need to comply with sections in NFPA 22, 24, and/or 25. Hydrants systems require a KCFMO permit. If a fire pump is needed to ensure the proper operation of a hydrant system a KCFMO permit is required.*

Required
Comments:



KITITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657



Fire Alarm System – *When required, the fire alarm system shall comply with IFC Section 907 and NFPA 72. This will be determined at the review stage and will require monitoring by a base station alarm service and annually serviced by a third party. These systems also require a KCFMO permit.*

Required
Comments:

Automatic Fire Sprinkler System – *When required, the automatic fire sprinkler system shall comply with IFC Section 903 and applicable NFPA standards depending on building construction and occupancy types. This will be determined at plan review and shall require a KCFMO Fire Sprinkler Permit. Fire sprinkler systems in commercial occupancies will require annual servicing and inspection from a third-party. Proof of these annual inspections will be required at the commercial occupancy's annual KCFMO Fire and Life Safety Inspection.*

Required
Comments:

Emergency Responder Radio Coverage System (ERRCS) – *All commercial level structures/projects are required to have a radio frequency evaluation performed to indicate if an ERRCS shall be required. If that evaluation indicates, the ERRCS shall be installed in accordance with WAC 51-54A-0510, IFC 510, NFPA 72 Chapter 24, and NFPA 1221. These codes and standards provide minimum signal strength requirements inside and outside the structure. If the signal strength does not meet the minimum requirements a consultant may be required to assess if the structure will require an ERRCS. If required, the KCFMO and Kittcom 911 will work collaboratively to ensure the ERRCS is compliant with the above codes and standards.*

Required
Comments:

Fire Extinguishers – *Fire extinguishers are required for every 75' of travel and must be mounted so that the top of the extinguisher is no more than 4' above the floor. Fire extinguishers must be serviced annually by a third party inspector and be a minimum of 4lbs and be of type 10:A 20:BC.*

Required
Comments:

Wildfire Prevention – *All residential, commercial residential, and commercial structures will receive a WUIC evaluation upon submission of the Preliminary Site Analysis, unless Pre-Application Approval is granted. Shortly after pre-application approval the KCFMO will perform a WUIC evaluation and attach it to the official comments. The WUIC requirements will comply with the IWUIC.*

Required
Comments:

Fire and Life Safety Inspection – *All non-residential projects will receive an initial Fire and Life Safety Inspection in order to acquire certificate of occupancy. Those same projects will receive annual Fire and Life Safety Inspections each*



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657



year after the initial inspection until the project has been rendered unused. These inspections will comply with the current IFC and other applicable NFPA standards.

Required
Comments

I have no comments or requirements at this time. Ensure the sign does not interfere with ingress or egress of people or emergency response to the development.

Thank you for your time.

Deputy Fire Marshal,
Joseph A Dietzel



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: February 24, 2023
SUBJECT: SI-23-00001 Manastash Estates

ACCESS	No comments (TM)
ENGINEERING	No comments (CC)
SURVEY	There are no survey comments regarding this application. (JT)
FLOOD	No comments (SC)
WATER MITIGATION/ METERING	No comments (SC)