



KITTITAS VALLEY FIRE & RESCUE

400 E Mt View Ave • Ellensburg WA 98926 • (509) 933-7241 • Fax (509) 933-7245 • prevention@kvfr.org

KVFR Prevention Conditional Use Permit Comments

Project: Brick House Nursery Event Center

Permit#: CU-22-00004

Date: 12/06/2022

I have reviewed the Application and associated documents for the listed project and/or construction for Kittitas County Fire District 2 (KVFR). The Fire District has no code enforcement authority, so my input is from a fire department response and operational basis.

Comments:

- Fire apparatus access roads exceeding 150' shall be provided with a temporary or permanent turnaround meeting the requirement 2018 IFC Appendix D. This does not appear to be met for the associated proposed area or use.
- Sufficient parking, based on occupancy and to not interfere with fire lanes and building access.
- The IFC Appendix D requires the road be a minimum of 20' wide and capable of supporting an imposed load of at least 75,000 lbs.
- Buildings would be required to meet current IBC, IFC, WUI, requirements due to the change in use for the commercial occupancy. This may include fire sprinklers, fire alarm, exiting, emergency lighting, etc. This cannot be determined without more specific information.
- Our standard turning radius is a minimum of 23' inside and 45' outside.
- Water supply meeting Kittitas County requirements.

Thank you,

Joe Delvo
Fire Prevention Captain

Fire Investigator, IAAI-FIT
Kittitas Valley Fire & Rescue
400 East Mountain View Ave.
Ellensburg, WA
Phone: 509-933-7241
Cell: 509-856-4455
Fax: 509-933-7245
prevention@kvfr.org

From: [Rodgers,Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Jeremiah Cromie](#)
Cc: [Smith,Dustin T \(BPA\) - TERR-KALISPELL](#)
Subject: RE: CU-22-00004 Events at Brickhouse Nursery - Notice of Application
Date: Wednesday, December 7, 2022 12:16:39 PM
Attachments: [image001.png](#)

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Jeremiah,

Bonneville Power Administration (BPA) has had the opportunity to review CU-22-00004 Events at Brickhouse Nursery - Notice of Application. The proposal is for a 50 person or less, small scale event facility. The proposed facility will be general located approximately one mile west of the intersection of Cove Road and Manastash Road, in Ellensburg, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 1,241 feet west of the subject property. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Dustin Smith at (406) 260-7756 or by email at dtsmith@bpa.gov.

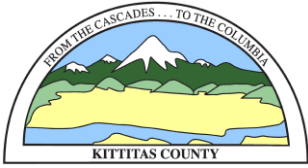
Thank you for the opportunity to review this application.



Deborah Rodgers

Realty Technician Contractor
2211 North Commercial Avenue, Pasco, WA 99301
Bonneville Power Administration | TERR/Tri-Cities-RNHQ
Real Property Field Services | (509) 544-4749

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Tuesday, December 6, 2022 9:30 AM
To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; PublicHealth Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>;



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 Brick House Nursery

FROM: Jeremy Larson, Building Official
(509)-962-7559 jeremy.larson@co.kittitas.wa.us

DATE: October 5, 2022

SUBJECT: Pre-Application Meeting PM-22-00015, CDS Building Notes.

1) Building Codes:

Any new construction shall be designed and built per the current Kittitas County adopted codes in KCC 14.04 at the time of individual permit submittal. At this time, we have adopted the 2018 I-Codes with Washington State Amendments.

Ground snow load is 59 PSF. Engineering is required for commercial structures.

Use wind exposure C.

Seismic zone is D1.

Wind speed is 110 Vult.

2) Buildings:

- a. Occupancy for the cabins would remain the same, however, you will need to register with the Fire Marshal's office for annual Fire, Life Safety inspections. Please contact the Fire Marshal's Office regarding FLS inspections, WUIC, fire lane and fire flow requirements. I believe Deputy Fire Marshal Dietzel said he would meet with you regarding the special event requirements during the on-site WUIC inspection for the nursery.
- b. The proposed restroom building will need to be made accessible.
- c. Accessible parking and route to Accessible space(s) provided with hard surface such as asphalt or concrete. The parking symbol and signage of Accessibility is required. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building/ pedestrian entrance per WAC 51-50-1106. Wherever practical, the accessible route shall not cross lanes of vehicular traffic. Where crossing traffic lanes as necessary, the route shall be designated and marked as a crosswalk.
- d. Verify there is no more than 1:20 slope for the Accessible path from Accessible Parking to the building(s) and all facilities entrances and amenities. Please show path and state the maximum allowed slope on the drawings.
- e. All buildings or facilities shall be made Accessible per ANSI A-117; the latest adopted edition. Please show all Accessible features for rooms, counter areas and seating areas where Accessibility is required. Please show precise details such as counter heights, maximum reach distances, door swings, etc. Restrooms shall meet Accessibility with the same level of detail.
- f. Two (2) complete sets of plans and engineer's calculations are required for each building.

3) **Permitting:**

- a. Building permit review times are running about 12-14 weeks for first review and may be longer for a commercial structure.
- b. Due to the ground snow load being over 50 PSF, engineering is required for the restroom facility.
- c. Two (2) complete sets of engineer or architect-stamped plans are required for each building.

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.

From: [Mau, Russell E \(DOH\)](#)
To: [Jeremiah Cromie](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#)
Subject: RE: CU-22-00004 Events at Brickhouse Nursery - Notice of Application
Date: Friday, December 9, 2022 7:27:52 AM

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Mr. Cromie:

The Department of Health (DOH) Office of Drinking Water (ODW) has the following comment:

- Based on the type of uses of the proposed development, the water system will be a Group A public water system. So, the applicant will need to follow through on a water system application with DOH ODW.
- For a new Group A public water system application, DOH requires certain portions to be completed by a Professional Engineer licensed in the State of Washington.
- For a new Group A public water system, the application includes a Well Site Inspection. DOH ODW refers the applicant to contact Kittitas County Health to conduct the inspection.

I look forward to response to these comments.

If anyone has any questions or concerns, please contact DOH.

Thanks,

Russell E. Mau, PhD, PE

Regional Engineer

Office of Drinking Water

Washington State Department of Health

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

Russell.Mau@doh.wa.gov

509-329-2116 | www.doh.wa.gov

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

Sent: Tuesday, December 6, 2022 8:30 AM

To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; PublicHealth Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

December 19, 2022

Jeremiah Cromie
Kittitas County
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: CU-22-00004

Dear Jeremiah Cromie,

Thank you for the opportunity to comment on the Notice of Application for the Events at Brickhouse Nursery. We have reviewed the application and have the following comment.

Groundwater Exempt Uses

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

If you have any questions or would like to respond to these Water Resources comments, please contact Christopher Kossik at (509) 379-1826 or email at christopher.kossik@ecy.wa.gov.

Sincerely,

Lucila Cornejo

Lucila Cornejo
SEPA Coordinator
Central Regional Office
(509) 208-4590
crosepacoordinator@ecy.wa.gov

202206029



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: December 20, 2022
SUBJECT: CU-22-00004 Events at Brickhouse Nursery

ACCESS	Access requirements met per AC-22-00028.
ENGINEERING	<ol style="list-style-type: none"> 1. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). 2. Traffic Concurrency is required for all land use actions. A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips. Please provide estimated traffic generation for peak hours to determine if a TIA will be required. (KCC 12.10.040(c))
SURVEY	All attempts shall be made to protect the survey monument marking the NW corner of Section 13 located near the proposed parking area. In the event this monument is disturbed or destroyed, it shall be replaced by a land surveyor licensed in the State of Washington. (JT)
FLOOD & WATER MITIGATION/ METERING	No comments (SC)