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From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Monday, July 26, 2021 3:49 PM
To: Candie Leader <candie.leader@co.kittitas.wa.us>; Melissa Schumaier <melissa.schumaier@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; tyro461@ecy.wa.gov; gcle461@ecy.wa.gov; lowh461@ECY.WA.GOV; Rich Elliott <elliotttr@kvfr.org>; Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; rusj461@wcy.wa.gov; trevor.hutton@ecy.wa.gov
Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Subject: LP-08-00024 Wildcat Plat Follow-up comments?

Hello all,

I am looking for any comments/follow up comments from a plat from 2008 (LP-08-00024 Wildcat) that was already deemed complete and noticed way back in 2008. Please know that the plat was vested to codes at the time of application (June 10, 2008). This plat has been on hold due to water mitigation issues. I have attached the 2008 comments to this e-mail that I have and there were two comments I can't find records of that were in a prepped transmittal document that I don't know that was ever sent to the applicant from Public Works and Public Health. They are from the following dates:

Kittitas County Environmental Health – October 20, 2008
Kittitas County Public Works – September 17, 2008

Links to the plat are below:

Internal Link: [LP-08-00024 Wildcat](#) (Road Variance is the Decision Folder)

External Link: [LP-08-00024 Wildcat](#)

The applicant submitted a water right permit from Ecology today that I have attached to this e-mail as well. CDS is currently working on a staff report for this plat and the next step would be a public hearing for preliminary approval.

Let me know if you have any questions. Thanks.

Jeremiah Cromie
Planner 1



KITTITAS VALLEY FIRE & RESCUE

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October 13, 2008

Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services
411 N Ruby St
Ellensburg, WA 98926

Mackenzie:

I have reviewed the Application for the Wildcat (LP-08-24) and Tiger (LP-08-22) Plats. I provide review of proposed development and construction for Kittitas County Fire District 2. The Fire District has no code enforcement authority so my input is, for the most part, informational only.

The following issues should be addressed with the developer:

1. The addresses need to be clearly visible from both directions at the county road for all properties.
2. The fire department access road needs to be capable of supporting 75,000lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus in accordance with IFC 2006 – Appendix D. All cul-de-sacs need to be compliant.
3. Water supply should be addressed in compliance with the International Wildland-Urban Interface Code. It appears that development is proceeding in stages. Each stage in and of itself is fairly small and fire code requirements would be minimal. However, looking at this from a broader perspective, these projects cumulatively extend quite a ways from Wilson Creek Road with possible plans to extend beyond the current proposal(s). This can pose a significant challenge for water supply for fire suppression efforts and should be addressed collectively.
4. Depending on the eventual scope of this project, a second ingress/egress road may be required by the IFC.

Thank you for your time and consideration in these matters.

Respectfully,

A handwritten signature in black ink, appearing to read "Rich Elliott".

Rich Elliott – Deputy Fire Chief
Kittitas Valley Fire and Rescue

CC – Kittitas County Fire Marshal
John Sinclair, Fire Chief

From: [Pat Nicholson](#)
To: [Jeremiah Cromie](#)
Subject: RE: LP-08-00024 Wildcat Plat Follow-up comments?
Date: Tuesday, July 27, 2021 8:03:52 AM

I have been unable to locate any previous comments from the Fire Marshal in 2008. I did review the 10/13/2008 letter provided by Kittitas Valley Fire and Rescue recommending water supply in accordance with the Wildland Urban Interface Code and a possible need of a second egress.

There was no information provided by the applicant addressing fire-flow requirements for this development. This is a rural development with no fire hydrants in the area to provide required fire-flow.

Section 404 of the Wildland Urban Interface Code provides information about water supplies. If the development is anticipated to have residential dwellings 3,600 SF and smaller, minimum water requirements for manual fire suppression would be 1,000 gallons per minute delivered at 20 PSI for 30 minutes, or 30,000 gallons. If all of the homes are equipped with fire sprinklers, this volume can be reduced by 50% to 15,000 gallons. Conforming fire hydrants are required every 500 feet. If any of the structures exceed 3,500 SF, the water requirements would increase to 1,500 gallons per minute for 30 minutes.

NFPA 1142 is an alternative available to the authority having jurisdiction to determine fire-flow water requirements for suburban and rural areas without fire hydrants. Using this method would substantially increase the fire-flow volume requirements as would International Fire Code Appendix B.

Utilizing the WUIC method for this project as suggested by Kittitas Valley Fire Rescue in 2008 is a reasonable and acceptable method to determine fire-flow requirements for this older approval.

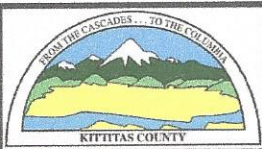
The required fire-flow water would need to be available at the development through a fire hydrant system. Private fire hydrants and fire-flow water tanks require a Fire Marshal Permit. I am no longer approving retention ponds for fire-flow. If there is documented previous approval, I would consider a retention pond for the fire water storage. It is likely that a fire pump would be required to achieve the volume and pressure needed to supply the fire hydrants from a water storage tank.

Consistent with Kittitas Valley Fire and Rescue's 2008 comments, the fire hydrant system can be established in phases with the development and be extended with subsequent phases.

Respectfully,



Kittitas County Proposed Wildland-Urban Interface Areas Map



Proposed Boundaries

- Extreme Hazard
- High Hazard
- Moderate Hazard
- Out of Wildland-Urban Interface

Other Areas

- Suncadia
- Cities

