

From: [Downes, Scott G \(DFW\)](#)
To: [Jeremiah Cromie](#)
Cc: [Torrey, Elizabeth M \(DFW\)](#); [Jeremy Johnston](#)
Subject: RE: VA-22-00001 Roeder - Notice of Application
Date: Thursday, February 17, 2022 10:51:53 AM

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Jeremiah,

Thank you for sending this out for review. WDFW has a comment regarding the forested habitat and the mapped stream within the USFS land behind the lot proposed for the variance. The stream is near enough to the proposed lot that removal of trees on the lot line could influence shade of the stream. Thus, if the variance is approved it is important to ensure that no trees are removed on the back lot line that do contribute shade on the nearby stream.

Thank you.

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Cell-509-607-3578

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Thursday, February 17, 2022 8:55 AM
To: Ryan McAllister <ryan.mcallister@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>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; barh@yakamafish-nsn.gov; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori

From: [Holly Erdman](#)
To: [Jeremiah Cromie](#)
Cc: [Jesse Cox](#)
Subject: RE: VA-22-00001 Roeder - Notice of Application
Date: Wednesday, February 23, 2022 1:30:18 PM

Jeremiah,

Thank you for the opportunity to comment on the above referenced application.

Public health has reviewed the variance request and has no concerns or comments.

Holly Erdman

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Thursday, February 17, 2022 8:55 AM
To: Ryan McAllister <ryan.mcallister@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>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; barh@yakamafish-nsn.gov; separegister@ecy.wa.gov; gcle461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; rivers@dnr.wa.gov; shane.early@dnr.wa.gov; SEPACENTER@dnr.wa.gov; eric.keller@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; mwoodruff@kvnews.com; mbreckenridge@kvnews.com; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; lhendrix@usbr.gov; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; customercare@snopass.org; Brian.ingalls@pse.com; chandod@eastonsd.org; simonettam@eastonsd.org; jwiseman@snoqualmiepassfirerescue.org; guy.moura@colvilletribes.com; steve@snoqualmietribe.us; sepa@dahp.wa.gov; Aren.Orsen.HSY@colvilletribes.com; sam.rushing@colvilletribes.com; matt.boast@kittitaspud.com; kdkistler@bpa.gov; klarned@fs.fed.us; SCPlanning@wsdot.wa.gov; ken.graham@parks.wa.gov
Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>; Eric Roeder <ejroeder@gmail.com>
Subject: VA-22-00001 Roeder - Notice of Application

Good morning,



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"

February 24, 2022

Jeremiah Cromie
Planner I
Kittitas County CDS
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

RE: VA-22-00001 (Roeder)

Jeremiah,
Please see my comments below regarding the setback variance application for Roeder. Let me know if you have questions.

Regards,

Jeremy Larson

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

cc:

**My comments are noted in red so as not to be confused with the provided IRC code citations and code commentary.*

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

Exceptions:

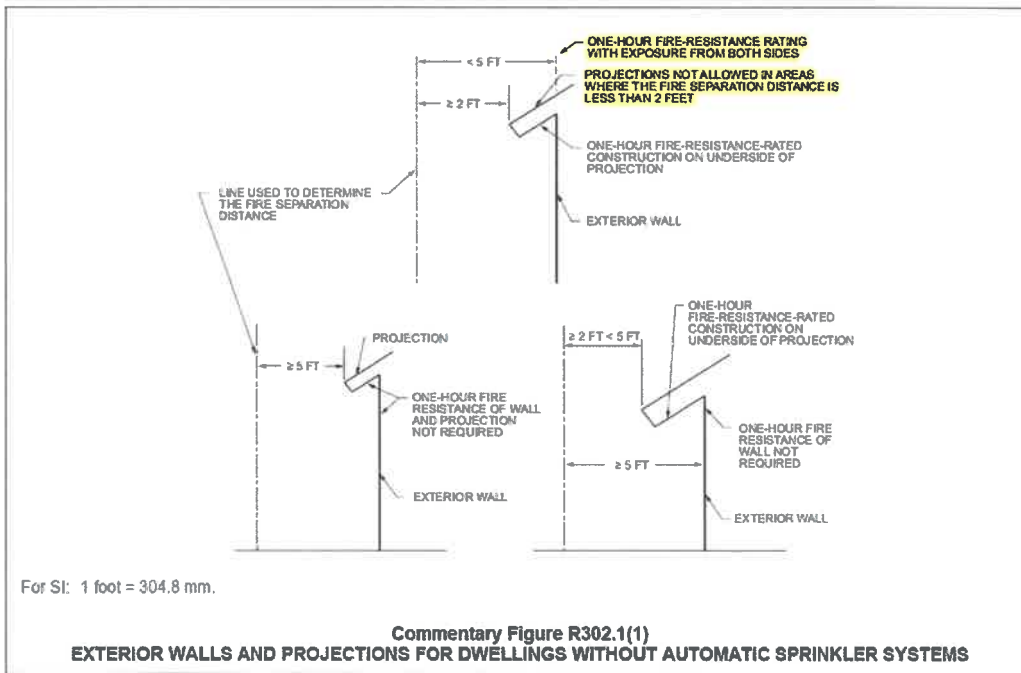
1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of individual dwelling units and their accessory structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
4. Detached garages accessory to a dwelling located within 2 feet of a lot line are permitted to have roof eave projections not exceeding 4 inches.
5. Foundation vents installed in compliance with this code are permitted.

Concerning exterior wall protection, the code assumes that an owner has no control over an adjoining property. Thus, the location of buildings on the owner's property relative to the property line requires regulation. The property line concept is a convenient means of protecting one building from another as far as exposure is concerned. Exposure is the potential for heat to be transmitted from one building to another during a fire in the exposing building. Radiation is the primary means of heat transfer. (*excerpt from 2018 IRC Code Commentary)

17.16.070 Yard requirements - Side.

There shall be a side yard of not less than five (5) feet in width on each side of a building. (Side of building means outer face, any part of building nearest to the side line, not including roof eaves.) (Ord. 2019-013, 2019; Ord. 2013-001, 2013; Res. 83-10, 1983)

*2018 IRC Table R302.1(1) does not allow roof eaves, overhangs or any projections closer than 24 inches to a lot line.

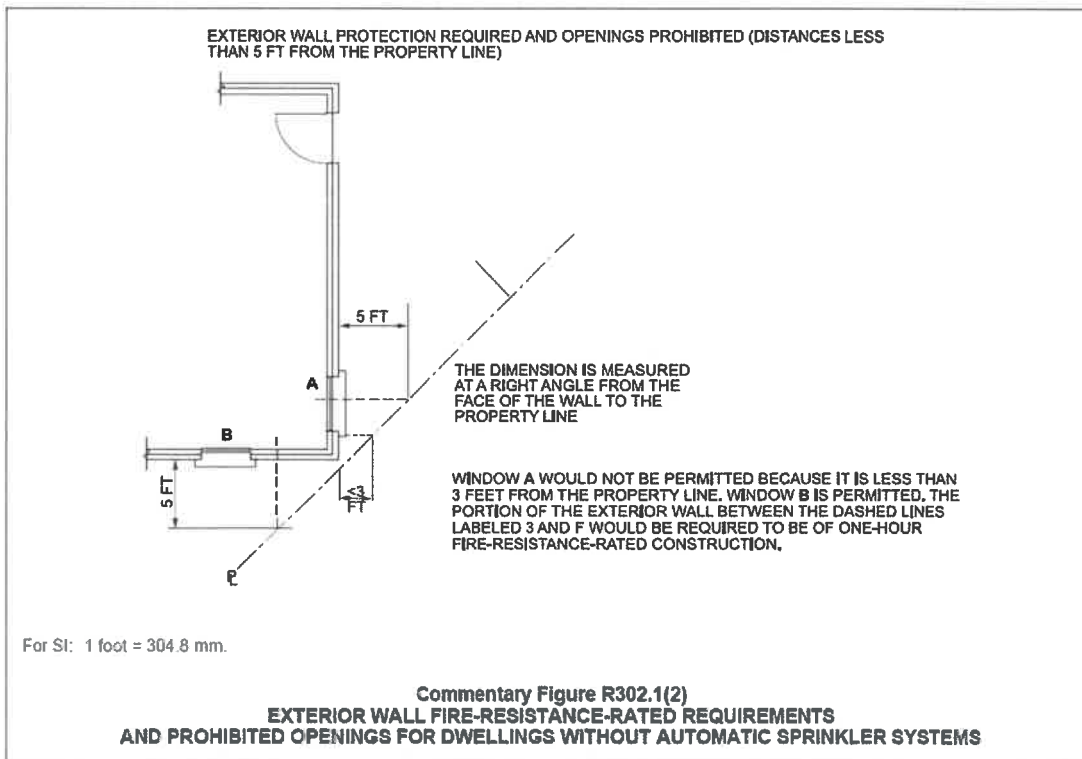


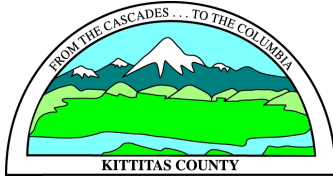
*Exterior walls located less than five (5) feet from a lot line must be one-hour fire-resistant rated.

**TABLE R302.1(1)
EXTERIOR WALLS**

| EXTERIOR WALL ELEMENT | | MINIMUM FIRE-RESISTANCE RATING | MINIMUM FIRE SEPARATION DISTANCE |
|-----------------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Walls | Fire-resistance rated | 1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>International Building Code</i> with exposure from both sides | 0 feet |
| | Not fire-resistance rated | 0 hours | ≥ 5 feet |
| Projections | Not allowed | NA | < 2 feet |
| | Fire-resistance rated | 1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b} | ≥ 2 feet to < 5 feet |
| | Not fire-resistance rated | 0 hours | ≥ 5 feet |
| Openings in walls | Not allowed | NA | < 3 feet |
| | 25% maximum of wall area | 0 hours | 3 feet |
| | Unlimited | 0 hours | 5 feet |
| Penetrations | All | Comply with Section R302.4 | < 3 feet |
| | | None required | 3 feet |

*Window and door openings in walls less than three (3) feet from a lot line are not allowed. Please see commentary figure R302.1(2) below.





KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

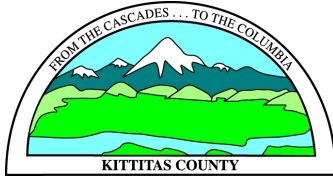
TO: All Staff
FROM: Public Works Plan Review Team
DATE: March 3, 2022
SUBJECT: VA-22-00001 Roeder

Kittitas County Public Works has reviewed the zoning variance application and recommends approval based on the following:

1. Please be aware that any modification to the existing access would require an access permit from Public Works.
2. Any grading over one hundred (100) cubic yards of material would require a grading permit from Public Works. Grading over five hundred (500) cubic yards would require engineered grading and stormwater plans to be submitted for review.
3. All stormwater generated by the structure must be retained on the parcel. No stormwater shall be shed onto the neighboring property.

SURVEY:

1. A zero feet setback poses constructability problems without trespassing into the neighboring parcel. A written statement from the neighboring landowner approving a short-term construction easement would suffice.
2. Building footings, grading, overhangs and swinging doors cannot trespass into the neighboring parcel.
3. Given the tight tolerances required, having the boundary line staked by a land surveyor prior to construction should be required.
4. All elements of map should meet the requirements of WAC:332-130-145
5. Legend is missing from map.



KITITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: March 4, 2022
SUBJECT: VA-22-00001 Roeder

Kittitas County Public Works has reviewed the zoning variance application and recommends approval based on the following:

1. Please be aware that any modification to the existing access would require an access permit from Public Works.
2. Any grading over one hundred (100) cubic yards of material would require a grading permit from Public Works. Grading over five hundred (500) cubic yards would require engineered grading and stormwater plans to be submitted for review.
3. All stormwater generated by the structure must be retained on the parcel. No stormwater shall be shed onto the neighboring property.
4. Permanent five (5) foot snow storage and drainage easement is required from the neighboring property owner.

SURVEY:

1. A zero feet setback poses constructability problems without trespassing into the neighboring parcel. A written statement from the neighboring landowner approving a short-term construction easement would suffice.
2. Building footings, grading, overhangs and swinging doors cannot trespass into the neighboring parcel.
3. Given the tight tolerances required, having the boundary line staked by a land surveyor prior to construction should be required.
4. All elements of map should meet the requirements of WAC:332-130-145
5. Legend is missing from map.

