

From: [Toni Berkshire](#)
To: [Jeremiah Cromie](#)
Subject: RE: VA-22-00004 Pemsel - Notice of Application
Date: Sunday, September 11, 2022 8:19:14 AM
Attachments: [image001.png](#)

Hi Jeremiah,
Code Enforcement doesn't have comments for this project. Thank you.

Regards,

Toni Berkshire, CCEO

Kittitas County Code Enforcement
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926
(509) 962-7001



Please Note: If this is a Public Records Request, please go to <https://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Thursday, September 8, 2022 11:03 AM
To: 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>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'jessica_lally@yakama.com' <jessica_lally@yakama.com>; 'noah_oliver@yakama.com' <noah_oliver@yakama.com>; 'casey_barney@yakama.com' <casey_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; 'tebu461@ecy.wa.gov' <tebu461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'crosepa@ecy.wa.gov' <crosepa@ecy.wa.gov>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>;



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

September 16, 2022

VA-22-00004 Pemsel
Setback Variance

Hello,

Public Health has no requirements for the Setback Variance for VA-22-00004 Pemsel.

Best Regards,

A handwritten signature in black ink that reads "Joe X. A.C." with a stylized flourish 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

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: September 19, 2022
SUBJECT: VA-22-00004 Pemsel

ACCESS	1. No Access Comments (TM)
ENGINEERING (CC)	<ol style="list-style-type: none"> 1. Unusual hazardous slopes in the area will require any grading performed on site be done under an Engineered Grading Permit. Please contact Public Works for instructions on how to procure this permit. 2. It may be the case that Public Works requires additional mitigation within the Clear Zone (10ft from edge of pavement). Public Works may impose some limitations on the type of retaining wall used within the Right of Way, such as preventing the use of “pour in place” or “precast” structures. 3. Be aware that Maintenance of Hyak during winter months may require snow be blown towards the edge of the county Right of Way. Public Works recommends limiting the setback variance to 10 feet from the front property line.
SURVEY	No survey comments (JT)
FLOOD & WATER MITIGATION/ METERING	No comments (SC)



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"

September 20, 2022

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

RE: VA-22-00004 (Pemsel)

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

Regards,

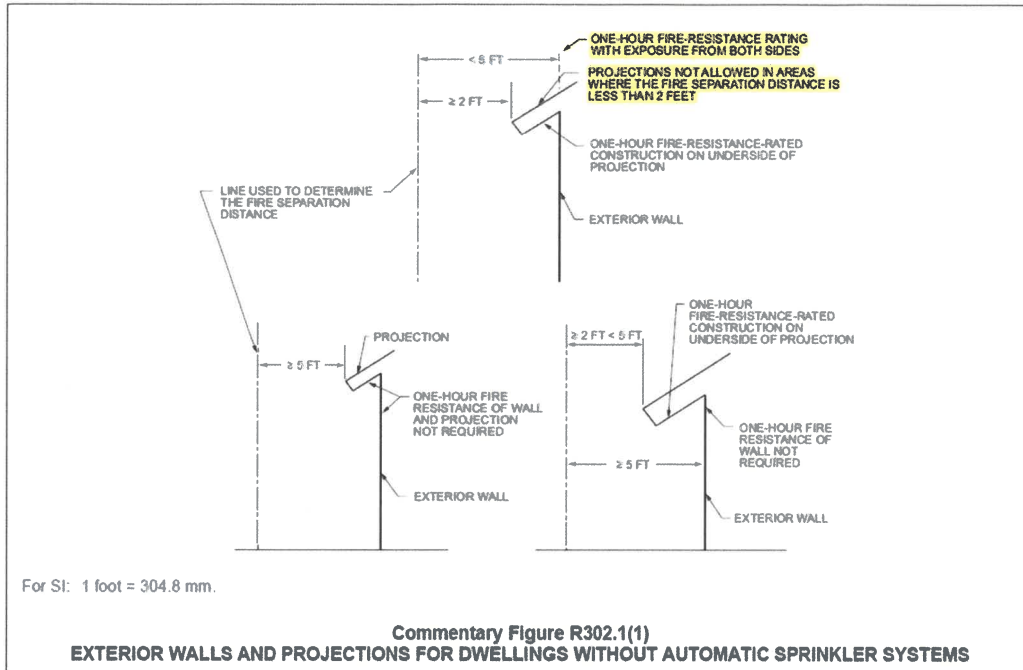
Jeremy Larson

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:

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



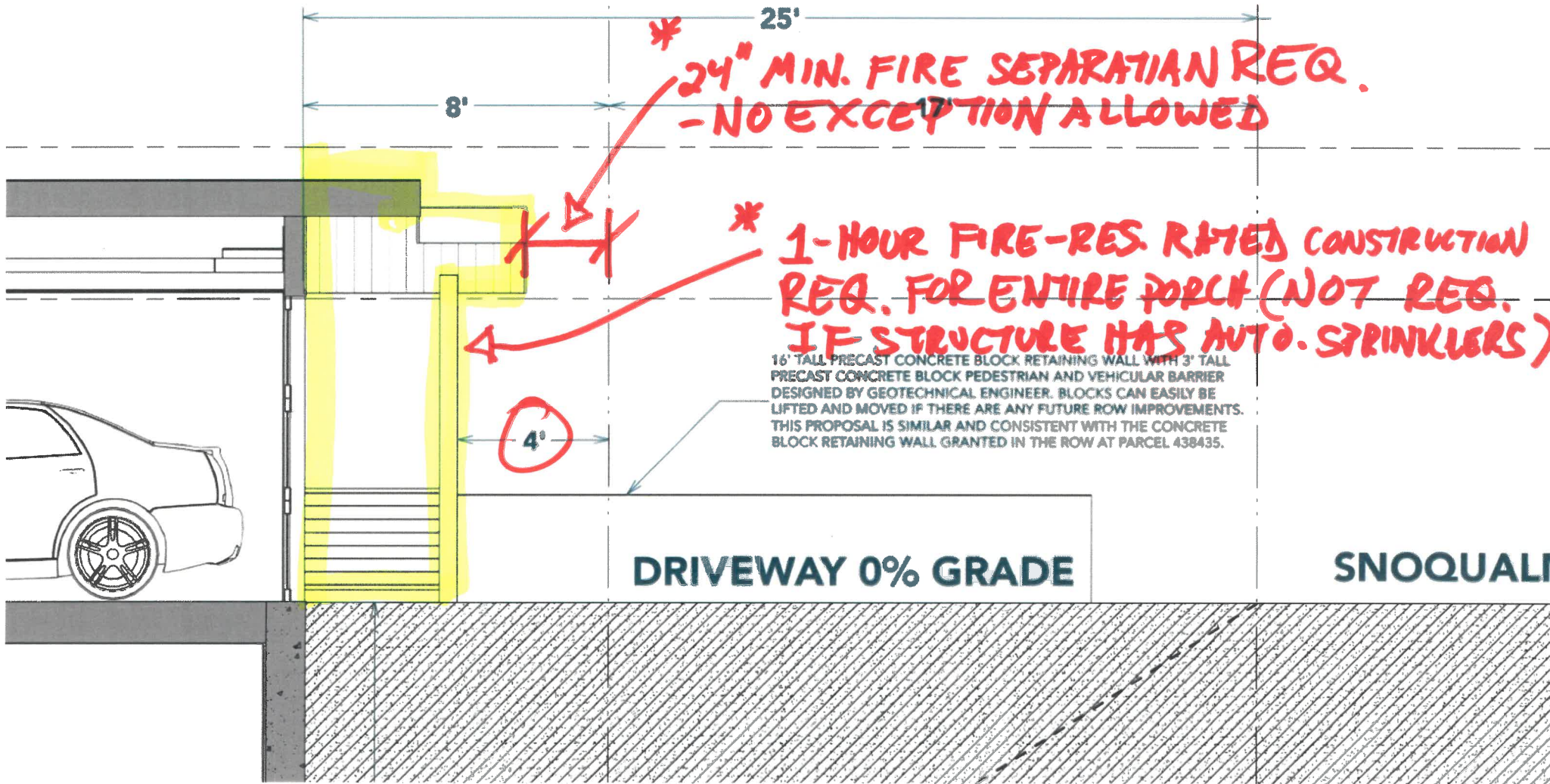
*Exterior walls and projections located less than five (5) feet from a lot line must be one-hour fire-resistant rated. If the structure is provided with automatic sprinklers, walls and projections less than three (3) feet from a lot line must be one-hour fire-resistant rated.

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

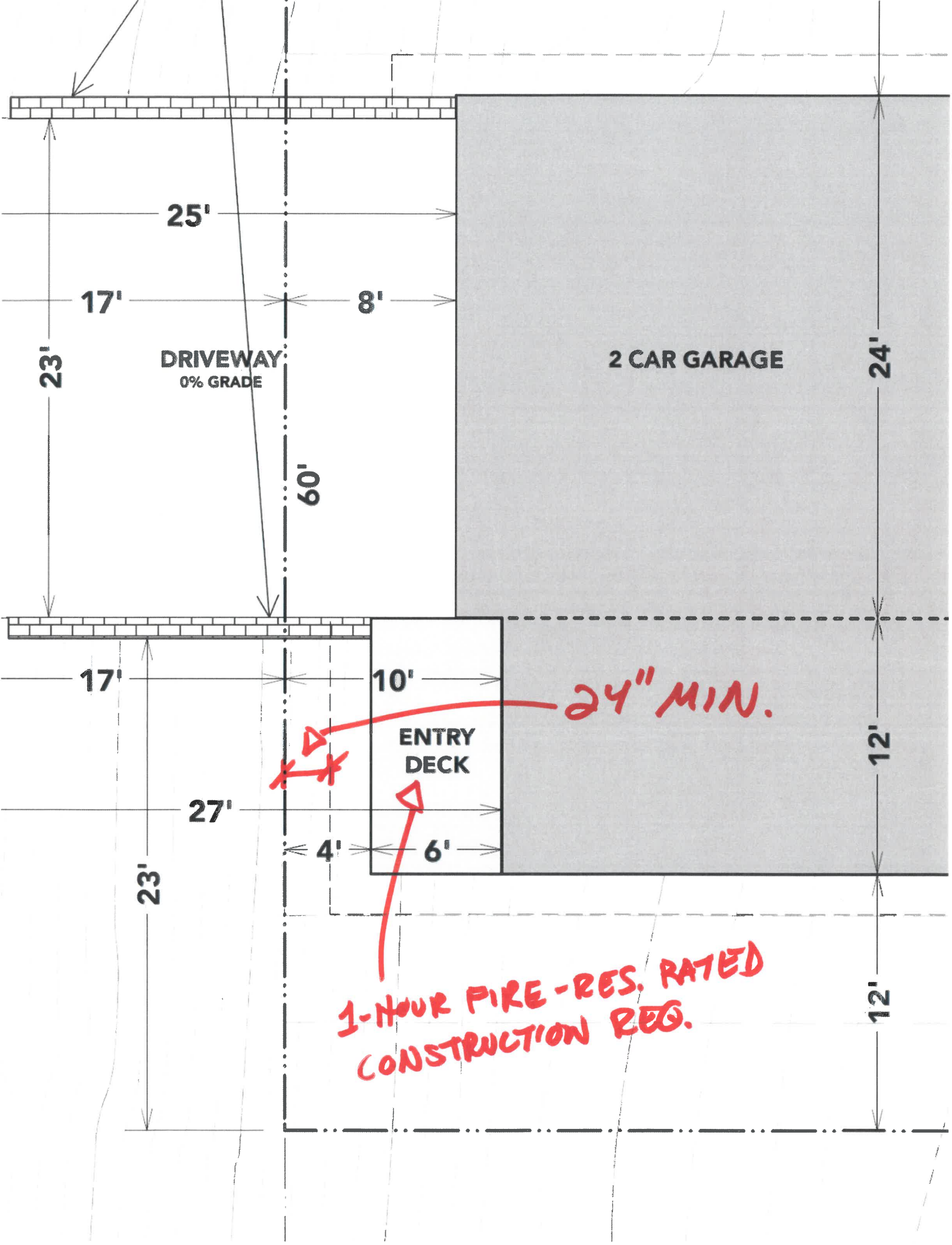
FRONT PROF

EDGE OF I



DRIVEWAY 0% GRADE

SNOQUALI



25'

17'

23'

DRIVEWAY
0% GRADE

8'

60'

2 CAR GARAGE

24'

17'

10'

24" MIN.

ENTRY
DECK

27'

4'

6'

12'

23'

1-HOUR FIRE-RES. RATED
CONSTRUCTION REQ.

12'