

Marian Meadows Fire Related Elements

The Following Conditions were identified within the approvals for Marian Meadows Estates

NOW THEREFORE, BE IT HEREBY ORDAINED the Board of County Commissioners of Kittitas County, Washington, after due deliberation of all of the facts and in the best interest of the public, does hereby approve said zone change from Rural-5 to Planned Unit Development, conditional use permit, and plat subject to the following conditions:

- 1) The applicant shall enter into a development agreement with Kittitas County to provide a proportionate share of mitigation for impacts to Easton School District, and Kittitas County Fire District #3 as follows:
 - 1.2 Kittitas County Fire District #3: Mitigation shall be provided for the impacts to fire district personal ~~and training~~, facilities, and equipment based on 89 dwelling units, RV storage, RV park, campground, or other approved commercial uses.

All single family, multi-family and RV Storage units will include automatic fire suppression (sprinklered). This will exclude community out-buildings, detached sfr garages, detached multi-family parking structures and the 4 large parcel homes east of the BPA distribution lines.

*This will include improvements to Easton Water District #3 needs for system improvements to not only support the added new development but also for needed upgrades to district wide capital facility. Upgrades will be inclusive of upfront cost for the looping and cross connections of water district distributions lines, is inclusive of providing land and facilities for a new district water storage tank sized to meet the needs of the development and district future and for funding and assistance (see **District Resolutions # 030796-2- Exhibit C(3)**) expended in 2004.*

*The Marian Meadows Development will be inclusive of fire hydrant placement as required by the Easton Water District and Kittitas County Fire Marshall (see **attached exhibit C(2)**). These improvements will address current fire flow issues within the district and provides all land owners within the Districts water service area improved water services.*

Automatic fire suppression will not be required in community outbuildings like bathroom facilities, pool support buildings, recycling, solid waste or mail distribution buildings or single family/townhome detached garages.

The development of Marian Meadows will also comply with criteria and conditions delineated by the Kittitas County Fire Marshall as it pertains to fire flow, water storage and system requirements. These will be inclusive of the following:

- Residential- Townhouses 3601 sq feet and greater with automatic sprinklers = 1 hour flow duration and 1000 Gallons Per Minute. This is considering a Type V wood-frame construction.
- The larger RV storage appears to be a Type IIIA ordinary construction – 20,000 sq ft = 2000 x 0.25 (Sprinklers) = 500. (Cannot reduce less than 1000 GPM per IFC). The fire flow would be 1000 GPM for 2 hour flow duration.
- **1000 GPM flow rate for 2 hours or 120,000 total water needed for fire suppression.**
- In reference to your hydrant questions, IFC 507.5.1 **allows maximum spacing of 600 feet for the hydrants**, since the buildings will be sprinkled. The RV storage building should have a hydrant within 600 feet of it.

The plat of Marian Meadows will not be classified as an IRI fire zoned area and agrees that the development will be removed from the oversight and regulatory requirements of the Wildland Urban Interface Code exclusive of the 4 large lot tracts residing east of the BPA Powerlines and on the slopes of Easton Ridge.

With the approval of Marian Meadows, the fire Districts tax base will increase by upward of \$50 million at buildout. Immediate increases will come with platted lots and as homes are placed, an added tax base will be realized.

30.2.1 A Fire Management Plan as approved by the Kittitas County Fire Marshal shall be developed and implemented. *The Plat of Marian Meadows Estates will include and enforce the attached Marian Meadows Fire Protections Plan. This will be included within recorded C C & R's for the plat. Exhibit C(1)*

30.2.2 Fire hydrants shall be included as per fire district design standards. *Automatic fire suppression and fire hydrant spacing will be in accordance with Easton Water District and Kittitas County Fire Marshall. Exhibit C(2)*

30.2.3 Development shall comply with KCC Title 20 Fire and Life Safety, including the International WUI Code defensible space requirements. *With the inclusion of automatic fire suppression, upgrades to the Easton Water District and urban level of water availability which Marian Meadows will provide, we request that the Plat be removed from the WUI code regulations with the exception of the 4 large lot tracts east of the BPA distribution lines.*

30.2.4 Non-combustible areas immediately adjacent to buildings shall be required. *Included provision within the Developments C C & R's and Fire Prevention Plan will address this.*

30.2.5 The FEIS identified public fire education programs, and additional equipment to mitigate Fire and Medical Response impacts associated with the project. Project contribution to these measures is identified in the FEIS. Such contributions can be made a condition of a Development Agreement, with amounts identified appropriate to the 89 unit current proposal. The applicant shall to contact the Kittitas Valley Fire District to determine appropriate mitigation measures. Mitigation measures shall be included in the development agreement. *The FEIS was written to address a number of differing density scenarios/tenured conditions with recommendations*

addressing densities upward of 440 plus units. The revised Marian Meadows plat as noted is for a fraction of this density. Please see answer to section 1.2 above as it pertains to mitigations.