



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

October 16, 2019

Easton Ridge Land Company, LLC
PO Box 687
Roslyn, WA 98941
dougw@inlandnet.com

Martens Enterprises, LLC
c/o Jerry Martens
PO Box 458
Cle Elum, WA 98922
jerry@martensllc.com

Sent via email

RE: Marian Meadows Development Agreement (DV-19-00001) – Transmittal of Fire Marshal and Building Official comments/review

Dear Mr. Martens,

This letter is to provide you the County Fire Marshal and Building Official first review comments. Please see the attached letters for their comments. These comments are in addition to the comments transmitted to you via email on July 31, 2019 and the County First Review letter that was send on September 3, 2019.

We have scheduled a follow-up meeting to discuss these comments and the overall proposal on October 23, 2019 at 9:00 am in the Community Development Services Conference Room 411 N Ruby St., Ste. 2, Ellensburg, WA 98926. This meeting will include your team, CDS staff (planning, building, fire) and Public Works staff. If you have any questions directly related to the comment letter attached please reach out the commenter directly. After the conclusion of this meeting, if you have any further questions, please do not hesitate to contact me.

Best regards,

Lindsey Ozbolt
Planning Official

Enclosure – Kittitas County Fire Marshal comments dated October 7, 2019
Kittitas County Building Official comments dated October 11, 2019

CC: Dan Carlson, AICP, Community Development Services Director *via email*
Mark Cook, PE, Public Works Director *via email*
Mike Flory, Community Development Services Building Official *via email*
Pat Nicholson, Kittitas County Fire Marshal *via email*



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

Office (509) 962-7000 Fax (509) 962-7682

October 7, 2019

Marion Meadows

I have reviewed the fire-related elements for the Marian Meadows project and have the following comments:

1. I agree with the installation of automatic fire sprinkler systems in all residential and commercial buildings excluding detached structures such as restrooms and storage sheds. The intent is to slow or contain fire growth so that the fire department can respond to extinguish a fire. An added benefit is the reduction of exposure risk to the wildland interface.
2. The “**Fire Related Elements**” submittal references a public fire education program but no specific curriculum or who would be providing the education is specifically stated. The Final Environmental Impact Statement (FEIS) is referenced and was reviewed. The FEIS does not specifically outline curricula or delivery. The Kittitas County Fire Marshal shall review and approve the fire prevention program delivered to association personnel and residents.
3. **Fire Risk Surveys** were mentioned in the “Fire Related Elements” submittal and “**Appendix A**” was referenced. No “Appendix A” document was included in submittals to the county. I am unable to review this and need to determine what the fire risk survey is.
4. I have concern regarding the access to the project on Sparks Road. My concerns are consistent with what has already been expressed in comment regarding the congestion of Sparks Road and the winter access. An additional access serving as an alternate route would address the concerns.
5. I have concern that Fire Protection District 3 (Easton Fire) may not have apparatus needed to combat fire within the proposed development. Easton Fire has one primary fire engine and an older secondary. The fire department is not equipped with a ladder truck/aerial platform and would be unable to reach above a second floor. If any of the proposed structures will exceed two floors, the acquisition of a ladder truck should be discussed and addressed within the agreement with the fire district.
6. There is no evidence that the fire department has been involved in any formal discussion regarding the project pursuant to condition 1.2 of Ordinance 2018-006.
7. If the community is to be gated, a Knox product key retention box or gate key switch will be required for emergency access when the gate is closed.

P r e v e n t i o n • E d u c a t i o n • I n v e s t i g a t i o n • E n f o r c e m e n t

FIRE MARSHAL PATRICK NICHOLSON, IFSAC CFI, NAFI CFEI, CVFI



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

Office (509) 962-7000 Fax (509) 962-7682

Corrective action required:

1. Submit details outlining the fire education program for review.
2. Submit "Appendix A" for review.
3. Notify the Fire Marshal when formal discussions have been made with Fire Protection District 3 (Easton).
4. Submit the Wildfire Management Plan for review.



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"

October 11, 2019

Lindsey Ozbolt
Planning Official
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: DV-19-00001 Marian Meadows Development Agreement Review

Dear Ms. Ozbolt,

Thank you for the opportunity to comment on the above listed project.

I previously submitted comments on June 28, 2019 stating: "All buildings must meet the current adopted IBC, IRC, IFC and Washington State adopted codes at the time of submittal." I have further reviewed the submittal documents and find they are inconsistent with Ordinance 2018-006 and the conditions set forth, in particular, the compliance with the Wildland Urban Interface Code.

Exhibit C(1) – The Plat of Marian Meadows Estates Fire Prevention Plan

States that "fire pits or any other ignition source will be monitored and maintained". The current adopted Wildland Urban Interface Code Appendix A does not allow open flame devices on the exterior of buildings. This statement should be removed.

Exhibit C – Fire Marian Meadows Fire Related Elements

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

This document states: "The plat of Marian Meadows **will not** be classified as an IR1 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".

It further states: "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".

Exhibit D – Marian Meadows Community Standards and Guidelines

Section 1 Subsection 6 - The Developer will have sole discretionary oversight of building types and building standards until 75% of homes & 75% of units are sold/occupied or developer elects to transfer oversight forward to MMOA.

Section 2 Subsection 1 B – The Developer/MMOA will have sole discretionary oversight of building means, methods and materials.

Corrective measures required:

The subject property shall not be removed from the Wildland Urban Interface Code regulations as adopted by Kittitas County. In regards to exhibits labeled C, these statements should be removed. In regards to exhibit D, these statements should include “subject to the requirements of the current County adopted building codes including the IBC, IRC, IFC and Washington State Amendments at the time of building permit submittal”.

As an alternative to the removal of the IR1 designation, the applicant could submit applications to have the property reclassified based on the current adopted WUIC Appendix C. Kittitas County could re-assess the classification of a described geographical area containing up to thirty (30) building lots excluding the four (4) large lots on the eastern edge of the project and any commercial buildings. These four (4) lots and any commercial buildings would be individually re-assessed for the hazard rating classification if so desired.

If the applicant wishes to have up to thirty (30) building lots included in a re-assessment, they must provide either a recorded plat map or a preliminary site map that will be binding and identify which lots will be in each re-assessment.

Please don't hesitate to contact me should you have any further questions.



Mike Flory,
Building Official