



# Kittitas County Community Development Services

411 North Ruby Street Suite #2 | Ellensburg, WA 98926

Phone: (509) 962-7506 | Fax: (509) 962-7682

## Fire Hazard Severity Score: 34

Map #: 18-18-27081-1009  
Owner: SSHI LLC  
Determination date: 10/6/2023  
Expires: 10/6/2024

Permit #: PSA23-00405  
Site address: ,  
Scored by: Marvin Douvier

### A. Subdivision Design Points

- 1. Ingress/Egress
  - Two or more primary roads 1 ✓
  - One road 3
  - One-way road in, one-way road out 5
- 2. Width of Primary Road
  - 20 feet (6096 mm) or more 1 ✓
  - Less than 20 feet (6096 mm) 3
- 3. Accessibility
  - Road grade 5% or less 1 ✓
  - Road grade more than 5% 3
- 4. Secondary Road Terminus
  - Loop roads, cul-de-sacs with an outside turning radius of 45 feet (13 716 mm) or greater 1 ✓
  - Dead-end roads 200 feet (60 960 mm) or less in length 3
  - Dead-end roads greater than 200 feet (60 960 mm) in length 5
- 5. Street Signs
  - Present 1 ✓
  - Not present 3

### B. Vegetation (IWUIC Definitions)

- 1. Fuel Types
  - Light 1
  - Medium 5 ✓
  - Heavy 10
- 2. Defensible Space
  - 70% or more of site 1 ✓
  - 30% or more, but less than 70% of site 10
  - Less than 30% of site 20

### C. Topography

- 8% or less 1 ✓
- More than 8%, but less than 20% 4
- 20% or more, but less than 30% 7
- 30% or more 10

### D. Roofing Material

- Class A Fire Rated 1 ✓
- Class B Fire Rated 5
- Class C Fire Rated 10
- Nonrated 20

### E. Fire Protection - Water Source

- 500 GPM (1892.5 L/min) hydrant within 1,000 feet (304.8 m) 1 ✓
- Hydrant farther than 1,000 feet (304.8 m) or draft site 2
- Water source 20 min. or less, round trip 5
- Water source farther than 20 min., and 45 min. or less, round trip 7
- Water source farther than 45 min., round trip 10

### F. Existing Building Construction Materials

- Noncombustible siding/deck 1
- Noncombustible siding/combustible deck 5
- Combustible siding and deck 10 ✓

### G. Utilities (gas and/or electric)

- All underground utilities 1
- One underground, one above ground 5
- All above ground 10 ✓

### Total:

- Low Hazard 0 - 39 ✓
- Moderate Hazard 40 - 59
- High Hazard 60 - 74
- Extreme Hazard 75+

**Low Hazard**  
No IR Requirements Needed

RECEIVED  
APR 17 2024

Kittitas County CDS





## KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657

### WILDLAND URBAN INTERFACE (WUI) PLAN REVIEW

DUE TO THE FIRE HAZARD SEVERITY SCORE FOR YOUR PARCEL AND THAT THE PARCEL **DOES** RESIDE INSIDE OF A FIRE RESPONSE DISTRICT YOU MUST COMPLY WITH THIS ENTIRE FORM.

# *READ: IMPORTANT*

***THE PARCEL'S ADDRESS SIGN WILL BE MOUNTED IN A NONOBSTRUCTED AREA IN ACCORDANCE WITH KITTITAS COUNTY CODE AND THE PROPERTY LINES WILL BE CLEARLY MARKED.***

**The following codes shall govern all aspects of construction: 2018 International Building Code, 2018 International Residential Code, 2018 International Fire Code, 2018 International Mechanical Code, 2018 International Fuel Gas Code, 2018 Uniform Plumbing Code, 2018 Washington State Energy Code, 2021 National Fuel Gas Code NFPA 54, 2020 Liquefied Petroleum Gas Code NFPA 58, 2018 International Wildland Urban Interface Code. THE ISSUANCE OR GRANTING OF A PERMIT SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF THE PROVISIONS OF ANY APPLICABLE CODE OR ORDINANCE OF THE JURISDICTION. NOR SHALL IT BE IMPLIED ACCEPTANCE OF ANY CHANGES THAT OCCUR ON SITE.**

## DEFENSIBLE SPACE DISTANCE REQUIRED: 30' OR TO THE PROPERTY LINE

### 603.1 Objective

Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a *defensible space*.

### 603.2 Fuel Modification

Buildings or structures, constructed in compliance with the conforming *defensible space* category of Table 503.1 (The defensible space requirement is determined in the heading on the first page of this document), shall comply with the *fuel modification* distances contained in Table 603.2. (*Conforming means that you created a defensible space that complies with the highlighted red letters above*). For all other purposes the *fuel modification* distance shall not be less than 30 feet (9144 mm) or to the lot line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure. Distances specified in Table 603.2 are allowed to be increased by the code official because of a site-specific analysis based on local conditions and the fire protection plan.

NOTE F4:

Please also see Kittitas County Code: KCC 20.10 Wildland Urban Interface Code

### 603.2.2 Trees

Trees are allowed within the *defensible space*, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm). (See 603.2 above for where to measure from). Trees shall be limbed up 6'-10' from the ground, or 1/3 the height of the tree, whichever is shorter. For example, an 8' tall tree can't be limbed up 10', but that 8' tall tree should be limbed up roughly 2.5' from the ground.

### 603.2.3 Groundcover

Deadwood and litter shall be regularly removed from trees. Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated *defensible space*, provided they do not form a means of transmitting fire from the native growth to any structure.



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## CHAPTER 2 – DEFINITIONS

**DEFENSIBLE SPACE.** An area either natural or manmade, where material capable of allowing a fire to spread unchecked has been treated, cleared, or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

## CHAPTER 6 - FIRE PROTECTION REQUIREMENTS

### User note:

**About this chapter:** Chapter 6 establishes minimum fire protection requirements to mitigate the hazards to life and property from fire in the wildland-urban interface. The chapter includes both design-oriented and prescriptive mitigation strategies to reduce the hazards of fire originating within a structure spreading to wildland and fire originating in wildland spreading to structures.

*Especially targeted for a systems-approach to fire protection are those new buildings that are deemed to be particularly hazardous under Chapter 5; these buildings are required to be sprinklered. Other hazard mitigation strategies include establishing around structures defensible space zones wherein combustible vegetation and trees are regulated and kept away from buildings and trees are located 10 feet crown-to crown away from each other. Additional hazards that are dealt with in Chapter 6 include spark arresters on chimneys and regulated storage of combustible materials, firewood and LP-gas.*

### SECTION 601 - GENERAL

#### 601.1 Scope.

The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within *wildland-urban interface areas*.

#### 601.2 Objective.

The objective of this chapter is to establish minimum requirements to mitigate the risk to life and property from wildland fire exposures, exposures from adjacent structures and to prevent structure fires spreading to wildland fuels.

### SECTION 602 - AUTOMATIC SPRINKLER SYSTEMS

#### 602.1 General.

An *approved* automatic sprinkler system shall be installed in all occupancies in new buildings required to meet the requirements for Class 1 ignition-resistant construction in Chapter 5. The installation of the automatic sprinkler systems shall be in accordance with nationally recognized standards.

### SECTION 603 - DEFENSIBLE SPACE

#### 603.1 Objective.

Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a *defensible space*.

**603.2 Fuel modification.**

Buildings or structures, constructed in compliance with the conforming *defensible space* category of Table 503.1, shall comply with the *fuel modification* distances contained in Table 603.2. For all other purposes the *fuel modification* distance shall be not less than 30 feet (9144 mm) or to the lot line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure as shown in Figure 603.2. Distances specified in Table 603.2 are allowed to be increased by the code official because of a site-specific analysis based on local conditions and the fire protection plan.

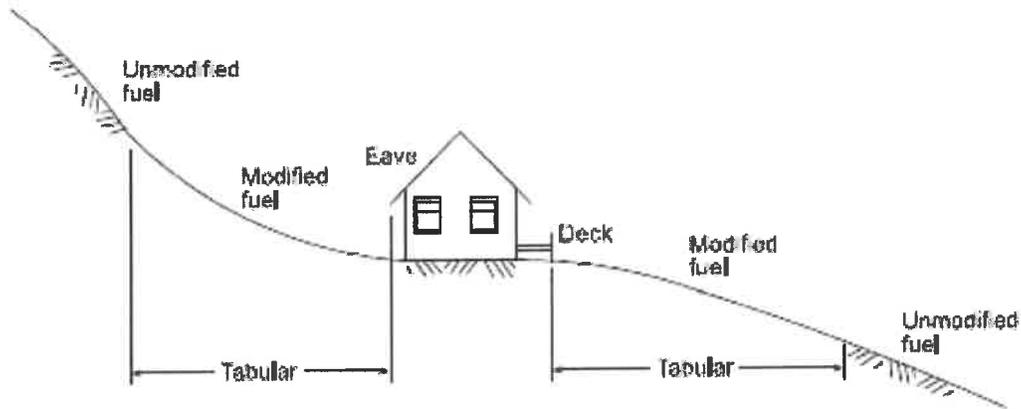
**TABLE 603.2 - REQUIRED DEFENSIBLE SPACE**

WILDLAND-URBAN INTERFACE AREA	FUEL MODIFICATION DISTANCE (feet) <sup>a</sup>
Moderate hazard	30
High hazard	50
Extreme hazard	100

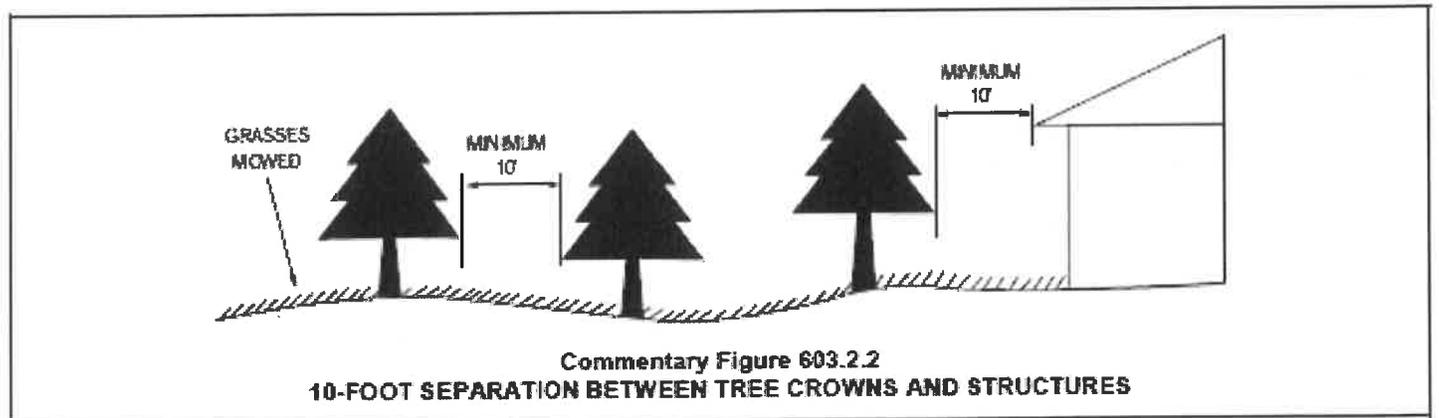
For SI: 1 foot = 304.8 mm.

a. Distances are allowed to be increased due to site-specific analysis based on local conditions and the fire protection plan.

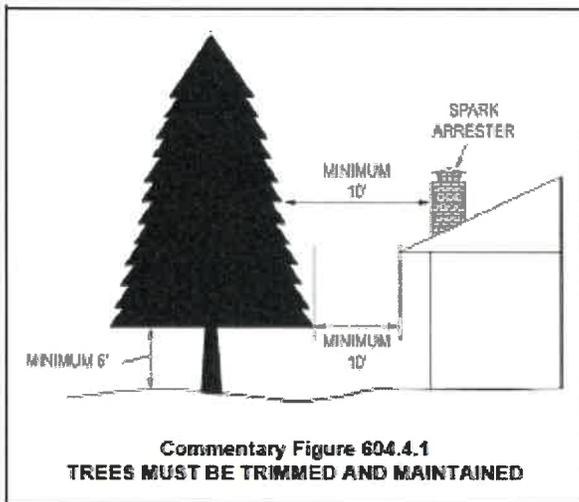
**FIGURE 603.2 - MEASUREMENTS OF FUEL MODIFICATION DISTANCE**



**FIGURE 603.2  
MEASUREMENTS OF FUEL MODIFICATION DISTANCE**



**Commentary Figure 603.2.2  
10-FOOT SEPARATION BETWEEN TREE CROWNS AND STRUCTURES**



**603.2.1 Responsible party.**

Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non-fire-resistive vegetation on the property owned, leased or controlled by said person.

**603.2.2 Trees.**

Trees are allowed within the *defensible space*, provided that the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm). See Figure 603.2.2.

**603.2.3 Groundcover.**

Deadwood and litter shall be regularly removed from trees. Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated *defensible space*, provided that they do not form a means of transmitting fire from the native growth to any structure.

**SECTION 604 - MAINTENANCE OF DEFENSIBLE SPACE**

**604.1 General.**

Defensible spaces required by Section 603 shall be maintained in accordance with Section 604.

**604.2 Modified area.**

Non-fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations.

**604.3 Responsibility.**

Persons owning, leasing, controlling, operating or maintaining buildings or structures are responsible for maintenance of *defensible spaces*. Maintenance of the *defensible space* shall include modifying or removing non-fire-resistive vegetation and keeping leaves, needles and other dead vegetative material regularly removed from roofs of buildings and structures.

**604.4 Trees.**

Tree crowns extending to within 10 feet (3048 mm) of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm). Tree crowns within the *defensible space*

shall be pruned to remove limbs located less than 6 feet (1829 mm) above the ground surface adjacent to the trees.

**604.4.1 Chimney clearance.**

Portions of tree crowns that extend to within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm).

**604.4.2 Deadwood removed.**

Deadwood and litter shall be regularly removed from trees.



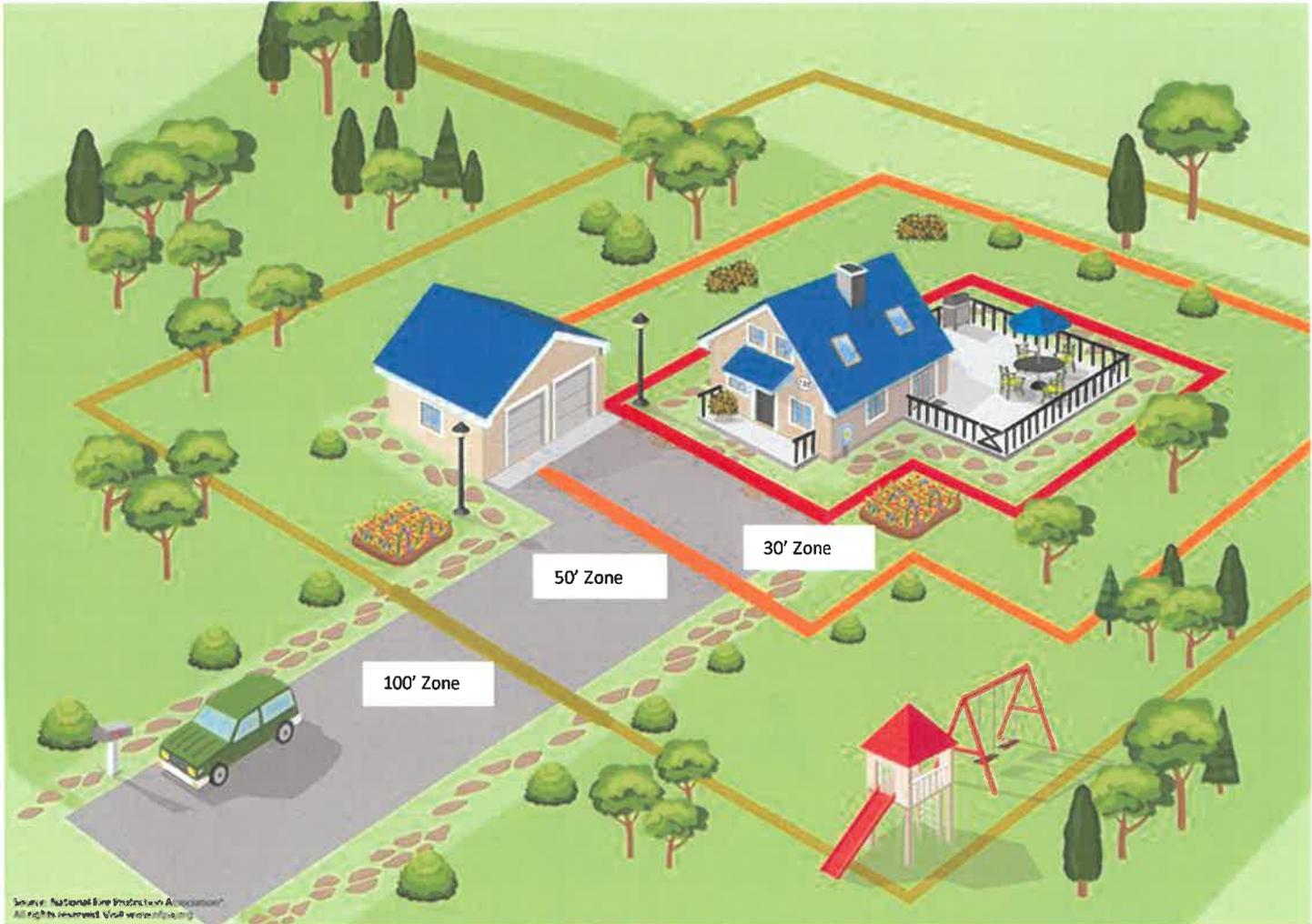
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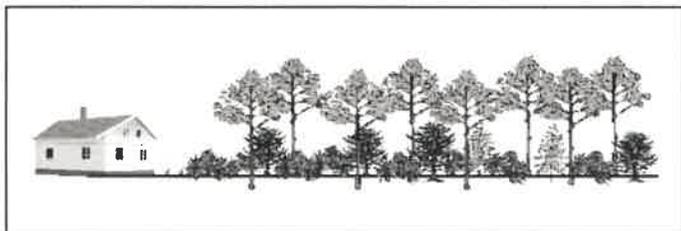
## Defensible Space Diagram

Please ensure that the defensible space plan that applies to your building project notes distances from decks as well as the main structure. Ensure that the vegetation model is removed from within the hazard zone distances in accordance with Chapter 6 in the 2018 International Wildland Urban-Interface Code.

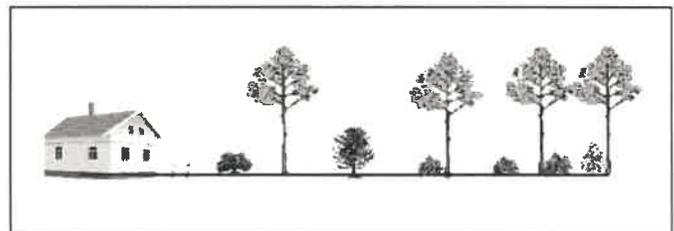


NOT TO SCALE

Inadequate Defensible Space



Adequate Defensible Space



**603.2.2 Trees**

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## Fire Resistant Vegetation List Informational List (NOT required for WUIC or any other step in the building process)

### Saponin

- is an organic chemical found in some plants
- plants that contain saponin can usually be worked into a lather
- soap-like products are used as fire-suppressants

#### Hydrangeaceae (contain saponin)

Syringa, Mock Orange

*Philadelphus lewisii*

'Cultivars'

'Buckley's Quill' Mock Orange

(4-5' tall)

*Philadelphus hybrid*

#### Caryophyllaceae (contain saponin)

'Firewitch' Dianthus

*Dianthus gratianopolitanus*

Agavaceae

Soapweed Yucca

*Gypsophila Yucca*

Baby's Breath

Caryophyllaceae

*Ceanothus americanus*

Rhamnaceae (contain saponin)

New Jersey Tea

*Ceanothus velutinus*

Snowbrush

*Baptisia sphaerocarpa*

'Screaming Yellow'

Fabaceae (contain saponin)

False Indigo or Yellow Wild Indigo

*Saponaria ocymoides*

Rock Soapwort

'Lipstick' Strawberry

*Malus Fragaria*

Crabapple

### Pectin

Note: Fruit trees are a good choice

Caprifoliaceae (contain pectin and saponin)

Snowberries

*Symphoricarpos albus*

Note: contains pectin and

high moisture

Elderberry

*Sambucus caerulea*

Note: many Euphorbia

species are invasive

Euphorbiaceae (contain saponin and latex)

**Spurge**

*Euphorbia characias*

*E. ephedimoides*

**Hardy Ice Plant**

*Sedum rupestre* *Delosperma cooperri*

'Angelina' Stonecrop

**High Moisture Content**

Cactus

*Opuntia*

*Sempervivum*

Hens & Chicks

**High Moisture Content**

'Pawnee Buttes' Sand Cherry

*Prunus pumila*

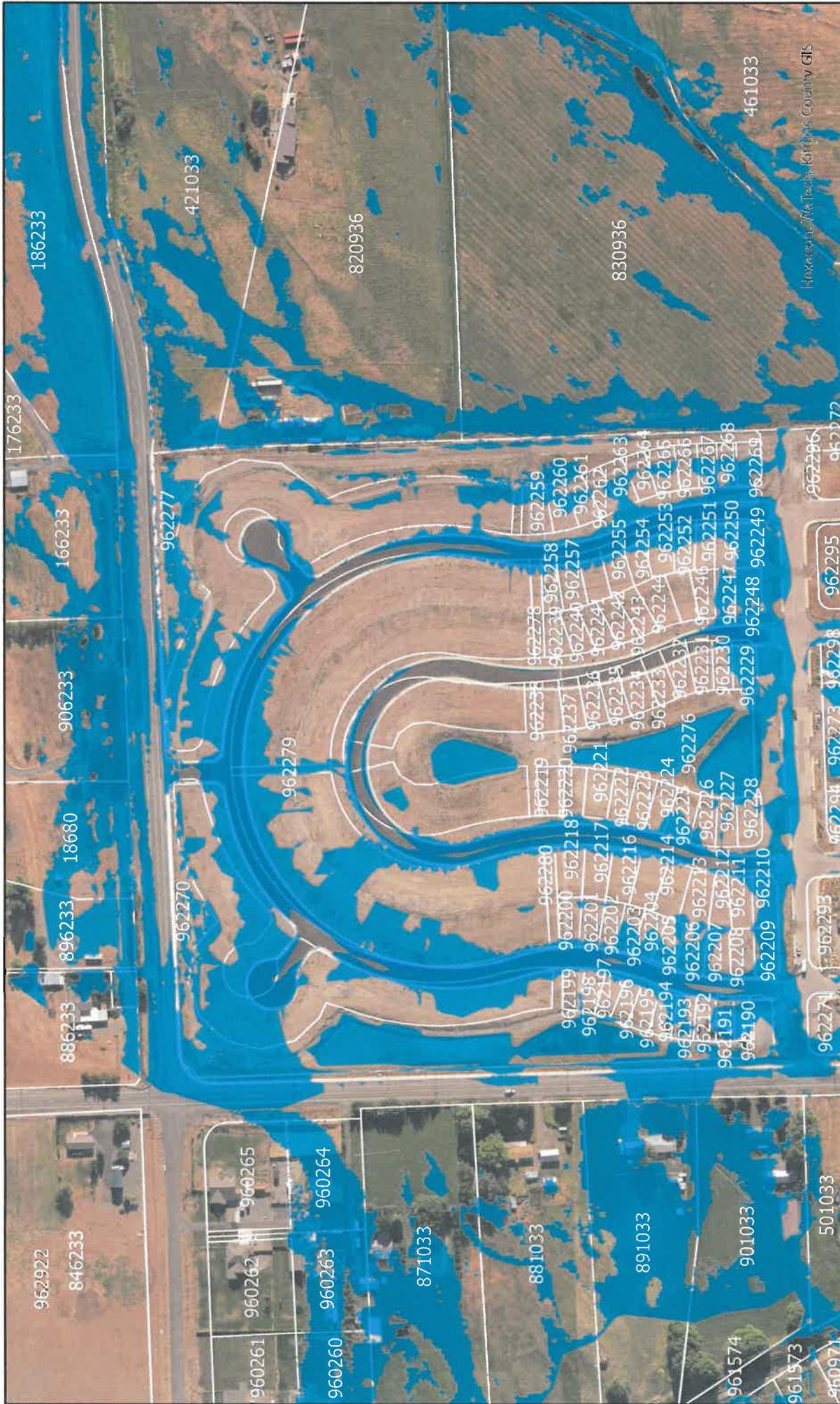
**Sand Cherry**

*Prunus besseyi*

'Pawnee Buttes' Sand Cherry

'Spitfire' Quince

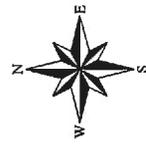
*Chaenomeles speciosa*



**PRELIMINARY DRAFT MAP ONLY**

Flood risk identified by Flood Control Zone District Whiskey-Mercer Study

 Preliminary Draft, 100 Year SFHA



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Date: 10/13/2023 User Name: samantha.cox



**Plat Name: Black Horse Phase 2**  
**Addresses and Parcel numbers**  
**Updated 8-2-23kjb**

Any Updates please contact Kim Bansemer at: [kjbansemer@drhorton.com](mailto:kjbansemer@drhorton.com)

Lot #	House #	Street Address	City and Zip	Parcel #	Map #
146		Roundup DR	Ellensburg, WA 98926	963442	18-18-27081-0146
147		Roundup DR	Ellensburg, WA 98926	963443	18-18-27081-0147
148		Roundup DR	Ellensburg, WA 98926	963444	18-18-27081-0148
149		Roundup DR	Ellensburg, WA 98926	963445	18-18-27081-0149
150		Roundup DR	Ellensburg, WA 98926	963446	18-18-27081-0150
151		Roundup DR	Ellensburg, WA 98926	963447	18-18-27081-0151
152		Roundup DR	Ellensburg, WA 98926	963448	18-18-27081-0152
153		Roundup DR	Ellensburg, WA 98926	963449	18-18-27081-0153
154		Roundup DR	Ellensburg, WA 98926	963450	18-18-27081-0154
155		Roundup DR	Ellensburg, WA 98926	963451	18-18-27081-0155
156		Roundup DR	Ellensburg, WA 98926	963452	18-18-27081-0156
157		Roundup DR	Ellensburg, WA 98926	963453	18-18-27081-0157
158		Roundup CT	Ellensburg, WA 98926	963454	18-18-27081-0158
159		Roundup CT	Ellensburg, WA 98926	963455	18-18-27081-0159
160		Roundup CT	Ellensburg, WA 98926	963456	18-18-27081-0160
161		Roundup CT	Ellensburg, WA 98926	963457	18-18-27081-0161
162		Roundup CT	Ellensburg, WA 98926	963458	18-18-27081-0162
163		Roundup CT	Ellensburg, WA 98926	963459	18-18-27081-0163
164		Roundup CT	Ellensburg, WA 98926	963460	18-18-27081-0164
165		Roundup CT	Ellensburg, WA 98926	963461	18-18-27081-0165
166		Roundup CT	Ellensburg, WA 98926	963462	18-18-27081-0166
167		Roundup CT	Ellensburg, WA 98926	963463	18-18-27081-0167
168		Roundup CT	Ellensburg, WA 98926	963464	18-18-27081-0168
169		Roundup CT	Ellensburg, WA 98926	963465	18-18-27081-0169
170		Roundup CT	Ellensburg, WA 98926	963466	18-18-27081-0170
171		Roundup DR	Ellensburg, WA 98926	963467	18-18-27081-0171
172		Roundup DR	Ellensburg, WA 98926	963468	18-18-27081-0172
173		Roundup DR	Ellensburg, WA 98926	963469	18-18-27081-0173
174		Roundup DR	Ellensburg, WA 98926	963470	18-18-27081-0174
175		Roundup DR	Ellensburg, WA 98926	963471	18-18-27081-0175
176		Roundup DR	Ellensburg, WA 98926	963472	18-18-27081-0176
177		Roundup DR	Ellensburg, WA 98926	963473	18-18-27081-0177
178		Roundup DR	Ellensburg, WA 98926	963474	18-18-27081-0178
179		Roundup DR	Ellensburg, WA 98926	963475	18-18-27081-0179
180		Roundup DR	Ellensburg, WA 98926	963476	18-18-27081-0180
181		Roundup DR	Ellensburg, WA 98926	963477	18-18-27081-0181
182		Roundup DR	Ellensburg, WA 98926	963478	18-18-27081-0182
183		Roundup DR	Ellensburg, WA 98926	963479	18-18-27081-0183
184		Roundup DR	Ellensburg, WA 98926	963480	18-18-27081-0184
185		Roundup DR	Ellensburg, WA 98926	963481	18-18-27081-0185
186		Roundup DR	Ellensburg, WA 98926	963482	18-18-27081-0186
187		Roundup DR	Ellensburg, WA 98926	963483	18-18-27081-0187
188		Roundup DR	Ellensburg, WA 98926	963484	18-18-27081-0188
189		Roundup DR	Ellensburg, WA 98926	963485	18-18-27081-0189
190		Roundup DR	Ellensburg, WA 98926	963486	18-18-27081-0190
191		Roundup DR	Ellensburg, WA 98926	963487	18-18-27081-0191
192		Roundup DR	Ellensburg, WA 98926	963488	18-18-27081-0192

193		Roundup DR	Ellensburg, WA 98926	963489	18-18-27081-0193
194		Roundup DR	Ellensburg, WA 98926	963490	18-18-27081-0194
195		Roundup DR	Ellensburg, WA 98926	963491	18-18-27081-0195
196		Roundup DR	Ellensburg, WA 98926	963492	18-18-27081-0196
197		Roundup DR	Ellensburg, WA 98926	963493	18-18-27081-0197
217		Longhorn Loop	Ellensburg, WA 98926	963494	18-18-27081-0217
218		Longhorn Loop	Ellensburg, WA 98926	963495	18-18-27081-0218
219		Longhorn Loop	Ellensburg, WA 98926	963496	18-18-27081-0219
220		Longhorn Loop	Ellensburg, WA 98926	963497	18-18-27081-0220
221		Longhorn Loop	Ellensburg, WA 98926	963498	18-18-27081-0221
222		Longhorn Loop	Ellensburg, WA 98926	963499	18-18-27081-0222
223		Longhorn Loop	Ellensburg, WA 98926	963500	18-18-27081-0223
224		Longhorn Loop	Ellensburg, WA 98926	963501	18-18-27081-0224
225		Longhorn Loop	Ellensburg, WA 98926	963502	18-18-27081-0225
226		Longhorn Loop	Ellensburg, WA 98926	963503	18-18-27081-0226
227		Longhorn Loop	Ellensburg, WA 98926	963504	18-18-27081-0227
228		Longhorn Loop	Ellensburg, WA 98926	963505	18-18-27081-0228
229		Longhorn Loop	Ellensburg, WA 98926	963506	18-18-27081-0229
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233		Longhorn Loop	Ellensburg, WA 98926	963508	18-18-27081-0233
234		Longhorn Loop	Ellensburg, WA 98926	963509	18-18-27081-0234
235		Longhorn Loop	Ellensburg, WA 98926	963510	18-18-27081-0235
236		Longhorn Loop	Ellensburg, WA 98926	963511	18-18-27081-0236
257		Longhorn Loop	Ellensburg, WA 98926	963512	18-18-27081-0257
258		Longhorn Loop	Ellensburg, WA 98926	963513	18-18-27081-0258
259		Longhorn Loop	Ellensburg, WA 98926	963514	18-18-27081-0259
260		Longhorn Loop	Ellensburg, WA 98926	963515	18-18-27081-0260
261		Longhorn Loop	Ellensburg, WA 98926	963516	18-18-27081-0261
264		Longhorn Loop	Ellensburg, WA 98926	963517	18-18-27081-0264
265		Longhorn Loop	Ellensburg, WA 98926	963518	18-18-27081-0265
266		Longhorn Loop	Ellensburg, WA 98926	963519	18-18-27081-0266
267		Longhorn Loop	Ellensburg, WA 98926	963520	18-18-27081-0267
268		Longhorn Loop	Ellensburg, WA 98926	963521	18-18-27081-0268
269		Longhorn Loop	Ellensburg, WA 98926	963522	18-18-27081-0269
270		Longhorn Loop	Ellensburg, WA 98926	963523	18-18-27081-0270
271		Longhorn Loop	Ellensburg, WA 98926	963524	18-18-27081-0271
272		Longhorn Loop	Ellensburg, WA 98926	963525	18-18-27081-0272
273		Longhorn Loop	Ellensburg, WA 98926	963526	18-18-27081-0273
274		Longhorn Loop	Ellensburg, WA 98926	963527	18-18-27081-0274
275		Longhorn Loop	Ellensburg, WA 98926	963528	18-18-27081-0275
276		Longhorn Loop	Ellensburg, WA 98926	963529	18-18-27081-0276
297		Wrangler DR	Ellensburg, WA 98926	963530	18-18-27081-0297
298		Wrangler DR	Ellensburg, WA 98926	963531	18-18-27081-0298
299		Wrangler DR	Ellensburg, WA 98926	963532	18-18-27081-0299
300		Wrangler DR	Ellensburg, WA 98926	963533	18-18-27081-0300
301		Wrangler DR	Ellensburg, WA 98926	963534	18-18-27081-0301
302		Wrangler DR	Ellensburg, WA 98926	963535	18-18-27081-0302
303		Wrangler DR	Ellensburg, WA 98926	963536	18-18-27081-0303
304		Wrangler DR	Ellensburg, WA 98926	963537	18-18-27081-0304
305		Wrangler DR	Ellensburg, WA 98926	963538	18-18-27081-0305
306		Wrangler DR	Ellensburg, WA 98926	963539	18-18-27081-0306
307		Wrangler DR	Ellensburg, WA 98926	963540	18-18-27081-0307
308		Wrangler DR	Ellensburg, WA 98926	963541	18-18-27081-0308
309		Wrangler DR	Ellensburg, WA 98926	963542	18-18-27081-0309
310		Wrangler DR	Ellensburg, WA 98926	963543	18-18-27081-0310

311		Wrangler DR	Ellensburg, WA 98926	963544	18-18-27081-0311
312		Wrangler DR	Ellensburg, WA 98926	963545	18-18-27081-0312
313		Wrangler DR	Ellensburg, WA 98926	963546	18-18-27081-0313
314		Wrangler DR	Ellensburg, WA 98926	963547	18-18-27081-0314
315		Wrangler DR	Ellensburg, WA 98926	963548	18-18-27081-0315
316		Wrangler DR	Ellensburg, WA 98926	963549	18-18-27081-0316
317		Wrangler DR	Ellensburg, WA 98926	963550	18-18-27081-0317
318		Wrangler DR	Ellensburg, WA 98926	963551	18-18-27081-0318
319		Wrangler DR	Ellensburg, WA 98926	963552	18-18-27081-0319
320		Wrangler DR	Ellensburg, WA 98926	963553	18-18-27081-0320
321		Wrangler DR	Ellensburg, WA 98926	963554	18-18-27081-0321
322		Wrangler DR	Ellensburg, WA 98926	963555	18-18-27081-0322
323		Wrangler CT	Ellensburg, WA 98926	963556	18-18-27081-0323
324		Wrangler CT	Ellensburg, WA 98926	963557	18-18-27081-0324
325		Wrangler CT	Ellensburg, WA 98926	963558	18-18-27081-0325
326		Wrangler CT	Ellensburg, WA 98926	963559	18-18-27081-0326
327		Wrangler CT	Ellensburg, WA 98926	963560	18-18-27081-0327
328		Wrangler CT	Ellensburg, WA 98926	963561	18-18-27081-0328
329		Wrangler CT	Ellensburg, WA 98926	963562	18-18-27081-0329
330		Wrangler CT	Ellensburg, WA 98926	963563	18-18-27081-0330
331		Wrangler CT	Ellensburg, WA 98926	963564	18-18-27081-0331
332		Wrangler CT	Ellensburg, WA 98926	963565	18-18-27081-0332
333		Wrangler CT	Ellensburg, WA 98926	963566	18-18-27081-0333
334		Wrangler CT	Ellensburg, WA 98926	963567	18-18-27081-0334
335		Wrangler CT	Ellensburg, WA 98926	963568	18-18-27081-0335
336		Wrangler DR	Ellensburg, WA 98926	963569	18-18-27081-0336
337		Wrangler DR	Ellensburg, WA 98926	963570	18-18-27081-0337
338		Wrangler DR	Ellensburg, WA 98926	963571	18-18-27081-0338
339		Wrangler DR	Ellensburg, WA 98926	963572	18-18-27081-0339
340		Wrangler DR	Ellensburg, WA 98926	963573	18-18-27081-0340
341		Wrangler DR	Ellensburg, WA 98926	963574	18-18-27081-0341
342		Wrangler DR	Ellensburg, WA 98926	963575	18-18-27081-0342
343		Wrangler DR	Ellensburg, WA 98926	963576	18-18-27081-0343
Tract R				963577	18-18-27081-1029
Tract S				963578	18-18-27081-1030



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships – Building Communities"

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

To submit electronically, please send to [permits@co.kittitas.wa.us](mailto:permits@co.kittitas.wa.us)

## PRELIMINARY SITE ANALYSIS

**FEE: \$380.00 (\$160.00 Community Development Fee + \$220 Public Works Fee)**

*The PSA provides general information about a parcel and must be completed prior to applying for a building permit. Please provide a scaled site plan.*

*This review will be completed within 7-10 business days. PSA applications expire after 365 days from the application date.*

### 1. REQUESTER INFORMATION

Name: SSHI LLC dba D. R. Horton Inc. Phone Number: 425-821-3400 #6565115

Mailing Address: 11241 Slater AVE NE Suite 120, Kirkland, WA 98033 (BILLING ADDRESS)

Email: kjbansemer@drhorton.com Send PSA by:  Email  Mail

### 2. ADDITIONAL CONTACT INFORMATION:

Name: Kim Bansemer - Permit Supervisor Phone Number: 425-821-3400 #6565115

Mailing Address: 11241 Slater AVE NE Suite 200, Kirkland, WA 98033 (Mailing address)

Email: kjbansemer@drhorton.com Send PSA by:  Email  Mail

3. PROPERTY ADDRESS: Black Horse Phase 2 Lots 146-197, 217-229, 232-236, 257-261, 264-276, 297-343.

4. MAP OR PARCEL NUMBER: Please see attached Map # list for the 135 Lots.

5. PROJECT DESCRIPTION (Site Plan required if proposing a project): 135 New SFR at Black Horse Ph. 2

6. ARE THERE OTHER BUILDINGS ON THE PROPERTY?  Yes  No

IF YES, PLEASE LIST THE TYPE OF BUILDINGS: \_\_\_\_\_

7. DOES THE PROPOSED PROJECT INCLUDE PLUMBING?  Yes  No

IS THERE AN EXISTING POTABLE WATER SOURCE?  Yes  No

IF YES, PLEASE SELECT ONE OF THE FOLLOWING:  Individual Well  Shared Well  Public Water System

8. ARE GROUND DISTURBING ACTIVITIES ANTICIPATED?  Yes  No ESTIMATED AMOUNT \_\_\_\_\_

**THE FOLLOWING QUESTIONS WILL DETERMINE YOUR FIRE HAZARD SEVERITY (WUIC) SCORE.  
INCOMPLETE ANSWERS WILL RESULT IN THE HIGHEST SEVERITY SCORE.**

9. LIST THE ROOFING, SIDING, AND DECKING MATERIAL: \_\_\_\_\_

10. WILL THE PROJECT INCLUDE PROPANE?  Yes  No  Above Ground  Below Ground

11. WILL THERE BE ELECTRICITY TO THE PROPERTY?  Yes  No  Above Ground  Below Ground

### AUTHORIZATION

I hereby acknowledge that I have read this application and certify under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I agree to comply with all current codes, laws, regulations, and permit requirements related to this project.

I hereby certify that I will pay all fees as required by law. All permit fees are non-refundable.

Signature of Applicant:

Date:

Kim Bansemer

9-19-23

Application Received By (CDS Staff Signature):

Date:

Gail Weyand

Digitally signed by Gail Weyand



**NOTE: Kittitas County CDS cannot guarantee eligibility for development until a complete and accurate application is submitted. Updated 03/28/2023.**



# KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
 CDS@CO.KITTTAS.WA.US  
 Office (509) 962-7506

"Building Partnerships – Building Communities"

## Critical Areas Checklist

The purpose of this checklist is to provide critical areas information to County staff to determine potential impacts of a project or action regulated under the Kittitas County Critical Areas Ordinances. Critical areas, including critical aquifer recharge areas (CARAS), fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas and wetlands are regulated under KCC 17A to ensure these ecologically sensitive areas are protected. This checklist is designed to ensure any critical areas and/or buffer zones are accurately identified on or adjacent to the subject property and project area(s). Site plans should be to scale and include accurate measurements of critical areas and associated buffers.

A property owner or authorized representative must fill out the checklist completely and submit it to the County with their Preliminary Site Analysis (PSA) application. Information sources for each question are provided at the end of this document. CDS will review this checklist along with critical area information available to the County through Title 17A and make a determination of impacts. This determination will be included in the PSA results and will clarify if further critical area study is needed. Further critical areas study may include a site visit, critical areas report or other means of site investigation consistent with Title 17A. In the event that inadequate information is provided by the applicant with their PSA submittal, a critical areas determination may be withheld until sufficient information is provided.

Property Owner	
<b>Legal Owner Name</b>	SSHI LLC dba D. R. Horton, Inc.
<b>Mailing Address</b>	11241 Slater AVE NE Suite 200, Kirkland WA 98033
<b>Email</b>	KJBansemmer@drhorton.com
<b>Contact Phone</b>	Kim Bansemmer-Permit Supervisor 425-821-3400 #5115
Applicant	
Check this box if identical to above information <input checked="" type="checkbox"/>	
<b>Name</b>	
<b>Mailing Address</b>	
<b>Email</b>	
<b>Contact Phone</b>	
Contact Person	
Check this box if identical to above information <input type="checkbox"/>	
<b>Name</b>	Kim Bansemmer
<b>Mailing Address</b>	11241 Slater AVE NE Suite 200, Kirkland WA 98033
<b>Email</b>	KJBansemmer@drhorton.com
<b>Contact Phone</b>	425-821-3400 #5115
Project Information	
<b>Parcel Number</b>	
<b>Site Address</b>	
<b>Describe Proposal and Underlying Permit</b>	Construct a new SFR with attached Garage.

Please read our "Critical Areas Information Resources" page (below) before answering these questions.

1) Are you aware of any environmental documentation that has been prepared related to critical areas that includes the subject area?

Yes  No  Unknown

If yes, please attach a list of document titles \_\_\_\_\_

2) Is the proposed site adjacent to, or does it include a body of water (e.g. exposed standing water, pond, year round or seasonal stream, river or lake)?

Yes  No  Unknown

3) Have any wetlands been identified within 300 feet of the project site?

Yes  No  Unknown

4) Is the project site within 300 feet of any areas consistent with wetland characteristics (open water, seasonal water, marsh areas, water saturated soils or wetland plants such as "cat tails")?

Yes  No  Unknown

5) Are there landslide hazards or slopes of 33% or greater within 50 feet of the project site?

Yes  No  Unknown

6) Does the site presently have fish or wildlife habitat? See examples noted in our Critical Areas Information Resources page below.

Yes  No  Unknown

If yes, please identify any wildlife habitat indicators \_\_\_\_\_

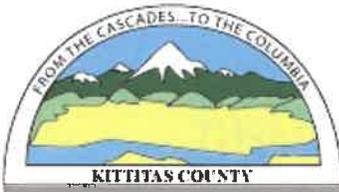
7) Is the project located within a Flood Hazard Zone?

Yes  No  Unknown

## **PSA CRITICAL AREAS CHECKLIST ATTACHMENT**

**Attachments for Response to #1, both have been provided to Kittitas County Planning Official, Jeremy Johnston:**

- **Compensatory On-Site Mitigation Plan prepared by Anchor QEA, dated October 2020**
- **Nationwide Permit (NWP) 29 approved by Corps of Engineers, dated October 16, 2020**



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships--- Building Communities"

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

RECIPIENT: **Blackhorse Phase II**

Date: 10/11/2023

Tax ID: 962279

Site Address: \*This Design Criteria is valid for all of Blackhorse Phase II

2018 IRC Table R301.2(1) (SEE KCC SECTION 14.04.020 FOR FOOTNOTES)

GROUND SNOW LOAD	WIND SPEED (d) (mph)	SEISMIC DESIGN CATEGORY (f)	WEATHERING (a)	FROST LINE DEPTH (b)	TERMITE (c)	WINTER DESIGN TEMP(e)	ICE BARRIER UNDERLAYMENT REQUIRED(h)	FLOOD HAZARDS (g)	AIR FREEZING INDEX(I)	MEAN ANNUAL TEMP(J)
Min. 30 psf Roof (Pf)	110 Vult	C, D0 and D1 are present	Severe	24"	Slight to Moderate	2F	Yes		1,000-2,000	50 F

**SNOW LOAD INFORMATION**

Elevation: **1632** X ISO **0.027** = Ground Snow Load (PG): **44** psf

Roof Snow Load Formula (PF)= (0.7)(CE)(CT)(I)(PG)

Exposure Factor (CE)	Thermal Factor (CT)	Importance Factor (I)
<b>1</b>	1.1 Heated	1
1	1.2 Unheated	1

Roof Snow Load (PF)
<b>34</b> psf For Heated Structures
<b>37</b> psf For Unheated Structures

**ALSO, See ASCE 7.10 For Other Snow Load Issues**

**Section 7.4 Pitch Reduction.** Do not reduce where snow cannot slide off roof. (Valley, Pitch Breaks, e

**Section 7.6 Unbalanced Roof Snow Loads.**

**Section 7.7 Drifts on Lower Roofs/ Decks.**

**Section 7.9 Sliding Snow ON Lower Roofs/Decks.**

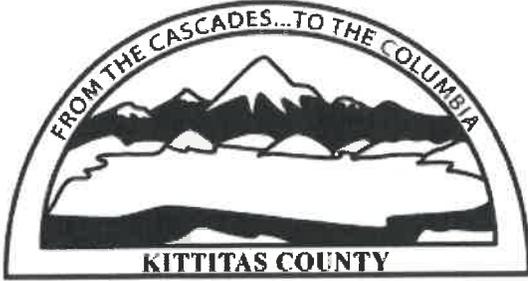
OTHER DESIGN CRITERIA:

Building Code	2018 IBC & 2018 IRC
Wind Speed	110 MPH
Exposure:	B <input type="checkbox"/> C <input checked="" type="checkbox"/>
	Check One

Prescriptive IRC

Seismic Zone	C <input checked="" type="checkbox"/> D0 <input type="checkbox"/> D1 <input type="checkbox"/>
Roof Class:	A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/>
Frost Depth:	24 Inches
	Check One

See 2018 Washington State Energy Code Climate Zone 5 (see <http://www.energy.wsu.edu>)



**Kittitas County**  
**Community Development Services**  
411 North Ruby Street Suite #2 | Ellensburg, WA 98926  
Phone: (509) 962-7506 | Fax: (509) 962-7682

## Preliminary Site Analysis Report

**PSA #:** PSA-23-00405      **Map #:** 18-18-27081-1009  
**Issue Date:** 10/13/2023      **Expiration Date:** 10/13/2024  
**Parcel #:** 962279      **Site address:** ,  
**Owner:** SSHI LLC  
11241 SLATER AVE NE STE 200  
KIRKLAND, WA, 98033-8826  
KJBANSEMER@DRHORTON.CO  
M  
**Proposed use:** SFR FOR SEVERAL LOTS

## Land & Zoning

**Lot size:** 0.08000000  
**Land use:** urban  
**Zoning:** Commercial Agriculture  
**Setback: Front:** 25  
**Setback: Side:** 5  
**Setback: Rear:** 25

- Site plan must show setbacks from all property lines as well as any identified critical areas to the proposed development or the setbacks from all property lines. Please see above for setbacks for your parcel. These setbacks are the minimum requirement for structure placement in relation to property lines. Please make sure these are marked on the site plan used for building permit submittal. Please note that the definition for Lot Line, Front changed within Kittitas County Code to the following: 17.08.370 "Lot line, front" means a lot line with frontage on any public street, private street, right-of-way, or other means of vehicular access, other than an alley. (Ord. 2022-017, Ord. 2019-013, 2019; Res. 83-10, 1983). A parcel may have more than one front lot line.

**In a platted development?:** Yes  
**Platted development name:** Black Horse at Whiskey Creek Ph2  
**Urban Growth Area?:** Yes  
**Airport overlay:** No  
**BPA:** No  
**Forest Practices Act:** No  
**Mineral lands:** No  
**Traffic Impact Fee?:** Yes  
**Traffic Impact Fee Comment:** -  
**Park Impact Fee?:** Yes  
**Prk Impact Fee Comment:** -

## Districts

**Irrigation district:** Yes  
**Irrigation district name:** Cascade

- GIS data indicates that your parcel is located within the Cascade Irrigation District boundary. Please contact Cascade at 509-962-9583 if you have any questions as to whether your parcel is served by Cascade irrigation water.

**School district:** Yes  
**School district name:** Ellensburg School District

## Critical Areas

**Shoreline:** No  
**DNR water:** No  
**Wetlands:** Yes  
**Wetlands type:** PEM1fx  
**Hazardous slope:** No  
**Landslide area:** No  
**Priority habitat species:** No  
**Coal mine shaft:** No  
**Channel Migration Zone:** No  
**Channel Migration Zone Comments:** -

## Design Criteria

- USE EXPOSURE FACTOR 1.0 FOR OPEN AREA USE  
EXPOSURE "C" FOR OPEN AREA

**Ground snow load:** 44  
**Wind speed:** 110 Vult  
**Seismic zone:** C  
**Frost depth:** 24"

## Access

**Existing permit number:** -  
**Access from:** County Road  
**Permit requirements:** Address/access Permit Required

**Access must be constructed prior to :** Occupancy Permit Issuance

**Road Certification:** Not required

**Existing Access:** -

## Flood

**Floodway:** No

**Floodplain:** Yes, 100-Year Floodplain

- Best available information indicates that this property is at flood risk and that upcoming flood mapping changes are expected to include the property within the 100-year floodplain. A floodplain development permit is not currently required because the effective Flood Insurance Rate Map does not yet include this parcel, but the homes should be elevated so that the finished floor elevation is at least 1 foot above the base flood elevation (BFE) to address this flood risk. Please contact Kittitas County Public Works Water Resources Staff for individual lot BFE data prior to submitting building permits.

## Environmental Health

**Comments:** Please contact Environmental Health for water and septic requirements.

Phone: (509) 962-7515

Online: Environmental Health Website

## Code Enforcement

**Existing Code Enforcement:** No

- No open code enforcement cases found for this parcel.

## Stormwater & Grading

**Stormwater Plans required:** No

Kittitas County had adopted the Stormwater Management Manual for Eastern Washington. All new development and redevelopment, unless certain exemptions are met, are required to meet the requirements for: Core Element 1 – Preparation of Stormwater Site Plan Core Element 2 – Construction Stormwater Pollution Prevention Core Element 3 – Source Control of Pollution Core Element 4 – Preservation of Natural Drainage Systems Projects that will create greater than 5,000 square feet of impervious surface need to provide an engineered stormwater plan to Public Works that demonstrates how the project meets the requirements for all the applicable Core Elements, including also: Core Element 5 – Runoff Treatment (if Pollution Generating Impervious Surfaces > 5,000 sq. ft.) Core Element 6 – Flow Control (if Impervious Surfaces > 10,000 sq. ft.) Core Element 7 – Operations and Maintenance (If thresholds for core elements 5 or 6 are met)

**Grading Permit comments:**

A grading permit is required for any filling or excavating prior to beginning work unless certain exemptions are met. For more information visit:  
<http://www.co.kittitas.wa.us/public-works/development/grading-permit.aspx>

## Fire

**Wildland Urban Interface Code:**

Low Hazard- Build a 30' defensible space or to property line, no mitigations, final inspection not required.

**Fire district:**

Yes

**Fire district name:**

-

**Inspection Required:**

No

**Required Defensible Space:**

30'

## Site Plan

**Well/Septic:**

N/A

<b>Setbacks? :</b>	N/A
<b>Scale?:</b>	N/A
<b>All Structures? :</b>	N/A
<b>Critical Areas?:</b>	N/A
<b>Access? :</b>	N/A
<b>WUI Defensible Space? :</b>	N/A
<b>Easements?:</b>	N/A
<b>Comments:</b>	Please ensure all required elements including any critical areas are expressed on your site plan when applying to build.

## Water

<b>Water Mitigation Required:</b>	No
<b>OTC Area:</b>	Yes
<b>Zone:</b>	Green
<b>Water Meter Required:</b>	No
<b>Comments:</b>	These parcels are connecting to a Group A water system. For questions about the Adequate Water Supply Determination application requirements please call KCCDS at 509-962-7506.

*NOTE: Kittitas County CDS cannot guarantee eligibility for development until a complete and accurate application is submitted. Codes and regulations are subject to change; project applications shall adhere to current codes and regulations at time of permit submittal. \*\*PSA applications expire after 365 days from the application date\*\**