

Ellie Myers

From: Savannah Davies <SDavies@kcf7.com>
Sent: Monday, July 7, 2025 3:56 PM
To: Ellie Myers
Subject: Halvorson Variance Request

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Hi Ellie!

Here are our comments on behalf of Kittitas County Fire District #7 regarding the Halvorson property located at parcel (#956182)

As the responding fire district for the subject property located within the Rural 5 zone, we have reviewed the applicant's request for a variance to reduce the required 25-foot front setback to 15 feet, as outlined in KCC 17.30A.050. We understand the intent is to maintain a safe distance from the adjacent golf course along the rear property line while enabling the construction of a single-family residence.

Reduced setbacks can present challenges for fire access and defensible space, if a variance is allowed for this parcel, we suggest the following mitigation measures that—if implemented—will maintain an acceptable level of fire safety and operational access:

- Use of ignition-resistant construction materials, including Class A roofing, noncombustible siding, and ember-resistant vents.
- Establishment of a noncombustible zone within 5 feet of the structure using gravel or hardscape.
- Strategic fire-resistant landscaping and removal of ladder fuels within the remaining defensible space.
- Maintenance of clear access for emergency vehicles and unobstructed egress routes.
- Compliance with all applicable Wildland Urban Interface (WUI) building standards.

We recommend that these measures be incorporated as conditions of approval for the variance.

Savannah Davies

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Community Risk Reduction

