



# KITTITAS COUNTY FIRE DISTRICT 7

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## **Subject: Zoning Variance application: VA-26-00001 Regan Setback**

Kittitas County Fire District #7 has reviewed the variance request proposing a reduction from the required 15-foot side lot line setback to 10 feet, and a 15-foot reduction from the required 25-foot front line setback. If approved, this variance would result in a 5-foot side lot setback and a 10-foot front lot setback for the construction of a detached pole barn/garage. After careful consideration, we do not support the approval of this variance due to several public safety concerns.

A 5-foot side setback and a 10-foot front setback significantly decrease the buffer between the proposed structure, the roadway, and the neighboring parcel. This limited space may obstruct access for fire apparatus and other emergency vehicles.

Kittitas County is located within a high-risk wildland-urban interface zone. Structures situated closer to the road may be more susceptible to ignition from roadside fires or windborne embers. Reduced setbacks also limit defensible space, which is essential for protecting structures during wildfire events.

We recognize that the County already requires non-combustible Class A roofing materials. However, if the variance is approved despite the concerns noted above, we strongly recommend requiring additional ignition-resistant construction features, including fire-resistant siding and ember-resistant vents, to help mitigate increased risk associated with reduced setbacks.

We appreciate the opportunity to provide input and remain committed to supporting safe development practices that protect residents and first responders.

Sincerely,

*Aaron Lowe*

Aaron Lowe, Fire Chief  
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***“Our mission is to provide the highest quality fire, rescue, and emergency services to our community in a caring and professional manner”***