

## Jeff Watson

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**From:** Brenda Larsen  
**Sent:** Thursday, April 23, 2015 3:38 PM  
**To:** Jeff Watson  
**Subject:** Big Buck Ridge comment letter  
**Attachments:** Big Buck Ridge.doc

April 23, 2015

Jeff Watson  
Staff Planner  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Big Buck Ridge Cluster Plat (LP-07-00040)

Dear Mr. Watson:

Upon review of the above mentioned land use action, I have the following comments/requirements;

- This property falls within the Wildland Urban Interface area classified as IR1. IR1 classification requires that all residences be provided with residential sprinkler systems. Additionally, the exterior building construction materials must be non-combustible, eaves and soffits must be enclosed, and defensible space must be provided around each structure a minimum of 150'.
- Approved water storage of 15,000 gallons, with a private fire hydrant system shall be installed.
- Water storage and hydrant spacing shall comply with the International Fire Code.
- No fire apparatus access lane shall have a slope greater than 12%. A Variance Permit will be required for any slopes or grades greater than allowed by County Code.
- "No Parking-Fire Lane" signs must be posted per Fire Marshal requirements on any cul-de-sacs.
- All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2012 International Fire and Building Codes.
- A separate permit is required for any private water storage or hydrant system. The tank and hydrant system shall be subject to plan review through the Fire Marshal's Office and shall be subject to an annual Operational Permit.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at (509) 962-7000.

Sincerely,

*Brenda Larsen*

*Fire Marshal*  
*509-962-7000*

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