



Fire
Sprinkled

Pat Deneen <patdeneen3@gmail.com>

Big Creek Trails Conditions

1 message

Pat Deneen <pat@patrickdeneen.com>
To: Josh Hink <josh.hink@co.kittitas.wa.us>
Bcc: Dayna Ridlon <daynaridlon@johnlscott.com>

Fri, Jul 8, 2016 at 7:37 AM

Josh

If the conditions that I prepared, based on my former agreements with Brenda, and discussion with you, a copy of which are below, properly describe our agreement please let Rose know so she can include it in her Staff Report. I think she will be sending it out later today.

Thanks ... Pat

1. As a condition to meeting the required fire suppression criteria for the Big Creek Trails Planned Unit Development all new residential and commercial structures shall be required to install sprinkler systems approved by the Kittitas County Fire Marshall. Said sprinkler systems shall be required to maintain their own reservoir for the operation of said system with the design and installation approved by the Kittitas County Fire Marshal.
2. As each new residential and commercial structural constructed within the Big Creek Trails Planned Unit Development shall have an approved sprinkler system with reservoir sized for each structure approved by the Kittitas County Fire Marshall the Big Creek Trails Planned Unit development domestic water system shall not be required to provide fire hydrants and fire flow in the design criteria for said system.

--

Pat Deneen
509-260-0462



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COMPOSE

Staff report Inbox x

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- 0- TODAY (24)
- 0-After Europe (6)
- 0-Cabin Plans (22)
- 0-CAMP 2014 Ema...
- 0-Denver Ski Sho...
- Pat
- keith scully
send me PDjr email
- Tereza Rakosnikov:
thx
- Alan Heroux
Hey Pat are you alive?
- Johann Furr
You: you out there?
- Bruce Coe
You: no issues ... she is c

Pat Deneen <patdeneen3@gmail.com> 8:13 PM
to pat

There are a number of items that need to be modified as follows;

1. There should be a qualifying statement that the first 9 lots shall be developed as a group b system.
2. A. There should be a qualifying statement that the first 9 lots shall be developed as a group b system.
2. B. It should state the either single septic systems or community drain fields would be allowed.
3. The irrigation diversion, pipe line and unused ditch needs to be included.
4. Are we working under the 2005 road standards?
5. There should be a qualifying statement that the first 9 lots shall be developed as a group b system.
6. There should be a qualifying statement that the first 9 lots shall be developed as a group b system.
7. A. Water budget neutral statement
7. B. There should be a qualifying statement that the first 9 lots shall be developed as a group b system.
8. The fire language needs to be fixed per the conditions agreed to by the fire Marshall.

Sent from my iPhone

Pat Deneen <patdeneen3@gmail.com> 8:15 PM
to Dayna

Sent from my iPhone

Begin forwarded message:

From: Pat Deneen <patdeneen3@gmail.com>
Date: July 7, 2016 at 8:13:36 PM PDT
To: pat@patrickdeneen.com



Big Creek Trails Planned Unit Development

9 messages

Pat Deneen <pat@patrickdeneen.com>

Thu, Jul 7, 2016 at 1:08 PM

To: Holly Myers <holly.myers@co.kittitas.wa.us>, Holly Duncan <holly.duncan@co.kittitas.wa.us>

Bcc: Dayna Ridlon <daynaridlon@johnlscott.com>

Holly & Holly

Thanks for taking time to discuss the Big Creek Trails Development with me yesterday. Based on that discussion I have created proposed conditions of approval as follows:

1. Phase one of the Big Creek Trails Planned Unit Development shall be served by a Group B water System as approved by Kittitas County.
2. Phase one of the Big Creek Trails Planned Unit Development water system shall be limited to 9 residential or commercial connections as approved by the Kittitas County.
3. The Big Creek Trails Planned Unit Development Group B Water System shall be designed and constructed in such a manner that it can be converted and extended to serve a future Group A Water System for the remaining portion of the Big Creek Trails Planned Unit Development. Said Group A water system shall be approved by the Washington State Health Department.
4. The Big Creek Trails Planned Unit Development shall, prior to the tenth residential or commercial connection, shall have in place a Group A water system plan approved by the Washington State Health Department. The Group A water system may be constructed in phases.
5. The Big Creek Trails Planned Unit Development shall acquire water rights sufficient to meet the needs of each phase of the development.

Do these conditions of use meet your requirements?

Thanks Pat

--

Pat Deneen
509-260-0462



Holly Duncan <holly.duncan@co.kittitas.wa.us>

Thu, Jul 7, 2016 at 1:46 PM

To: Pat Deneen <pat@patrickdeneen.com>, Holly Myers <holly.myers@co.kittitas.wa.us>

When we talked yesterday I understood you to mean 9 residential connections. In looking back, I did come in for only part of the meeting so may have missed something. My concern is when I see "commercial connections" that the population served could bump the system up to a Group A classification more quickly than 9 residential units would depending upon the commercial connection.

From: patdeneen3@gmail.com [mailto:patdeneen3@gmail.com] **On Behalf Of** Pat Deneen

Sent: Thursday, July 07, 2016 1:08 PM

To: Holly Myers; Holly Duncan

Subject: Big Creek Trails Planned Unit Development

[Quoted text hidden]

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message id: 38eb45916c6dcbdac24bb8719d004a14

Pat Deneen <pat@patrickdeneen.com>
To: Holly Duncan <holly.duncan@co.kittitas.wa.us>
Cc: Holly Myers <holly.myers@co.kittitas.wa.us>

Thu, Jul 7, 2016 at 1:49 PM

Thank you for your comment. As we have no commercial buildings we can just remove that.

With that done are the conditions ok with you.

Pat

[Quoted text hidden]

--
Pat Deneen
509-260-0462



Holly Duncan <holly.duncan@co.kittitas.wa.us>
To: Pat Deneen <pat@patrickdeneen.com>

Thu, Jul 7, 2016 at 2:23 PM

Yes.

From: patdeneen3@gmail.com [mailto:patdeneen3@gmail.com] **On Behalf Of** Pat Deneen
Sent: Thursday, July 07, 2016 1:50 PM
To: Holly Duncan
Cc: Holly Myers
Subject: Re: Big Creek Trails Planned Unit Development

[Quoted text hidden]

Pat Deneen <patdeneen3@gmail.com>
To: Holly Duncan <holly.duncan@co.kittitas.wa.us>, Holly Myers <holly.myers@co.kittitas.wa.us>

Thu, Jul 7, 2016 at 2:34 PM

Thank you. Just sent you the revised conditions.

Sent from my iPhone

[Quoted text hidden]

Holly Myers <holly.myers@co.kittitas.wa.us>
To: Pat Deneen <patdeneen3@gmail.com>
Cc: Holly Duncan <holly.duncan@co.kittitas.wa.us>

Thu, Jul 7, 2016 at 4:32 PM

It is my opinion that the discussion we had earlier today is accurately reflected in your proposal if commercial is removed from the item 2.

Holly R Myers

Environmental Health Supervisor

Kittitas County Public Health Department

P-(509)962-7005

Holly.myers@co.kittitas.wa.us

CELEBRATE EVERY DAY!

From: Pat Deneen [mailto:patdeneen3@gmail.com]

Sent: Thursday, July 07, 2016 2:35 PM

To: Holly Duncan; Holly Myers

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

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Do these conditions of use meet your requirements?

Thanks Pat

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Pat Deneen
509-260-0462



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Pat Deneen
509-260-0462

Holly Duncan <holly.duncan@co.kittitas.wa.us>
To: Pat Deneen <patdeneen3@gmail.com>

Fri, Jul 8, 2016 at 8:03 AM

Got them thank you. They look fine.

From: Pat Deneen [mailto:patdeneen3@gmail.com]
Sent: Thursday, July 07, 2016 2:35 PM
To: Holly Duncan; Holly Myers

[Quoted text hidden]

[Quoted text hidden]

Pat Deneen <pat@patrickdeneen.com>
To: Holly Duncan <holly.duncan@co.kittitas.wa.us>

Fri, Jul 8, 2016 at 8:33 AM

Thank you for working with me

[Quoted text hidden]

--
Pat Deneen
509-260-0462

Holly Duncan <holly.duncan@co.kittitas.wa.us>
To: Pat Deneen <pat@patrickdeneen.com>

Fri, Jul 8, 2016 at 8:47 AM

You are welcome. I look forward to the chance to continue working with you.

From: patdeneen3@gmail.com [mailto:patdeneen3@gmail.com] **On Behalf Of** Pat Deneen
Sent: Friday, July 08, 2016 8:34 AM
To: Holly Duncan

[Quoted text hidden]

[Quoted text hidden]



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Sent: Friday, July 08, 2016 8:34 AM
To: Holly Duncan

[Quoted text hidden]

[Quoted text hidden]

