



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7000 Fax (509) 962-7682

WILDLAND URBAN INTERFACE (WUI) PLAN REVIEW SPRINKLERS REQUIRED – MITIGATION ALLOWED

PERMIT #:	PLANS EXAMINER:
OWNER:	CONTRACTOR:
SITE ADDRESS:	TAX PARCEL NO:
STRUCTURE TYPE:	ROOF CLASS: Choose an item.
CONSTRUCTION CLASS: IR1	FIRE SPRINKLERS: YES
DEFENSIBLE SPACE	SQ FOOTAGE:
DISTANCE REQ'D: 100' Or To Property Line	

The following codes shall govern all aspects of construction: 2015 International Building Code, 2015 International Residential Code, 2015 International Fire Code, 2015 International Mechanical Code, 2015 International Fuel Gas Code, 2015 Uniform Plumbing Code, 2015 Washington State Energy Code, 2015 National Fuel Gas Code NFPA 54, 2014 Liquefied Petroleum Gas Code NFPA 58, 2015 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.

504.1 CLASS I IGNITION-RESISTANT CONSTRUCTION shall be in accordance with Sections 504.2 through 504.11

602.1 General.

APPROVED AUTOMATIC SPRINKLER SYSTEM shall be installed in all occupancies in new buildings required to comply with Class I Ignition-Resistant Construction. The installation of the automatic sprinkler system shall be in accordance with nationally recognized standards.

1. Submit a fire sprinkler system plan and permit application to the Fire Marshal's Office.
2. A framing inspection will not be performed until the sprinkler system is inspected and approved by the Fire Marshal.

Exception: Extending to 1.5 times the required defensible space with a *conforming water system* or 2.5 times the required defensible space per Table 503.1 KCC 20.10 Wildland Urban Interface Code will mitigate the sprinkler requirement.

NOTE F1:	<p>504.2 Roof Covering Roofs shall have a roof assembly that complies with a Class A rating when tested in accordance with ASTM E 108 or UL 790. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg) mineral-surfaced, non-perforated cap sheet complying with ASTM D 3909 installed over the combustible decking.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Class A roof assemblies include those with coverings of brick, masonry or an exposed concrete roof deck. 2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on non-combustible decks or ferrous, copper or metal sheets installed without a roof deck on non-combustible framing. 3. Class A roof assemblies include minimum 16 oz/sq. ft. (0.0416 kg/m²) copper sheets installed over combustible decks. <p>504.2.1 Roof Valleys Where provided, valley flashings shall be not less than 0.019 inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4 kg) mineral-surfaced, non-perforated cap sheet complying with ASTM D 3909 running the full length of the valley.</p>
NOTE F2:	<p>504.3 Protection of Eaves Eaves and soffits shall be protected on the exposed underside by ignition-resistant materials or by materials <i>approved</i> for not less than 1-hour fire-resistance-rated construction, 2-inch (51 mm) nominal dimension lumber, or 1-inch (25 mm) nominal fire-retardant-treated lumber or 3/4 inch (19.1 mm) nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the <i>International Building Code</i>. Fascias are required and shall be protected on the back-side by ignition-resistant materials or by materials <i>approved</i> for not less than 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.</p>
NOTE F3:	<p>504.4 Gutters and Downspouts Gutters and downspouts shall be constructed of non-combustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter.</p>
NOTE F4:	<p>504.5 Exterior Walls Exterior walls of buildings or structures shall be constructed with one of the following methods:</p> <ol style="list-style-type: none"> 1. Materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side. 2. Approved noncombustible materials. 3. Heavy timber or log wall construction. 4. Fire-retardant treated wood on the exterior side. The fire-retardant treated

	<p>wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the <i>International Building Code</i>.</p> <p>5. Ignition-resistant materials on the exterior side.</p> <p><i>Such material shall extend from the top of the foundation to the underside of the roof sheathing.</i></p>
NOTE F5:	<p>504.6 Underfloor Enclosure Buildings or structures shall have all under-floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.</p>
NOTE F6:	<p>504.7 Appendages and Projections Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed of one of the following:</p> <ol style="list-style-type: none"> 1. Approved noncombustible materials. 2. Fire retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the <i>International Building Code</i>, or 3. Ignition-resistant building materials in accordance with 503.2. <p>504.7.1 Underfloor Areas Where the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.</p>
NOTE F7:	<p>504.8 Exterior Glazing Exterior windows, window walls and glazed doors, windows within exterior doors, and sky-lights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.</p>
NOTE F8:	<p>504.9 Exterior Doors Exterior doors shall be approved non-combustible construction, solid core wood not less than 1-3/4" thick or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8. Exception: Vehicle access doors.</p>
NOTE F9:	<p>504.10 Vents Attic ventilation openings, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4" (suggested 1/8" max.) or shall be designed and approved to prevent flame or ember penetration into the structure.</p>

	<p>504.10.1 Vent Locations Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical. EXCEPTION: Cal-Fire approved soffit vents only and as first approved by the Fire Marshal.</p>
NOTE F10:	<p>504.11 Detached Accessory Structures Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials <i>approved</i> for not less than 1-hour fire- resistance-rated construction, heavy timber, log wall construction, or constructed with <i>approved noncombustible</i> materials or fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the <i>International Building Code</i>.</p> <p>504.11.1 Underfloor Areas Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5 or underfloor protection in accordance with Section 504.6. Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction or fire retardant- treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the <i>International Building Code</i>.</p>

NOTE F11:	<p>DEFENSIBLE SPACE</p> <p>603.1 Objective Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a <i>defensible space</i>.</p> <p>603.2 Fuel Modification Buildings or structures, constructed in compliance with the conforming <i>defensible space</i> 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 <i>fuel modification</i> distances contained in Table 603.2. For all other purposes the <i>fuel modification</i> distance shall not be less than 30 feet (9144 mm) or to the lot line, whichever is less. Distances specified in</p>
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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.

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).

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.

THIS IS NOT THE ENTIRE WUIC CODE AND ALL OTHER CODE REQUIREMENTS ARE ALSO APPLICABLE.

A FINAL WUIC SITE INSPECTION SHALL BE COMPLETED AND APPROVED PRIOR TO SCHEDULING FINAL INSPECTION FOR CERTIFICATE OF OCCUPANCY.

I, _____ have read and fully understand all above plan review notes and will abide by all applicable codes and regulations. All required inspections will be performed and no work will be covered without being inspected and approved. **No changes will be made to the approved permit without prior written approval from the Kittitas County Department of Community Development Services or the Fire Marshal.**

Signed: _____ Dated: _____

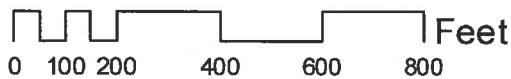
Stream map for PSA PSA-22-00360



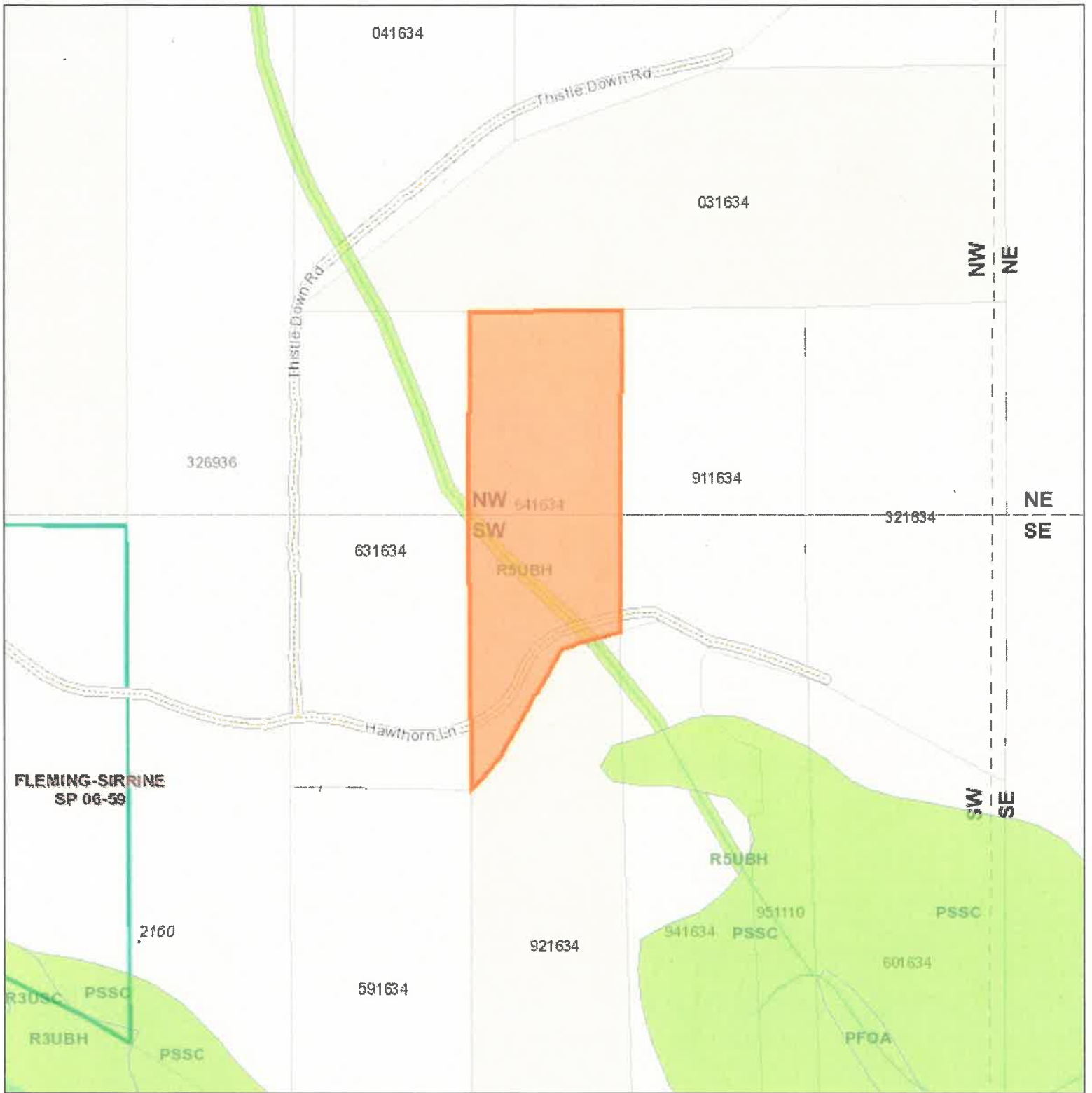
Date: 6/2/2022

1 inch = 376 feet
Relative Scale 1:4,514

Disclaimer:
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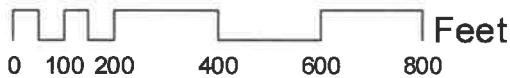
Wetland map for PSA PSA-22-00360



Date: 6/2/2022

1 inch = 376 feet
Relative Scale 1:4,514

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KSH-22-0036



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships - Building Communities"

PRELIMINARY SITE ANALYSIS

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 with this application if project specific. This review will be completed within 7-10 business days.

FEE: \$370.00 (\$150.00 Community Development Fee + \$220 Public Works Fee)

1. REQUESTER INFORMATION

Name: CARY JOHN WHITE Phone Number: (425) 269-6359
 Mailing Address: 8404 NE 140TH STREET - KIRKLAND WA 98034
 Email: CARY@USIDESIGNS.COM Send PSA by: Email Mail

2. ADDITIONAL CONTACT INFORMATION:

Name: _____ Phone Number: _____
 Mailing Address: _____
 Email: _____ Send PSA by: Email Mail

Name: _____ Phone Number: _____
 Mailing Address: _____
 Email: _____ Send PSA by: Email Mail

3. PROPERTY ADDRESS: TBD
 4. MAP OR PARCEL NUMBER: 20-13-12030-0029 AND 641634
 5. PROJECT DESCRIPTION (Site Plan required if proposing a project): (SFR)
5 ACRE LOT

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 _____

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: Cary White

Date: 5.24.2022

Application Received By (CDS Staff Signature): Dail Weyard

Date: 5-31-22



Kittitas County CDS

NOTE: Kittitas County CDS cannot guarantee eligibility for development until a complete and accurate application is submitted. **PSA applications expire after 365 days from the application date**



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"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	
Legal Owner Name	CARY JOHN WHITE
Mailing Address	8404 NE 140TH STREET KIRKLAND 98034
Email	CARY@USIDESIGNS.COM
Contact Phone	(425) 269-6359
Applicant	
Check this box if identical to above information <input checked="" type="checkbox"/>	
Name	
Mailing Address	
Email	
Contact Phone	
Contact Person	
Check this box if identical to above information <input checked="" type="checkbox"/>	
Name	
Mailing Address	
Email	
Contact Phone	
Project Information	
Parcel Number	641634
Site Address	TBD
Describe Proposal and Underlying Permit	

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? **NO**

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



Property Report for Parcel#: 641634

Monday, March 21, 2022

Parcel Information

Address: HAWTHORN LN EASTON
Tax Parcel ID: 641634
Map Number: 20-13-12030-0029
Recorded Area: 5.03 a
Owner Name: WHITE, CARY
Name Cont:
Mailing Address: 8404 NE 140TH ST
City/State/Zip: KIRKLAND WA 98034-9714

Critical Areas Information

Contains > 30% Slope: No
PHS Site Name: N/A
Roof Hazard: HIGH_EXTREEME HAZARD RATING
Roof Class: CLASS A
Seismic Category: D1
Shore Line: N/A
Wetland Code: R5UBH
DNR Water Type: Type 2 (F)
FIRM Zone:
FEMA Flood Map: 53037C0631D
Coalmine Shaft: N/A
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2161
ISO: 0.068
PG: 147, Engineering is required

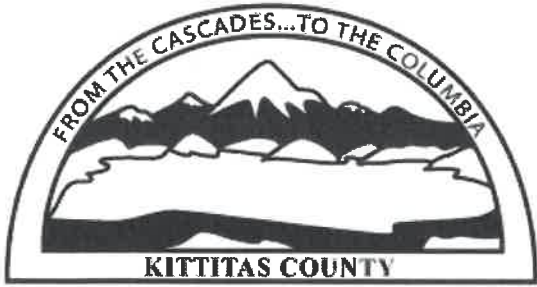


Administrative Information

Zone and Allowed Uses: Rural 5
Land Use Category: Rural Residential
Commissioner District:
Voter Precinct: Kachess
Hospital District: HOSPITAL DISTRICT 2
School District: Easton School District
Irrigation District: KRD
Weed District:
Fire District: Fire District 3 (Easton)
Cemetery District: N/A
Court District: Upper District Court
PUD Comm District: District 2
Parks and Rec District: District 1
Wildland Urban Interface: IR 1
Stock Restricted Area: Stock Restricted
COE Gas Service Area: No

Domestic Water Information

Over the Counter Water: Yes, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, Burchak, KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed: Kachess Yakima River



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-22-00360	Map #:	20-13-12030-0029
Issue Date:	6/3/2022	Expiration Date:	6/3/2023
Parcel #:	641634	Site address:	HAWTHORN LN EASTON
Owner:	WHITE, CARY 8404 NE 140TH ST KIRKLAND, WA, 98034-9714		
Proposed use:	SFR		

Land & Zoning

Lot size:	5.03
Land use:	Rural Residential
Zoning:	Rural 5
Setback: Front:	25
Setback: Side:	15
Setback: Rear:	15

- 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 that abuts any public street, private street, right-of-way or other means of vehicular access, other than an alley. (Ord. 2019-013, 2019; Res. 83-10, 1983). A parcel may have more than one front lot line.

In a platted development?: No
Urban Growth Area?: No
Airport overlay: No
BPA: No
Forest Practices Act: Yes
Forest Practices Act classification: -

- Your project may require a Forest Practices Act Permit from Department of Natural Resources. Please Contact Shane Early at the Southeast Department of Natural Resources office at shane.early@dnr.wa.gov or (509) 925-8510 to see if a permit is required.

Mineral lands: No

Districts

Irrigation district: Yes
Irrigation district name: KRD

- GIS data indicates that your parcel is located within the Kittitas Reclamation District boundary. Please contact KRD at 509-925-6158 if you have any question as to whether or not your parcel is served by KRD irrigation water.

School district: Yes
School district name: Easton School District

Critical Areas

Shoreline: No
DNR water: Yes
DNR water type: Type 2 (F)

- There is a Type F stream on the subject property located within the Cascade Ecoregion. The Type F stream has a 150 foot setback buffer landward from the OHWM. Additionally there is a 15 foot structural setback from the buffers edge (KCC 17A.01.090.5). The streams and setback/buffers must be shown on the site plan at the time of building permit submittal.

Wetlands: Yes
Wetlands type: R5UBH

- The Riverine habitat is classified as a R5UBH which is identified as a Type F stream. Please see the DNR Water Type section for setback requirements. NW Wetland Mapper also identifies a PSSC wetland to the southeast of the property. There is a roadway between the property and the wetland creating an interrupted buffer and appears to be greater than 220 feet from the southern boarder of the property. No wetland setback apply.

Hazardous slope: No
Landslide area: No
Priority habitat species: No
Coal mine shaft: No

Channel Migration Zone: Yes

Channel Migration Zone Comments: Your proposed project may be in a channel migration zone which can pose significant risk to structures. CDS is not requiring a hydrogeological study but does recommend consultation with a qualified engineer prior to construction to clarify and minimize risk to your property.

Design Criteria

Ground snow load: 147, Engineering is required

- ENGINEERING TO USE EXPOSURE FACTOR 1.2 FOR SHELTERED AREA USE EXPOSURE "B" FOR SHELTERED AREA. PLEASE PROVIDE SITE PLAN ON MINIMUM 11X17 PAPER, TO SCALE, PER UNIFIED SITE PLAN REQUIREMENTS. (REQUIREMENTS CAN BE FOUND ON OUR KITTITAS COUNTY WEBSITE)

Wind speed: 110 Vult

Seismic zone: D1

Frost depth: 24"

Access

Existing permit number: -

Access from: Private Road

Permit requirements: Address/access Permit Required

Access must be constructed prior to : Occupancy Permit Issuance

Road Certification: Not required

- Public Works Road Variance #RV-21-00002 was accepted and states the applicant shall provide adequate easement area on parcel #641634 for future road expansion.

Existing Access: -

Flood

Floodway: No

Floodplain: No

Environmental Health

Comments: Codes and regulations are subject to change; project applications shall adhere to current codes and regulations at time of permit submittal. It is your responsibility to know the water resource eligibility for your parcel. Go to taxsifter.co.kittitas.wa.us and search critical areas under the mapsifter tab or contact Ecology water resources.

NO PLUMBING IN PROPOSED STRUCTURE If there is no plumbing in the proposed project, then no septic or water permits are required through the Kittitas County Public Health Department at this time.

Water Requirements:

All new uses of domestic, commercial or industrial water require mitigation and metering. To determine which water bank(s) serve your parcel go to <http://gis.co.kittitas.wa.us/compas/default.aspx> and search for your address or parcel number.

Please call the Kittitas County Public Health Departments' Water Resources program at (509)962-7515 to discuss mitigation options.

Proof of mitigation is required prior to applying for a building permit (as part of the Adequate Water Supply Determination process). For more information, please see <http://www.co.kittitas.wa.us/health/services/water-bankingbuilding-permits.aspx>.

WELL LOCATION (County code 13.20.040 and WAC 173-160-171) All individual or shared wells must be placed: 1. **a minimum of fifty feet from all roads and property lines.**

The meaning of road for this Chapter shall include but is not limited to, any county, state or federal right of ways and any private road. Driveways are not considered roads under this Chapter. 2. **a minimum of five feet from any existing building structure or building projection.**

Water wells shall not be located in garages, barns, storage buildings or dwellings. When locating a nonpublic water well adjacent to a building, the well location shall be measured from the building sewer and closest building projection.

Septic Requirements:

To permit an on-site sewage system with Kittitas County Public Health please follow the steps below: 1. Site Evaluation 2. OSS Design 3. Installation 4. Inspection To view a more detailed narrative of this process, please visit our on-site sewage page at:

<http://www.co.kittitas.wa.us/health/services/liquid-waste.aspx>

Location:

1. An OSDS shall be located on the same lot as the premises being served, or if an easement is obtained and recorded, on other property if approved by the health officer.
2. The minimum distance for the location of the various component parts of the OSDS is measured horizontally and shall comply with Table 1.

	Building Sewer	Septic Tank	Disposal area
Domestic Water Supply	50	50	100
Water Supply Pressure Lin	10	10	10
Surface Water	10	50	100
Building Property Lin	-	5	10
Open Ditches, Cuts, Hillsides (downhill side)	-	-	15 plus height of cut of bank to a maximum of 100 feet
Trees ¹	50	50	100
Trees ²	10	10	10
Subsurface Interceptor Drain	10	10	50 down-slope, 10 up-slope

¹: Elm, locust, cottonwood, willow, and other trees with spreading choking roots. ²: Conifers and other trees with non-spreading and non-choking roots.

Code Enforcement

Existing Code Enforcement:

No

- No requests or cases found.

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 element 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: IR 1

Fire district: Yes

Fire district name: Fire District 3 (Easton)

Required Defensible Space: 100'

- SEE ATTACHED WUIC AND DEFENSIBLE SPACE REQUIREMENTS. AREA OF DEFENSIBLE SPACE MUST BE OUTLINED ON SITE PLAN SUBMITTED FOR BUILDING PERMIT. IF THIS STRUCTURE CONTAINS HABITABLE SPACE, ADDITIONAL DEFENSIBLE SPACE WILL BE REQUIRED. YOU MAY BE ABLE TO MITIGATE BELOW THE IR RATING BY APPLYING FOR THE WUIC APPLICATION. NON-HABITABLE SPACES MORE THAN 50 FEET FROM HABITABLE SPACES DO NOT REQUIRE SPRINKLERS. PLEASE TELL US IF ANY PORTION OF THIS SHOP WILL BE USED FOR HUMAN HABITATION OR IT WILL BE CLOSER THAN 50 FEET TO HABITABLE SPACES.

Site Plan

Well/Septic: No

Setbacks? : No

Scale?: No

All Structures? : No

Critical Areas?: No

Access? : No

WUI Defensible Space? : No

Easements?: No

Comments: Please ensure all required elements including any critical areas are expressed on your site plan when applying to build.

Water

Water Mitigation Required: Yes

OTC Area: Yes

Zone: Green

Water Meter Required: Yes

Comments: Per KCC 13.35.027 all new uses of ground water require mitigation and metering. Proof of mitigation is required prior to applying for a building permit (as part of the Adequate Water Supply Determination process). Please call the Kittitas County Public Works Water Resources program at (509)962-7523 to discuss mitigation options and metering requirements.

*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***