



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

To: Jason Allen

Date: November 13, 2024

From: Zach Torrance-Smith, Staff Planner
(509) 962-7079, zach.torrancesmith@co.kittitas.wa.us

Subject: Allen Remodel/Addition (PM-24-00012)

RECEIVED
FEB 06 2025

Kittitas County CDS

Proposal:

This memo is in regard to the proposed remodel and addition to 320 Morning Dove Lane in Cle Elum, WA; parcel #820734. The parcel is served by one Group A water system. The parcel is served by an individual septic system. This project consists of a remodel of the existing 1043 square foot residence. The main floor will remain 840 square feet. The second floor will have a 145 square foot addition, increasing its size from 203 square feet to 348 square feet. The applicants are pursuing a Shoreline Exemption permit for this project. The deck portion of this project will likely require the completion of a Shoreline Variance application.

Shoreline: The deck addition will require a Shoreline Variance. This process requires a hearing with the Kittitas County Hearings Examiner and the Washington State Department of Ecology will make the final decision regarding approval or denial. A Shoreline Exemption will be required for this project with or without the deck portion.

KCC 17B.07.060:

Variance.

- a. *General provisions. Variance permits should be granted in circumstances where denial of the permit would result in a thwarting of the policy enumerated in [RCW 90.58.020](#). In all instances the applicant must demonstrate that extraordinary circumstances shall be shown, and the public interest shall suffer no substantial detrimental effect. Variances from the use regulations of the Master Program are prohibited.*
- b. *Review criteria for all variances. Variance permits for uses and/or development that will be located landward of the OHWM and/or landward of any wetland may be authorized provided the applicant can demonstrate all of the following:*
 - i. *That the strict application of the bulk, dimensional or performance standards set forth in the applicable Master Program precludes, or significantly interferes with, reasonable use of the property;*
 - ii. *That the hardship is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the Master Program, and not, for example, from deed restrictions or the applicant's own actions;*
 - iii. *That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and SMP and will not cause adverse impacts to the shoreline environment;*
 - iv. *That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;*
 - v. *That the variance requested is the minimum necessary to afford relief;*
 - vi. *That the public interest will suffer no substantial detrimental effect; and*
 - vii. *That the cumulative impact of additional requests for variances in the area where similar circumstances exist would not produce substantial adverse effects to the shoreline environment.*

KCC 17B.07.040:

Variances: The purpose of a variance permit is strictly limited to granting relief from specific bulk, dimensional or performance standards set forth in the applicable Master Program where there are extraordinary circumstances relating to the physical character or configuration of property such that the strict implementation of the Master Program will impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020. When a use or development is proposed that does not comply with the

bulk, dimensional and performance standards of the Master Program, such use or development can only be authorized by approval of a variance.

Zoning

The current zoning is R-5 Rural-5 Zone (KCC 17.30A) and has a land use designation of Rural Residential.

17.30A.040 Lot size required.

The minimum lot size for parcels created after the adoption of the ordinance codified in this chapter shall be:

1. Five (5) acres for lots served by individual wells and septic tanks;
2. One-half (½) acre for lots in a cluster plat. ([Ord. 2013-001](#), 2013; Ord. 2005-05, 2005)

SEPA

A SEPA checklist will not be required for this application, as the amount of earth anticipated to be disturbed will not necessitate SEPA review.

Critical Areas

In preliminary review of the subject property, GIS data indicates the presence of the Yakima River as well as Shoreline Jurisdiction throughout the entirety of the parcel. The Easternmost part of this project therefore includes the Western bank of the Yakima River. The portion of the property on the Yakima River is identified as a wetland, however, shoreline jurisdiction supersedes this designation therefore a Single-Family Wetland Report/Critical Areas Report will not be required for this project.

FPA:

Tree removal is not anticipated to be a component of this project, therefore, a Forest Practices Act application will not be required.

Permitting

Based on the pre application materials provided, a Shoreline Exemption will be required for this project. If the deck expansion component is pursued by the applicants, a Shoreline Variance will also be required for this project.

The Shoreline Exemption application can be located here:

<https://www.co.kittitas.wa.us/uploads/cds/forms/planning/Shoreline%20Exemption%20Permitting.pdf>

The Shoreline Variance application can be located here:

<https://www.co.kittitas.wa.us/uploads/cds/forms/planning/Shoreline%20Permitting.pdf>

Disclaimer:

Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application. Codes are subject to change.



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657

November 13, 2024

Fire Marshal comments
Allen remodel
PM-24-00012

PLANNER NAME, Zach Torrance-Smith

This application was reviewed by Dan Young in the Fire Marshal's Office. Dan can be reached at (509) 962-7000 or e-mail at Dan.Young@co.Kittitas.wa.us. Where there are difficulties in meeting these conditions or if additional information is required, contact Dan in the Fire Marshal's office immediately.

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

Fire flow is not required for this application. (Existing structure)

Fire apparatus turnarounds are not required for this application. (Existing structure)

This application is sited in the designated high fire hazard Wildland - Urban Interface zone. Additional setbacks, building construction, access, fire flow and addressing requirements will be applied at the time of building permit application. All structures are required to be at least 30 feet from all property lines. This property is a moderate hazard and must have a 30' defensible space from the structure including decks.

Dan Young
Fire Marshal

These comments are based on the information provided with the pre-application materials. Any revision to the proposal may change the Fire Marshal comments.



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657



CHAPTER 2 – DEFINITIONS

DEFENSIBLE SPACE. An area either natural or manmade, where material capable of allowing a fire to spread unchecked has been treated, cleared, or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

CHAPTER 6 - FIRE PROTECTION REQUIREMENTS

User note:

About this chapter: Chapter 6 establishes minimum fire protection requirements to mitigate the hazards to life and property from fire in the wildland-urban interface. The chapter includes both design-oriented and prescriptive mitigation strategies to reduce the hazards of fire originating within a structure spreading to wildland and fire originating in wildland spreading to structures.

Especially targeted for a systems-approach to fire protection are those new buildings that are deemed to be particularly hazardous under Chapter 5; these buildings are required to be sprinklered. Other hazard mitigation strategies include establishing around structures defensible space zones wherein combustible vegetation and trees are regulated and kept away from buildings and trees are located 10 feet crown-to crown away from each other. Additional hazards that are dealt with in Chapter 6 include spark arresters on chimneys and regulated storage of combustible materials, firewood and LP-gas.

SECTION 601 - GENERAL

601.1 Scope.

The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within *wildland-urban interface areas*.

601.2 Objective.

The objective of this chapter is to establish minimum requirements to mitigate the risk to life and property from wildland fire exposures, exposures from adjacent structures and to prevent structure fires spreading to wildland fuels.

SECTION 602 - AUTOMATIC SPRINKLER SYSTEMS

602.1 General.

An *approved* automatic sprinkler system shall be installed in all occupancies in new buildings required to meet the requirements for Class 1 ignition-resistant construction in Chapter 5. The installation of the automatic sprinkler systems shall be in accordance with nationally recognized standards.

SECTION 603 - DEFENSIBLE SPACE

603.1 Objective.

Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a *defensible space*.

603.2 Fuel modification.

Buildings or structures, constructed in compliance with the conforming *defensible space* category of Table 503.1, shall comply with the *fuel modification* distances contained in Table 603.2. For all other purposes the *fuel modification* distance shall be not less than 30 feet (9144 mm) or to the lot line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure as shown in Figure 603.2. 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.

TABLE 603.2 - REQUIRED DEFENSIBLE SPACE

WILDLAND-URBAN INTERFACE AREA	FUEL MODIFICATION DISTANCE (feet) ^a
Moderate hazard	30
High hazard	50
Extreme hazard	100

For SI: 1 foot = 304.8 mm.

a. Distances are allowed to be increased due to site-specific analysis based on local conditions and the fire protection plan.

FIGURE 603.2 - MEASUREMENTS OF FUEL MODIFICATION DISTANCE

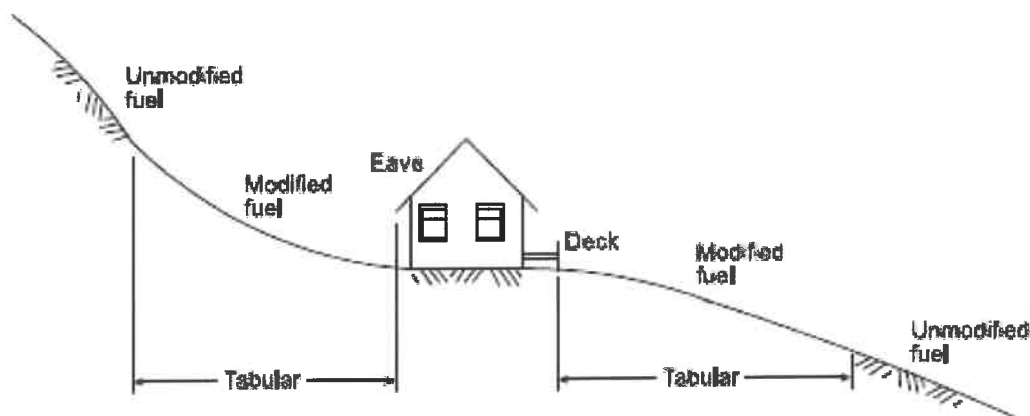
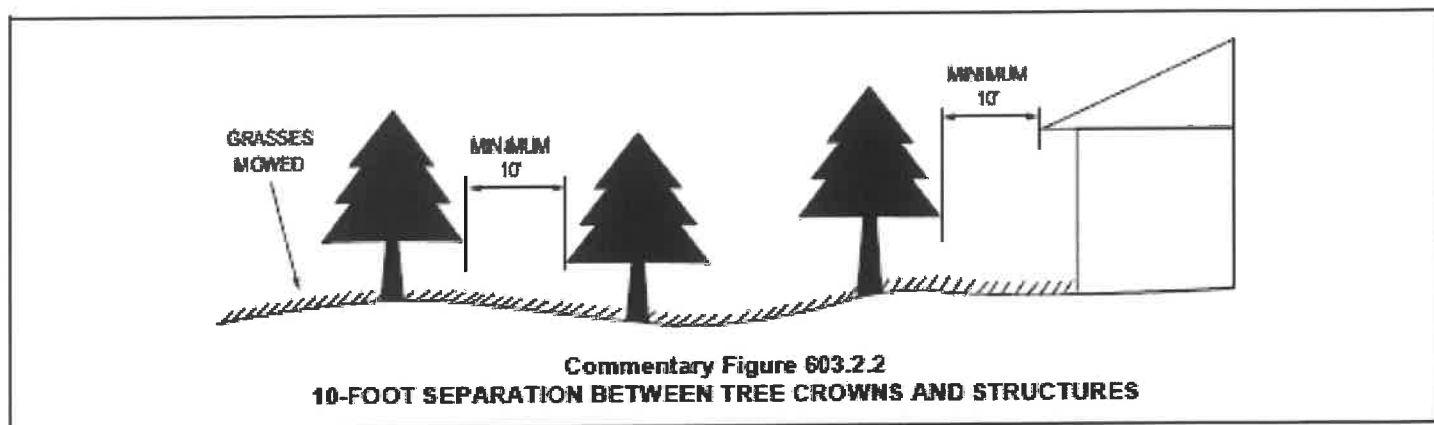
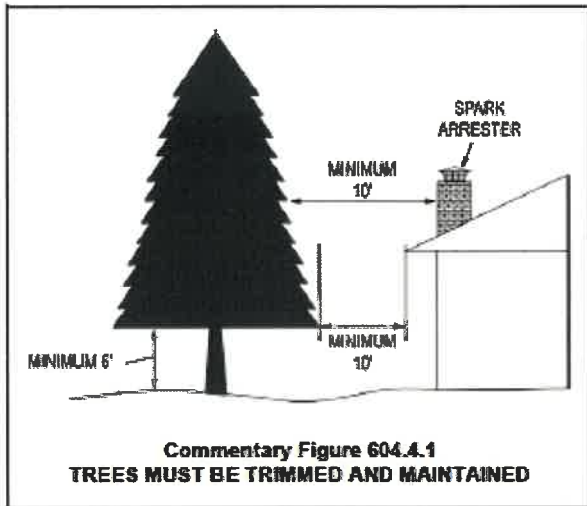


FIGURE 603.2
MEASUREMENTS OF FUEL MODIFICATION DISTANCE





603.2.1 Responsible party.

Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non-fire-resistive vegetation on the property owned, leased or controlled by said person.

603.2.2 Trees.

Trees are allowed within the *defensible space*, provided that 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 Figure 603.2.2.

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 that they do not form a means of transmitting fire from the native growth to any structure.

SECTION 604 - MAINTENANCE OF DEFENSIBLE SPACE

604.1 General.

Defensible spaces required by Section 603 shall be maintained in accordance with Section 604.

604.2 Modified area.

Non-fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations.

604.3 Responsibility.

Persons owning, leasing, controlling, operating or maintaining buildings or structures are responsible for maintenance of *defensible spaces*. Maintenance of the *defensible space* shall include modifying or removing non-fire-resistive vegetation and keeping leaves, needles and other dead vegetative material regularly removed from roofs of buildings and structures.

604.4 Trees.

Tree crowns extending to within 10 feet (3048 mm) of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm). Tree crowns within the *defensible space*

shall be pruned to remove limbs located less than 6 feet (1829 mm) above the ground surface adjacent to the trees.

604.4.1 Chimney clearance.

Portions of tree crowns that extend to within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm).

604.4.2 Deadwood removed.

Deadwood and litter shall be regularly removed from trees.



To Protect and Promote the Health and the Environment of the People of Kittitas County

November 18th, 2024

Shane Johnson BS, MA
Environmental Health Specialist II
Kittitas County Public Health Department
507 N. Nanum St Suite 102
Ellensburg WA, 98926

PM-24-00012

Dear Jason Allen,

After reviewing the application and attending the in-person meeting for PM-24-00012 Allen, Kittitas County Public Health has no comments pertaining to the project.

Do not hesitate to reach out if there are any questions.

Thank you,

A handwritten signature in blue ink, appearing to read 'Shane Johnson', is written over a light blue horizontal line.

Shane Johnson BS, MA



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926
T: 509.962.7515 · F: 509.962.7581
www.co.kittitas.wa.us/health/

From: [Nelson, Jennifer L \(DFW\)](#)
To: [Zach Torrance-Smith](#)
Subject: RE: PM-24-00012 Allen - Request for Comments
Date: Wednesday, November 13, 2024 10:15:45 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Thanks Zach,

I just noted that I had completed a site visit with Mr. Allen to identify the OHWM which was essentially the same as top of bank. We flagged it onsite for the surveyors to pick up. While onsite and during today's meeting, I recommended planting native shrubs and smaller trees along the shoreline for bank stabilization and as potential mitigation for additional encroachment into the Shoreline setback area with the deck addition. We'd be happy to work with the County and landowner on specific plant recommendations if desired.

Thanks again for including WDFW in these early conversations,
Jen

Jennifer Nelson
Washington Department of Fish and Wildlife
Habitat Program
Ellensburg, WA 98926
(509) 961-6639 Mobile

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Wednesday, November 13, 2024 10:10 AM
To: Shane Johnson <shane.johnson@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Christian Preszler <christian.preszler@co.kittitas.wa.us>; Dan Young <dan.young@co.kittitas.wa.us>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>
Cc: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: PM-24-00012 Allen - Request for Comments

External Email

Good morning everyone,

Thanks for attending our in-person pre-application meeting this morning (11/13/2024) for the Allen Remodel Project (PM-24-00012). Please have all comments uploaded to the pre-app folder (see link below) or emailed to me by **Thursday, November 21, 2024, at 5pm.**

Pre-App Meeting Folder: [PM-24-00012 Allen](#)

Let me know if you need anything further.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Pre-Application Team
DATE: November 19, 2024
SUBJECT: PM-24-00012 Allen

ACCESS	In review of the site plan, there is no change to the existing access. No additional access requirements at this time. (JS)
ENGINEERING	Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). (CP)
TRANSPORTATION CONCURRENCY	No comments. (JS)
FLOOD	<p>A floodplain development application is required for the proposed project. Since this is a remodel/addition to an existing structure a substantial improvement worksheet must also be submitted with the application. If the project is a substantial improvement to the post-FIRM structure, the whole structure must meet current KCC 14.08 Flood Damage Prevention standards.</p> <p>A portion of the parcel is within the floodway. The deck must be outside of the floodway boundary, or a no-rise certificate must be provided that shows the encroachment would not cause any increase to the 100-year flood elevation. Prior to construction it is advised to have a surveyor mark the floodway boundary on site to avoid unintentional encroachment. The floodway boundary being marked on site will be required for the final flood inspection. (SC)</p>
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No comments. (JS)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

"Building Partnerships – Building Communities"

TO: Jason Allen

FROM: Jeremy Larson, Building Official
(509)-962-7559 jeremy.larson@co.kittitas.wa.us

DATE: November 6, 2024

SUBJECT: Pre-Application Meeting PM-24-00012, CDS Building Notes.

The following Building Codes and Design Criteria apply to the proposed remodel/ addition to a Single-Family Residence.

1) Building Codes:

Any new construction shall be designed and built per the current Kittitas County adopted codes in KCC 14.04 at the time of individual permit submittal. At this time, we have adopted the 2021 I-Codes with Washington State Amendments.

Ground snow load is 127 PSF (minimum roof live load is 117 PSF for a heated structure).

Engineering is required.

Use wind exposure B.

Seismic zone is D1.

Wind speed is 110 Vult.

2) Permitting:

a. Building permit review times are currently running 4-6 weeks for first review.

b. A design criteria for the parcel is included with this memo.

c. The project would be reviewed under the Residential Building Code (2021 IRC).

d. Flood-resistant building materials are required below the BFE.

e. Additions to residential construction less than 150 square feet do not require additional energy credits per the Washington State Energy Code- Residential.

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"Building Partnerships--- Building Communities"

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

RECIPIENT: [REDACTED]

Date: 8/18/2023

Tax ID: [REDACTED]

820734

Site Address: 320 MORNING DOVE LANE, CLE ELUM

2018 IRC Table R301.2(1) (SEE KCC SECTION 14.04.020 FOR FOOTNOTES)

GROUND SNOW LOAD	WIND SPEED (d) (mph)	SEISMIC DESIGN CATEGORY (f)	WEATHERING (a)	FROST LINE DEPTH (b)	TERMITE (c)	WINTER DESIGN TEMP(e)	ICE BARRIER UNDERLAYMENT REQUIRED(h)	FLOOD HAZARDS (g)	AIR FREEZING INDEX(i)	MEAN ANNUAL TEMP(j)
Min. 30 psf Roof (Pf)	110 Vult	C, D0 and D1 are present	Severe	24"	Slight to Moderate	2F	Yes		1,000-2,000	50 F

SNOW LOAD INFORMATION

Elevation: 2042 X ISO 0.062 = Ground Snow Load (PG): 127 psf

Roof Snow Load Formula (PF)= (0.7)(CE)(CT)(I)(PG)

Exposure Factor (Ce)	Thermal Factor (Ct)	Importance Factor (I)
X 1.2	1.1 Heated	1
1.2	1.2 Unheated	1

Roof Snow Load (Pf)

117 psf For Heated Structures

128 psf For Unheated Structures

ALSO, See ASCE 7.10 For Other Snow Load Issues

Section 7.4 Pitch Reduction. Do not reduce where snow cannot slide off roof. (Valley, Pitch Breaks,

Section 7.6 Unbalanced Roof Snow Loads.

Section 7.7 Drifts on Lower Roofs/ Decks.

Section 7.9 Sliding Snow ON Lower Roofs/Decks.

OTHER DESIGN CRITERIA:

Building Code	2018 IBC & 2018 IRC
Wind Speed	110 MPH
Exposure:	B <input checked="" type="checkbox"/> C <input type="checkbox"/>
	Check One

Prescriptive IRC

Seismic Zone	C <input type="checkbox"/> D0 <input type="checkbox"/> D1 <input checked="" type="checkbox"/>
Roof Class:	A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>
Frost Depth:	24 Inches
	Check One

See 2018 Washington State Energy Code Climate Zone 5 (see <http://www.energy.wsu.edu>)