

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Building Partnerships – Building Communities

December 16, 2021

SSHI LLC d/b/a/ D.R. Horton  
Attn: Kim Bansemer  
11241 Slater Ave Ne Suite #200  
Kirkland, WA 98033

SSHI LLC d/b/a/ D.R. Horton  
Attn: Jennifer Reiner  
9503 E Montgomery Avenue, Suite B  
Spokane Valley, WA 99206

### **RE: Black Horse Sign Permit (SI-21-00003) - Deemed Incomplete**

Kim Bansemer & Jennifer Reiner,

Community Development Services (CDS) received your application for a sign permit at Black Horse Development on parcel 431033 on December 8, 2021.

Upon preliminary review, the proposed monument sign does not meet specific provisions in the sign code seen in Kittitas County Code (KCC) 17.70. After reviewing previous documents for the approved landscaping plan that showed a monument sign but did not include dimensions to scale, it makes KCC Chapter 17.70 Signs the default sign standards for this project. The proposed monument sign does not meet the standards given in KCC 17.70.070(1)(a) or KCC 17.17.070(1)(b). Under KCC 17.170.070(1)(a), "*monument signs shall be no larger than thirty-two (32) square feet*". The proposed sign face of the monument sign is approximately 69 square feet. KCC 17.70.070(1)(b) states that monument signs are limited to "*no taller than seventy-two (72) inches above the finished grade when located outside of the sight triangle*". The proposed monument sign is eighty-four (84) inches above the finished grade. In order to keep processing, the monument sign must be redesigned to meet these provisions of Kittitas County Code. The other options besides redesigning to keep the proposed sign would be the following:

1. Apply for a variance from the sign standards
2. Apply for a comprehensive plan amendment (docket) to change monument signs maximum square footage and height restrictions

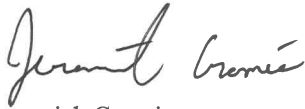
Please know that either of these options would take time and there are no guarantees that they would be approved. A docket amendment would need to be submitted by June 30, 2022 to be considered by the end of the year by the Board of County Commissioners. The variance can be applied for at any time but must demonstrate the following conditions:

1. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography;
2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district;
3. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located;
4. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

I have enclosed both the variance and comprehensive plan amendment with this letter if you would like to go one of those routes. Please check with Community Development Services staff to verify the fees are still accurate prior to submittal. The pedestal sign proposed could be permitted as is, but we can not separate out the signs. A different sign permit would be required.

If you have any further questions, please feel free to contact me at (509) 962-7046.

Sincerely,



Jeremiah Cromie  
Planner I  
Kittitas County Community Development Services  
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Enclosures:

Variance Application  
Comprehensive Plan Amendment Application

cc:

Jeremy Johnston, Planning Official  
Dan Carlson, Community Development Services Director  
Mark Cook, Public Works Director

*via e-mail*

*via e-mail*

*via e-mail*