

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 06/19/14 15:33 by lfi18

Acct #: 84329

Ad #: 1117067

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 06/23/2014 Stop: 06/23/2014
Times Ord: 1 Times Run: ***
STD6 2.00 X 6.28 Words: 329
Total STD6 12.56
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 108.02
Affidavits: 1

Contact: MANDY
Phone: (509)962-7506
Fax#:
Email:
Agency:

Ad Descript: N/A THORP SCHOOL
Given by: KAYCEE HATHAWAY
Created: lfi18 06/19/14 13:50
Last Changed: lfi18 06/19/14 15:33

COMMENTS:

COPIED from AD 1112773

PUB ZONE ED TP START INS STOP SMTWTFSS
DR A 97 S 06/23
IN A 97 S 06/23

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Kaycee K Hathaway
Name (print or type)

Kaycee K Hathaway
Name (signature)

(CONTINUED ON NEXT PAGE)

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NOTICE OF APPLICATION

Project Name (File Number): Thorp School District (VA 14 00003)
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Location: 1 parcel, located approximately 1.3 miles Northwest of Exit 101 off I-90 at 10831 N Thorp Highway, in a portion of Section 11, T18N, R17E, WM in Kittitas County, bearing Assessor's map number 18-17-11012-0021.

Proposal: Ed Foster, agent for Thorp School District #400 has submitted a Zoning Setback Variance application to encroach 15 feet into the 25 foot front setback on the Northeast portion of the property for the construction of a 4'x6' double sided LED display sign with an overall height of 10'. The subject property is zoned as LAMIRD Agriculture 3.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Setback Variances](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Setback%20Variances).
Phone: (509) 962 7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Tuesday, July 8, 2014. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080 and 17.84.010, Zoning Setback Variances are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

Designated Permit Coordinator (staff contact): Kaycee Hathaway,
Staff Planner: (509) 962-7079; email at kaycee.hathaway@co.kittitas.wa.us

Notice of Application: Monday, June 23, 2014
Application Received: Thursday, May 22, 2014
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OLIVE, GARRIS N
10950 N THORP HWY
THORP, WA 98946-

GILBERT, GINA
PO BOX 57
THORP WA 98946

MAINWARING, DARLENE A
PO BOX 41
THORP WA 98946

MORRISON, BRADLEY C
PO BOX 248
SUMAS WA 98295-0248

BLOSSOM, RODNEY G
PO BOX 135
THORP WA 98946-0135

FITZSIMMONS, LARRY L ETUX
PO BOX 116
THORP WA 98946

FITZSIMMONS, LARRY E ETUX
% BLOSSOM, GORDON E
PO BOX 135
THORP WA 98946-

MORGAN, ROBERT
PO BOX 143
THORP WA 98946-0143

LEWIS, KEITH A
PO BOX 249
THORP, WA 98946-

GIBSON, WESLEY F
PO BOX 73
THORP WA 98946

DOTZAUER, TANNER ETUX
PO BOX 62
THORP WA 98946

BARLOW, HOWARD E
PO BOX 68
THORP WA 98946

MATTHEWS, JOHN R. ETUX
11040 THORP HWY N
THORP WA 98946

KITTITAS CO FIRE DIST #1
PO BOX 34
THORP WA 98946

SANFORD, JERRY ETUX
PO BOX 250
THORP WA 98946-

SHANNON, RANDELL
PO BOX 106
THORP WA 98946

ROBERTS, JOHN E
PO BOX 12
THORP WA 98946-

GIBBENS, JUSTIN D &
ADAMS, RENEE J
51 GOODWIN RD
THORP WA 98946

FORD, SHIELA
PO BOX 206
THORP WA 98946-

THORP SCHOOL DIST #400
PO BOX 150
THORP WA 98946

AHP ENTERPRISES LLC
% PAGE, DONALD L MGR
PO BOX 39
THORP WA 98946-

HUTCHINSON, RICHARD O & RETA M
TRUSTEES
PO BOX 77
THORP WA 98946-0077

TALLMAN, HUBERT ETUX
210 MAIN ST
THORP WA 98946

KUTZ-SNIDER, DANIEL T
PO BOX 16
THORP WA 98946-

HUTCHINSON, DUSTIN M
PO BOX 38
THORP WA 98946

JOHNSTON, SUSAN H
PO BOX 209
THORP WA 98946-

KINDERVAG, ROXIE A.
PO BOX 91
THORP WA 98946

RECORD PRINTING INC
PO BOX 209
THORP WA 98946-0209

WHEATLEY, NINON E
PO BOX 102
THORP WA 98946-

LEMS, GEORGE E & JOAN
3020 LYONS RD
ELLENSBURG WA 98926-

WILLIAMSON, CLARK J ETUX
14701 C ST S APT 68
TACOMA WA 98444-7223

MINSHULL, ROSS W. ETUX
PO BOX 153
THORP WA 98946

SACKETT, JOAN D &
SACKETT, MARGARET
1908 W CREEKSEDGE WAY
ELLENSBURG WA 98926-

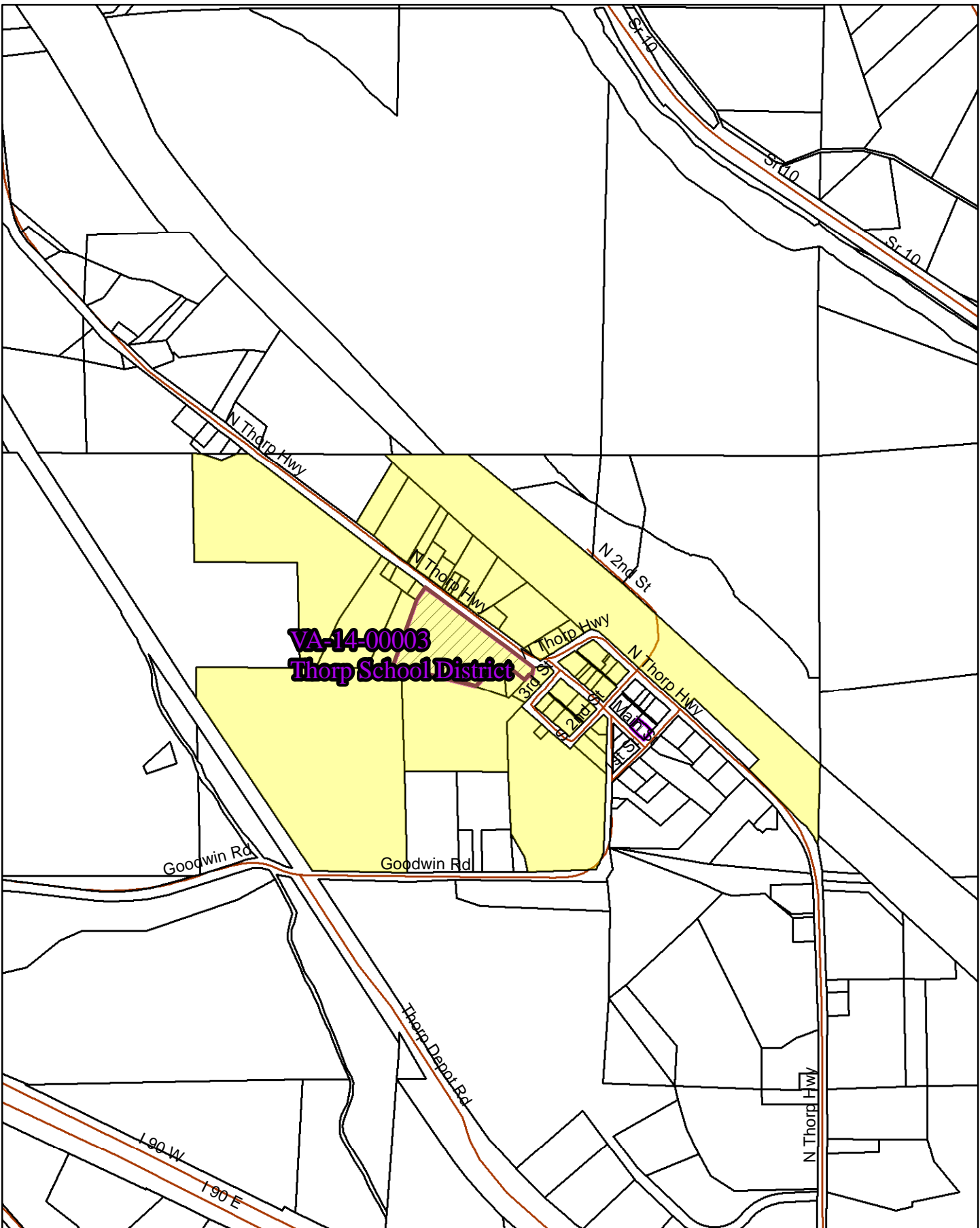
SCHWAB, PAUL ETUX
PO BOX 22
THORP WA 98946

RIDLON, TRACY R
PO BOX 354
SOUTH CLE ELUM WA 98943-0354

BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH TX 76161-0089

GIBSON, RICK A ETUX
PO BOX 21
THORP WA 98946-

ELLENSBURG TELEPHONE CO INC
ATTN JANA MANTEROLA
305 N RUBY
ELLENSBURG WA 98926

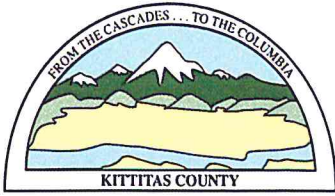


VA-14-00003
Thorp School District

Adjacent Property Owners
Map

6/19/2014

kaycee.hathaway



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Monday, June 23, 2014

Application Received: Thursday, May 22, 2014

Application Complete: Thursday, June 19, 2014

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Phone: (509) 962-7506

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Designated Permit Coordinator (staff contact): Kaycee Hathaway, Staff Planner: (509) 962-7079; email at kaycee.hathaway@co.kittitas.wa.us



Signature Planner of Record

6-23-14
Date

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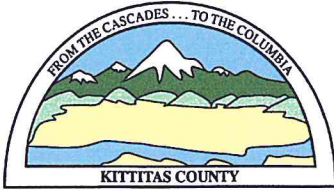
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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926
cds@co.kittitas.wa.us
Office 509-962-7506
Fax 509-962-7682

Building Partnerships - Building Communities

June 19, 2014

Ed Foster
P.O. Box 150
Thorp, WA 98946

RE: Thorp School District Setback Variance Application (VA-14-00003 Thorp School District)

Dear Applicant,

Kittitas County Community Development Services received an Administrative Setback Variance permit on May 22, 2014 to encroach 15 feet into the 25 foot side setback on the Northeast portion of the property for the construction of a 4'x6' double sided LED display sign with an overall height of 10'. The subject property is zoned LAMIRD Agriculture 3. This parcel is located approximately 1.3 miles Northwest of Exit 101 off I-90 at 10831 N Thorp Highway, in a portion of Section 11, T18N, R17E, WM in Kittitas County, bearing Assessor's map number 18-17-11012-0021..Your application has been determined complete as of June 19, 2014.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be published in the newspaper and sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.

If you have any questions regarding this matter, I can be reached at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Staff Planner

VA-14-00003 Thorp School District Master File@T:\CDS\Projects\Variance\VA 2014\VA-14-00003 Thorp School District

Critical Areas Checklist

Wednesday, June 11, 2014

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

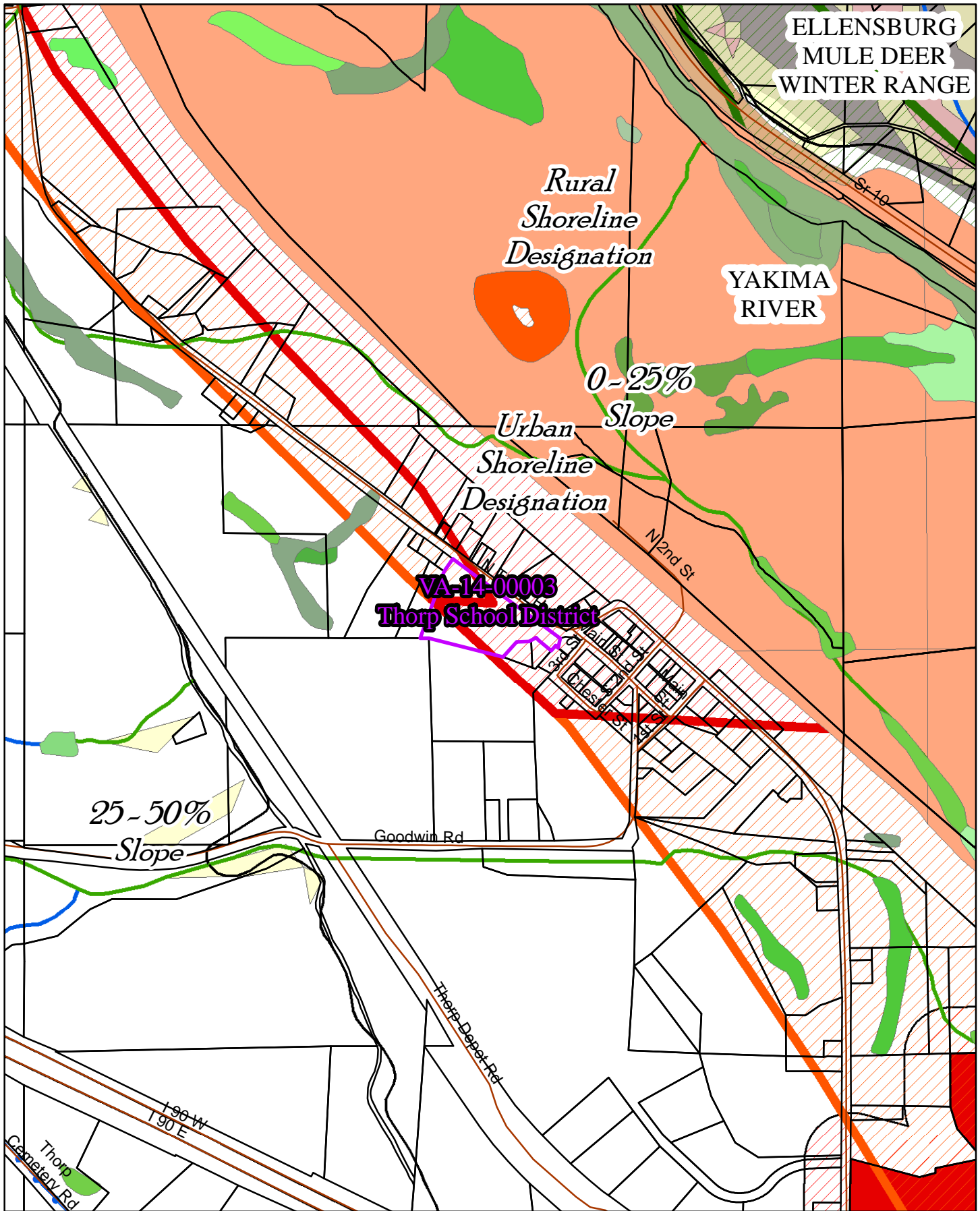
What is the Seismic Designation?

D1

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



ELLENSBURG
MULE DEER
WINTER RANGE

Rural
Shoreline
Designation

YAKIMA
RIVER

0-25%
Slope

Urban
Shoreline
Designation

VA-14-00003
Thorp School District

25-50%
Slope

VA-14-00003
Thorp School District

Critical Areas
Map



10860 Thorp Hwy N



Exit Street View

© 2014 Google

N

10865 Thorp Hwy N



Exit Street View





VA-14-00003
Thorp School District

Air
Photo

6/11/2014

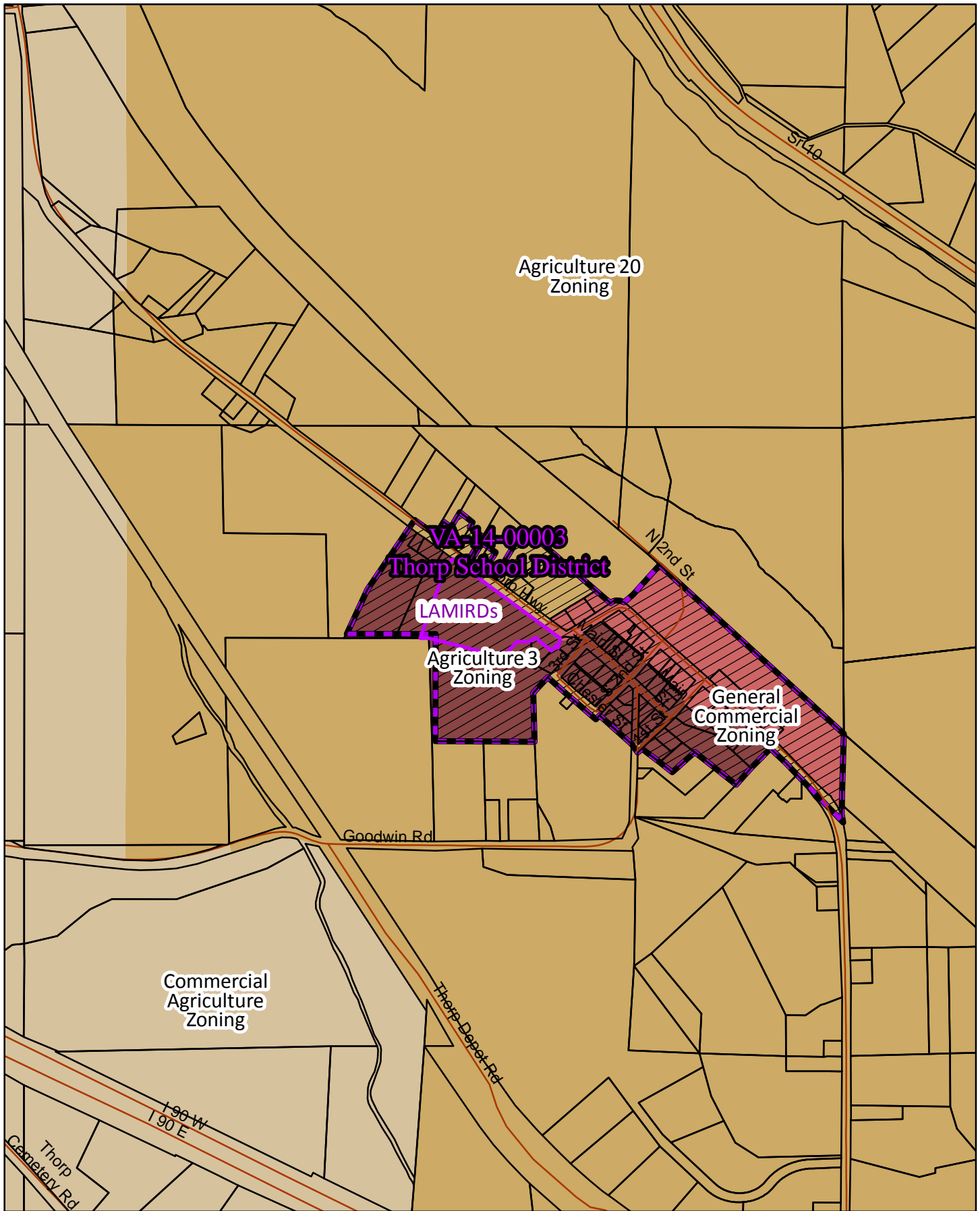
kaycee.hathaway



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community

BL-14-00006
Trinity Farms
6/11/2014

Air Photo
Map
kaycee.hathaway

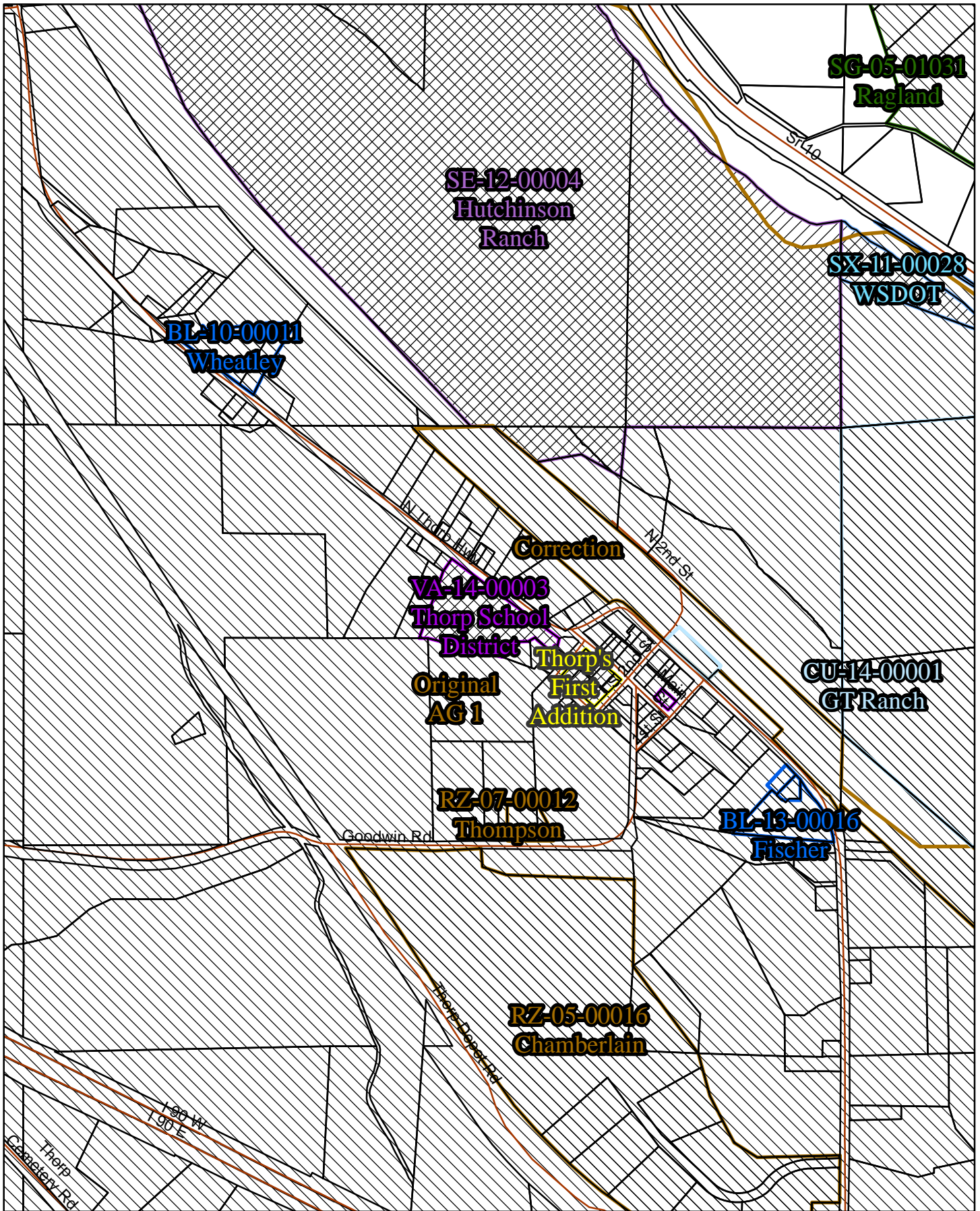


VA-14-00003
 Thorp School District

Zoning
 Map

6/11/2014

kaycee.hathaway

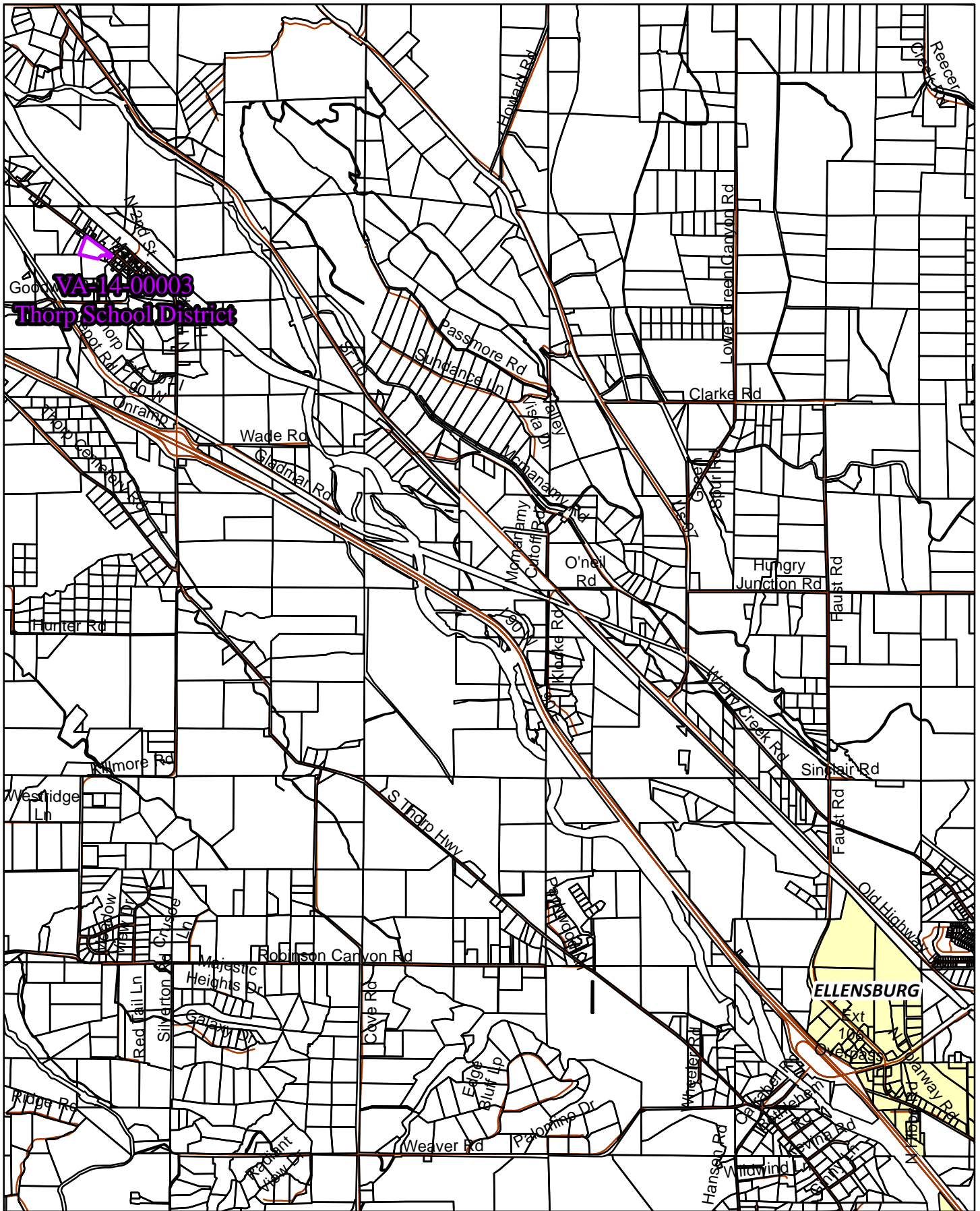


VA-14-00003
Thorp School District

Regional Land Use
Map

6/11/2014

kaycee.hathaway

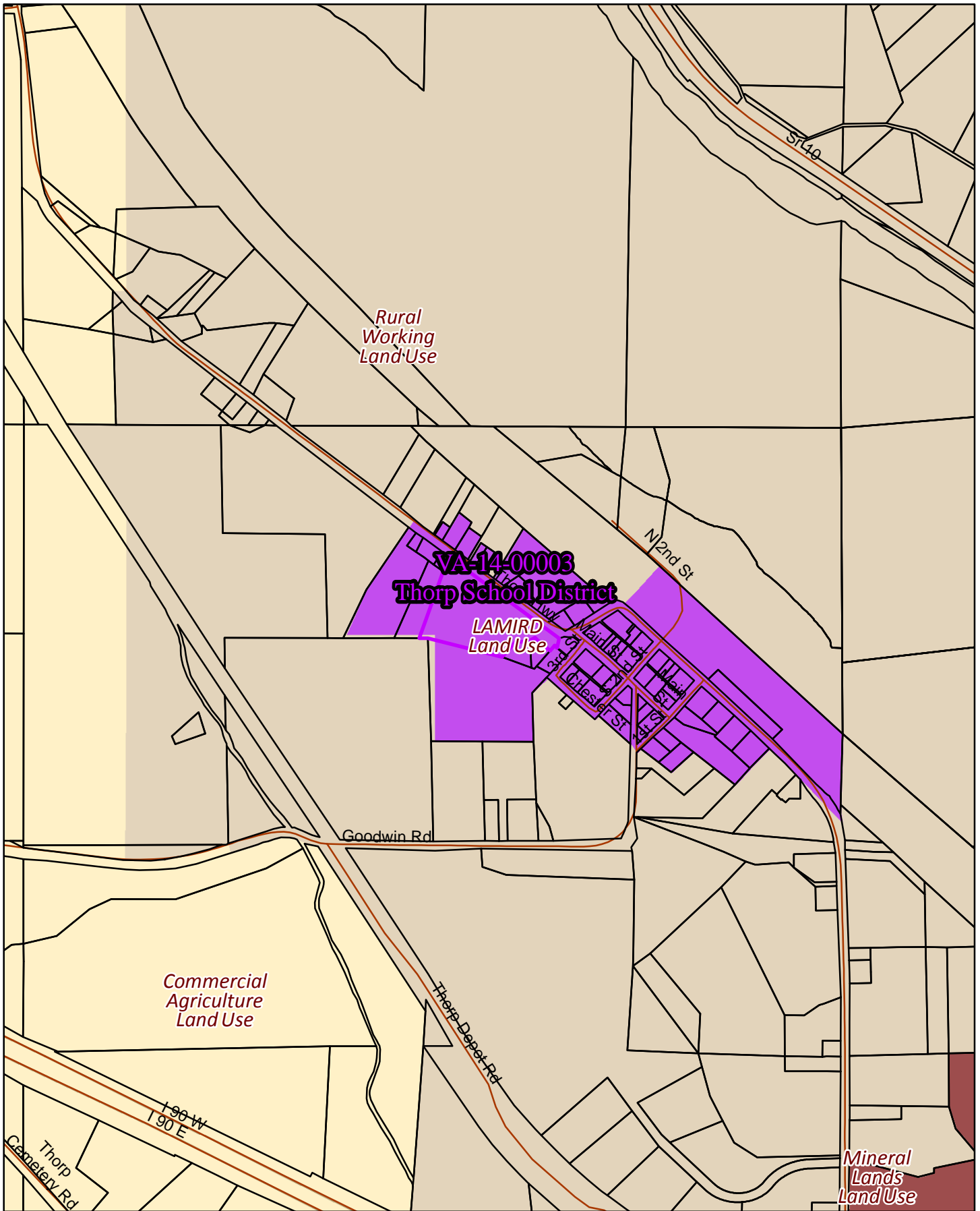


VA-14-00003
 Thorp School District

Area
 Map

6/11/2014

kaycee.hathaway



VA-14-00003
Thorp School District

Land Use
Map

6/11/2014

kaycee.hathaway

Chapter 17.24**H-T-C - HISTORIC TRAILER COURT ZONES*****Sections**

- 17.24.010 Purpose and intent.
- 17.24.020A Existing Uses.
- 17.24.020B Repealed.
- 17.24.030 Minimum requirements.
- 17.24.040 Yard requirements.
- 17.24.045 Yard requirements- Zones Adjacent to Commercial Forest Zone.
- 17.24.050 Design standards.
- 17.24.060 Plot plan required.**
- 17.24.070 Off-street parking.

* Prior history: Ords. 68-18, 2.

** Publisher's note: Ordinance 2007-22 removed 17.24.060.

17.24.010 Purpose and intent.

The purpose and intent of the trailer court zone is to recognize established mobile home developments located in Kittitas County. No further expansion of these developments is allowed. (Ord. 2007-22, 2007; Ord. 83-Z-2 (part), 1983)

17.24.020A Existing Uses.

The following trailer court zone developments exist in Kittitas County: Millpond Manor. (Ord. 2013-001, 2013; Ord. 2007-22, 2007; Res. 83-10, 1983)

17.24.020B Repealed.

(Ord. 2013-001, 2013; Ord. 2007-22, 2007)

17.24.030 Minimum requirements.

The minimum lot area and yard requirements in a HTC zone are as follows:

1. Mobile Homes. The minimum area for a historic trailer (mobile home) court site shall be three thousand five hundred (3,500) square feet times the number of individual trailer sites to be provided. Densities must have the approval of the county health office.
2. Single Family Home. The requirements are the same as the requirements of the Rural-5 zone.
3. Electric Vehicle Infrastructure. See KCC Chapter 17.66 (Ord. 2013-001, 2013; Ord. 2011-013, 2011; Ord. 2007-22, 2007; Res. 83-10, 1983)

17.24.040 Yard requirements.

No individual mobile home or single family dwelling shall be closer than thirty-five (35) feet to any lot or street right-of-way or closer than fifteen (15) feet from any other mobile home. (Ord. 2013-001, 2013; Res. 83-10, 1983)

17.24.045 Yard requirements - Zones Adjacent to Commercial Forest Zone.

Properties bordering or adjacent to the Commercial Forest zone are subject to a two hundred (200)-foot setback from the Commercial Forest Zone. (KCC 17.57.050(1)). For properties where such setback isn't feasible, development shall comply with KCC 17.57.050(2). (Ord. 2013-001, 2013; Ord. 2007-22, 2007)

17.24.050 Design standards.

1. All access roadways, parking areas and service drives shall be bituminous surfaced or better.
2. No occupied mobile home shall remain in a mobile home park unless a mobile home space is available.
3. All streets and alleys within the mobile home subdivision should be excavated or filled within 0.3 (plus or minus) of a foot of the grade established by the county engineer. (Res. 83-10, 1983)

17.24.060 Repealed.

Repealed by Ordinance 2007-22, 2007.

17.24.070 Off-street parking.

1. For each mobile home lot there shall be provided and maintained at least one (1) parking space. Each such parking space shall contain a minimum area of one hundred eighty (180) square feet (of dimensions nine (9) feet by twenty (20) feet, or ten (10) feet by nineteen (19) feet) and shall be hard surfaced. If central parking lots are provided, they shall be hard surfaced and each space separated by striping or other adequate means and identified to the official lot number of the occupant and reserved for his sole use.
2. Parallel parking may be permitted in driveways at the approval of the planning commission providing the improved driveway width is increased to a minimum of thirty-six (36) feet.
3. Where lots exist on only one (1) side of the driveway, parallel parking may be permitted on one (1) side at the approval of the Commission providing the driveway width is increased to a minimum of twenty-eight (28) feet. (Ord. 2013-001, 2013; Res. 83-10, 1983)

Chapter 17.28**A-3 - AGRICULTURAL 3 ZONE*****Sections**

- 17.28.010 Purpose and intent.
- 17.28.020 Allowed uses.
- 17.28.030 Lot size required.
- 17.28.040 Yard requirements - Front.
- 17.28.050 Yard requirements - Side.
- 17.28.060 Yard requirements - Rear.
- 17.28.065 Yard requirements- Zones Adjacent to Commercial Forest Zone.
- 17.28.080 Sale or conveyance of lot portion.
- 17.28.090 Off-street parking.
- 17.28.100 Access requirement.
- 17.28.110 Setback lines.
- 17.28.120 Prohibited uses. (Deleted by Ord. 87-11)

17.28.130 Conditional uses.
17.28.140 Administrative uses.

* Prior history: Ords. 82-Z-1, 79-Z-3, 79-Z-2, 76-2, 75-12, 75-9, 75-5, 73-7, 73-5, 73-3, 72-8, 71-5, 71-1, 709, 70-8, 69-7, 69-1, 68-17, 2.

17.28.010 Purpose and intent.

The purpose and intent of the agricultural (A-3) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. A-3 zones are predominately agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein. (Ord. 83-Z-2 (part), 1983)

17.28.020 Uses permitted.

Uses allowed in the agricultural (A-3) zone include those uses pursuant to KCC Chapter 17.15.

(Ord. 2013-001, 2013; Ord. 2012-009, 2012; Ord. 2011-013, 2011; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 96-19 (part), 1996; Ord. 88-4 § 3, 1988; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

17.28.030 Lot size required.

1. The minimum residential lot size shall be three (3) acres in the Agricultural-3 zone, unless within a cluster plat as provided for in KCC Chapter 16.09, Cluster Platting and Conservation Platting. Lots within a cluster plat shall be a minimum of one-half (½) acre. The overall density of any residential development shall not exceed one dwelling for each three acres.
2. The minimum average lot width shall be two hundred fifty (250) feet. (Ord. 2013-001, 2013; Ord. 2007-22, 2007; Res. 83-10, 1983)

17.28.040 Yard requirements - Front.

There shall be a minimum front yard of twenty-five (25) feet. (Ord. 2013-001, 2013; Ord. 96-19 (part), 1996; Res. 83-10, 1983)

~~**17.28.050 Yard requirements - Side.**~~

~~Side yard shall be a minimum of five (5) feet. On corner lots the side yard shall be a minimum of fifteen (15) feet on the side abutting the street. (Ord. 2013-001, 2013; Res. 83-10, 1983)~~

17.28.060 Yard requirements - Rear.

There shall be a rear yard with a minimum depth of twenty-five (25) feet to the main building. (Ord. 2013-001, 2013; Res. 83-10, 1983)

17.28.065 Yard requirements - Zones Adjacent to Commercial Forest Zone

Properties bordering or adjacent to the Commercial Forest zone are subject to a two hundred (200)-foot setback from the Commercial Forest Zone. (KCC 17.57.050(1)). For properties where such setback isn't feasible, development shall comply with KCC 17.57.050(2). (Ord. 2013-001, 2013; Ord. 2007-22, 2007)

17.28.080 Sale or conveyance of lot portion.

No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure or the remainder of the lot with less than the minimum lot, yard or setback requirements of this zone. (Ord. 2013-001, 2013; Res. 83-10, 1983)

17.28.090 Off-street parking.

One automobile parking space shall be provided for each dwelling unit and shall be located to the rear of the building setback line. (Res. 83-10, 1983)

17.28.100 Access requirement.

No dwelling shall be constructed or located on a lot or parcel which is not served by a legal sixty-(60)-foot right-of-way or existing county road. (Ord. 2013-001, 2013; Res. 8310, 1983)

17.28.110 Setback lines.

None of the following uses shall be located within the distances indicated of any public street or road, any school or public park, or any dwelling (except such dwelling as may exist upon the same property with the restricted use):

1. Within one and one-half (1½) miles:
 - a. (Repealed by Ord. 88-5)
 - b. Farms or establishments for feeding of garbage or other refuse to hogs or other animals:
 - i. Provision is made that all such operations of subsections 1 and 2 shall be conducted in compliance with all state and county health regulations, and
 - ii. Complete protection from any potential detrimental effects such use might have on surrounding properties and/or use zones will be provided;
2. (Deleted by Ord. 87-11)
3. Within one hundred (100) feet: barns, shelters or other buildings or structures for keeping or feeding of any livestock, poultry, or other animals or birds whether wild or domestic;
4. Feedlots containing fifty (50) to one hundred (100) head at a density of less than five hundred (500) square feet per head for a period of six (6) months or more shall be located no closer than three hundred (300) feet to any existing home, school or park. (Ord. 2013-001, 2013; Ord. 88-5 (part), 1988; Ord. 87-11 (part), 1987; Res. 83-10, 1983)

17.28.120 Prohibited uses.

(Deleted by Ord. 87-11). (Res. 83-10, 1983)

17.28.130 Repealed.

(Ord. 2013-001, 2013; Ord. 2012-009, 2012; Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 93-6 (part), 1993; Ord. 9015 §§ 2, 3, 1990; Ord. 90-10 (part), 1990; Ord. 88-4 § 4, 1988; Ord. 87-9 § 3, 1987; Ord. 83-Z-6, 1983; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

17.28.140 Repealed. (Ord. 2013-001, 2013; Ord. 2007-22, 2007)

[Top](#)

Chapter 17.28A

A-5 - AGRICULTURE ZONE

Sections

17.28A.010 Purpose and intent.
17.28A.020 Allowed uses.
17.28A.030 Lot size required.



THORP SCHOOL DISTRICT NO. 400

Post Office Box 150 · 10831 N. Thorp Highway · Thorp, Washington 98946
Phone 509-964-2107 Fax 509-964-2313
www.thorpschools.org

May 14, 2014

To: Kittitas County Planning Commission

From: Linda Martin, Superintendent
Ed Foster, Maintenance and Transportation Supervisor

Subject: **Application for Zoning Variance**

Please consider granting a zoning variance for the Thorp School District. We would like to install an electronic reader-board sign as a vital communication tool with our families. We are requesting the variance based on the following:

- A. *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.*

Thorp School is located at 10831 N. Thorp Highway, Thorp, Washington. It is the only school in the area, and the only establishment of its size in the surrounding neighborhood. The speed limit in the school zone is 20 miles per hour, and the presence of students makes it imperative that any signage associated with the school is easily read by drivers in both directions on the highway.

The current sign is located between the current school and a school building that is listed on the historic register. It is necessary to replace this sign due to its age and condition, and we would like to locate the new sign closer to the front entrance of the school in a location that would not be obstructed, unlike the old sign.

- B. *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.*

Most schools use electronic signs as a way to communicate important events with parents and community members. Our desire is to do the same.

We believe that considering the safety of our students is essential, and the location of our school sign must be such that drivers do not need to turn their heads as they drive through the school zone in order to read the sign. Although the cost for applying for a variance is significant for a school of our size, we feel strongly that the current setback requirement of 25 feet from the right of way would cause drivers to have to turn their heads to read the sign. That would not be an acceptable or safe practice in a location where students and their families are frequently walking near the street. Therefore, we are applying for this variance in order to enhance both the communication with our neighbors, and more importantly, to ensure the safety of our students.

We are asking for a variance of 15 feet, so that the sign may be located 10 feet from the right of way rather than the standard 25 feet from the right of way. Please see the attached photographs.

- C. *That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.*

Not only would the location of the sign in a spot closer to the road not be "materially detrimental to the public welfare," the opposite is true. Locating the sign far enough back from the sidewalk to avoid interfering with foot traffic, and yet close enough to the road to be easily read by drivers without having to turn their heads, actually adds to the safety of the neighborhood.

- D. *That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.*

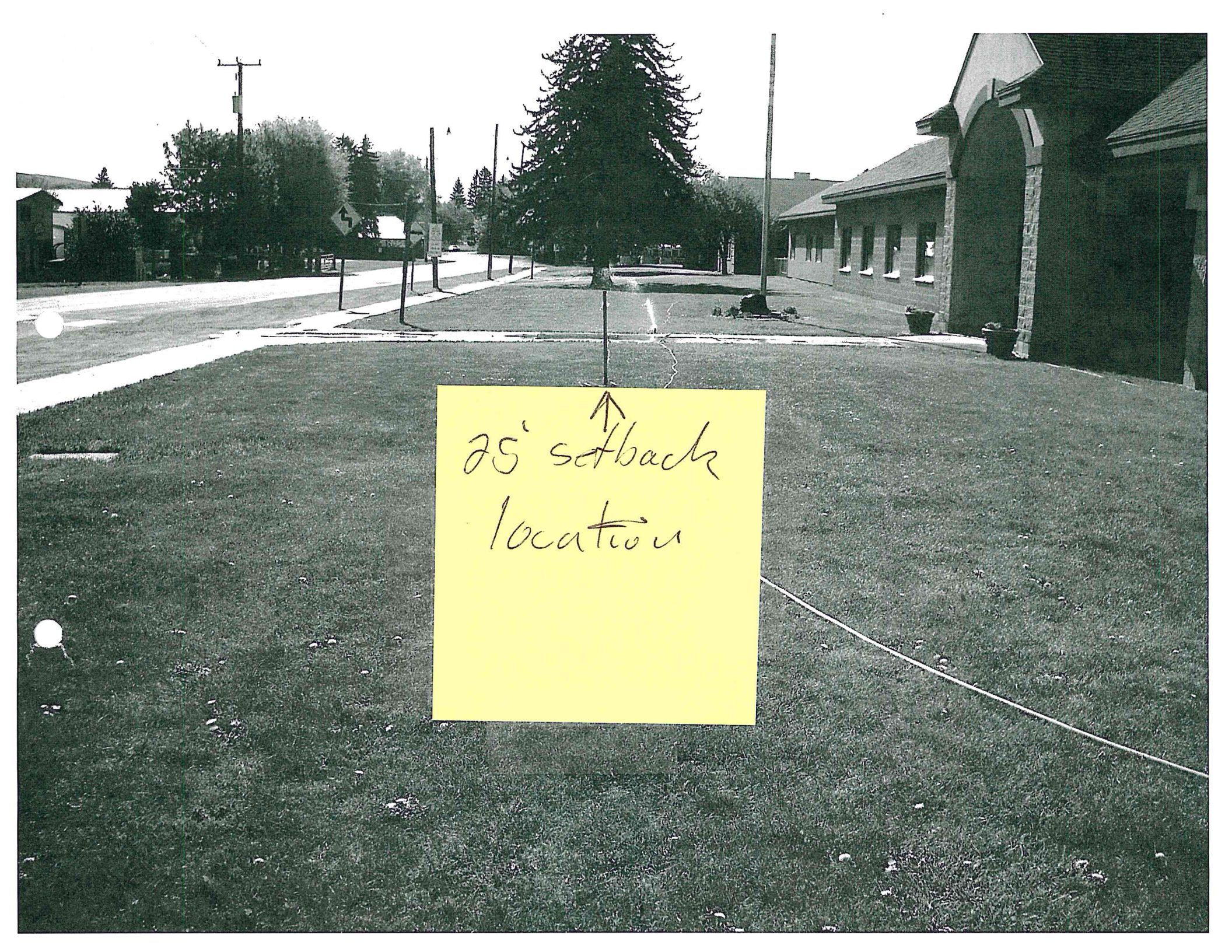
The sign will be located near the entrance to the Thorp School. The school has been located in the same place for more than 100 years, and does not intend to re-locate. Therefore this should not adversely affect any kind of comprehensive development pattern.

Thank you for your consideration. Please feel free to contact me if you have any questions.

Sincerely,



Linda Martin, Ed. D.
Superintendent/Principal

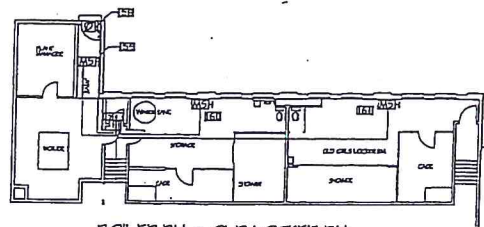


↑
25' setback
location

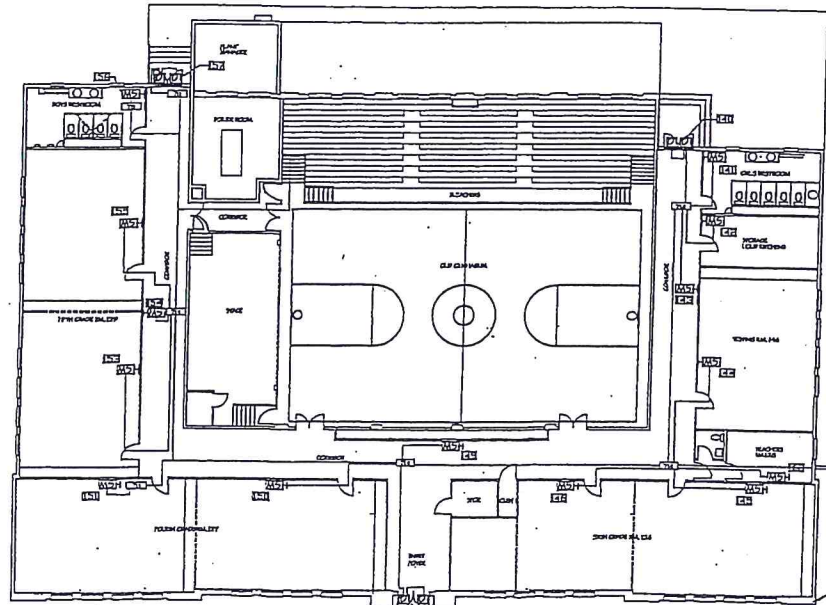




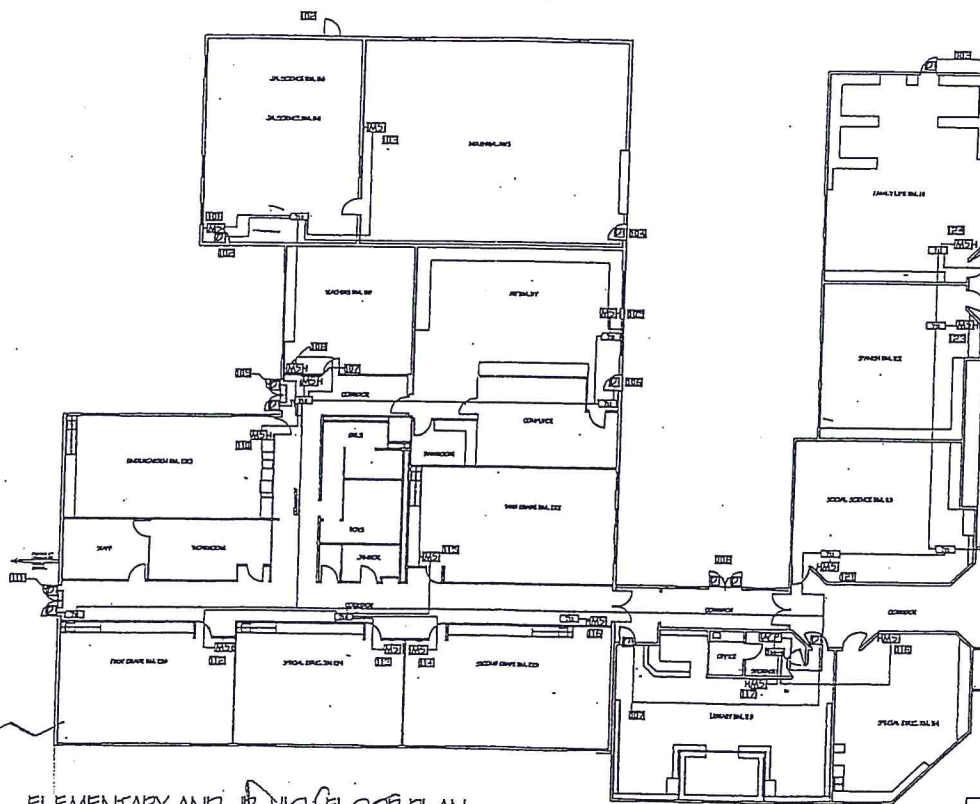
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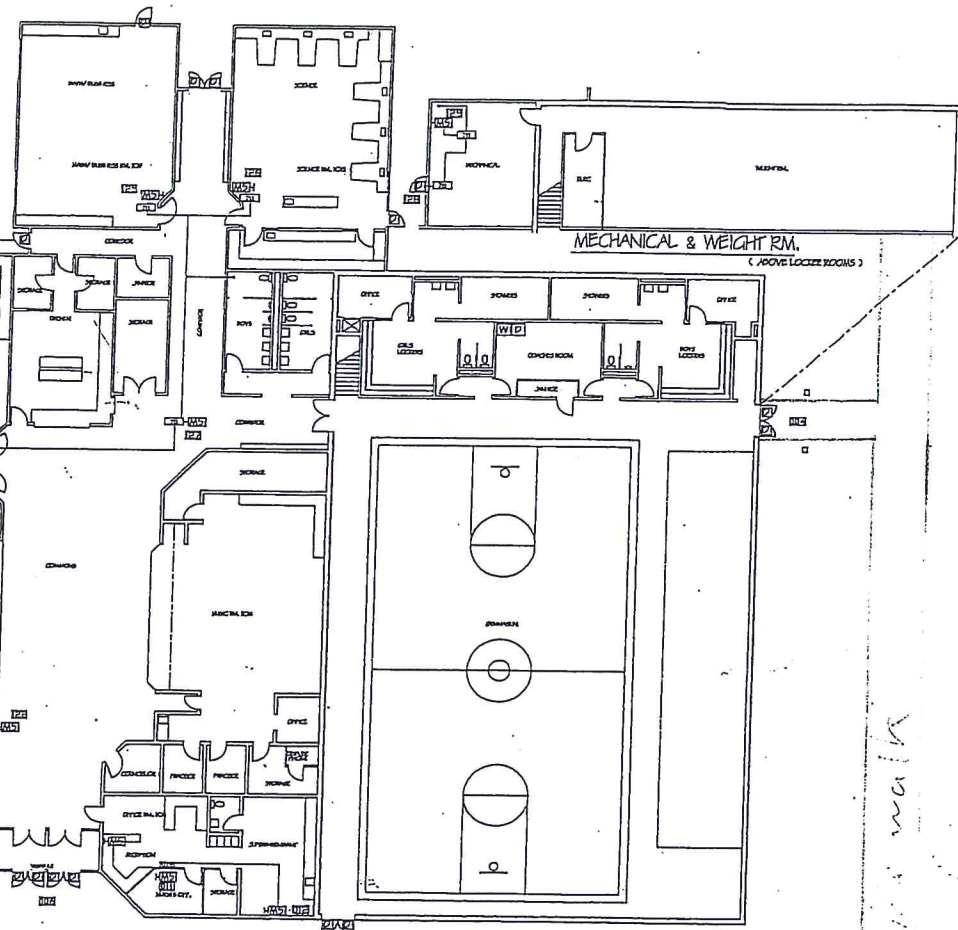
BOILER RM & OLD LOCKER RM
SCALE: 1/8" = 1'-0"



MIDDLE SCHOOL FLOOR PLAN
SCALE: 1/16" = 1'-0"



ELEMENTARY AND JR. HIGH FLOOR PLAN
SCALE: 1/16" = 1'-0"



HIGH SCHOOL FLOOR PLAN
SCALE: 1/16" = 1'-0"

Symbol Legend	
	Motion Sensor
	Door Contact
	Keypad Controller
	Addressable Input
	Device ID Number

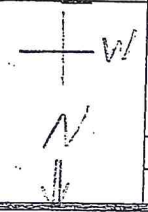
existing sign

side walks

side walk
parking area

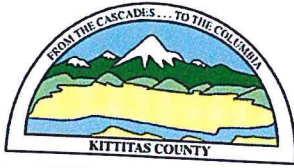
RECEIVED
MAY 2 2014

new sign location



North Thorp Hwy.

e3 Solutions, Inc. P.O. Box 72 Yakima, WA 98907	Security Alarm System As-Built Drawing
	Thorp Schools
November 26, 2003	SCALE: Not To Scale



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

RECEIVED

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

MAY 22 2014

ZONING VARIANCE APPLICATION

Relief from a provisions of Title 17 when, because of unusual circumstances, following such provision would cause undue hardship (See KCC 17.84)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed: buildings; points of access, roads, and parking areas; septic tank and drainfield and replacement area; areas to be cut and/or filled; and, natural features such as contours, streams, gullies, cliffs, etc.
- Project Narrative responding to Questions 9 and 10 on the following pages.

APPLICATION FEES:

\$523.00 Kittitas County Community Development Services (KCCDS)

\$235.00 Kittitas County Environmental Health

\$50.00 Kittitas County Department of Public Works

\$65.00 Kittitas County Fire Marshal

\$873.00 Total fees due for this application (One check made payable to KCCDS)

For Staff Use Only

Application Received By (CDS Staff Signature):

DATE: 5/22/14

RECEIPT # 21282

PAID

MAY 22 2014

KITTITAS CO.

CDS
DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 01-02-2013

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Thorp School District #400
Mailing Address: P.O. Box 150
City/State/ZIP: Thorp, WA 98946
Day Time Phone: 509-964-2107
Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Ed Foster
Mailing Address: Thorp School District
P.O. Box 150
City/State/ZIP: Thorp, WA 98946
Day Time Phone: 509-964-2107 ext 121
Email Address: fostere@thorpschools.org

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Linda Martin, Ed. D.
Mailing Address: Thorp School District
P.O. Box 150
City/State/ZIP: Thorp, WA 98946
Day Time Phone: 509-964-2107 ext 103
Email Address: martinl@thorpschools.org

4. Street address of property:

Address: 10831 N. Thorp Highway
City/State/ZIP: Thorp, WA 98946

5. Legal description of property (attach additional sheets as necessary):

18-17-11012-0021, Sec. 11, TWP 18 RGE 17 NE

6. Tax parcel number: 165933

7. Property size: 6.39 (acres)

8. Land Use Information:

Zoning: Ag 3 Comp Plan Land Use Designation: _____

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, and the provision of zoning code for which this variance is requested and the way in which you wish to vary from the code.
10. **A variance may be granted only when the following criteria are met (see KCC 17.84.10). Please describe in detail how each criteria is met for this particular request:**
- A. 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.
 - B. 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.
 - C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
 - D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

AUTHORIZATION

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X 

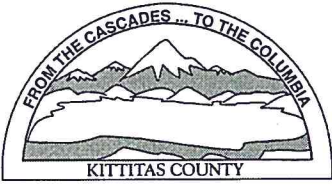
5-22-14

Signature of Land Owner of Record
(Required for application submittal):

Date:

X Linda Martin

5-22-14



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00021282

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028482

Date: 5/22/2014

Applicant: THORP SCHOOL DIST #400

Type: check # 36624

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-14-00003	ADMINISTRATIVE VARIANCE	523.00
VA-14-00003	ADMIN VARIANCE FM FEE	65.00
VA-14-00003	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-14-00003	EH LAND USE VARIANCE REVIEW	235.00
	Total:	873.00