



Kittitas Development Services

Re: VA -19-002  
Resubmittal June 6, 2019  
To: Dusty Pilkington  
Planner 1

Please find attached the information for the County's consideration.

I have appreciated your assistance and look forward to continuing to work with you toward conclusion of the process.

Thank you Dusty.

Roger Weaver and Shrees.

**RECEIVED**  
JUN 06 2019  
Kittitas Co. CDS

**RE/MAX Community Realty**  
2109 W Dolarway Road, Suite 2, Ellensburg, WA 98926  
Office (509) 933-7300, T-Free (888) 933-6156

remax@elltel.net

VA-19-00002



**KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

**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:**

\$1,800.00	Kittitas County Community Development Services (KCCDS)
\$415.00	Kittitas County Environmental Health
\$65.00	Kittitas County Fire Marshal
<b>\$2,280.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

**For Staff Use Only**

Application Received By (KDS Staff Signature) 	DATE 3.22.19	RECEIPT # CD-19- 00579	<div style="border: 2px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="text-align: center; font-weight: bold; font-size: 1.1em;">MAR 22 2019</div> <div style="text-align: center; font-weight: bold; font-size: 1.1em;">Kittitas County CDS</div> <div style="text-align: center; font-weight: bold; font-size: 0.8em;">DATE STAMP IN BOX</div>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

**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: Shree Holdings LLC DBA Shree Travel Plaza  
Mailing Address: PB # 5160  
City/State/ZIP: Moses Lake (WA) 98837  
Day Time Phone: 509 690 7248  
Email Address: ekta@shreemovestmentsinc.com

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: Same as above  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

Name: Same as above  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

4. **Street address of property:** DBA Shree Travel Plaza  
Address: 410, Gladmar Road  
City/State/ZIP: Thorp (WA) 98946

5. **Legal description of property (attach additional sheets as necessary):**  
It is a gas station, I have attached building and lot's Master plan.

6. **Tax parcel number:** 953186

7. **Property size:** 2.39 (acres)

8. **Land Use Information:**

Zoning: \_\_\_\_\_ Comp Plan Land Use Designation: \_\_\_\_\_

DOR code #55

Trade - Auto

**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)

X Ekta Jaini

Date:

3/20/19

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

X [Signature]

Date:

3/20/19

## **KCC Chapter 17.84.010**

### **1) Unusual circumstances**

The property location, interstate boundaries topography, elevation of exist -vs- overpass, approach and access negatively affects the recognition and timely reaction to take advantage of the services and benefits provided by the businesses located at the site it limits the full utilization of the property to attract customers, thus it would have a negative impact on income. In regard to the WSDOT motorized information has always been debated as to its affect and the actual impact on driver decisions. If you need to understand the faith businesses have in the WSDOT program, please not pictures attached at south interchange where each major company has chosen to spend and install their signs and logos high into air and visible from the interstate. There are 18 such signs at this location.

**Photo 3: Thorp Highway and I-90 Overpass – from the west.**



**Photo 4: Monitoring Well MW-9 – from the southeast**



Nothing can be seen from vehicle locations  
on I-90









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## 6.6 Photo log

**Photo 1: Bingo Site – from the east**



**Photo 2: Thorp Highway and I-90 Overpass – from the south**



## **2) Property Rights**

Preservation and enjoyment regarding the property rights of the applicant and neighboring businesses.

When property rights are viewed as an attribute of economic good the needs of the applicant and those in area will be greatly improved upon approval.

Given the above not having the proper signage puts this property at a definite disadvantage. Competitively, the proper signage will enhance the success of all the businesses at this location plus provide additional traffic into Thorp's developing tourist business and better traffic flow especially for trucks coming into Ellensburg.

- 3) Will not be **materially detrimental** to the public injurious to the property or people in the vicinity or district of the variance location.

### **Sign**

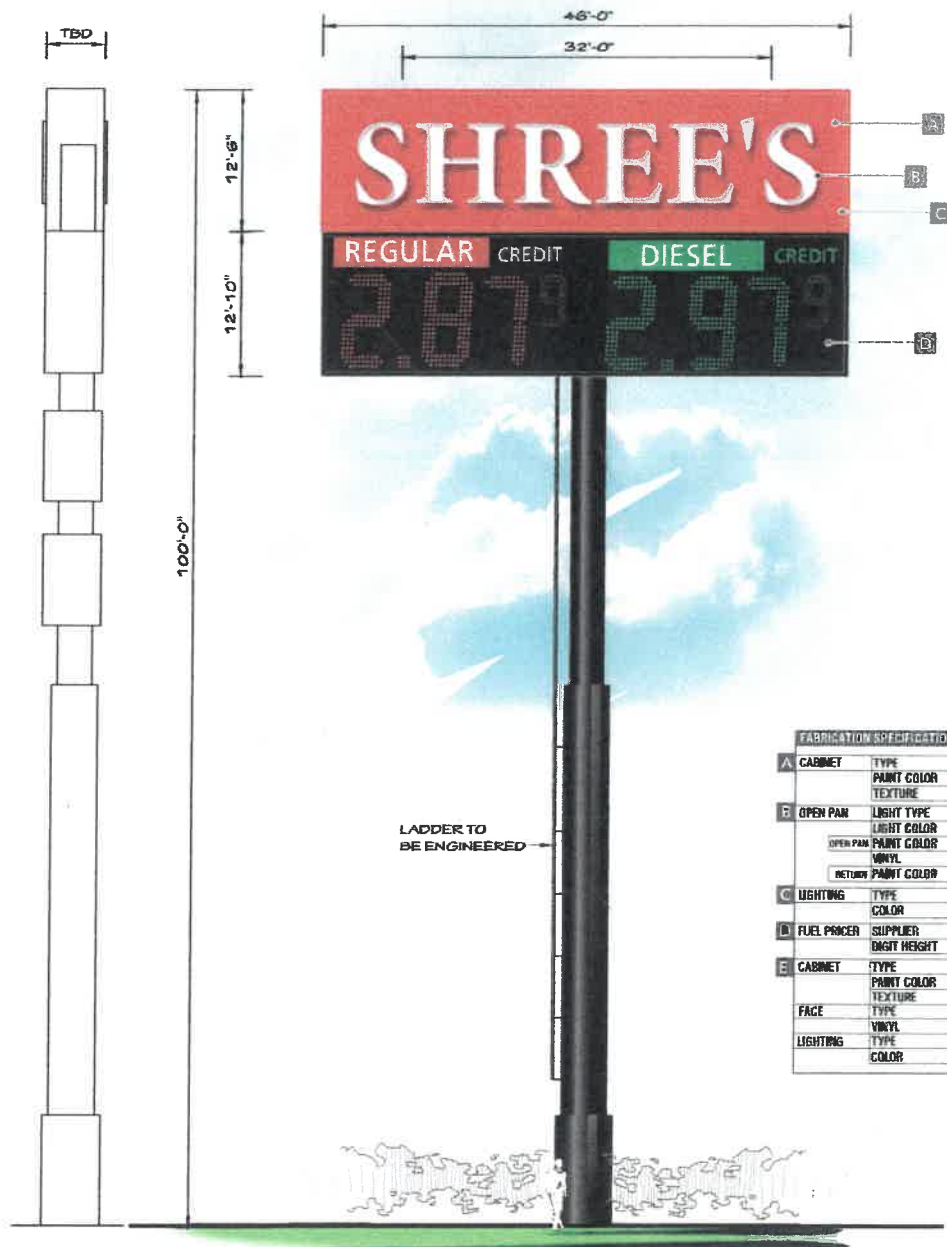
The height of the sign has been reduced from 120' to 100' to 87.5'

Placement is on the applicant's property within the fall zone radius. Please note exhibit attached. We will comply with requirements that only one sign allowed per frontage. The current sign will be replaced and removed and not be relocated and thus avoid another variance request.

Also please note that in the direction and in consideration of the NW winds the fall zone to NW is totally fenced and will deny any pedestrian access. The NW fall zone in between fire storage pond and stormwater detention ponds and non-business area.

Installation: Will be in control of the YESCO engineers. They will be applying for permit, controlling the installation of the sign. This company is well known, been in business since 1920 has over 85 sign centers and has 1000 employees. Each sign will carry an engineer stamp plus liability coverage.

One of the stated concerns was compliance with the KCC 17.70.030 of free standing and outdoor sign currently in place will be removed.



FABRICATION SPECIFICATIONS

A	CABINET	TYPE	DF NON-ILLUMINATED
		PAINT COLOR	RED-703
		TEXTURE	SEMI-GLOSS
B	OPEN PAN	LIGHT TYPE	CONTOUR LED
		LIGHT COLOR	WHITE
		PAINT COLOR	PRE-PAINTED WHITE
		VINYL	NA
C	RETURN	PAINT COLOR	PRE-PAINTED WHITE
C	LIGHTING	TYPE	CONTOUR LED
		COLOR	RED
D	FUEL PRICER	SUPPLIER	SUNSHINE
		DNIGT HEIGHT	11.4"
E	CABINET	TYPE	DF ILLUMINATED
		PAINT COLOR	BLACK
		TEXTURE	SEMI-GLOSS
	FACE	TYPE	FLEX
		VINYL	DIGITALLY PRINTED
L	LIGHTING	TYPE	LED
		COLOR	WHITE

HI-RISE POLE SIGN SCALE: 3/32" = 1'-0"  
 QUANTITY: 1 MANUFACTURE & INSTALL

**YESCO** Northeast Region  
 Koonerich  
 104 E. Pleasant St.  
 Westfield, MA 01097  
 413-568-9972

Customer: SHREE'S TRUCK STOP  
 ADDRESS: 400 OLIPHANT RD  
 THORP, MA  
 CONTRACT NUMBER: DMT/PSK  
 ORDER NUMBER: ALS/BSR  
 ORDER DATE: 8/22/18

Client: [Redacted]  
 Contract Number: [Redacted]  
 Label: [Redacted]

NOTE: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (M.A.S.S. REG. 801 CMR 7.00). THE SIGN SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (M.A.S.S. REG. 801 CMR 7.00). THE SIGN SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (M.A.S.S. REG. 801 CMR 7.00).

DATE: 8/22/18  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 APPROVED BY: [Redacted]

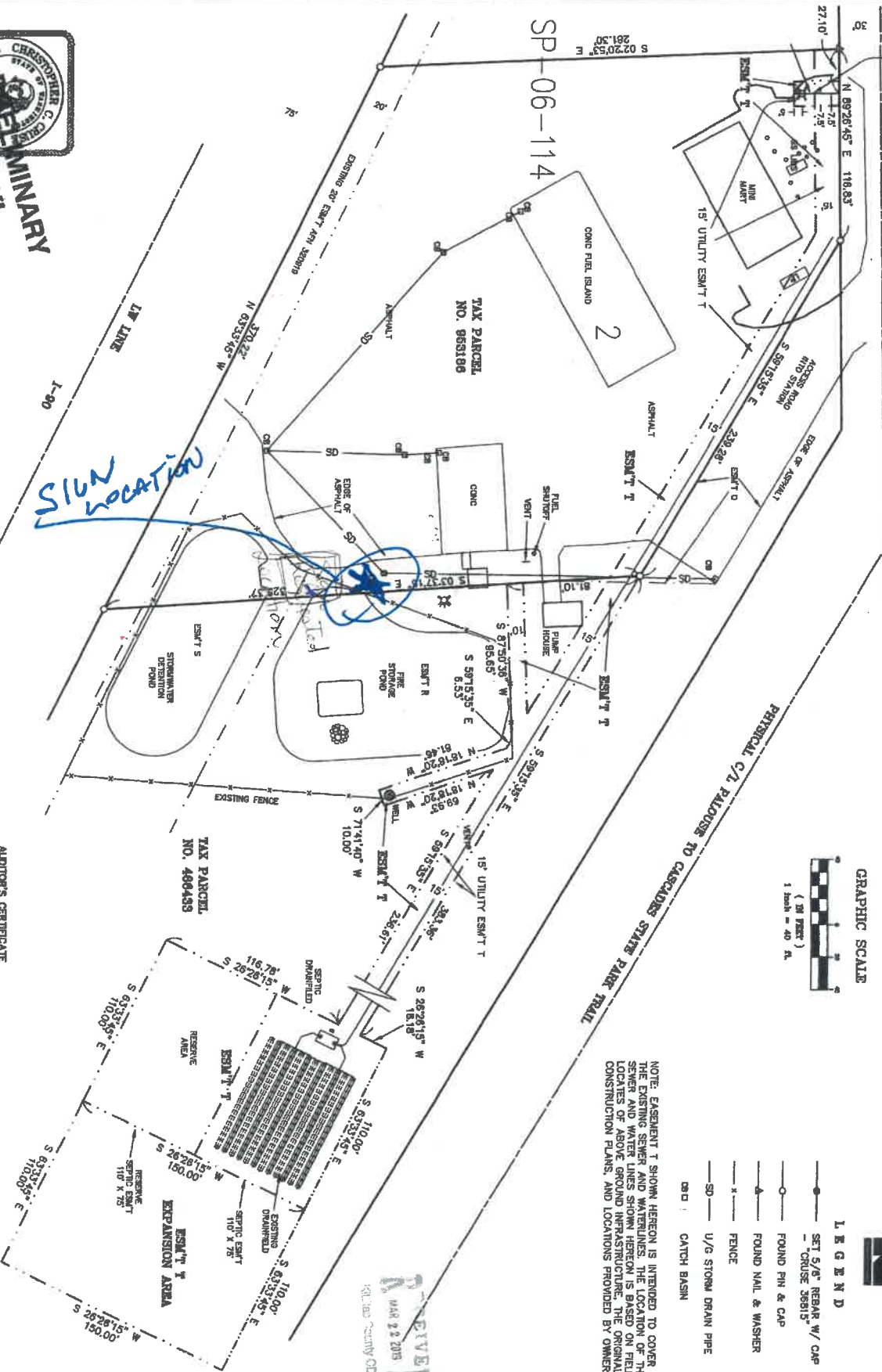
QTY: 1  
 PRICE: 17564



PART OF THE NORTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.

GADSDAR ROAD  
(BASED ON SP-06-114)  
S 00°33'15" E 27.75'

SP-06-114



SIGN LOCATION

GRAPHIC SCALE  
1 inch = 40 ft.

- LEGEND
- SET 5/8" REBAR W/ CAP
  - CRUISE SOBIS
  - FOUND PIN & CAP
  - ▲— FOUND NAIL & WASHER
  - x— FENCE
  - SD— U/G STORM DRAIN PIPE
  - CATCH BASIN

NOTE: EASEMENT T SHOWN HEREON IS INTENDED TO COVER THE EXISTING SEWER MAINS. THE LOCATION OF THE SEWER AND WATER LINES SHOWN ARE TO BE LOCATED BY ABOVE GROUND INFRASTRUCTURE. THE ORIGINAL CONSTRUCTION PLANS, AND LOCATIONS PROVIDED BY OWNER.

RECEIVED  
MAR 22 2018  
Kittitas County GIS



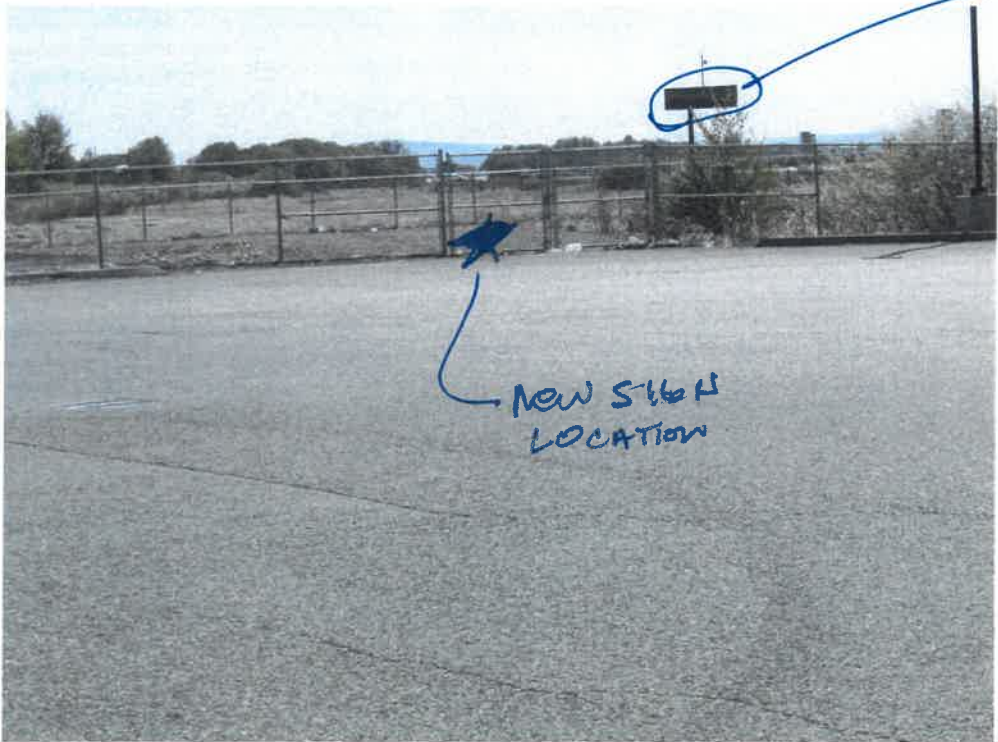
SHEET 2 OF 4

AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
2018, at \_\_\_\_\_ M., in Book 41 of Surveys of  
page(s) \_\_\_\_\_ at the request of Cruse & Associates.

GERALD V. PETTIT BY: \_\_\_\_\_  
KITTITAS COUNTY AUDITOR

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street  
Ellensburg, WA 98926 (509) 965-0842  
P.O. Box 969  
THORP FRUIT & ANTIQUE MALL, L.L.C.



TO BE  
REMOVED

NEW SITE  
LOCATION



9-1-18 WSDOT Approval

[Quoted text hidden]

McCain, Trevor <McCainT@wsdot.wa.gov>  
To: Mona Guinn <mguinn@yesco.com>

Fri, Aug 31, 2018 at 10:35 AM

Mona,

The revised location meets the requirements for an on-premise sign of this size under WAC 468-66-050(3). The sign is approved per WSDOT and does not require a permit.

Let me know if you have any questions.

Thanks,

Trevor McCain

Outdoor Advertising and Motorist Information Sign Specialist

Phone: (360) 705-7282

Cell: (360) 624-5162

<http://www.wsdot.wa.gov/Operations/Traffic/Signs/>

To Dan  
9/1/18

**From:** Mona Guinn <mguinn@yesco.com>  
**Sent:** Friday, August 31, 2018 10:30 AM  
**To:** McCain, Trevor <McCainT@wsdot.wa.gov>  
**Cc:** Dan Risk <drisk@yesco.com>  
**Subject:** Fwd: INFORMATION NEEDED - Proposed Hi-Rise Sign near I-90 / Thorpe WA

[Quoted text hidden]

RECEIVED  
MAR 22 2019  
Kittitas County CDS

## Summary

The reader needs to understand the actual and proven business / market plan of the applicant.

They become the preferred stop to get access to the lowest gas prices plus fully stocked convenience store neatly presented and fairly priced. The hiring practice of capable, polite and informative staff to which are paid at levels higher than their competitors.

The fuel sales of their present facility in George have grown from 50,000 to 500,000 gallons per month as a result of "Signage, Service and Price."

Community involvement – as we all know Ellensburg responds to those active in the community. The Shree's understand and are committed to giving back. All that needs to be said is their recognition by the State of Washington.

They have received the Medallion given by the Secretary of State which is the highest civic honor given in Washington State for charitable and volunteer work. They have received 4 different awards and recognition from the State for their volunteer and philanthropic work since 2005.

In addition, one of the most important part of this project is the investment being made by the Shree's that will have a direct impact on the safety and service provided to our county travelers and residents.

Providing the necessary services to our travelers they are providing 3 + acres across the interstate for additional off-street parking for trucks and construction related vehicle during poor pass conditions etc. Please note maps.

Given the 4-year plans for I-90 roadwork this is without a doubt reason enough to support and approve this variance and their efforts. And again compliments "safer" traffic flow.

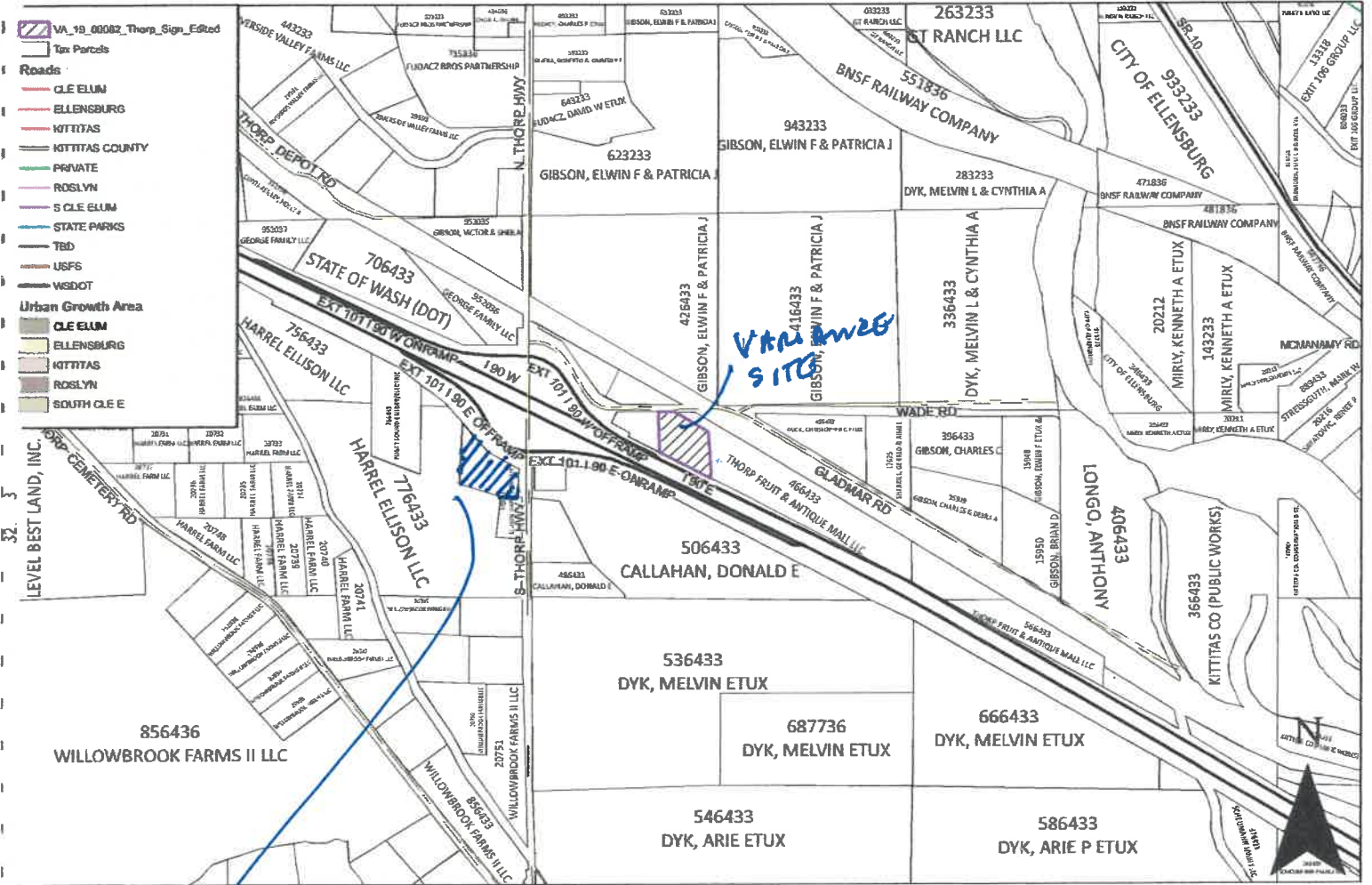
Given the current zoning etc. the approval will not have any negative effect or disruption to comp plan or future development of this site within county parameters.

Respectfully Submitted,

Shree Holding LLC  
Ekta Sanii

Roger Weaver  
Authorized agent

# VA-19-00002 Thorp Sign

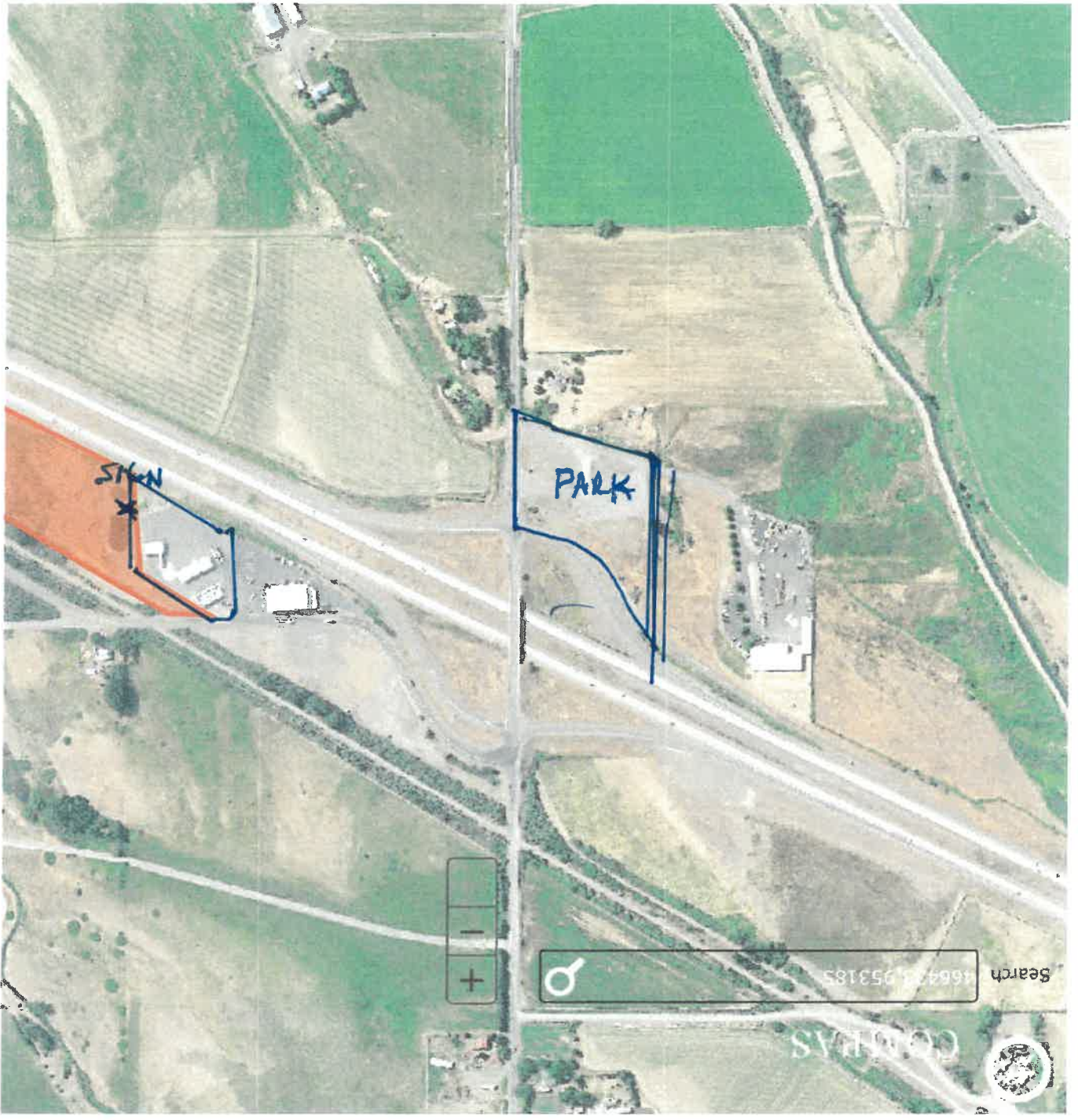


1:10,000

Vicinity

ADDITIONAL PARKING





STEN \*

PARK

Search 166421953185



COMPAS





