



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Building Partnerships – Building Communities

March 21, 2022

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### **RE: BCSCBN Sign Permit (SI-22-00001) - Deemed Incomplete (Additional Information Required)**

Dear applicants,

Community Development Services (CDS) received your application for a sign permit at the Vantage Bay Development on parcel 961813 on March 10, 2022.

Upon preliminary review, the submitted site plan is inadequate to tell us where this sign is being proposed to be built. Kittitas County Code (KCC) 17.70.060 (1)(e) states that *“All signs shall be at least ten (10) feet from the front property line, but must be setback additional distance if right of way extends onto property so that the sign is no closer than ten (10) feet from the edge of the right of way.”* Based on the site plan given, CDS can't tell if you are ten feet from the property line/right of way. I have enclosed the recorded plat map that has parcel 961813 (Tract D) on it to help guide you to provide an adequate site plan.

CDS recognizes 2,000 lb. boulders are unlikely to move and will allow this for a monument sign, however we would like the weight for each boulder proposed for this sign, including the small ones mentioned in the narrative. According to multiple KCC codes, monument signs and all signs shall be safely secured and attached to the ground:

1. KCC 17.70.030 (13) *“Monument Signs” means a sign permanently affixed to the ground...”*
2. KCC 17.70.060 (b), *“All signs, together with their supports, braces and guys, shall be maintained in a safe and secure manner.”*
3. KCC 17.70.070(1)(c) *“Monument signs shall be constructed as ground-mounted signs....”*

The monument sign proposed also does not meet specific provisions in the sign code seen in Kittitas County Code (KCC) 17.70. 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 has proposed boulders that are 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 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. Please know that after one hundred eight (180) calendar days your application will expire if the requested information is not provided per KCC 15A.03.040(b). This application will expire September 19, 2022 if the requested information is not provided.

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

Sincerely,



Jeremiah Cromie  
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Enclosures:

Plat map page for Parcel 961813 (Tract D)  
Variance Application  
Comprehensive Plan Amendment Application

cc:

Jeremy Johnston, Planning Official  
Josh Fredrickson, County Engineer

*via e-mail*  
*via e-mail*