



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**NOTICE OF APPLICATION AND PUBLIC HEARING**

**DATE:** June 26, 2019  
**TO:** Applicant and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**APPLICANT:** Cascade Sign Co (108 W Mead Ave, Yakima, WA 98902) c/o Yakima School District – Garfield Elementary  
**FILE NUMBER:** CL3#006-19 & ADJ#011-19  
**LOCATION:** 612 N 6<sup>th</sup> Ave  
**TAX PARCEL NUMBER(S):** 181313-34425  
**DATE OF APPLICATION:** June 10, 2019  
**DATE OF COMPLETENESS:** June 20, 2019

**PROJECT DESCRIPTION** Type 3 and Administrative Adjustment Review applications to install a digital sign and adjust the following sign standards for a property in the R-1 zoning district: adjust the maximum height allowed for a project identification sign more than 15 ft from the right-of-way from 10 ft to 14 ft and adjust the sign standards to allow a digital sign, which is not otherwise allowed in residential districts.

**DETERMINATION OF CONSISTENCY** Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows:

1. The type of land use: Digital Sign requires and Administrative Adjustment and is a Class (3) use in the R-1 zoning district
2. Level of Development: Digital Sign 14 ft in height, 32.4 sq ft
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, garbage collection, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows:

1. The type of land use: Digital Sign
2. Density of Development: n/a
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

**REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING** Your views on this proposal are welcome. All written comments received by 5:00 p.m. on **July 16, 2019**, will be considered prior to issuing the recommendation. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **August 8, 2019 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2<sup>nd</sup> St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (CL3#006-19, ADJ#011-19) and applicant's name (YSD Garfield Elementary) in any correspondence you submit. You can mail your comments to:

**Joan Davenport, AICP, Community Development Director  
City of Yakima, Department of Community Development  
129 N. 2nd St.; Yakima, WA 98901**

**NOTICE OF DECISION/RECOMMENDATION** Following the public hearing, the Hearing Examiner will issue his decision within ten (10) business days. When available, a copy of the decision will be mailed to parties of record and entities who were provided this notice.

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 N 2nd St, Yakima, WA.



If you have questions regarding this proposal, please call Colleda Monick, Community Development Specialist, at (509) 576-6772, or e-mail to [colleda.monick@yakimawa.gov](mailto:colleda.monick@yakimawa.gov).

**Enclosed:** Narratives, Project Descriptions, Site Plan, and Vicinity Map



## DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

### Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

### AVISO DE APLICACIÓN Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

**FECHA OTORGADA:** June 26, 2019  
**PARA:** Solicitante y Propietarios Adyacentes  
**DE:** Joan Davenport, AICP, Directora de Desarrollo Comunitario  
**SOLICITANTE:** Cascade Sign Co (108 W Mead Ave, Yakima, WA 98902) c/o Distrito Escolar de Yakima – Primaria Garfield  
**No. DE ARCHIVO:** CL3#006-19 & ADJ#011-19  
**UBICACIÓN:** 612 N 6th Ave  
**No. DE PARCELA(S):** 181313-34425  
**FECHA DE APLICACIÓN:** 10 de junio, 2019  
**FECHA DE APLICACIÓN COMPLETA:** 20 de junio, 2019

**DESCRIPCIÓN DEL PROYECTO:** Revisión Tipo 3 y Ajuste Administrativo para instalar un letrero digital y ajustar los siguientes estándares de letrero para una propiedad en el distrito residencial R-1; ajustar la altura máxima permitida para un letrero de identificación de proyecto ubicado más de 15 pies desde la vía pública de 10 pies a 14 pies de altura y ajustar los estándares de letreros para permitir un letrero digital, que de otro modo no es permitido en los distritos residenciales.

**DETERMINACIÓN DE LA CONSISTENCIA:** Conforme al Código Municipal YMC §16.06.020(A), las consideraciones del proyecto se determinan consistentes con las siguientes normas aplicables:

1. El tipo de uso terrenal: Letrero Digital requiere un ajuste administrativo y es un uso Clase 3 en la zona residencial R-1.
2. Nivel de desarrollo: Letrero digital 14 pies de altura, 32.4 pies cuadrados
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a todas las normas de desarrollo del título 12 y del título 15.

Conforme al Código Municipal YMC §16.06.020(B), los reglamentos de desarrollo y las consideraciones del plan comprensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: Letrero Digital
2. Densidad del desarrollo: n/a
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

**SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA:** Sus opiniones sobre esta propuesta son bienvenidas. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **16 de julio, 2019** serán considerados antes de emitir la decisión final sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con el Examinador de Audiencias. Por lo tanto, una audiencia pública se llevara a cabo el **jueves, 8 de agosto, 2019** comenzando a las 9:00 a.m. en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (CL3#006-19 & ADJ#011-19) o al nombre del solicitante (YSD - Garfield) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

**Joan Davenport, AICP, Community Development Director  
City of Yakima, Department of Community Development  
129 N. 2nd St., Yakima, WA 98901**

**AVISO DE LA DECISIÓN/RECOMENDACIÓN FINAL:** Después de la audiencia pública, el Examinador de Audiencias emitirá su decisión o recomendación dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov)

**Adjuntos:** Narrativo, Descripción del Proyecto, Plan de Sitio, Mapa



Supplemental Application For:  
**TYPE (3) REVIEW**  
 YAKIMA URBAN AREA ZONING ORDINANCE, YMC CHAPTER 15.15

**PART II - LAND USE DESIGNATION**

1. PROPOSED LAND USE TYPE: (As listed on YMC § 15.04.030 Table 4-1 Permitted Uses)

RECEIVED

**PART III - ATTACHMENTS INFORMATION**

1. SITE PLAN REQUIRED (Please use the attached City of Yakima Site Plan Checklist)
2. TRAFFIC CONCURRENCY (if required, see YMC Ch. 12.08, Traffic Capacity Test)
3. ENVIRONMENTAL CHECKLIST (if required by the Washington State Environmental Policy Act)

JUN 10 2019  
 CITY OF YAKIMA  
 PLANNING DIV.

**PART IV - WRITTEN NARRATIVE: Please submit a written response to the following questions. Use a separate sheet of paper if necessary.**

1. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

This is a school, with 7 buildings, and 55 parking spots, 5 of them handicap parking. usual school hours 8-3:30pm & 9 months a year of operation. the sign will be used for school functions, PTA, etc

2. How is the proposal compatible to neighboring properties?

ALL schools in the yakima valley have a sign like this. To establish school functions, PTA meetings, & info for school use.

3. What mitigation measures are proposed to promote compatibility?

This sign will be compatible with surrounding area to promote functions, school activities, closures, etc functions to help public awareness.

4. How is your proposal consistent with current zoning of your property?

This sign will stay within the zoning of this property in the form of staying within the restrictions of Lumeys (LED Brightness) static control, and all other rules that apply to electronic boards.

5. How is your proposal consistent with uses and zoning of neighboring properties?

IT'S CONSISTENT WITH ALL OTHER SCHOOLS IN YAKIMA.

6. How is your proposal in the best interest of the community?

HELPS the community parents, friends, kids to know whats going on within the school, activities, sports, etc.

**Note:** if you have any questions about this process, please contact us City of Yakima, Planning Division - 129 N. 2nd St., Yakima, WA or 509-575-6183



Supplemental Application For:

# ADMINISTRATIVE ADJUSTMENT

YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.10

## PART II - APPLICATION INFORMATION

1. TYPES OF ADMINISTRATIVE ADJUSTMENTS (✓ at least one)

- SETBACKS: Front \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_
- SIGNS: Height 14'-0" Size 4'-5" X 7'-2"
- FENCES  LOT COVERAGE  SITESCREENING
- PARKING  OTHER

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2. AMOUNT OF ADJUSTMENT

$$\frac{10' \text{ Height} / 2 \text{ sqft}}{\text{Zoning Ordinance Standard}} \pm \frac{14' \text{ Height} / 32 \text{ sqft}}{\text{Proposed Standard}} = \frac{4' \text{ Height} - 30 \text{ sqft}}{\text{Adjustment}}$$

## PART III - LAND USE DESIGNATION & REQUIRED ATTACHMENTS

1. PROPOSED USE TYPE (As listed on Table 4-1 Permitted Land Uses – See YMC § 15.04.030)

2. SITE PLAN REQUIRED (Please use the attached City of Yakima Site Plan Checklist)

## PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following questions)

1. How would the strict enforcement of the current standard affect your project?

WOULD NOT ALLOW THE SCHOOL TO HAVE A SIGN.

2. How is the proposal compatible with neighboring properties? Have other adjustments been granted nearby?

ALL SCHOOLS IN YAKIMA VALLEY HAVE THESE SIGNS.

3. How is your proposal consistent with current zoning of your property?

SIGN WILL BE CONSISTENT WITH ALL RULES, REGULATIONS WITHIN SIGN CODE, ZONING OF PROPERTY & SURROUNDING AREA.

4. How is your proposal consistent with uses and zoning of neighboring properties?

ALL NEIGHBORING PROPERTIES ARE RESIDENTIAL.

5. How is your proposal in the best interest of the community?

HELPS WITH COMMUNITY AWARENESS OF FUNCTIONING, ACTIVITIES, ETC. EVEN CAN POST EMERGENCIES IF NECESSARY.

JUN 10 2019

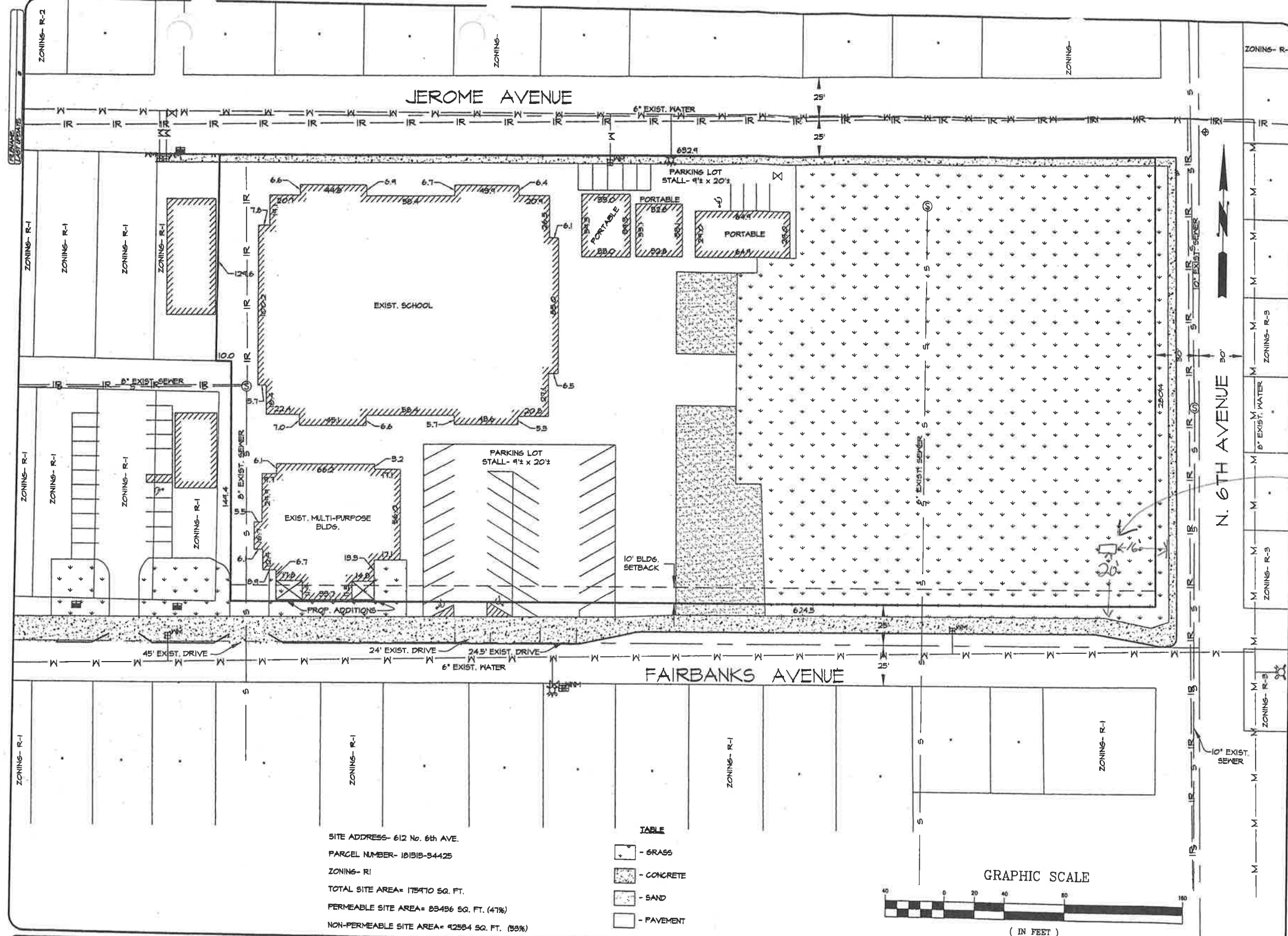
CITY OF YAKIMA  
PLANNING DIV.



Imagery ©2019 Google, Map data ©2019 50 ft

SS Park Spots  
 2 Handicap Spots  
 7 Bldgs

West



~~RECEIVED~~  
 MAR 27 2013  
 CITY OF YAKIMA  
 PLANNING DIV.

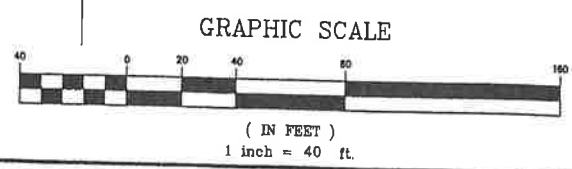
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 JUN 20 2019  
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 PLANNING DIV.

*Sign*

SITE ADDRESS- 612 No. 6th AVE.  
 PARCEL NUMBER- 181813-94425  
 ZONING- R-1  
 TOTAL SITE AREA= 175410 SQ. FT.  
 PERMEABLE SITE AREA= 83496 SQ. FT. (47%)  
 NON-PERMEABLE SITE AREA= 92544 SQ. FT. (53%)

TABLE

	- GRASS
	- CONCRETE
	- SAND
	- PAVEMENT



EQUIPMENT AND PROCEDURES USED:

a: 5 SEC. EDM TOTAL STATION  
 b: FIELD TRAVERSE  
 c: MONS VISITED DATE OF SURVEY

DATE	REVISIONS

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20 DAY OF 20  
 AT M UNDER AUDITOR'S FILE NUMBER.

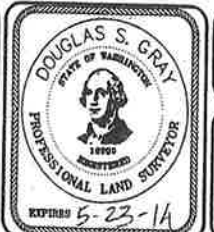
RECORDS OF YAKIMACOUNTY, WASHINGTON AT THE  
 REQUEST OF \_\_\_\_\_

COUNTY AUDITOR \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A  
 SURVEY MADE BY ME OR UNDER MY  
 DIRECTION IN CONFORMANCE WITH  
 THE REQUIREMENTS OF THE SURVEY  
 RECORDING ACT AT THE REQUEST OF  
 \_\_\_\_\_ IN  
 \_\_\_\_\_

*[Signature]*  
 DOUGLAS S. GRAY DATE: 19-13



● CORNER FOUND AS NOTED  
 ○ 3/8 REBAR W/CAP #16909 SET  
 ✕ NAIL WITH WASHER SET

**GSE**  
 Gray Surveying & Engineering, Inc.  
 P.O. Box 510 • 2706 River Road  
 Yakima, Wa 98902 • (509) 575-6434

SECTION INDEXING

13
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NAME: **YAKIMA SCHOOL DISTRICT**  
 LOCATION: 104 No. 4th AVE. YAKIMA, WA. 98902

DRAWING TYPE: **GARFIELD ELEMENTARY SCHOOL**

SITE PLAN

DRAWN BY: MM SCALE: 1" = 40'  
 CHECKED BY: D.S.G. DATE: 02-08-2013  
 PROJECT NO. 18070 SHEET \_\_\_\_\_ OF \_\_\_\_\_  
 PARCEL NO. 181813-94425

FINAL SITE PLAN  
 FILE mod #003-13  
 DATE 4-3-13



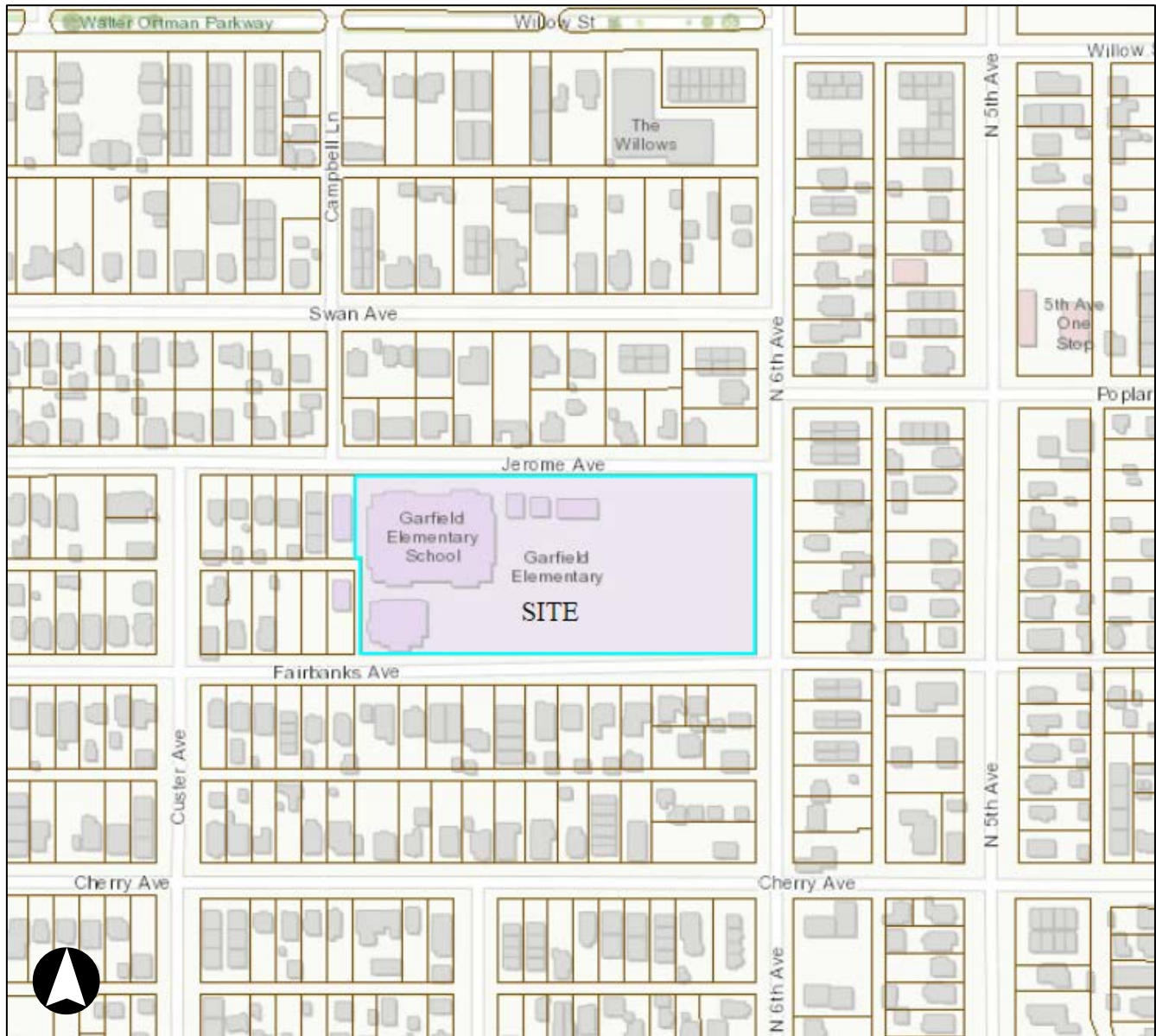
# VICINITY MAP



**File Number:** CL3#006-19 & ADJ#011-19

**Project Name:** YAKIMA SCHOOL DISTRICT – GARFIELD ELEMENTARY

**Site Address:** 612 N 6<sup>TH</sup> AVE



**Proposal:** Proposal to install a digital sign and adjust the following sign standards for a property in the R-1 zoning district: adjust the maximum height allowed for a project identification sign more than 15 ft from the right-of-way from 10 ft to 14 ft and adjust the sign standards to allow a digital sign, which is not otherwise allowed in residential districts.

Contact the City of Yakima Planning Division at (509) 575-6183

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Date Created: 6/12/2019

