

**STAFF REPORT  
CONDITIONAL USE PERMIT FOR  
YOUNG BUCKS LANDSCAPING  
(CUP-19-06)**

TO: City of Wenatchee Hearing Examiner  
FROM: City of Wenatchee Community Development Department  
RE: Public hearing for CUP-19-06  
DATE: August 20, 2019

**1. REQUESTED ACTION**

**Requested Action:** Conduct a public hearing on an application for a Conditional Use Permit submitted by Graybeal Signs and Young Bucks Landscaping for a monument sign with an electronic message center on an existing commercial property located at 1111 Walla Walla Avenue.

**2. SITE INFORMATION**

**Applicant:** Graybeal Signs / Young Bucks Landscaping  
**Owner:** Angel Avelar, Young Bucks Landscaping  
**Location:** 1111 Walla Walla Avenue and identified by Assessor's Parcel No.: 23-20-34-861-220)  
**Zoning District:** Waterfront Mixed Use (WMU)  
**Comp. Plan Designation:** Waterfront

**Project Description:** The City of Wenatchee received a Conditional Use Permit (CUP) application for a monument sign with an electronic message center. The property is located within the Waterfront Mixed Use (WMU) zoning district, where electronic message center signs require a conditional use permit. The proposal is to remove the existing, nonconforming pole sign and install a new monument sign with an electronic message center. The existing sign is required to be removed pursuant to Wenatchee City Code (WCC) Chapter 10.50. The proposed sign will be reviewed for compliance with the standards for monument signs and electronic message centers under WCC Chapter 10.50. The sign will be located near the front of the property, off of Walla Walla Ave. The sign will be landscaped pursuant to WCC 10.50.030(22). Additional detail regarding the proposed sign and sign location is available in Attachment A. A separate commercial building permit for the sign is required prior to construction pursuant and to WCC Chapter 10.50.

**Site Characteristics and Surrounding Properties:** The property is within the Waterfront Mixed Use (WMU) zoning district. There are no applicable overlays. The property is located at 1111 Walla Walla Ave, and access is from Walla Walla Ave. Sidewalks along Walla Walla provide pedestrian access. The site is bordered by Star Rentals equipment rental agency to the north,

and a small warehouse to the south. The site is currently being used as an office for Young Bucks Landscaping business.



Figure 1. Aerial image of proposed project

**Site Permitting History:**

A commercial building permit was issued on June 12, 2019 for building additions and alterations due to fire damage. The building was damaged by a fire in 2017.

### **3. APPLICABLE POLICIES AND DEVELOPMENT REGULATIONS**

The proposed action is subject to land use policies and provisions of the City of Wenatchee Urban Area Comprehensive Plan and zoning and development regulations of the Wenatchee City Code.

#### **Wenatchee Urban Area Comprehensive Plan**

In addition to the general goals and policies of the Growth Management Act and Wenatchee Urban Area Comprehensive Plan which state growth shall take place where adequate public facilities exist and are able to serve existing and future growth, the following goals and policies are relevant to this application:

#### **Land Use Element**

Goal 6. Work to promote distinct commercial and business districts to serve citizens and visitors to our city

Policy 3: Build on various districts' positive assets as a welcome alternative to corporate logos and homogeneous architecture

Goal 9. Waterfront – Encourage positive redevelopment that enhances the community's most precious resource – its waterfront.

Policy 1: Create a series of development nodes or focal points along the waterfront – each with a different type of setting, different mix of land uses, design emphasis, and park improvements.

Policy 3: Encourage office uses on the waterfront as a secondary use.

Policy 5: Promote quality development to strengthen the waterfront's character and sense of identity.

#### **Community Design and Healthy Communities Element**

Goal 4. Corridors – Develop appealing and efficient residential, mixed-use, and commercial corridors

Policy 5: Regulate signage based on the premise that community aesthetics are a driver of economic development.

Goal 6: Dark Sky Design – Educate and promote the use of appropriate lighting levels for residential, commercial, and public areas to help reduce sky glow, light trespassing, and up lighting.

Policy 6: All signs and lighting (including for streets, buildings, parking areas, and signs) should be designed so that they perform their function without being unduly disruptive to the visual appeal of the area.

Goal 7: Aesthetics – Identify opportunities to improve the visual aesthetics of the community.

Policy 3: Review sign standards to determine priorities on the amortization of nonconforming signage. Opportunities are available to improve the signage code to better meet community advertising needs while improving the cumulative visual impacts of signage.

#### **Wenatchee Waterfront Sub-Area Plan**

### Land Use and Community Design

Goal: Encourage positive redevelopment that enhances the community's most precious resource – its waterfront

Policy: Create a series of development nodes or focal points along the waterfront – each with a different type of setting, different mix of land uses, design emphasis, and park improvements.

- Allow for a variety of uses west of Walla Walla, including general commercial, recreational, offices, industrial, and residential.

### **Wenatchee City Code**

Wenatchee City Code sections which apply to this project are described below.

#### Definitions and District Use Chart

Wenatchee City Code (WCC) Section 10.08.130, “S”, defines “Sign, electronic message center/reader board” to mean:

*A light-emitting diode (LED) based sign, or a board with manually changed letters.*

Wenatchee City Code (WCC) Section 10.08.130, “S”, defines “Sign, monument” to mean:

*“a freestanding sign that is above ground level and anchored to the ground by a solid base, with no open space between the sign and the ground.”*

WCC Section 10.10.020, District Use Chart, requires a Conditional Use Permit for a sign with effects in the WMU zoning district.

#### Chapter 10.32 Waterfront Mixed Use District

WCC 10.32.005 Purpose:

The waterfront mixed use (WMU) land classification is intended to implement the Wenatchee waterfront subarea plan and support a range of activities along the waterfront that will:

- 1) Improve local access to and visibility of the waterfront;
- 2) Add significant recreational, commercial and residential activity to complement the waterfront parks systems and downtown businesses; and
- 3) Upgrade the waterfront's image and physical condition as a setting for investment

#### Chapter 10.50, Signs

WCC Section 10.50.015, Sign Chart, permits monument signs in the WMU zoning district. Monument signs may be 40 square feet of copy area for less than 300 feet of street frontage, or 100 square feet of copy area for greater than 300 square feet of copy area. Monument signs are permitted to be up to eight feet in height.

WCC Section 10.50.030, Minimum regulations.

WCC Section 10.50.030(6) In all residential and mixed use zones, signs within 25 feet from driveways, points of access, and uncontrolled intersections shall be less than three feet in height from the elevation of the public right-of-way and set back a minimum of five feet from the public right-of-way.

WCC Section 10.50.030, Sign minimum regulations (9)-(14) specifies requirements around effects for signs.

- (9) "Effect" means any portion of a sign designed to move mechanically, electrically, or by any other means to easily rotate, alternate, or move messages, images, graphics, lighting, or any portion of a sign or sign feature. The following could be considered types of effects:
- (a) A moving object, thing, person, animal, or happening through apparent movement including rotation;
  - (b) Leading the eye by producing lineal or circular movement;
  - (c) Random twinkling of lights;
  - (d) Spelling out a word one letter, number, or character at a time and may include flashing the completed word or words;
  - (e) Flashing or intermittent sign illumination;
  - (f) Animation or scenes similar to television commercials;
- (10) For permitted signs with "effects," the interval between the effects shall be uniform in pattern so that the sequence is even and regular or the "effect" produces an apparent motion that is continuous, even, and smooth flowing;
- (11) No "effect" shall produce a motion exceeding 10 feet per second plus an additional five feet per second for each 10-foot distance over 20 feet between the sign and the nearest adjacent street or right-of-way, up to a maximum of 50 feet per second;
- (12) Any "effect" time and temperature sign shall have a three-second or shorter time frame between effect changes for display of time and temperature only, except for signs displaying both time and temperature simultaneously;
- (13) No "effect" sign shall revolve at a speed greater than five revolutions per minute;
- (14) Any sign with "effect(s)" must be a minimum distance of at least 250 feet measured along the center of the street from any other sign with "effect(s)"

WCC Section 10.50.050, Removal when function of business ceases or moves

- 1) If a building, structure or premises is vacated for a 12-month period of time, the owner of said property shall be responsible for removing all nonconforming on-site signs, except for those signs recognized by the historic preservation board as having value to the community.

Shorelines, Resource Lands and Critical Areas

The subject site is outside of the 200' shoreline jurisdiction and is not identified within the current critical area maps used by the City.

**4. PUBLIC NOTICE AND ENVIRONMENTAL REVIEW**

*Table 1. Procedural Steps and Dates*

<b>Application Submitted:</b>	July 17, 2019
<b>Determination of Completeness:</b>	July 23, 2019

<b>Notice of Application:</b>	Notice was mailed to property owners/taxpayers within 350 feet of the subject property, posted on the subject property, and referred to relevant agencies on July 25, 2019.
<b>Notice of Public Hearing:</b>	Notice was mailed to property owners/taxpayers within 350 feet of the subject property on July 25, 2019 and published in the Wenatchee World newspaper on August 9, 2019.
<b>Public Hearing:</b>	The public hearing is scheduled for August 20, 2019 at 3:00p.m. at Wenatchee City Hall, Council Chambers, 301 Yakima Street, Wenatchee, WA.

The public and relevant agencies have been given an opportunity to comment on the proposal. No comment letters were received as of the writing of this report. Agency comments have been included as Attachment B.

Agency Comments:

- An agency comment was received from Cliff Burdick, City of Wenatchee, Building and Fire Code Official, on August 13, 2019, identifying conditions of approval.
- An agency comment was received from Donald Nelson, City of Wenatchee, Development Review Engineer, identifying conditions of approval.
- An agency comment was received from Alice Meyer of the Wenatchee Reclamation District on July 25, 2019, stating no comments or concerns.
- An agency comment was received from Tammy Fisher of Public Utility District No.1 of Chelan County stating no comments.

**Environmental Review includes State Environmental Policy Act (SEPA):** The application is categorically exempt from the State Environmental Policy Act (SEPA), pursuant to WAC 197-11-800(2): other minor new construction.

**5. PROJECT ANALYSIS**

In review of this proposal it is important to consider the goals and policies of the Comprehensive Plan, applicable codes, public and agency comments, any identified environmental concerns, and state and federal requirements. Identified below is planning staff’s analysis and consistency review for the subject application.

**Comprehensive Plan consistency analysis:**

*Land Use Element* - The application proposes to construct a monument sign with an electronic message center within the Waterfront Mixed Use (WMU) zoning district. In Goal 9, Waterfront of the Land Use element of the Comprehensive plan, it calls for continued development of mixed use amenities in the Waterfront. Pedestrian oriented development is encouraged. Monument signs are generally considered more pedestrian friendly than freestanding pole signs. Removing a nonconforming pole sign and replacing it with a monument sign will improve the pedestrian environment, even if the monument sign includes an electronic message center. Goal 9, Policy 1

encourages the creation of development nodes along the waterfront. The electronic message center sign for a commercial business is compatible with the other nearby commercial and industrial uses and the character of that section of the waterfront. Goal 9, Waterfront, Policy 3 encourages office uses on the Waterfront as a secondary use. The building is currently being used as the main office and headquarters for Young Bucks Landscaping. Policy 5 of Goal 9 encourages quality development to strengthen the waterfront's character and sense of identity. High quality signage can help strengthen character and sense of place of the waterfront.

*Community Design and Healthy Communities Element* – Goal 4, Corridors, Policy 5 states that signage should be regulated based on the premise that community aesthetics area a driver of economic development. The replacement of a pole sign with a monument sign will enhance the neighborhood aesthetics, and the electronic message center as part of the monument sign should not impact the aesthetics as long as it follows the regulations for effects under WCC Section 10.50.30. As proposed, the sign will also be able to perform its function without being unduly disruptive to the visual appeal of the area, as stated in Goal 6, Dark Sky Design, Policy 6. Removing the nonconforming pole sign and replacing it with a monument sign is also fulling Goal 7, policy 3 under the Community Design and Healthy Communities element of the Comprehensive Plan.

### **Wenatchee City Code consistency analysis:**

#### WCC Chapter 10.50 - Signs

The proposal meets the definition of a monument sign under WCC 10.08. The proposed sign is consistent with what is allowed for a monument sign in the WMU under WCC 10.50.015. An electronic message center is allowed as part of a permanent sign structure such as a monument sign.

WCC Section 10.50.30 (6) states that in all residential and mixed use zones, signs within 25 feet from driveways, points of access, and uncontrolled intersections shall be less than three feet in height from the elevation of the public right-of-way and set back a minimum of five feet from the public right-of-way. As a condition of approval, staff recommends that the proposed monument sign shall be located no closer to the right of way than the existing sign which is approximately 10 feet 6 inches from the right of way.

WCC Section 10.50.030(7) states that signs must not impede visual access to the street or pedestrian ways. As conditioned above, the sign will not impeded visual access to the street or pedestrian ways.

As a condition of approval, the electronic message center shall comply with all requirements specified under WCC 10.50.030(9)-(14), which specifies criteria for effects on electronic message centers. WCC 10.50.030(14) states that any sign with "effect(s)" must be a minimum distance of at least 250 feet measured along the center of the street from any other sign with "effect(s)". There are not any other signs with effects within this distance.

Removing the existing nonconforming pole sign and replacing it with a monument sign is consistent with 10.50.030 (14), which states that if legally established free standing (monument or pole sign) nonconforming on-site signs(s) exists on the subject property, the existing on-site sign(s) must be used or removed before any new on-site sign may be placed.

The proposed site plan shows landscaping that is consistent with WCC Section 10.50.030(22), which states that all freestanding and monument signs shall be landscaped at a ratio of one square foot of gross sign area to one-half square feet of landscaping.

#### WCC Chapter 10.65 - Conditional Uses

All conditional use permit applications must meet the general requirements in WCC 10.65.050 and be evaluated by WCC 10.65.060 "General Criteria." The general criteria for conditional use permits in WCC Section 10.65.060 requires that the proposal is compatible with adjacent uses and will protect the character of the surrounding area, will not result in the creation of nuisances to the public and/or nearby properties and existing uses, and will not result in undue adverse impacts affecting the public health, safety, and welfare.

The surrounding properties on Walla Walla are primarily commercial, with some residential properties as well. The proposed monument sign with an electronic message center is compatible with the mixed use character of the surrounding area. Several freestanding pole signs exist on neighboring properties, and replacing the existing nonconforming pole sign with a monument sign on this property may be an improvement to the pedestrian environment. As conditioned with the placement of the monument sign set back at least 10 feet 6 inches from the right of way, the sign will not result in a nuisance to the public and/or nearby properties and existing uses, and will not result in undue adverse impacts affecting the public health, safety, and welfare.

## **V. RECOMMENDATION**

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 10 of the Wenatchee City Code. Staff recommends **approval** of CUP-19-06 subject to the following findings of fact, conclusions of law, and suggested conditions:

#### **This recommendation is based on the following findings of fact:**

1. An application was submitted by Graybeal Signs and Young Bucks Landscaping on July 17, 2019 for a Conditional Use Permit to allow a monument sign with an electronic message center in the Waterfront Mixed Use zoning district at the property located at 1111 Walla Walla Avenue, and identified by Assessor's Parcel Number 23-20-34-861-220.
2. The application has been processed as a Type III quasi-judicial review for conditional use permits pursuant to WCC Section 13.09.050; a public hearing is required for the application and is scheduled to occur on August 20, 2019.



3. The subject property is located within the Waterfront Mixed Use (WMU) zoning district.
4. The Wenatchee Urban Area Comprehensive Plan land use designation is WMU.
5. Electronic message center signs are permitted as a Conditional Use in the WMU.
6. The applicant is Graybeal Signs and Young Bucks Landscaping
7. The property owner is Angel Avelar, PO Box 3526, Wenatchee, WA 98807
8. The proposal is for a monument sign with an electronic message center.
9. Signs with effects are listed as a conditional use in the Waterfront Mixed Use District, pursuant to WCC 10.50.015 Sign Chart.
10. The proposal is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan's Land Use and Community Design and Healthy Communities Element.
11. As conditioned, the proposal is consistent with the provisions of Wenatchee City Code Title 10, Zoning.
12. New pole signs are not permitted in the Waterfront Mixed Use district pursuant to WCC 10.50.015.
13. The existing pole sign is nonconforming with respect to the Wenatchee City Code requirements in place at the time of permit application.
14. The Wenatchee City Code requires nonconforming signs to be removed if the building, structure, or premises are vacant for a 12-month period of time.
15. Prior to the Young Buck Landscaping business locating at the site, the building, structure, or premises had been vacant for a period in excess of 12 months.
16. A fire partially destroyed the building on-site in 2017.
17. The application is categorically exempt from the State Environmental Policy Act (SEPA), pursuant to WAC 197-11-800(2)(c), construction or installation of commercial on premise signs, and public signs and signals, including those for traffic control and wayfinding.
18. The Wenatchee Hearing Examiner conducted a public hearing on August 20, 2019.
19. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.
20. No public comments were received.
21. An agency comment was received from Cliff Burdick, City of Wenatchee, Building and Fire Code Official, on August 13, 2019 identifying conditions of approval.
22. An agency comment was received from Donald Nelson, City of Wenatchee, Development Review Engineer, identifying conditions of approval.
23. An agency comment was received from Alice Meyer of the Wenatchee Reclamation District on July 25, 2019, stating no comments or concerns.
24. An agency comment was received from Tammy Fisher of Public Utility District No.1 of Chelan County stating no comments.

**This recommendation is based upon the following suggested conclusions:**

1. The City of Wenatchee Hearing Examiner has been granted the authority to render this decision pursuant to WCC 1.09.070.
2. As conditioned, the proposal is consistent with the intent, purposes, and regulations of the Wenatchee City Code and Comprehensive Plan.
3. As conditioned, this proposal meets the general and specific conditional use criteria under WCC Section 10.50 for a monument sign with effects.
4. The conditional use permit will run with the land.
5. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
6. Comments from the reviewing agencies have been considered and addressed where appropriate.
7. As conditioned, the proposal will not be significantly detrimental to the public health, safety and welfare; diminish the value of nearby property or improvements; or disturb persons in the use of property unless the conditional use is a public necessity.
8. As conditioned, the proposal has been designed to minimize adverse effects on neighboring properties, to include at minimum the effects of lighting, transportation, noise, odor, dust, and appearance.
9. The conditions of approval are the minimum necessary to ensure the proposal will comply with all applicable laws and regulations.
10. All conditions place upon the proposed use are conditions that are measurable and can be enforced and monitored.
11. Public use and interests will be served by approval of this proposal.
12. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

**This recommendation is based upon the following suggested Conditions of Approval:**

1. The project shall proceed in substantial conformance with the plans and application materials on file and submitted on July 17, 2019, except as amended by the conditions herein. Any substantial change to the operations or resident capacity as described in the application or substantial change to the site plan will require an amendment to this Conditional Use Permit.
2. Pursuant to WCC 10.65.050(2), the conditional use permit must be acted upon within three years from the date of approval or the permit shall expire. The holder of the permit may request an extension of time before the expiration date and the director may grant one extension of time of up to one year past the original expiration date.
3. The permit shall run with the land and is only applicable to the property described in the application materials and Finding of Fact #1.
4. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.

5. The property owner shall maintain compliance with the standards of WCC Title 10, Zoning and conditions of the conditional use permit at all times. Violation of the terms of the permit and/or requirements of the WCC not expressly modified by the permit shall be processed as a violation pursuant to WCC Chapter 13.13, Enforcement and Penalties.
6. The electronic message center shall comply with all electronic message center requirements in WCC Section 10.50.030(9) – (14)
7. The monument sign shall be placed no closer to the right of way than the existing pole sign which is approximately 10 feet 6 inches, no farther away from the northerly property line than 18 inches and that all sight obscuring fence slats within the first 6 feet of fence adjacent to the right of way on both sides of the property access be removed to improve sight distance for the protection of pedestrians.
8. The application for a sign permit shall include a site triangle documenting unobstructed driver's visibility when leaving the site
9. A sign permit is required to be submitted and approved by the City prior to construction of the sign, in accordance with WCC Chapter 10.50.
10. The existing nonconforming pole sign shall be removed from the property pursuant to WCC 10.50.050(1).

**Attachments:**

- A. Application materials
- B. Agency comments



# City of Wenatchee

Department of Community and Economic Development

Planning Division

1350 McKittrick Street, Suite A

Wenatchee, WA 98801

(509) 888-3200

## CITY OF WENATCHEE LAND DEVELOPMENT PERMIT APPLICATION

JUL 11 2019

Accepted By:  Receipt No.  File No. CUP-19-06

### TYPE OF PERMIT YOU ARE APPLYING FOR:

- Major Subdivision  Short Plat  Binding Site Plan  Variance
- Final Plat  Final Short Plat  Final Binding Site Plan  Conditional Use
- Plat/Binding Site Plan Alteration  Plat/Binding Site Plan Vacation  Planned Development

In addition to this form, submit all applicable items on the corresponding checklist for a complete application.

### GENERAL INFORMATION

Applicant: Young Bucks Landscaping

Mailing Address: P.O. Box 3526

Contact No.: Angel Avelar 509-679-3991 E-mail Address: angel@youngbucksllc.com

Property Owner(s): Angel Avelar

\*If different than applicant

Mailing Address: Same

Contact No.: \_\_\_\_\_ E-mail Address: kristi.bahr@graybealsigns.com

If there is more than one property owner, submit the supplemental additional owner(s) and authorization form.

### **Complete section if an agent is acting for the applicant or owner during the permit process:**

Authorized Agent: Graybeal Signs, Inc.

Mailing Address: 1909 North Wenatchee Ave., Wenatchee WA 98801 Attn: Kristi or Monte

Contact No.: (509) 662-6926 E-mail Address: kristi.bahr@graybealsigns.com

Surveyor: N/A Washington Registration #: N/A

Contact No.: N/A E-mail Address: N/A

Engineer: \_\_\_\_\_ Washington Registration #: \_\_\_\_\_

Contact No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Please indicate who should receive correspondence and notices:

Applicant  
 Surveyor

Owner  
 Engineer

Authorized Agent

**PROPERTY INFORMATION**

Street Address(es): 1111 Walla Walla Ave., Wenatchee

Parcel No(s): Geo ID# 232034861220 , Chelan County ID# 27209

Abbreviated Legal Description:

Suburban Homes  
Second Block 10 lot  
3 Lots 3-4 0.4200 acres

Total site size in acres: 0.420

Zoning District Designation: Waterfront Mixed Use (WMU)

Overlay District: N/A

Comprehensive Plan Designation: Waterfront Mixed Use (WMU)

Shoreline Environmental Designation: N/A

Wildland-Urban Interface: N/A

Critical Areas: N/A

**ACKNOWLEDGEMENTS AND SIGNATURES**

I (We) acknowledge that:

1. The information, plans, maps and other materials submitted on and with this application are, to the best of my/our knowledge, a true and accurate representation of this proposal;
2. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 13.07 Wenatchee City Code;
3. City of Wenatchee does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The City's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
4. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the Applicant(s)/Owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
5. If the Applicant is not the owner of the real property which is the subject of the permit application, this application and acknowledgment shall also be executed by each owner;
6. All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application.
7. If the applicant(s), representative(s) and/or owner(s) fail to respond to a request by the Department to submit necessary application materials identified in a Notice of Incomplete Application within 60 days will result in a null and void application, with no refund of the filing fees.
8. This application does not constitute approval of the proposed development activity and it is acknowledged that additional permit applications and approvals may be necessary to conduct specific activities.
10. During the review of this application, it may be necessary for staff to make one or more site visits. By signing this application form, you are giving permission for these visits. If it is rental property, the owner hereby agrees to notify tenants of possible site visits.

Date: \_\_\_\_\_


Applicant Signature: \_\_\_\_\_

Date: 07/02/2019

Agent Signature: Kristi Bahr

Digitally signed by Kristi Bahr  
Date: 2019.07.02 11:38:14 -07'00'

Date: 07/09/2019

Owner Signature: 



CITY OF WENATCHEE

JUL 11 2019

1909 North Wenatchee Avenue

Wenatchee, WA 98801

(509) 662-6926 fax (509) 663-4583

## **Conditional Use Permit – Project Narrative**

Property address: 1111 Walla Walla Ave, Wenatchee

Business name: Young Bucks Landscaping

Proposal: Monument sign with effects

The property with proposed sign is identified in District Use Chart 10.50.015 as “Conditional”.

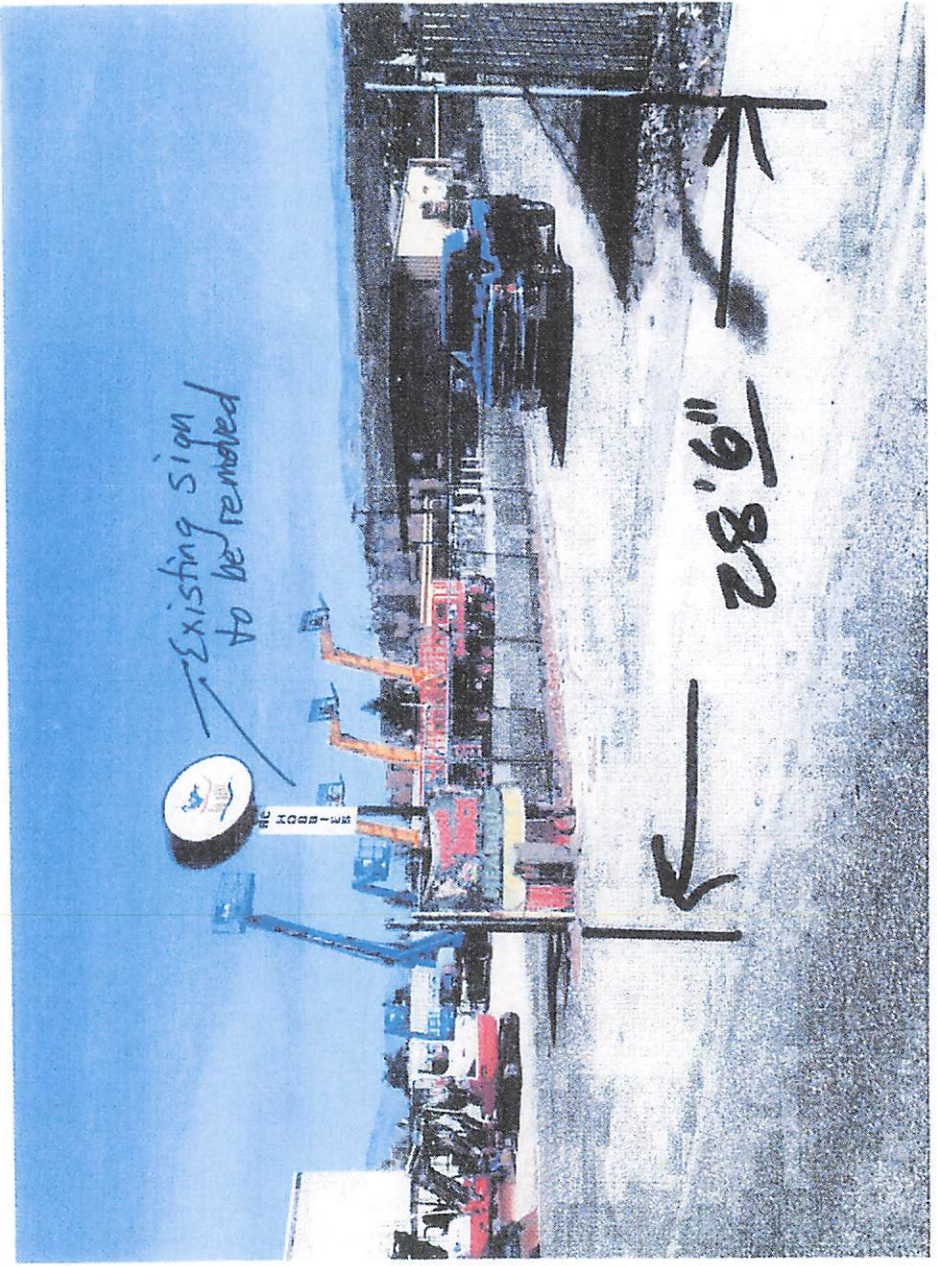
The property with proposed sign is compatible with adjacent uses and will blend with the character of the area.

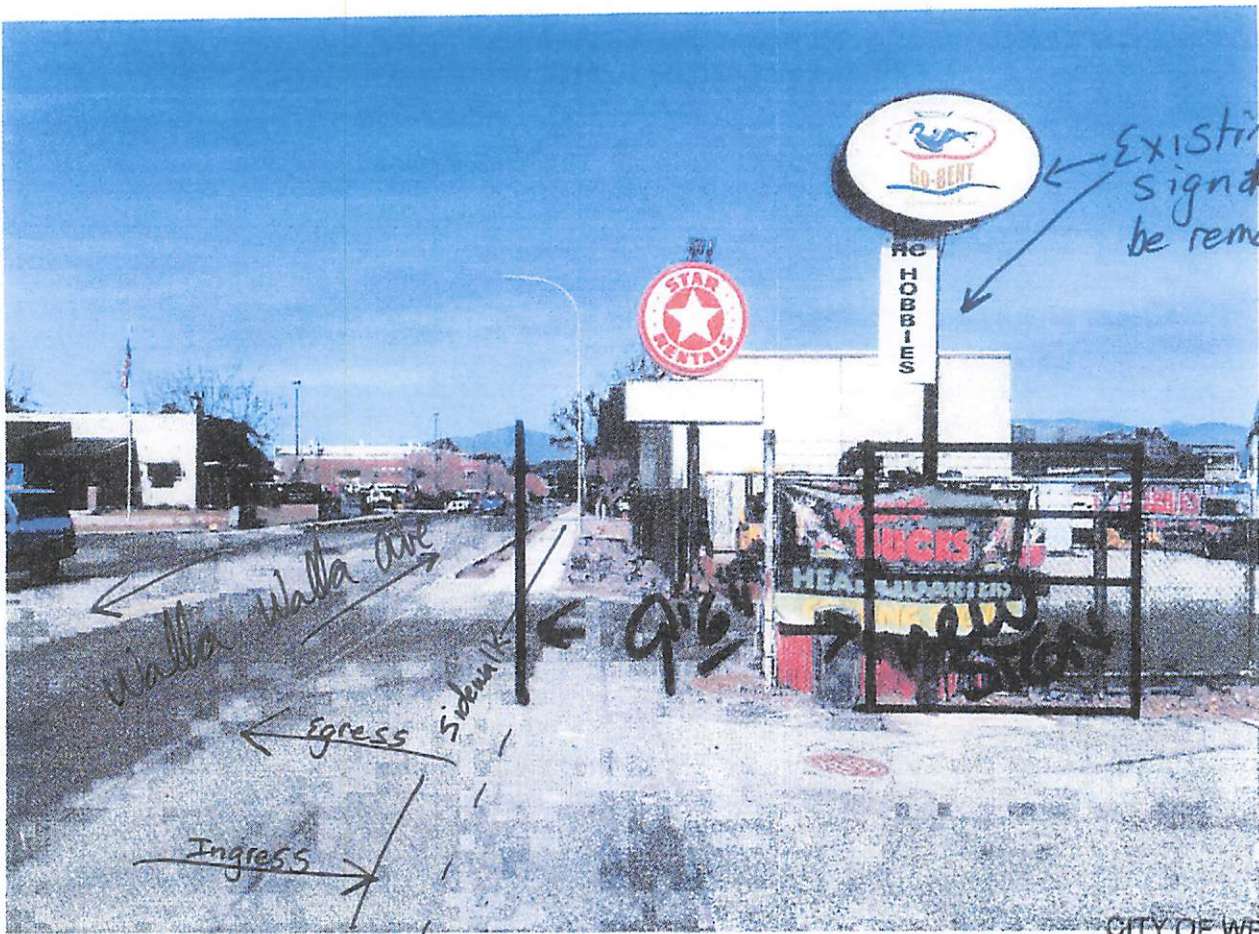
The property with proposed sign will not create a nuisance to the public and/or nearby properties. This will be achieved by following the standards as stated in 10.50.030.

The property with proposed sign will not result in undue adverse impacts affecting public health, safety and welfare.

In conclusion, the proposed use is consistent and compatible with the comprehensive plan and any implementing regulation.

JUL 11 2019





CITY OF WENATCHEE

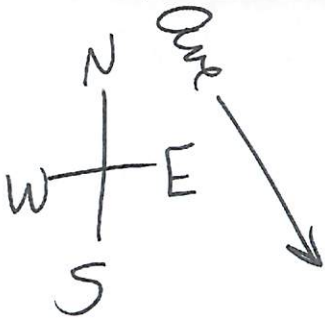
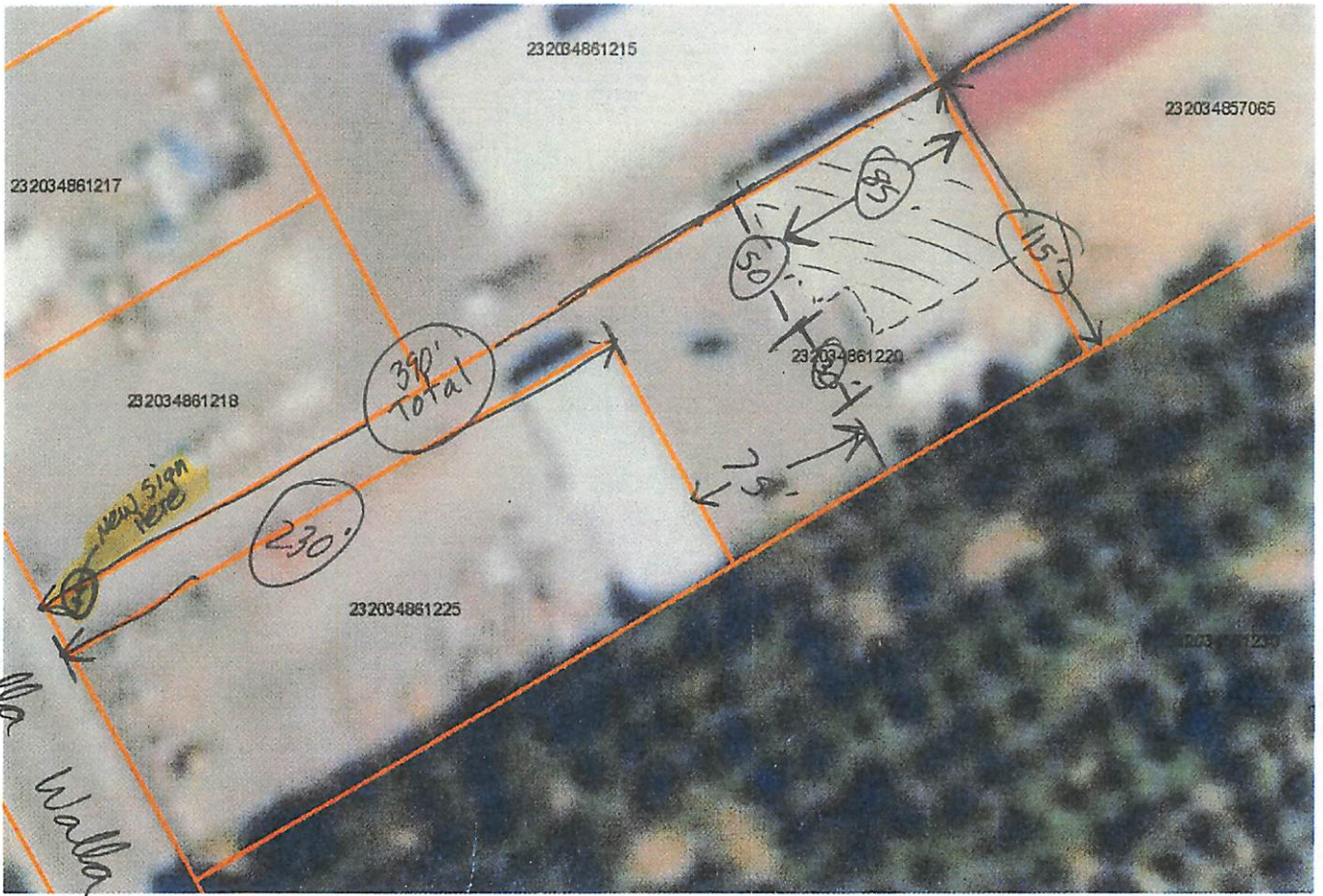
JUL 11 2019

Location OK



JUL 11 2019

# Site plan



JUL 11 2019

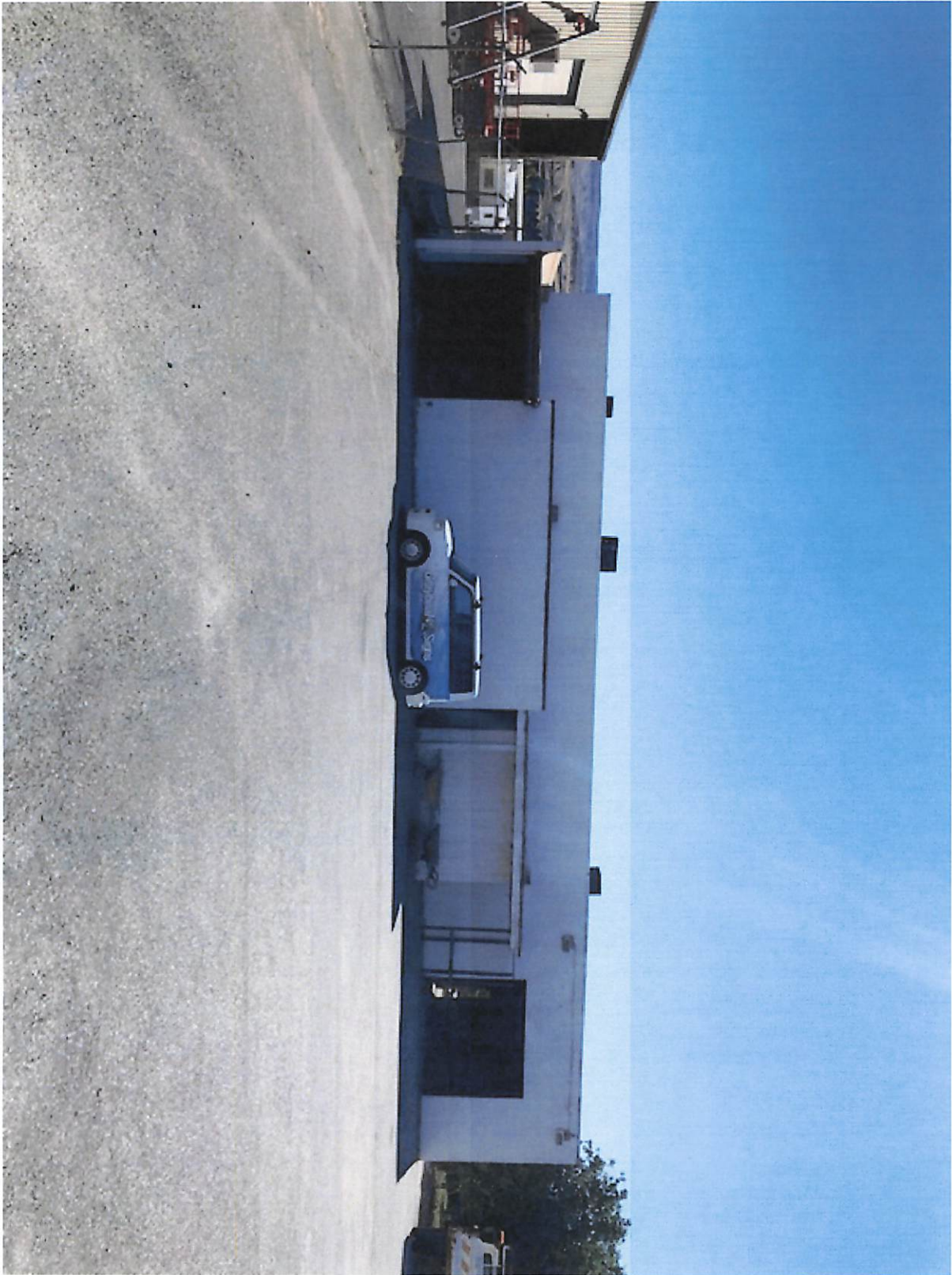
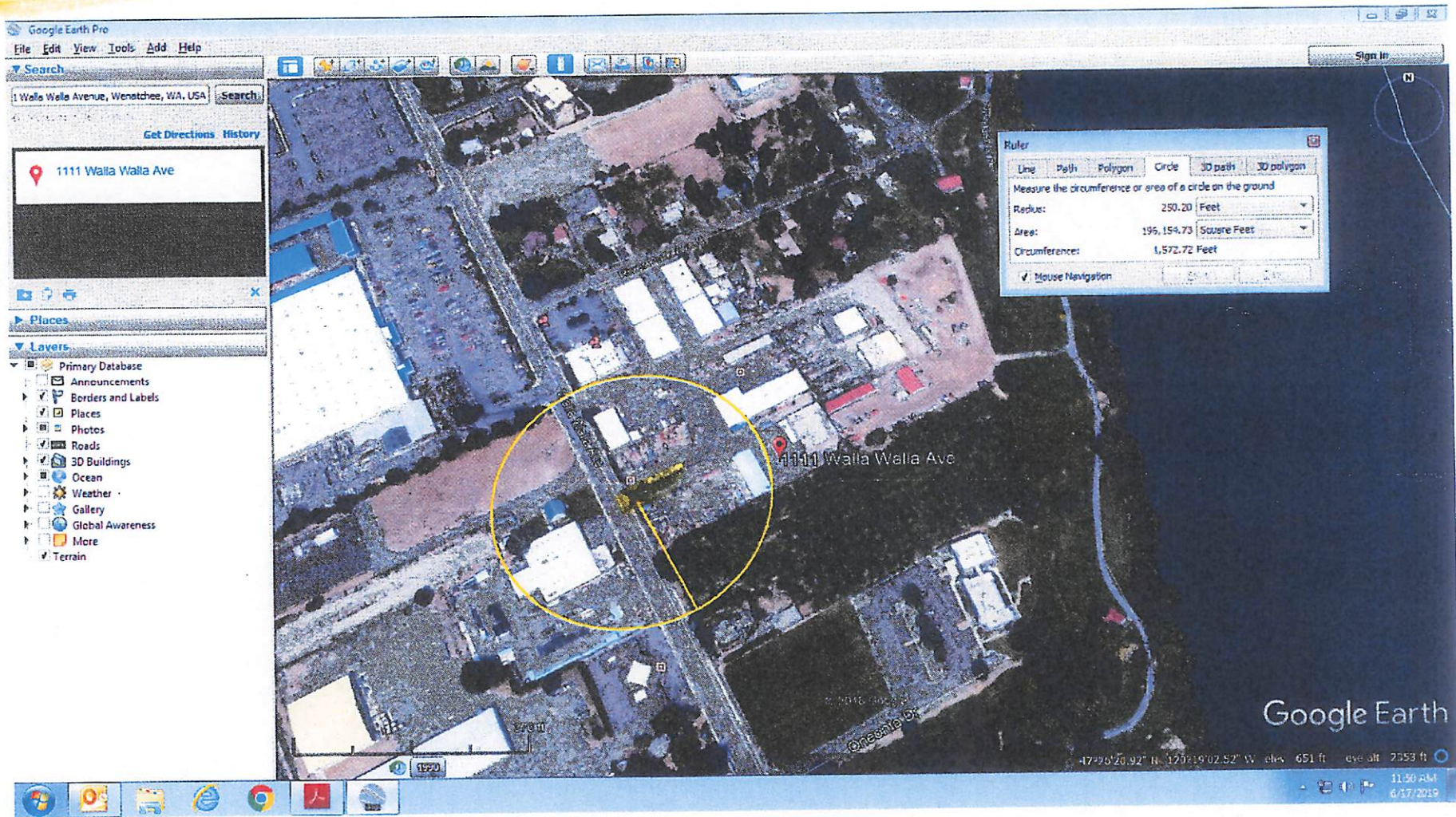
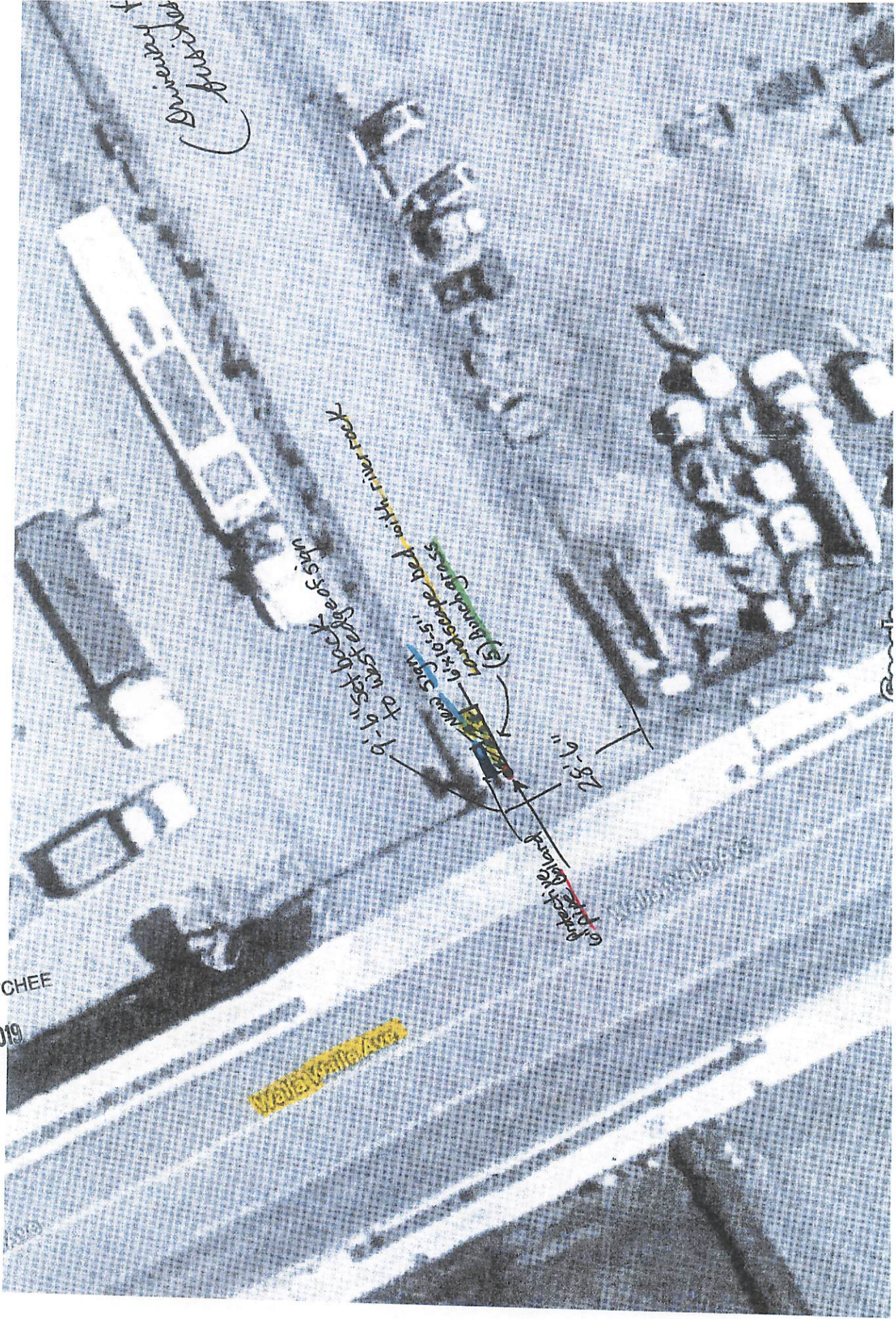


Illustration of 250' radius from proposed installation of new Electronic Message Display at 1111 Walla Walla Ave, Wenatchee



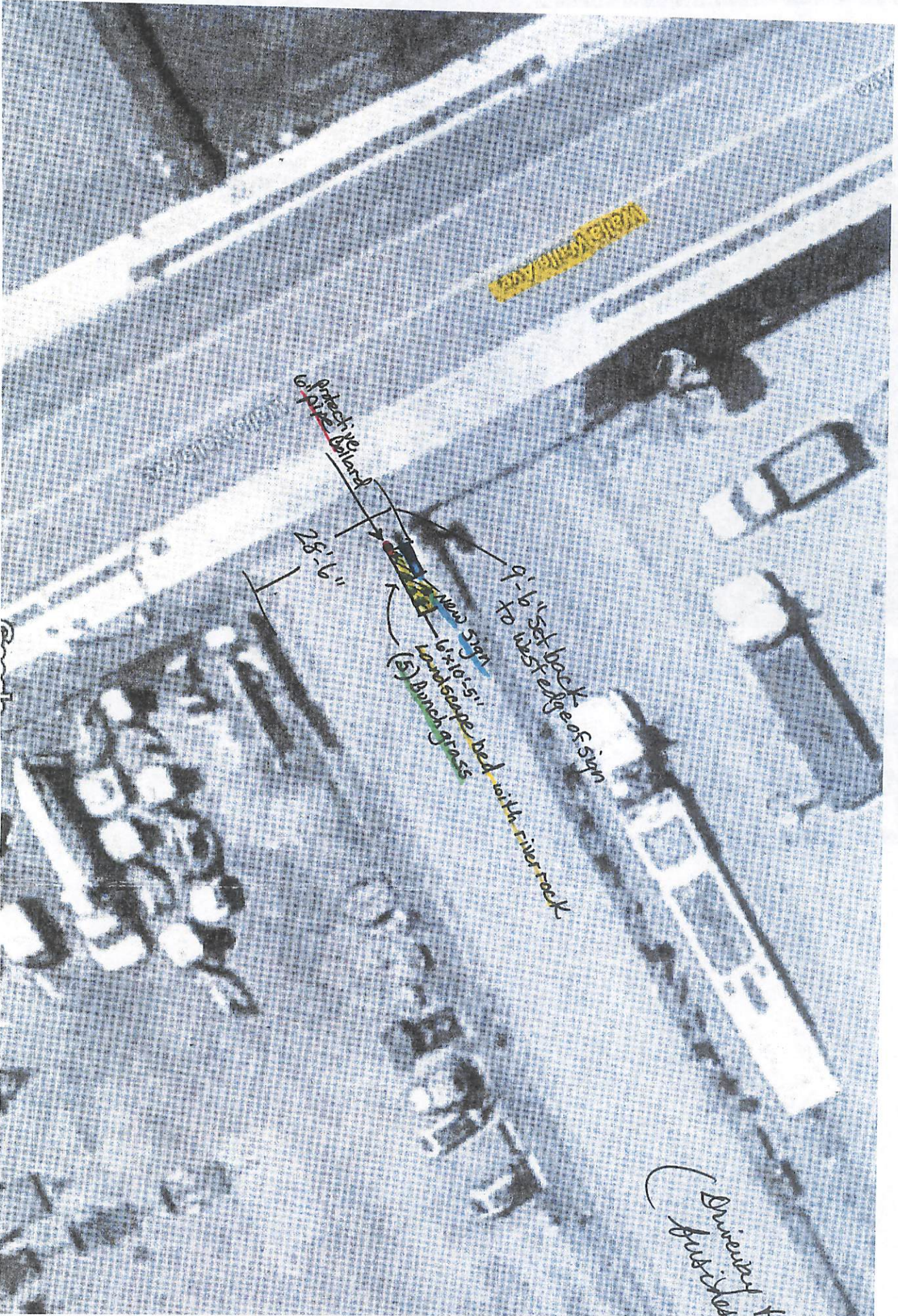


Sign placement and Landscape Details



CITY OF WENATCHEE  
JUL 11 2019

Walla Walla Ave



Sign Placement and Landscape Dets

Divincent  
Associates

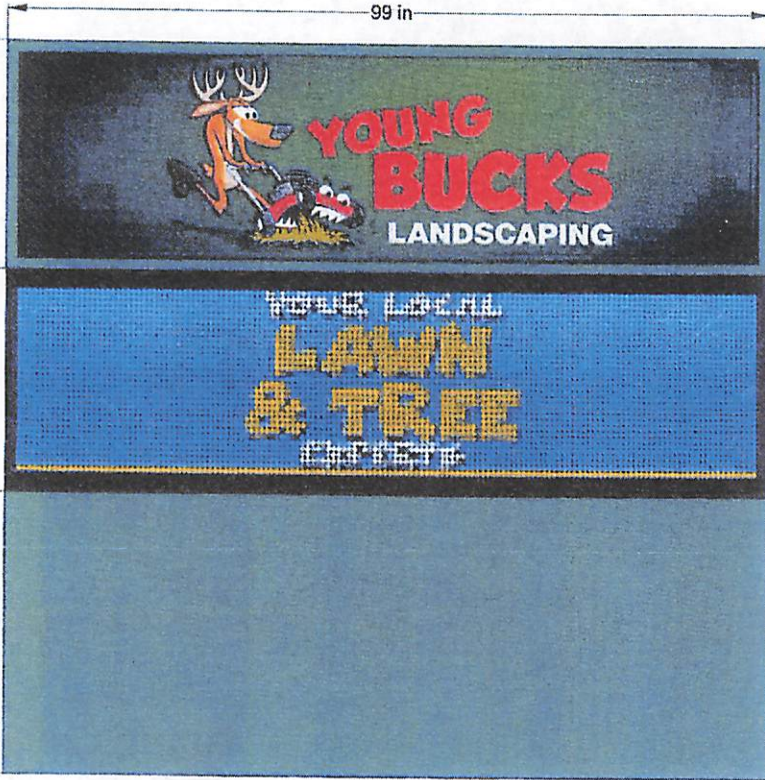
PROPOSED

1.25 #

19.97 #

25.41 #

66.63 #



Electric Cabinet  
Polycarbonate face with  
Translucent Digital print graphics

16mm Full color EMC

Covered Base



(509) 662-6926  
Fax (509) 663-4583

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<b>FILE NAME</b> YoungBucks	





JUL 11 2019

# Chelan County Assessor

## Property Search Results > 27209 AVELAR ANGEL for Year 2018 - 2019

### Property

#### Account

Property ID:	27209	Legal Description:	SUBURBAN HOMES SECOND BLOCK 10 LOT 3 LOTS 3-4 0.4200 ACRES
Geographic ID:	232034861220	Agent Code:	
Type:	Real	Land Use Code	66
Tax Area:	802 - W 246 F1 WB	DFL	N
Open Space:	N	Remodel Property:	N
Historic Property:	N		
Multi-Family Redevelopment:	N		
Township:	23N	Section:	34
Range:	20EWM	Legal Acres:	0.4200

#### Location

Address:	1111 WALLA WALLA AVE WENATCHEE, WA 98801	Map ID:	2WENL01C01
Neighborhood:	Cycle 2 Wenatchee lower div 1 COM		
Neighborhood CD:	2WENL01C01		

#### Owner

Name:	AVELAR ANGEL	Owner ID:	108652
Mailing Address:	PO BOX 3526 WENATCHEE, WA 98801	% Ownership:	%
		Exemptions:	

### Taxes and Assessment Details

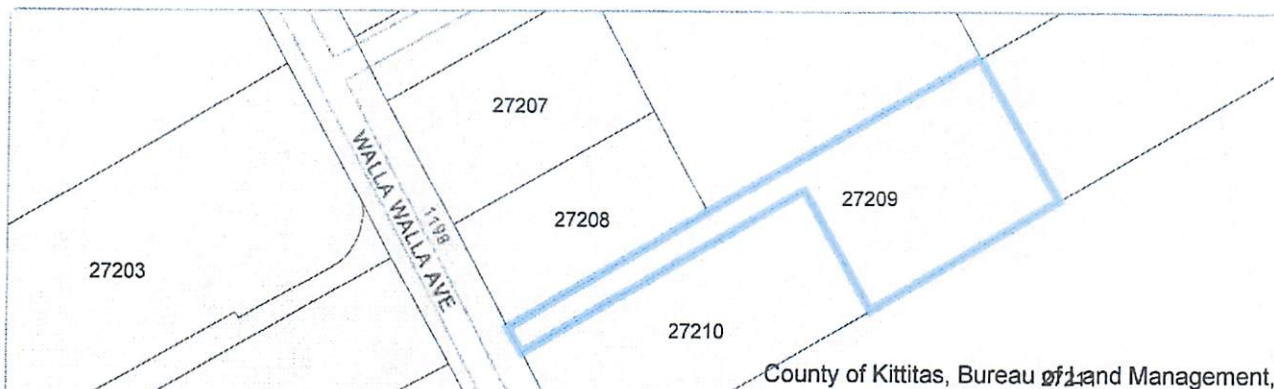
#### Values

#### Taxing Jurisdiction

#### Improvement / Building

Chelan Co. ID# 27209

Property Identification #:	Property Information: 2019	Owner Identification #: 108652
Geo ID: 232034861220 Situs: 1111 WALLA WALLA AVE Address: WENATCHEE, WA 98801 Property Type: Real State: 66 Code: 66	Legal Description: SUBURBAN HOMES SECOND BLOCK 10 LOT 3 LOTS 3-4 0.4200 ACRES Abstract: 2155 Neighborhood: Cycle 2 Wenatchee lower div 1 COM Appraised Value: N/A Jurisdictions: Null	Name: AVELAR ANGEL Exemptions: DBA: Null



Chelan County Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Chelan County Assessor expressly disclaims any and all liability in connection herewith.

**From:** Cliff Burdick  
**Sent:** Tuesday, August 13, 2019 11:18 AM  
**To:** Lexine Long  
**Subject:** RE: City of Wenatchee - Agency Comment Request for CUP-19-06

Lexine,

We are recommending that the new sign be placed no closer to the right of way than the existing sign which is approx. 10 feet 6 inches, no farther away from the northerly property line than 18 inches and that all sight obscuring fence slats within the first 6 feet of fence adjacent to the right of way on both sides of the property access be removed to improve sight distance for the protection of pedestrians.

Sincerely,

Cliff

---

**From:** Lexine Long <[LLong@WenatcheeWA.Gov](mailto:LLong@WenatcheeWA.Gov)>  
**Sent:** Monday, August 12, 2019 2:22 PM  
**To:** Cliff Burdick <[CBurdick@WenatcheeWA.Gov](mailto:CBurdick@WenatcheeWA.Gov)>  
**Subject:** RE: City of Wenatchee - Agency Comment Request for CUP-19-06

Actually, could we get a brief written comment from you about the driveway access we chatted about earlier so I can add it to the record?

Thanks!

---

**From:** Cliff Burdick <[CBurdick@WenatcheeWA.Gov](mailto:CBurdick@WenatcheeWA.Gov)>  
**Sent:** Monday, August 12, 2019 10:04 AM  
**To:** Lexine Long <[LLong@WenatcheeWA.Gov](mailto:LLong@WenatcheeWA.Gov)>  
**Subject:** RE: City of Wenatchee - Agency Comment Request for CUP-19-06

Lexine,

I guess you could condition the CUP that a sign permit is required.

Sincerely,

Cliff

---

**From:** Lexine Long <[LLong@WenatcheeWA.Gov](mailto:LLong@WenatcheeWA.Gov)>  
**Sent:** Monday, August 12, 2019 9:03 AM  
**To:** Donald Nelson <[DNelson@WenatcheeWA.Gov](mailto:DNelson@WenatcheeWA.Gov)>; Cliff Burdick <[CBurdick@WenatcheeWA.Gov](mailto:CBurdick@WenatcheeWA.Gov)>  
**Subject:** FW: City of Wenatchee - Agency Comment Request for CUP-19-06

Hi Cliff and Donald,



**From:** Alice Meyer <ameyer@wrhd2o.com>  
**Sent:** Thursday, July 25, 2019 1:39 PM  
**To:** Lexine Long  
**Subject:** RE: City of Wenatchee - Agency Comment Request for CUP-19-06

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lexine,  
Thank you for the opportunity to review CUP-19-06. Wenatchee Reclamation District has no comments or concerns.

*Alice M. Meyer, Secretary*  
514 Easy Street  
Wenatchee WA 98801  
(509) 663-0002

---

**From:** Lexine Long <[LLong@WenatcheeWA.Gov](mailto:LLong@WenatcheeWA.Gov)>  
**Sent:** Thursday, July 25, 2019 1:06 PM  
**To:** Alice Meyer <[ameyer@wrhd2o.com](mailto:ameyer@wrhd2o.com)>; Amanda Barg <[amanda.barg@dfw.wa.gov](mailto:amanda.barg@dfw.wa.gov)>; [andrea.jedel@ecy.wa.gov](mailto:andrea.jedel@ecy.wa.gov); Bill Gould <[GouldW@wsdot.wa.gov](mailto:GouldW@wsdot.wa.gov)>; Chelan-Douglas Transportation Council <[jeff@chelan-douglas.org](mailto:jeff@chelan-douglas.org)>; Chris Hanson <[CHanson@WenatcheeWA.Gov](mailto:CHanson@WenatcheeWA.Gov)>; Cindy Blaufuss (<[cblaufuss@chelancountyfire.com](mailto:cblaufuss@chelancountyfire.com)>) <[cblaufuss@chelancountyfire.com](mailto:cblaufuss@chelancountyfire.com)>; Cindy Grubb - Chelan County PW <[cindy.grubb@co.chelan.wa.us](mailto:cindy.grubb@co.chelan.wa.us)>; City of East Wenatchee <[LBarnett@east-wenatchee.com](mailto:LBarnett@east-wenatchee.com)>; Cliff Burdick <[CBurdick@WenatcheeWA.Gov](mailto:CBurdick@WenatcheeWA.Gov)>; Constance Iten - DFW <[constance.iten@dfw.wa.gov](mailto:constance.iten@dfw.wa.gov)>; Cynthia McGlothern - WSDOT <[McGlotC@wsdot.wa.gov](mailto:McGlotC@wsdot.wa.gov)>; Dave Woody - Cultural Resources Program Archaeologist <[dwevh5150@yahoo.com](mailto:dwevh5150@yahoo.com)>; Donald Nelson <[DNelson@WenatcheeWA.Gov](mailto:DNelson@WenatcheeWA.Gov)>; Douglas County Land Services <[mkulaas@co.douglas.wa.us](mailto:mkulaas@co.douglas.wa.us)>; Gary D. Graff - Ecology <[gagr461@ecy.wa.gov](mailto:gagr461@ecy.wa.gov)>; Gary Owen <[GOwen@WenatcheeWA.Gov](mailto:GOwen@WenatcheeWA.Gov)>; Glen DeVries <[GDeVries@WenatcheeWA.Gov](mailto:GDeVries@WenatcheeWA.Gov)>; Graham Simon <[graham.simon@dfw.wa.gov](mailto:graham.simon@dfw.wa.gov)>; Grant Randall - WVC <[grandall@wvc.edu](mailto:grandall@wvc.edu)>; Gregg Herkenrath <[herkenrath.gregg@wenatcheeschools.org](mailto:herkenrath.gregg@wenatcheeschools.org)>; Gwen Clear - Ecology <[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)>; Jessica Shaw <[JShaw@WenatcheeWA.Gov](mailto:JShaw@WenatcheeWA.Gov)>; 'jessica@yakama.com'; John Goodwill - Chelan County PUD <[John.Goodwill@chelanpud.org](mailto:John.Goodwill@chelanpud.org)>; Justen Harkness - Charter <[Justen.Harkness@charter.com](mailto:Justen.Harkness@charter.com)>; Karen Capuder - Colville <[karen.capuder@colvilletribes.com](mailto:karen.capuder@colvilletribes.com)>; 'Kirsten Larsen' <[Kirsten.Larsen@CO.CHELAN.WA.US](mailto:Kirsten.Larsen@CO.CHELAN.WA.US)>; Lisa Juchmes - CCPUD <[Lisa.Juchmes@chelanpud.org](mailto:Lisa.Juchmes@chelanpud.org)>; Rik Spraggins <[Rik.Spraggins@charter.com](mailto:Rik.Spraggins@charter.com)>; Ron Andrus - USPS <[ronald.g.andrus@email.usps.gov](mailto:ronald.g.andrus@email.usps.gov)>; Scott Macdonald <[Scott.Macdonald@BNSF.com](mailto:Scott.Macdonald@BNSF.com)>; SEPA - DAHP <[SEPA@dahp.wa.gov](mailto:SEPA@dahp.wa.gov)>; SEPA Register <[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; SEPA Unit - Ecology <[SEPAUNIT@ECY.WA.GOV](mailto:SEPAUNIT@ECY.WA.GOV)>; Steve King <[SKing@WenatcheeWA.Gov](mailto:SKing@WenatcheeWA.Gov)>; Tammy Fisher <[Tammy.Fisher@chelanpud.org](mailto:Tammy.Fisher@chelanpud.org)>; Ty Marshall-Charter <[ty.marshall@charter.com](mailto:ty.marshall@charter.com)>  
**Subject:** City of Wenatchee - Agency Comment Request for CUP-19-06

**Agency Comment Request for CUP-19-06 (Young Bucks Landscaping electronic message center monument sign)**

**From:** Donald Nelson  
**Sent:** Tuesday, August 13, 2019 2:49 PM  
**To:** Lexine Long  
**Subject:** RE: City of Wenatchee - Agency Comment Request for CUP-19-06

Greetings,

I have looked at the application material, a comment is that the application for a sign permit should include a site triangle documenting unobstructed driver's visibility when leaving the site.

Regards,

*Donald M. Nelson, P.E.*  
Development Review Engineer  
Engineering Division,  
Public Works Department



1350 McKittrick St • Wenatchee, WA 98801  
Telephone: (509) 888-3255 • Fax: (509) 888-3201  
Email: [DNelson@WenatcheeWA.gov](mailto:DNelson@WenatcheeWA.gov) Web: [www.wenatcheewa.gov](http://www.wenatcheewa.gov)

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---

**From:** Lexine Long <[LLong@WenatcheeWA.Gov](mailto:LLong@WenatcheeWA.Gov)>  
**Sent:** Monday, August 12, 2019 9:03 AM  
**To:** Donald Nelson <[DNelson@WenatcheeWA.Gov](mailto:DNelson@WenatcheeWA.Gov)>; Cliff Burdick <[CBurdick@WenatcheeWA.Gov](mailto:CBurdick@WenatcheeWA.Gov)>  
**Subject:** FW: City of Wenatchee - Agency Comment Request for CUP-19-06

Hi Cliff and Donald,

Do either of you have comments on this CUP? I'm working on finishing the staff report in the next few days.

Thanks!

---

**From:** Lexine Long  
**Sent:** Thursday, July 25, 2019 1:06 PM  
**To:** Alice Meyer <[ameyer@wrhdh2o.com](mailto:ameyer@wrhdh2o.com)>; Amanda Barg <[amanda.barg@dfw.wa.gov](mailto:amanda.barg@dfw.wa.gov)>;  
[andrea.jedel@ecy.wa.gov](mailto:andrea.jedel@ecy.wa.gov); Bill Gould <[GouldW@wsdot.wa.gov](mailto:GouldW@wsdot.wa.gov)>; Chelan-Douglas Transportation Council  
<[jeff@chelan-douglas.org](mailto:jeff@chelan-douglas.org)>; Chris Hanson <[CHanson@WenatcheeWA.Gov](mailto:CHanson@WenatcheeWA.Gov)>; Cindy Blaufuss

**From:** Fisher, Tammy <Tammy.Fisher@chelanpud.org>  
**Sent:** Thursday, July 25, 2019 1:35 PM  
**To:** Lexine Long  
**Cc:** Juchmes, Lisa  
**Subject:** RE: City of Wenatchee - Agency Comment Request for CUP-19-06

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No comment at this time.

Sincerely,

**Tammy Fisher**  
**Customer Service Engineer**



**Public Utility District No.1 of Chelan County**  
**PO Box 1231**  
**Wenatchee, WA 98807**  
**(509) 661-4617 Office**  
**(509) 668-4900 Cell**

---

**From:** Lexine Long <[LLong@WenatcheeWA.Gov](mailto:LLong@WenatcheeWA.Gov)>  
**Sent:** Thursday, July 25, 2019 1:06 PM  
**To:** Alice Meyer <[ameyer@wrhdh2o.com](mailto:ameyer@wrhdh2o.com)>; Amanda Barg <[amanda.barg@dfw.wa.gov](mailto:amanda.barg@dfw.wa.gov)>;  
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