

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"

SI-16-00001 Cle Elum Roslyn School District Sign Application Analysis

Staff Planner: Dusty Pilkington

I. PROJECT DESCRIPTION

On July 7th, 2016, Cle Elum Roslyn School District applied for a permit to build a new sign in front of Cle Elum Roslyn High School. Proposed site is along State Road 90, which is owned by the Washington State Department of Transportation. The parcel number is 563034, with a map number of 20-15-21030-0016, and is zoned Rural 5 (Figure 1). The site is just outside of the City of Cle Elum (Figure 2). An aerial photo depicting the site is shown in Figure 3. The proposed sign sits on a 12' pole, with an electronic display atop the pylon but beneath the sign itself. The proposed sign is two sided, with different designs on each side, as shown in Figures 4 and 5.

II. CODE ANALYSIS

Kittitas County Code (KCC) Chapter 17 regulates signs within the county. Relevant passages include:

17.70.060 General regulations.

The type, number, height, setbacks and maximum sign area are subject to the review procedures of this chapter, and are established for all signs in all zoning districts.

1. Development Standards.

- a. Construction shall satisfy the requirements of KCC [Title 14](#) and the International Codes.*
- b. All signs, together with their supports, braces, and guys, shall be maintained in a safe and secure manner.*
- c. Except for exempt signs as provided in KCC Section [17.72.030](#), all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame or structure.*
- d. The ratio of the area of the sign support, framing structure and/or other decorative features which contain no written or advertising copy to the sign cabinet shall not be greater than one to one (1 to 1).*
- e. Setbacks. 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.*
- f. Sight Triangles: Signs must be located in conformance with KCC Section [12.04.030.E](#) for sight triangles.*
- g. Height. Except where allowed or restricted otherwise in this chapter, all signs and supporting structures shall be no higher than the allowed building height in the applicable zoning district.*

STAFF ANALYSIS

As drawn, the proposed sign is set 12 feet back from the Department of Transportation right of way, and thus conforms to setback standards. Agriculture 5 zones have no restrictions listed for building height.

17.70.060 General Regulations

3. Computations. The following principles shall control the computation of sign area and sign height:

- a. Area of Individual Signs. The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or*

decorative fence or wall that is clearly incidental to the display itself.

- b. Area of Multi-Faced Signs. **The sign area shall be computed by adding together the area of all sign faces.** When two identical sign faces are placed back to back, the sign area shall be computed by the measurement of one of the faces. No greater than two (2) faces are permitted per freestanding sign.*

- c. Height. The height of a sign shall be computed as the distance from the base of the sign at the average finished grade of the lot to the top of the highest attached component of the sign. In cases in which the normal grade cannot reasonably be determined, or the property is improved with curbs and gutters, sign height shall be computed on the assumption that the elevation of the normal grade at the sign is equal to the average elevation of the roadway within fifty (50) feet in either direction of the proposed sign.*

STAFF ANALYSIS

As shown in Figure 3, the proposed has a total height of 19'. The top signage is 32 ft² in area, and the electronic display is 30.64 ft². The combined area is 62.64 ft².

III. RECOMMENDATION

The proposed sign is consistent with all height and setback requirements. CDS recommends approval.

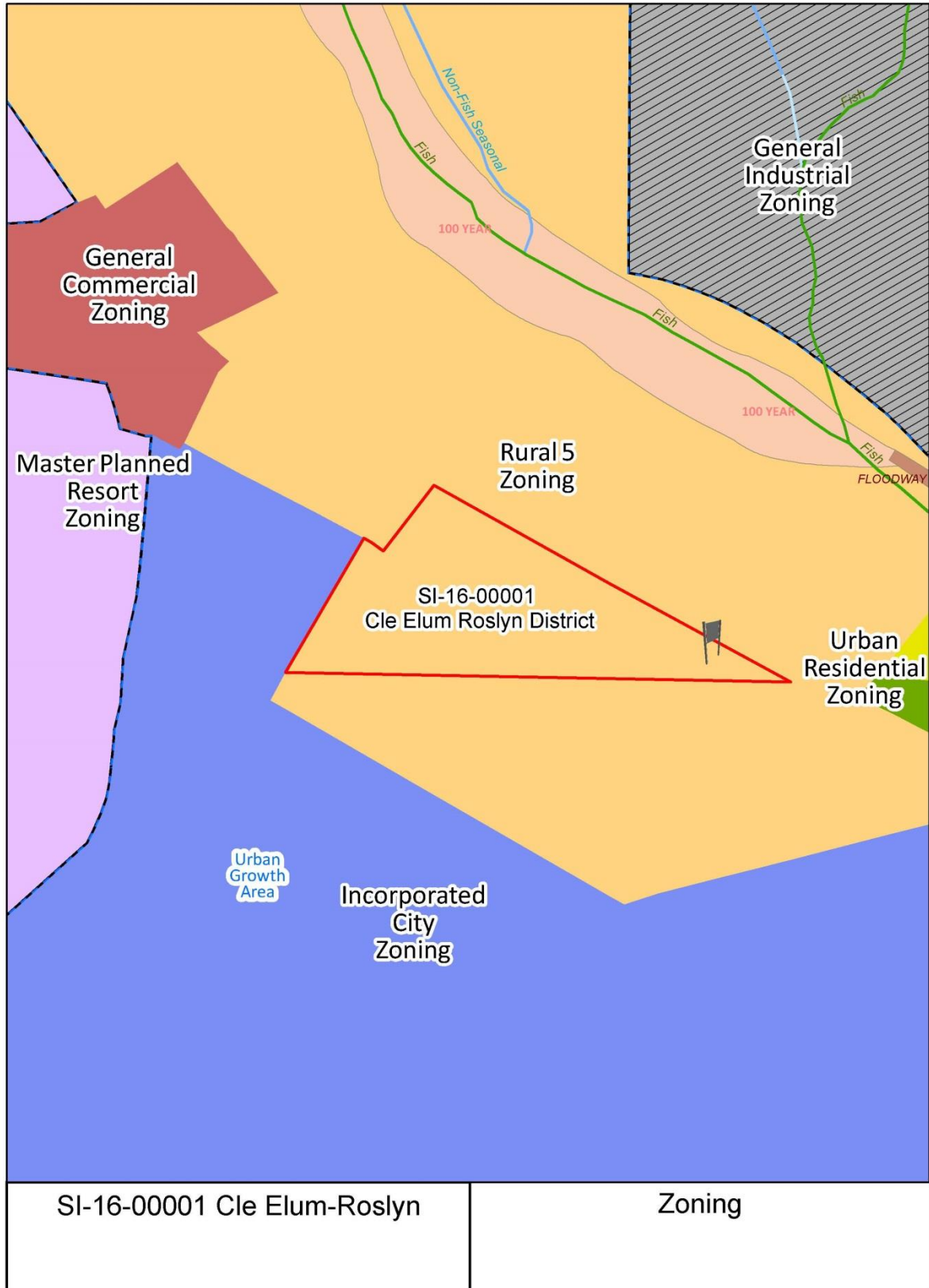


Figure 1: Parcel zoning for proposed sign location.

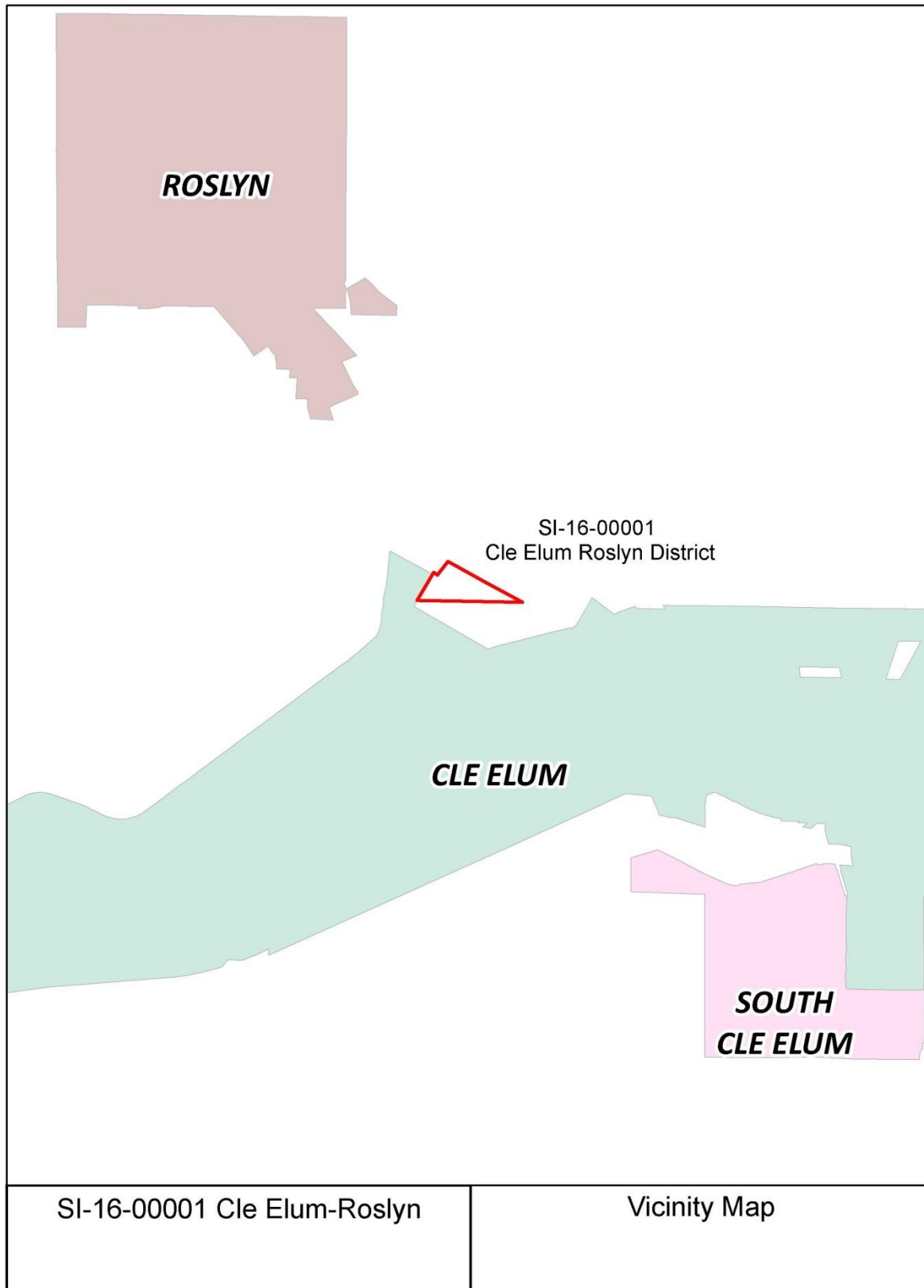


Figure 2: Parcel Zoning for proposed sign location.



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Aerial Photo and Proposed Sign Location

Figure 3: Aerial Photo of Proposed sign location.

1- 4' x 8' DOUBLE FACE SIGN CABINET
(PRIVILEGE SIGN)
2- 3' x 7' 8" SINGLE FACE MESSAGE CENTERS
MOUNTED BACK TO BACK

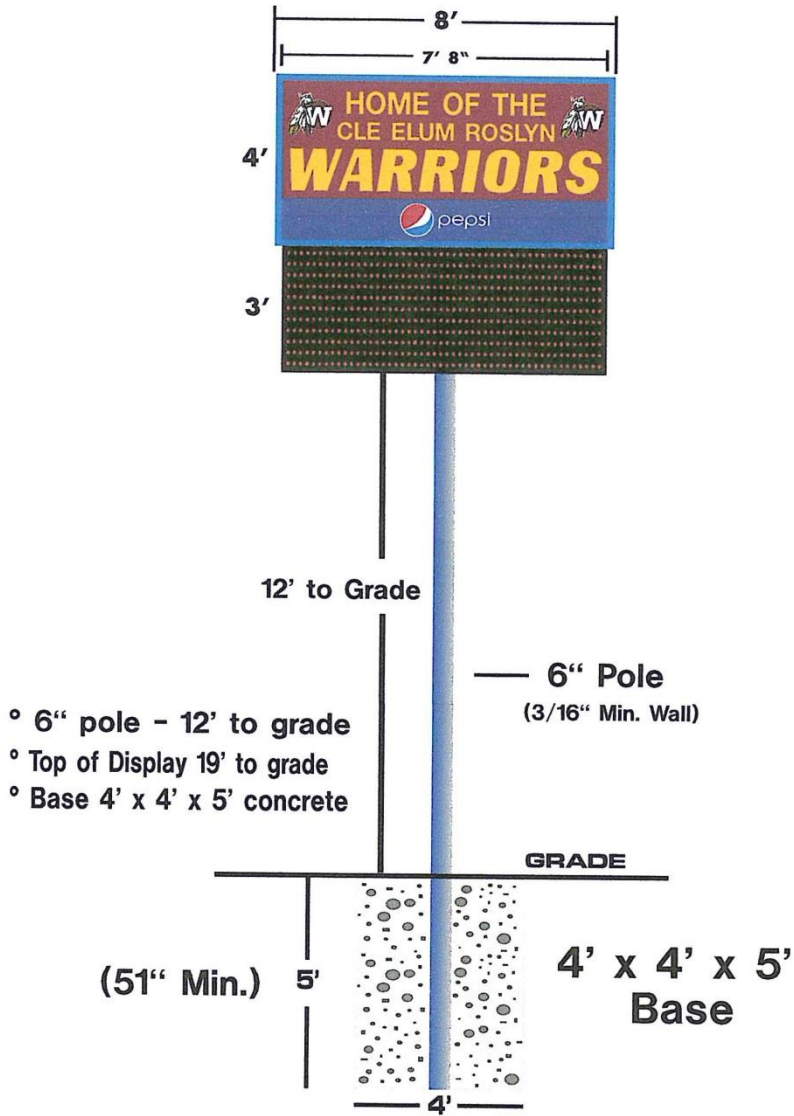


Figure 4: Diagram of proposed sign.

1- 4' x 8' DOUBLE FACE SIGN CABINET
(PRIVILEGE SIGN)

2- 3' X 7' 8" SINGLE FACE MESSAGE CENTERS
MOUNTED BACK TO BACK

*Engineering
will meet the
size of the new
sign.*

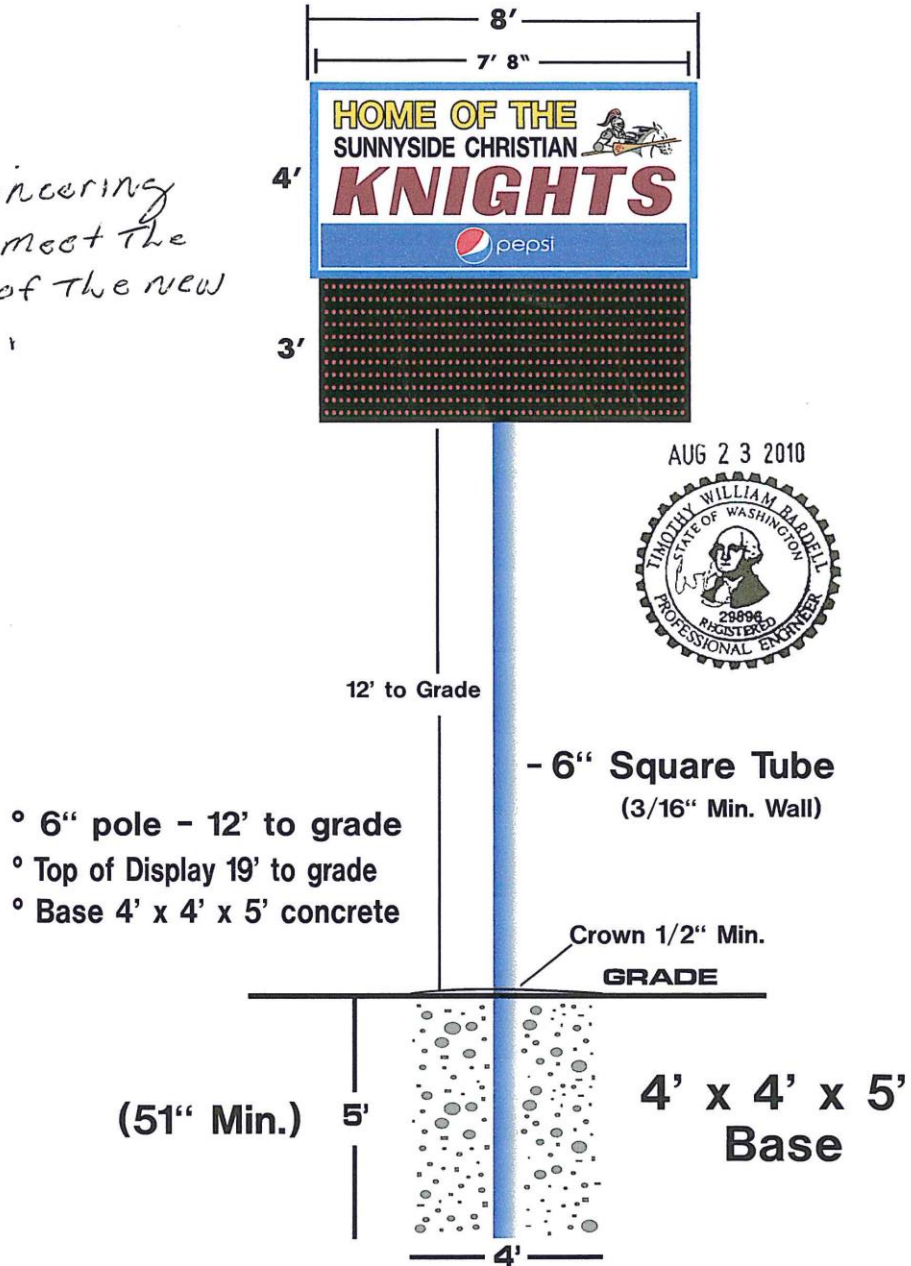


Figure 5: Second diagram for proposed sign.