

CITY OF EDMONDS

121 5th Avenue North, Edmonds WA 98020

Phone: 425.771.0220 • Fax: 425.771.0221 • Web: www.EdmondsWA.gov

DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

January 30, 2014

TO: Tracie Skiles / Berry Neon / newpermits@berrysignsystems.com

RE: Planning Division comments for building permit file **BLD 2014 0079** » Bartell's Flag Pole

Greetings,

Thank you for submitting a building permit application for **flag pole at 23028 100th Avenue West (Bartell's)** in the BN zone. I have reviewed the above building permit application for the Planning Division and it was found that the following information, corrections, or clarifications will need to be addressed before the Planning Division review can continue.

1. Site Plan:

- a. **Setbacks** – It appears that the proposed structure is set back at least 20' from the east "street" property line, as required by code. However, please dimension the distance from the proposed structure to the east property line on the site plan so this can be confirmed.
- b. **Landscaping** – It appears that the structure is proposed in a parking lot landscaping island. Please confirm that no landscaping will be removed with this proposal.

2. Height: The permit indicates both a 25' pole and a 28' pole. Please confirm that only 25' of the pole will be above ground.

3. Design: I'm trying to determine how to review this proposal – is it a sign permit? If so, ECDC Chapter 20.60.005 offers the following definitions:

"Commercial sign" is a sign displayed for the purpose of identifying a commercial use, or advertising a service, product, business or venture that is offered for trade or sale.

"Pole signs" are freestanding signs where the structural support for the sign is a pole(s). Pole signs may include community event banners where the banner is supported by at least two poles that are permanently attached to the ground ("pole-mounted community event banners").

"Sign" is any structure, device or fixture that is visible from a public place, that incorporates graphics, symbols, or written copy for the purposes of conveying a particular message to public observers, including wall graphics or identification structures.

"Sign area" is the maximum actual area of a sign that is visible from any single point of observation from any public vantage point. Supporting structures which are part of a sign display shall be included in the calculation of the sign area.

Unfortunately, pole signs are not permitted along the Westgate/SR-104 Corridor per ECDC Chapter 20.60.020.L. I'm wondering if the goal is to have a banner/flag similar to what PCC has installed across the street? If so, their sign package was reviewed and approved by the Architectural Design Board (ADB) and a condition of approval was made so that the banners do not display text or a commercial image, but rather coordinate with and enhance the site design. Would you like additional information on the ADB's design review process for a proposal that would include wall-mounted (not pole-mounted) banners? Please elaborate on the proposal.

Please submit a written response to the above, along with any revised plans to your Permit Coordinator: Marie Harrison. If you have any questions, please do not hesitate to contact me. I look forward to working with you on this project.

Sincerely,

Gina Janicek :: Associate Planner

City of Edmonds Development Services Department

121 5th Avenue North, Edmonds WA 98020

425.771.0220 x 1778 | gina.janicek@edmondswa.gov

cc: BLD 2014 0079

Bartell's Flag Pole – BLD 2014 0079

1. Site Plan –
 - a. Setback –
 - b. Landscaping – No, nothing will change
2. Height – The max height will be 25' feet above ground
3. Design – I had asked Mike Clugston about having a flag pole, please see attached the email and the document he sent me. He called it an accessory structure.

Tracie Skiles

From: Clugston, Michael [Michael.Clugston@edmondswa.gov]
Sent: Tuesday, December 10, 2013 3:01 PM
To: 'Tracie Skiles'
Subject: RE: Question

Hi Tracie,

The pole is considered to be an accessory structure so for single-family and multi-family residential zones, the maximum height is 15'. In a business or commercial zone, the maximum height depends on the zone - here's a link to a [commercial zone standards](#) handout. The pole also has to meet the setbacks required by the zone. Setback info is on the commercial handout and on this handout for [residential zones](#). Lighting should be minimal and has to meet the property performance standards in ECDC [17.60.030.B](#).

Have a good day.

Mike

Michael D. Clugston, AICP
Associate Planner
City of Edmonds
Development Services Department
P: 425-771-0220 | F: 425-771-0221
michael.clugston@edmondswa.gov

From: Tracie Skiles [<mailto:newpermits@berrysignsystems.com>]
Sent: Tuesday, December 10, 2013 2:48 PM
To: Clugston, Michael
Subject: Question


Good afternoon

Wondering what the regulations on the installation of the American Flag or any other Flags, size, height, lighting and location.

It's not a normal question for me.

Thanks

Tracie Skiles
Permit Tech
425.776.8835
Fax 425.774.8221

 **BERRY**
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City of Edmonds Development Information



Summary of Commercial Site Development Standards

BUSINESS ZONES

Zone	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width	Minimum Street Setback	Minimum Side Setback ¹	Minimum Rear Setback ¹	Maximum Height	Maximum Floor Area	Minimum # Parking Spaces
BN	None	None	20'	0	0	25'	3 Sq Ft floor per sq ft lot	see note ⁵
BC	None	None	0	0	0	25' ²	3 Sq Ft floor per sq ft lot	see note ⁵
BC-EW	None	None	0	0	0	35' ^{3, 4}	3 Sq Ft floor per sq ft lot	see note ⁵
BP	None	None	15'	0	0	25' ²	None	see note ⁵

¹ Side and rear setbacks for buildings and structures located at or above grade (exempting buildings and structures entirely below the surface of the ground) shall be 15 feet from the lot line adjacent to R-zoned property.

² Roof only may extend five feet above the stated height limit if all portions of the roof above the stated height meet the requirements of ECDC 16.50.020.A² or 16.53.020.A², as applicable to the zone.

^{3, 4} Specific standards for BC-EW allow the building height to increase to 40 or 45 feet. Refer to ECDC 16.50.020.A for details.

⁵ Dependent upon use and/or location. See Chapter 17.50 of the Edmonds Community Development Code for specific parking requirements. Also note special parking standards for "Downtown Business Area" (e.g. 17.50.010.C ECDC).

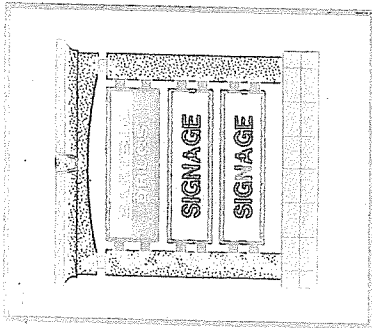
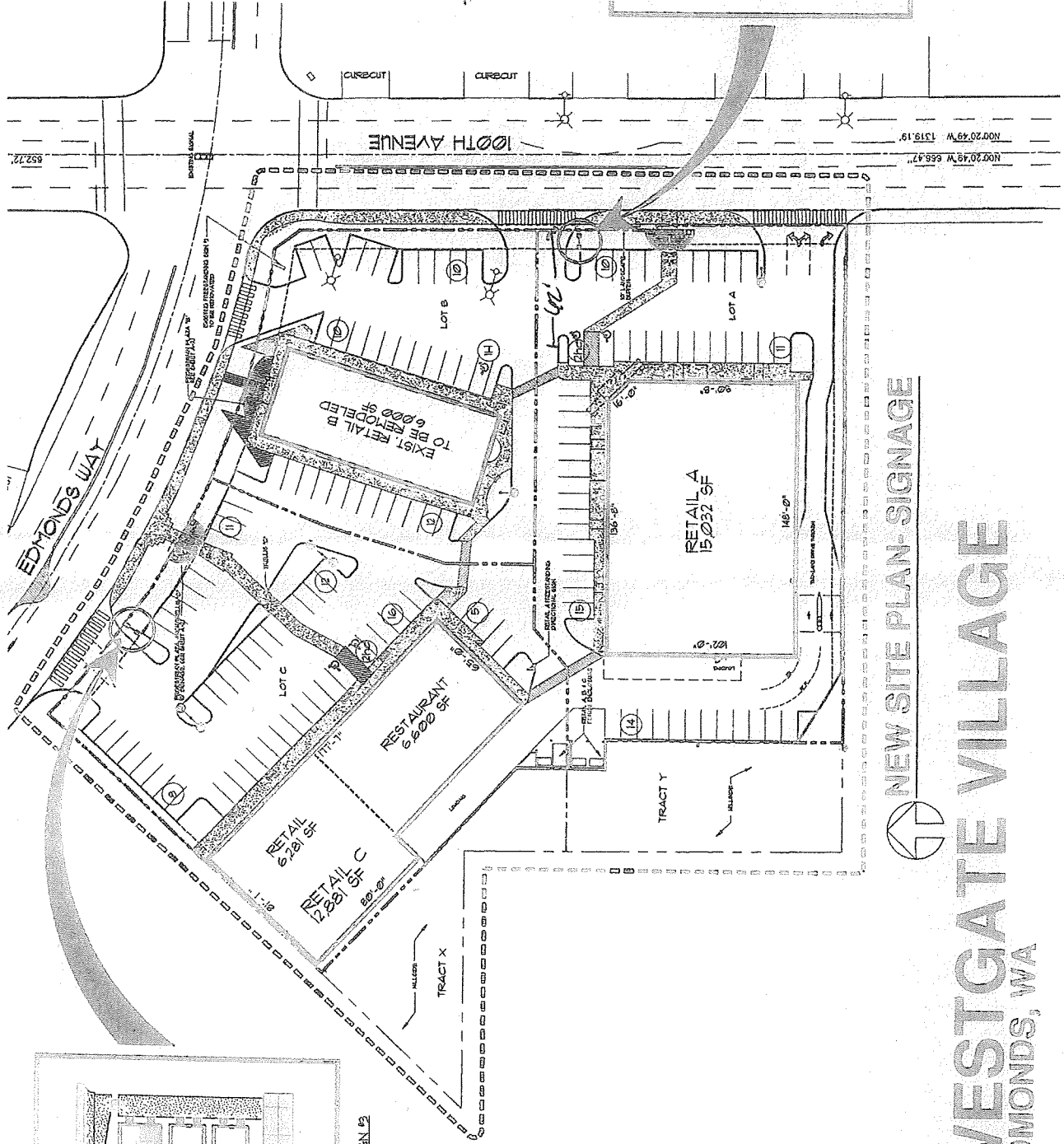
COMMERCIAL WATERFRONT

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Setbacks ¹	Maximum Height ²	Maximum Floor Area	Minimum # Parking Spaces
CW	None	None	<ul style="list-style-type: none"> 15 feet landward of bulkheads for buildings 60 feet landward of bulkheads for parking 	30'	None	see note ³

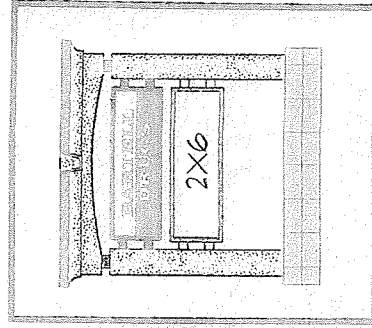
¹ Side and Rear setbacks are 15 feet from R-zoned properties.

² Tanks which are part of a petroleum products storage and distribution facility are allowed to be 48' in height.

³ Dependent upon use. See Chapter 17.50 of the Edmonds Community Development Code for specific parking requirements.



FREESTANDING SIGN #3



FREESTANDING SIGN #1

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NEW SITE PLAN-SIGNAGE



WESTGATE VILLAGE
EDMONDS, WA