



DEPARTMENT OF COMMUNITY DEVELOPMENT

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DATE: August 3, 2017
FILE NUMBER: RL-170044
APPLICANT: Doug Robertson, on behalf of North Front Street Association
REQUEST: Right-Of-Way Use Permit to installation of a 16 ft gate between N 1st Street, south of Sgt Pendleton Way and north of Yakima Ave.
LOCATION: 25 N Front Street #2, Yakima, WA
STAFF CONTACT: Colleda Monick, Assistant Planner

REQUEST

Doug Robertson, on behalf of North Front Street Association, is requesting a right-of-way use permit to install a 16 ft gate in the alley between N 1st Street, south of Sgt Pendleton Way and north of Yakima Ave. The property is located within the Central Business District, (CBD) zoning district.

FINDINGS

DEVELOPMENT SERVICES TEAM (DST) REVIEW: A DST meeting was held on August 2, 2017, for technical review of this request. Formal comments were received and are included below. Yakima City Council Economic Development Committee met on July 27, 2017, for a technical review of the request and voted 3-0 to bring to full council for review.

CONCLUSIONS

1. The proposed fencing in the Right-of-Way is consistent with the Urban Area Zoning Ordinance and provisions of YMC Chapter 8.20.
2. A Knox Box is required to be installed at a location approved by the fire department. Keys for the lock to the gate shall be placed in the box.
3. In addition to a Right-of-Way Use Permit, the applicant must apply/obtain a building permit pursuant to the 2015 International Building Code, prior to construction.
4. The installation of the gate needs to allow for maintenance access to underground utilities (manholes, storm grates, etc.).
5. All required submittals including a Site Plan, plans and specifications for the desired improvement, and evidence of commercial liability insurance have been submitted.

RECOMMENDATION

According to the findings listed above, the City of Yakima Planning Division recommends approval of the right-of-way use permit for 25 N Front Street #2, subject to a condition that the permit may be rescinded with 30 days' written notice, and all other requirements of Yakima Municipal Code 8.20 are met.