

**CITY OF RITZVILLE  
PLANNING HISTORIC COMMISSION AGENDA  
September 14, 2022**

1. CALL TO ORDER
2. ADDITIONS OR CORRECTIONS TO THE AGENDA
3. APPROVAL OF THE AUGUST 10, 2022 MINUTES
4. CORRESPONDENCE
5. PLANNING COMMISSION SCHEDULED ITEMS:
  - No items.
6. HISTORIC COMMISSION SCHEDULED ITEMS:
  - Eagles Ghost Sign-John Rankin
7. ADJOURNMENT

**PLANNING HISTORIC COMMISSION MAY ADD AND OR DELETE AND TAKE ACTION ON ANY ITEM NOT ON THIS AGENDA**

**CALL INFORMATION**

1-253-215-8782 United States Toll

Meeting Number: 273 377 5980

Password: 1930

Join Meeting Online:

<https://us02web.zoom.us/j/2733775980?pwd=SU14WTVqdGJpYnVMeEYzV1pJOEFOQT09>

**NEXT MEETING OCTOBER 12, 2022 at 7:00pm**

**OPENING OF MEETING**

Planning Commissioner Chair Rick Koss opened the remote and in person meeting at 7:16p.m. Present were Commissioners Dwight Olson, John Rankin, and virtually Jeff Kissler. City staff present were City Clerk-Treasurer Julie Flyckt and Deputy Clerk Treasurer Eliza Galbreath. Mayor Linda Kadlec and council member Dennis Chamberlin were present on the phone. Audience attendees were Mike Schrag with the Tree Board and mural artist Tina Turner.

**APPROVAL OF THE AGENDA:**

Agenda was reviewed and approved as presented.

**APPROVAL OF THE MINUTES:**

Minutes of the July 13, 2022, Planning Historic Commission minutes were reviewed and approved as presented.

**CORRESPONDENCE:** None.**PLANNING COMMISSION SCHEDULED ITEMS:**

- **1<sup>st</sup> Avenue Mural Project:** Mike Schrag and artist, Tina Turner presented their plans and ideas for the future 1<sup>st</sup> Avenue Mural Project. This included a series of permits, drawings, and code requirements.
  - Schrag opened his presentation by explaining the location of where the mural will be located in front of the Les Schwab property. When Schrag talked with Les Schwab, they expressed to him it was a great idea as the mural will be placed in front of the fence which has a need for repair. The Tree Board is heading the project and have included Tina as the artist.
  - The dimensions of the fence, which will act as the support for the mural is 72 x 21 ft with 4 feet concrete blocks. It will be built on the city's property, which is located in the right-of-way in front of Les Schwab. The fence will be constructed by Dale Telecky, who has provided a quote with an estimation for the project.
  - The anticipated material for the mural will be di-bond, at \$80.50 per sheet. The board has selected this material because the artist can lay the canvas flat to paint, and then transfer the art to the structure. This provides an opportunity to work through poor climate as well.
  - Schrag questioned why there is a need for Les Schwab's signature, and if the Mayor approved the proposal for the project yet? Flyckt responded that Mayor Kadlec needed more time to review the project as the staff report for the mural project was just provided for tonight's meeting packets. The staff report provides the necessary requirements for the Tree Board to complete and include in the proposal.
  - Flyckt turned the discussion to the commissioners for questions and Commissioner Olson clarified the location and the effect that the structure will have on the right-of-way near Les Schwab. It was stated that the structure will be placed at the edge of the easement, standing at 12 ft high. Commissioner Olson also wanted to know if a fence code was needed, when Commissioner Rankin added that the proposal needs a fence permit application. Commissioner Rankin suggested to first get the fence permit and then do a sign permit. Schrag stated that the city does not specifically have a mural permit. However, Rankin said that any mural project falls under a "go-sign", and he referenced his mural that was painted at the school last year. Flyckt backed that statement up and noted the code was accurate in that manner. She then asked the commissioners if they had any questions regarding the building of the structure. Commissioner Rankin stated there needs to be a lot more information for the application to be considered

complete. Commissioner Koss added that all ideas need to be recorded on paper and displayed correctly to the council.

- Tina Turner displayed some of her prior work, as well as her future thoughts for the mural based on the given principles for the City of Ritzville. Prior mural examples from her work at Hillyard were displayed for the commissioners, as well as the basis of the image she projects to put on the community mural. Commissioner Rankin empathized that all the images/pieces of work need to be placed in the application packet, to be seen and approved by the commissioners.
- Commissioner Olson said in his opinion the structure needs to be approved first, and more information needs to be provided before furthering the mural. Commissioner Rankin reiterated that Schrag and his board need to first concentrate on the fence permit and then try to move forward from there, in order not to waste Turner's time towards extensive efforts. Flyckt however, differed from Commissioner Rankin and Commissioner Olson by adding that it needs to go through the mural code first and the fence will be a part of that process.
- Flyckt asked the commissioners what information needs to be provided to fit the code in terms of the dimensions surrounding the location and the adjoining properties. Speaking on location, Commissioner Rankin suggested that it's an approximate gap of 50 ft before approaching Les Schwab, but that measurements need to be verified for certain to gain approval and settle concerns. Commissioner Olson added that the proposal needs to have a clear site map, looking from a downward perspective, of the mural location as well as the surrounding buildings. Commissioner Olson suggested the images should be so simple that anyone could build the structure based off the provided documents. Turner added her vision for the mural being dimensional, and hopeful to break the plane of the project, in which she wondered if such measurements are required for that site map as well. No definitive answer was given. Commissioner Olson said that they do not care as much about her work, but more specifically if it provides good quality. Instead, he said it is more about the structure and legality of the mural/structure on the commissioners end of approval. The total dimensions of the structure were listed at a projected 768 ft. It was determined that it is not a sign, as it doesn't fit any sign ordinance by all commissioners and Flyckt.
- The discussion circled back and brought up concerns for measurements as the surrounding sidewalks in the area are inaccurate, especially if a sidewalk was built in the future near the mural. The commissioners wanted to remind Schrag of the importance to note where the center line is while he plans his build. Commissioner Olson suggested measuring from the state fence and not referencing the sidewalks, because of their potential inaccuracy.
- As next steps, Flyckt recapped the conversation and stated there needs to be each of the following for a complete application:
  - Site Plan that includes structure setbacks and current structures on the site
  - Transportation circulation plan
  - Signed application
  - Colored drawings
  - Prior work from artist
  - Detailed construction drawings
  - A determination for the process if a fence permit is needed prior to the mural process
- Commissioner Rankin stated that his concern was regarding traffic safety, as the mural has potential to be claimed a distraction for those driving by. He questioned how the mural will be viewed, in terms of where Schrag plans to provide a route for viewing opportunities.

Commissioner Olson stated that an option could be parking spots constructed and places for people to park and walk as they view the art. However, there would need to be a distinguished area for the idea including extensive plans.

- Commissioner Kissler stated that he would have to leave the meeting at this time, but if Schrag can provide adequate information for his application, he as a commissioner is willing to help approve the mural. He also stated that he is willing to help in the ways that he is able.
- **Adams County Zoning Plan – Loren Wiltse:** Item was removed from the agenda due to absence.

**HISTORIC COMMISSION SCHEDULED ITEMS:**

- **Eagles Ghost Sign - John Rankin:** Item moved to next scheduled meeting due to a lack of quorum as he would have to step down as commissioner for that agenda item.

**ADJOURNMENT:**

The meeting was adjourned at 8:12 p.m.

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**Eliza Galbreath, Recorder**

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**Rick Koss, Chairperson**



# CITY OF RITZVILLE SIGN PERMIT APPLICATION

Date 25 JULY 2022

PERMIT NO. S 0094

Applicant to complete numbered spaces only.

REC. #

JOB ADDRESS

107 N. WASHINGTON ST. DOWNTOWN RITZVILLE

LOT NO.

BLK

TRACT

( SEE ATTACHED SHEET)

1 LEGAL  
DESCR

OWNER

MAIL ADDRESS

ZIP

PHONE

2 EAGLES 2739 107 N. WASHINGTON ST

CONTRACTOR

MAIL ADDRESS

PHONE

LICENSE NO.

3 FLYING ARTS RANCH, INC 5396591819 FLYINGARTS180

ARCHITECT OR DESIGNER

MAIL ADDRESS

PHONE

LICENSE NO.

4 \_\_\_\_\_

ENGINEER

MAIL ADDRESS

PHONE

LICENSE NO.

5 \_\_\_\_\_

LENDER

MAIL ADDRESS

BRANCH

6 \_\_\_\_\_

USE OF BUILDING

7 COMMERCIAL - PRIVATE CLUB

8 Class of Work:  NEW  ADDITION  ALTERATION  REPAIR  MOVE  REMOVE

9 Describe Work: 9' x 13' PAINTED WALL SIGN - BLACK & WHITE  
ON PAINTED BRICK WALL

Change of Use From

Change of Use To

11 Valuation of Work: \$ 3000

PERMIT FEE 50

SPECIAL CONDITIONS:

STATE FEE

TOTAL

### NOTICE

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

(DATE)

25 JULY 2022

BUILDING INSPECTOR

(DATE)

SIGNATURE OF OWNER (IF OWNER BUILDER)

(DATE)

31 JUL 22

CLERK

(DATE)

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PLAN CHECK VALIDATION

CK.

M.O.

CASH

PERMIT VALIDATION

CK.

M.O.

CASH



Date Received \_\_\_\_\_  
Images Attached \_\_\_\_\_

**PROPERTY OWNER CONSENT FORM FOR MURAL PROJECTS**

JOB ADDRESS:

107 N. WASHINGTON ST. BOVEE BUILDING

PROPERTY OWNER:

PHONE NUMBER:

EAGLES 2739 509 659 1151

CONTRACTOR:

PHONE NUMBER:

FLYING ARTS RANCH, INC 509 659 1819

MAILING ADDRESS:

106 N. WASHINGTON ST. RITZVILLE 99169

DATE TO START:

SEPTEMBER 2022

PROJECTED COST OF MURAL:


\$3000

A. Prior to installation, all murals require submission of an application and issuance of a permit subject to the following provisions:

- Drawings
- Map of landmark structures and historical districts within 300 feet of proposal
- Written description, including materials used and how the mural is to be affixed
- Color image of mural and artist's examples of past work
- Written authorization from property owner
- Maintenance Plan

B. Applications for murals not on landmarks register properties and not in the districts listed on the Ritzville historic district or on the National Register of Historic Places shall first be reviewed by the planning/historic commission in a public meeting for a recommendation which shall be forwarded to the clerk/treasurer department to issue a permit.

I HAVE READ THE FOLLOWING AND UNDERSTAND THE REQUIRED DOCUMENTS FOR THE MURAL PROJECT. AS THE PROPERTY OWNER, I GIVE PERMISSION FOR THE CONSTRUCTION OF OUTLINED MURAL TO BEGIN BY STATED CONTRACTOR.

X  31 JUL 22

Property Owner

Date

**EAGLES** 2739

**MODEL MARKET**  
**WHOLESALE AND RETAIL**  
**BEEF, PORK, VEAL, MUTTON**  
**CASH PAID FOR LIVESTOCK**  
**AND POULTRY**

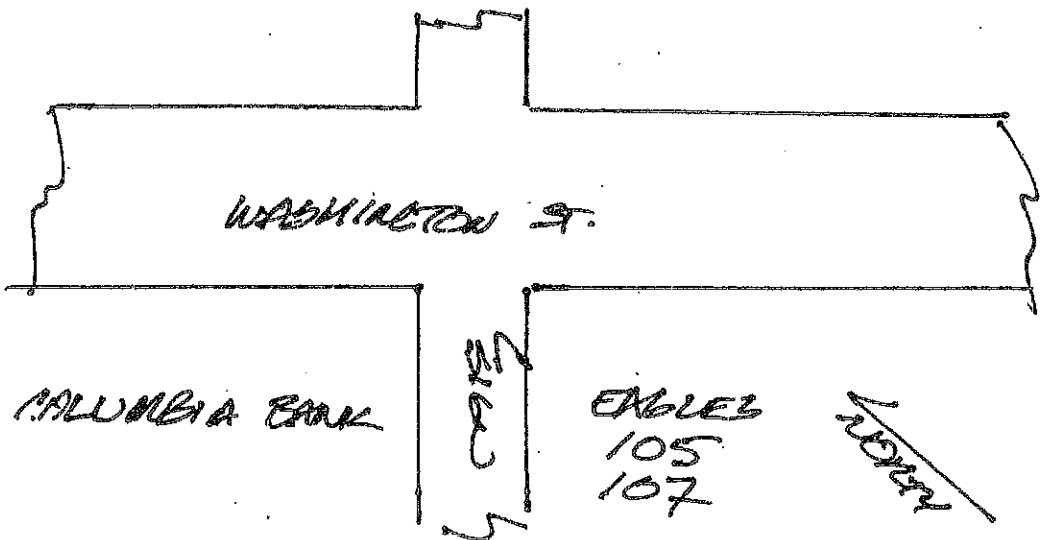
13'0"

9'0"

20' TO CURVE 1

ADD MIRROR BEHIND

ROOVE BUILDING COMMISSION  
C: 1903 BLACK & WHITE



ERIKL MTS BATH  
SCALE: 3/8" = 1'0"

2739

# EAGLES

## MODEL MARKET

### WHOLESALE AND RETAIL

### BEEF, PORK, VEAL, MUTTON

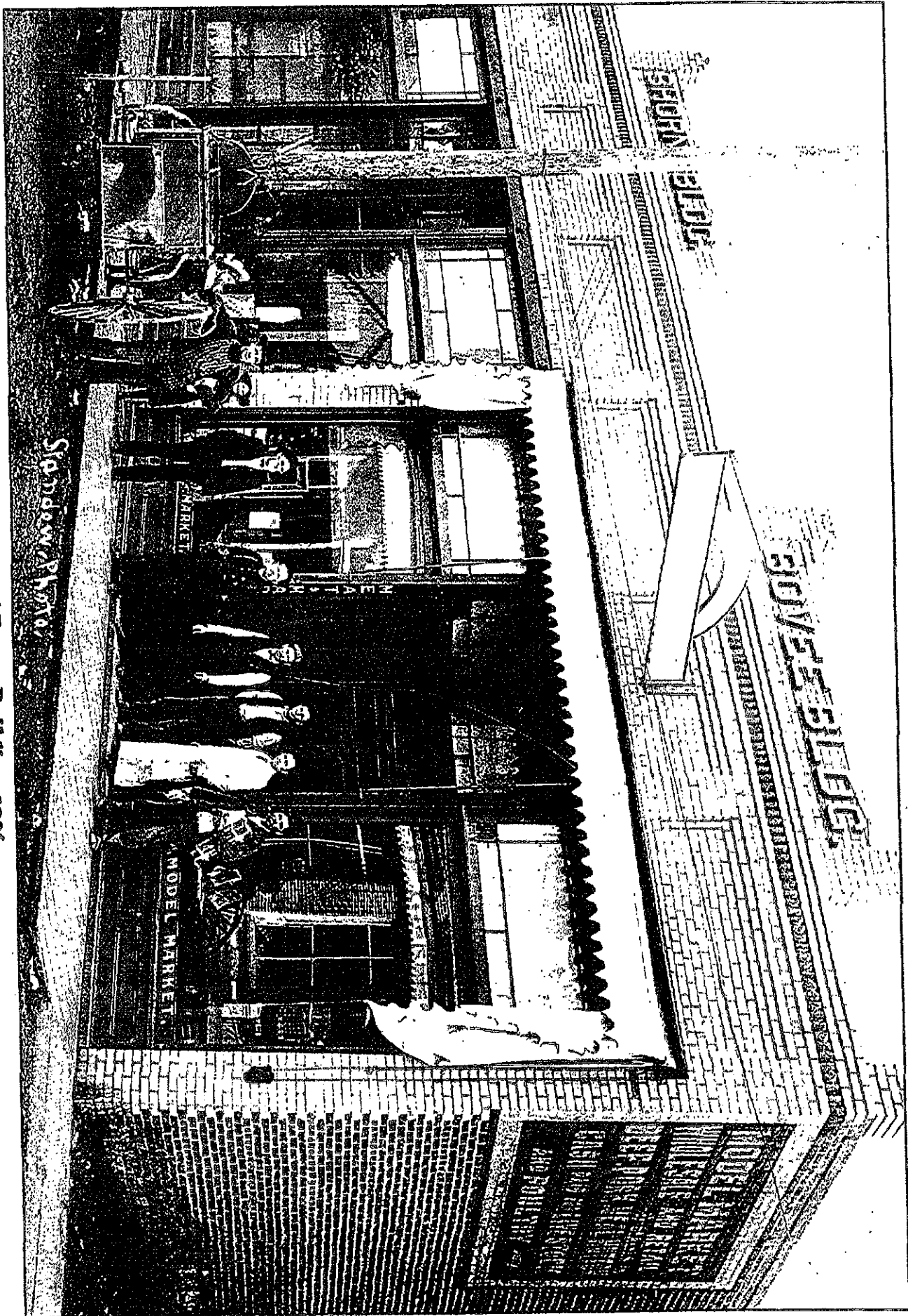
### CASH PAID FOR LIVESTOCK

### AND POULTRY

9' x 13' - BOVINE BROS

EVINGBROS BROS  
MAY 1910





Shormo and Boyce Building-1906

R. Standow photo of the Shormo and Boyce Buildings on Washington Street. The Shormo Building was the post office when this photo was taken out 1906. These two buildings are currently occupied by Tagles Lodge #2739. Courtesy Ritzville Public Library.

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5/14