	Type I Staff Report & Decision Paradise Landing Sign Permit (File # 2025-014-SGN)
DESCRIPTION:	The applicant is requesting approval for the installation of a single sided, illuminated 25'x 10' Freeway Business Complex Sign. The proposed sign will be 25 feet in height and 10 feet wide for a total of 250 square feet and will be located on the southwest corner of lot two (2) of the Minit Management Short Plat BK 4 Pg 349. The lot is 1.17 acres in the JP (Junction Plan) zone district.
LOCATION:	32024 NW Paradise Park Road La Center, WA 98642
APPLICANT:	Jim Lichty, Garrett Sign 811 Harney St. Vancouver, WA 98660 (360) 693-9081 permitting@garrettsign.com
PROPERTY OWNER:	Minit Management LLC – c/o Donald Rhoads PO Box 5889 Vancouver, WA 98668 (360) 892-2878 drhoads@tcgstores.com
ZONING:	Junction Plan (JP), Town Center (TC)
APPROVAL CRITERIA:	The City reviewed the application for compliance with the La Center Municipal Code (LCMC) Chapter 8.60, Sign Regulations.
SUBMITTAL DATE:	May 28, 2025
DECISION:	APPROVED WITH CONDITIONS
DECISION DATE:	August 7, 2025

CONTACT LIST

APPLICANT

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Overview and Procedural Background

The applicant is requesting to install a 250 square foot (25-foot x 10-foot) Freeway Business Complex Sign. The sign will be located on the southwest corner of lot two (2) of the Minit Management Short Plat BK 4 Pg 349. The proposed sign is single-sided, illuminated with aluminum cabinets, retainers and dividers, the opaque illuminated panels are interchangeable, including a full color electronic message center with painted aluminum end caps and painted aluminum spacers and base section with faux wood cladding.

Condition #26 of the Final Order for File No. 2020-009-CUP/SPR/SPL/SEPA provides, "Applications for sign permits are not subject to land use review. Future signs are subject to sign permit application and must demonstrate compliance with LCMC 8.60, Signs".

The applicant is subject to all current requirements set forth in LCMC Chapter 8.60, Sign Regulations and 8.60.080 Signs in the JP (La Center Junction Planning District) zone.

Approval Criteria

LCMC 8.60.030

(1) A permit issued under this chapter is not a land use decision and is not subject to review under Chapter 36.70B RCW and appeal of a decision rendered under this chapter is not subject to review under the Land Use Petition Act, Chapter 36.70C RCW.

(2) Any sign for which a permit is required by this chapter shall comply with this section. Signs excluded in LCMC 8.60.020(1)(a) through (i), Exemptions, are not regulated under this chapter and therefore do not require a permit. All other signs are either prohibited or require a permit.

(a) Process. Sign permits under this chapter shall be processed as administrative review and decisions by the public works department.

(b) Decision. Within 21 calendar days after the date an application is submitted, the department shall issue a decision that approves, approves with conditions, or denies the application. An applicant may agree in writing to extend that time and may provide additional information within that time at the request of the city. The decision shall include a brief summary of the relevant facts and applicable standards for the application and of how the application complies with those standards based on the facts and evidence, including any conditions of approval.

(c) Notice of the Decision. Within seven calendar days after issuing a decision the department shall mail a copy of the decision to the applicant and applicant's representative(s).

(d) Appeal and Post-Decision Review. The applicant may appeal the decision to the La Center city council.

(3) Application. Application for a sign permit shall be accompanied by the required fee and shall be made in writing upon forms provided by the city.

(a) The application shall include a complete and detailed description of the sign and supporting structure, a scale drawing of the sign and support structure, the proposed location, name and mailing address of the persons responsible for the sign including, but not limited to, the sign owner and property owner, plus any plans and information necessary to establish that the proposed sign complies with all applicable requirements of this chapter and applicable building, structural and life safety codes.

(b) For any sign visible from an interstate freeway travel lane, the applicant shall demonstrate

compliance with the Highway Advertising Control Act as administered by the Washington State Department of Transportation.

(c) The department may impose additional or waive certain submission requirements depending upon the sign type, location or other circumstance.

(d) Any misrepresentation or falsification of information supplied in the application may, at the option of the city, result in the invalidation of the permit.

(e) The department may require additional review such as building, foundation or electrical permits depending on the nature of the sign proposed.

(4) Approval Criteria. The department shall approve a sign permit where the applicant demonstrates compliance with all of the following approval criteria:

(a) The proposed sign is not one prohibited under LCMC 8.60.020(2)(a) through (k), Prohibited Signs; and

(b) The proposed sign complies with all applicable dimensional, durational, locational and other requirements of this chapter.

(5) Exemptions to the Permit Requirement. Where allowed, temporary signs do not require a permit so long as they meet the requirements of LCMC 8.60.040, Temporary signs.

(6) Permit must be exercised within 90 days of issuance. Permits issued under this chapter shall be void if the sign so permitted is not erected in compliance with the requirements of the permit and this chapter within 90 days following the date the permit is issued. The public works director may grant a request, made in writing, to extend the permit for one additional 90-day period.

(7) Permit Duration and Automatic Expiration. A sign permit is valid until the sign is abandoned or discontinued, or relocated. A sign permit is valid until the sign is altered by more than 10 percent of the applicable numeric value, such as height or area, or if the illumination or animation of the sign changes. Any sign permit that the department determines has become invalid under the provisions of this section shall be removed within 90 days of that determination, including the support structure, or a new permit obtained. [Ord. 2018-06 § 2 (Exh. A), 2018.]

Finding(s):

- The applicant may appeal the decision to the City of La Center's City Council or apply for a Post Decision Review if applicable.
- The applicant is proposing a Freeway Complex Sign, which is not a prohibited sign under LCMC 8.60.020(2)(a-k).
- The applicant shall submit documentation demonstrating compliance with the Highway Advertising Control Act as administered by the Washington State Department of Transportation.
- A building permit is required for the proposed sign.
- A building permit must be exercised within 90 days of issuance. Permits issued under this chapter shall be void if the sign so permitted is not erected in compliance with the requirements of the permit and this chapter within 90 days following the date the permit is issued. The public works director may grant a request, made in writing, to extend the permit for one additional 90-day period.

Conclusion: Staff finds, with conditions of approval, the proposed sign will meet the approval criteria set forth in LCMC 8.60.030.

LCMC 8.60.050 General Requirements Applicable to All Signs

(1) General Requirements. The following requirements apply to all signs allowed in the city:

- (a) Building and Specialty Code Compliance. All signs, whether regulated by this chapter or not, shall meet all applicable construction and operation standards of the International Building Code adopted by the city of La Center. Where these codes conflict with the requirements of this chapter, the more stringent or restrictive shall control.
- (b) No sign shall be insecurely erected, or constructed so as to constitute a safety hazard, fire hazard or a nuisance.
- (c) Sign Obstructing View, Passage or Safety. No sign shall:
 - i. Obstruct free ingress to or egress from any door, window, fire escape, alley, driveway, fire lane, access from the sidewalk to transit stop areas, designated disabled parking spaces, disabled access ramps or building exits;
 - ii. Be located so as to obstruct or interfere with intersection sight distance for vehicles exiting a driveway or street in accordance with the line-of-sight triangle requirements in the La Center engineering standards;
 - iii. Obstruct or interfere in any way with the public's ability to clearly view government signs;
 - iv. By reason of their size, location, movement, content, coloring, or manner of illumination be subject to being confused with a government sign; or
 - v. Interfere in any way with traffic, visibility or passage within the public right-of-way, including vehicle travel lanes, sidewalks and bike lanes.
- (e) Lighting. Signs, excluding temporary signs and canopy signs, may be lit, either from within the sign structure or by external lights shining on the sign face. External light sources shall be aimed downward and be shielded to direct light solely on the sign face, and in no case shall sign lights shine directly onto an adjacent property, buildings or the public right-of-way or cast glare into the eyes of pedestrians or motorists in the public right-of-way. Flashing, strobe and rotating lights are prohibited in all situations. Sign lights shall not substitute for security or safety lighting that may otherwise be required.
- (f) Property Owner Consent. No sign shall be erected on property or a structure (e.g., a building or utility pole) owned by someone other than the person responsible for the sign without the express consent of the property's owner. If the city cannot verify owner consent, the sign will be deemed unlawful and subject to removal.

Finding(s):

- The proposed sign does not appear to constitute a safety hazard, fire hazard, or nuisance. The proposed sign meets the regulations in LCMC Chapter 8.60 Sign Regulations, and will require a building permit.
- The proposed sign does not obstruct view, passage or safety as set forth in LCMC 8.60.050(c)(i-v).
- The proposed external light sources shall be aimed downward and be shielded to direct light solely on the sign face, and in no case shall sign lights shine directly onto an adjacent property, buildings or the public right-of-way or cast glare into the eyes of pedestrians or motorists in the public right-of-way. Flashing, strobe and rotating lights are prohibited in all situations. Sign lights shall not substitute for security or safety lighting that may otherwise be required.
- The permit application has been signed by the authorized property owner.

Conclusion: Staff finds, with condition of approval the applicant will meet the approval criteria for LCMC 8.60.050.

LCMC 8.60.080 Signs in the JP (La Center Junction Plan District)

(1) All signs in the JP zone shall comply with the requirements of this section and the requirements of LCMC 8.60.050, General requirements applicable to all signs, unless otherwise allowed in this section.

(2) Signs in the town center (TC), town general (TG) and town employment (TE) zones shall comply with the LCMC 8.60.080 (JP) zone district:

- The applicant is proposing a Freeway Business Complex Sign. According to LCMC 8.60.080.(2)(c). The sole purpose of this sign is to be visible from the freeway. A freeway business complex sign shall not exceed 250 square feet in area and 25 feet in height. One sign is allowed per business complex. A freeway business complex sign shall be located within 150 feet of the freeway right-of-way and greater than 50 feet north or south of the centerline of La Center Road.

Finding(s):

- The minimum allowable sign area allocated is 250 square feet. The total proposed sign area is 250 square feet.
 - The proposed sign is 25 feet in height X 10 feet in width
 - The sign is located within 150 feet of I-5 right-of-way
 - The sign will be located approximately 90 feet from the centerline of La Center Road.
 - The sign shall comply with LCMC 8.60.050(1)(N). The proposed sign digital display area shall not exceed 30 square feet and the applicant shall provide certified data verifying compliance with the luminance code requirements

Conclusion: With conditions of approval, the proposed sign meets the requirements for individual Freeway Business Complex sign located in the Junction Plan zoning district set forth in LCMC 8.60.080.

NOTICE OF DECISION

The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of the La Center Municipal Code. Therefore, the subject application is hereby

APPROVED WITH CONDITION OF APPROVAL:

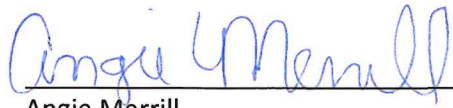
1. The applicant may appeal the decision to the City of La Center's City Council or apply for a Post Decision Review if applicable.
2. The applicant shall submit documentation demonstrating compliance with the Highway Advertising Control Act as administered by the Washington State Department of Transportation.
3. A building permit is required for the proposed sign.
4. A building permit must be exercised within 90 days of issuance.
5. The proposed sign shall not obstruct view, passage or safety as set forth in LCMC 8.60.050(c)(i-v).
6. The proposed external light sources shall be aimed downward and be shielded to direct light solely on the sign face, and in no case shall sign lights shine directly onto an adjacent property, buildings or the public right-of-way or cast glare into the eyes of pedestrians or motorists in the public right-of-way. Flashing, strobe and rotating lights are prohibited in all situations.
7. Sign lights shall not substitute for security or safety lighting that may otherwise be required.
8. The proposed sign digital display area shall not exceed 30 square feet.
9. the applicant shall provide certified data verifying compliance with the luminance code requirements according to LCMC 8.60.050(n)(i-vii).

APPEALS

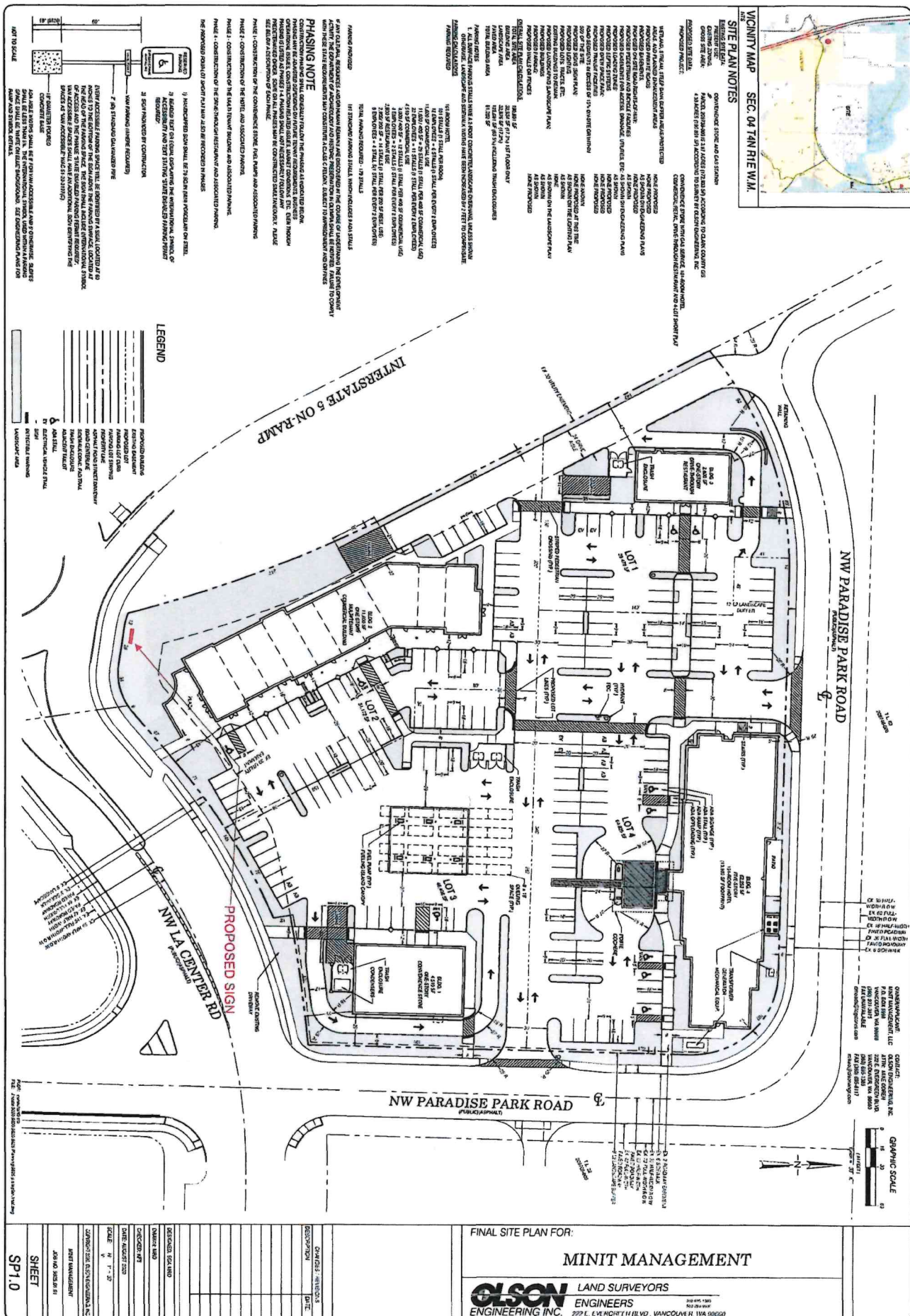
Decisions on sign permits are appealable to the City Council per 8.60.030(2)(d).

Attachments

- Attachment A: Site Plan & Sign Elevation Plan

 8/7/2025

Angie Merrill
Associate Planner
City of LaCenter





SIGNS ARE RENTALS THEY ARE RECOGNIZED AS THE PROPERTY OF GARRETT SIGN. ACCESS TO THE PROPERTY FOR REMOVAL OF THE SIGNS WILL BE ALLOWED WITHOUT DELAY. THE LANDLORD WILL NOT LEASE OR ATTACH ANY CLAIM, CONSIDERED ABANDONED OR ASSESSED ANY FEES AGAINST RENTAL SIGNS. THE TERMS OF THIS APPROVAL WILL TRANSFER TO FUTURE PROPERTY OWNERS.

THIS ORIGINAL AIRWORK IS THE PROPERTY OF
GARRETT SIGN. BY ACCEPTING THIS COPY YOU
AGREE TO PAY FOR ALL COSTS OF ITS DEVELOPMENT
IF USED WITHOUT WRITTEN AUTHORIZATION

DATE: 4/3/25	SCALE: 1/4"=1'-0"	DESIGN #: PARADISEland-ing-mon1C	REDRAW #
DRW: SGT			SALE: JL

SOUTH ELEVATION

