	<p>Final Staff Report & Notice of Decision Highland Terrace Sign Permit (File # 2021-040-SIGN)</p>
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PROPOSAL:	The applicant is requesting to place one freestanding, dual pylon sign at the Highland Terrace subdivision entrance. The sign face area would be 18 square feet (SF) within a total display area of 25 SF.
LOCATION:	34305 NW Pacific Highway, La Center, WA 98629. The sign would be located at the entrance to Highland Terrace at the intersection of NW 14 th Avenue and NW Pacific Highway.
APPLICANT:	Linda Jellison, Evergreen Homes. 13217 NW 30th Court Vancouver, WA 98685. Email: linda@evergreenhomesnw.com . Phone: 503-515-8128.
ZONING:	Low-Density Residential (LDR-7.5)
APPROVAL CRITERIA:	The City reviewed the application for compliance with the La Center Municipal Code (LCMC) Chapter 8.60, Sign Regulations.
Submittal Date:	December 15, 2021
SEPA:	This project is categorically exempt per WAC 197-11-800(2)(c).
DECISION:	Approval subject to conditions.
DECISION DATE:	January 12, 2022
CITY REVIEWER:	Ethan Spoo, AICP, Consulting Planner and Tony Cooper, PE, City Engineer

CONTACT LIST

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Overview and Procedural Background

The applicant is proposing to place one freestanding, dual pylon sign at the future entrance of the Highland Terrace subdivision. The sign would be placed adjacent to the primary driveway facing south toward NW Pacific Highway. The total sign face area is approximately 18 square feet within a total display area of 25 square feet and upheld by rebar, cinder blocks, and a below-grade concrete structural base. The applicant's plans for the sign are included in Attachment A.

Approval Criteria

LCMC 8.60.030

(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.*

Finding(s):

- The applicant is proposing a dual pylon sign, a permitted freestanding sign listed under LCMC 8.60.050. The sign is not a prohibited type under 8.60.020(a) through (k).
- The sign complies with the applicable dimensional, durational, locational and other requirements of this chapter, as demonstrated in materials submitted by the applicant and documented in this staff report.
- Conclusion: The proposed sign meets the approval criteria for the City to issue a sign permit as further detailed in this staff report.

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*

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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):

- Compliance with the International Building Code is required before sign construction begins. As proposed, the dual pylon sign would be supported using an above-and-below ground support structure. It would be constructed of cinder blocks with reinforced rebar and concrete footings. The concrete footings will be set at least 16-inches deep in the ground. Therefore, the sign will be securely constructed and will not be a safety or fire hazard. **As a condition of approval**, the applicant shall obtain a building permit prior to sign placement.
 - The proposed sign would be located at the Highland Terrace subdivision on privately owned property. Ingress and egress to the subject site is available on NW Pacific Highway and the sign will not obstruct this access. The sign would not obstruct free ingress or egress from doors, windows, fire escapes, alleys, driveways, fire lanes, from the sidewalk to transit stops or disabled parking or access ramps or building exits. The City Engineer has verified that the sign will not interfere with vision clearance, as depicted on the attached site plan prepared by the applicant.
 - The sign will be exactly 5 feet tall from finished grade and will not obstruct or interfere with the public's ability to view government signs. Government signs in proximity the site are road signs, which are metal panels mounted on poles of at least six feet in height.
 - The applicant stated the sign will not be illuminated and will not use upward facing lighting.
 - The authorized applicant, Linda Jellison, and the property owner, Felida Rose, signed the permit application.
 - Conclusion: As conditioned, the above requirements are met
- (i) *Freestanding Signs. When a freestanding sign is allowed by this chapter, Figures 8.60.050(1) through 8.60.050(5) illustrate the five allowed freestanding sign configurations: monument, single and dual pedestal, and single and dual pylon. The signs shall comply with the dimensional standards specified in these figures and the area and height requirements specified in this chapter.*
- (j) *Freestanding Sign Base Material. The sign base and support structure of freestanding signs must be constructed of or covered with quality materials such as real or faux stone, brick, stucco, textured wood, tile, and textured concrete.*
- (k) *Freestanding Sign Landscaping. All freestanding signs shall have landscaping surrounding the base of the sign equal in area to a minimum of 80 percent of the sign face area. Landscaping shall consist of grass, low shrubbery, and/or ground cover. Whenever possible and appropriate, native vegetation that is drought resistant and requires minimal or low maintenance shall be used for sign-related landscaping. Landscaping shall be well maintained. Sign-related landscaping may be included in any calculation of total landscaping required in a zoning district.*

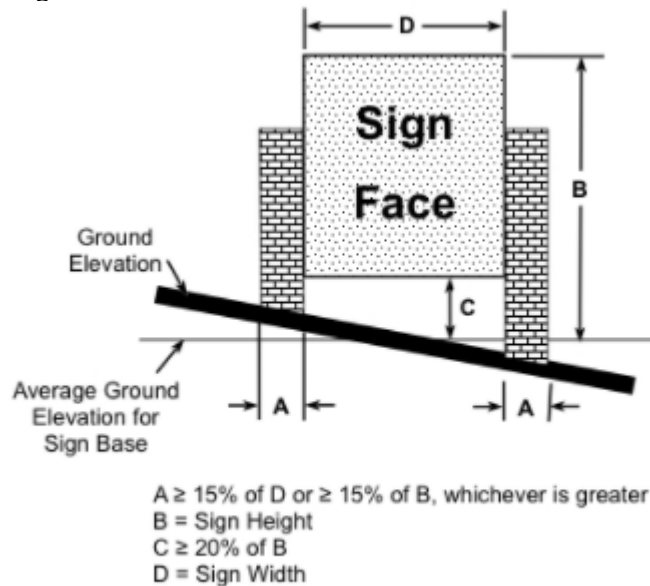


Figure 8.60.050(5) Dual Pylon Sign Dimensional Standards

Finding(s):

- The sign would be a freestanding, dual pylon sign. The sign pylons would be at least 20 inches wide, which is greater than 15% of the sign's display area width or height. The sign's face area is also elevated 15 inches above grade, which is 25% of the total sign height. Therefore, the dimensional requirements for dual pylon signs shown in Figure 8.60.050(5) are met.
- The sign supports would be cinder blocks reinforced by rebar, with a stone veneer exterior, thus meeting the requirements for freestanding sign base materials. **As a condition of approval**, the applicant shall construct the sign using the approved plans shown in Attachment A.
- The base of the sign is required to be landscaped, which must include grass, low shrubbery, and/or ground cover with native vegetation and drought resistant varieties preferred. Given the face area is 18 SF, the landscaping must be at least 14 SF and placed at the base of the sign. **As a condition of approval**, the applicant shall submit a landscaping plan with the building permit submittal that demonstrates at least 80 percent of the sign's base will be landscaped using grass, low-shrubbery, and ground cover with native vegetation and drought resistant varieties preferred.
- The sign is not located within wetland, fish and wildlife habitat conservation, or frequently flooded critical areas or their associated buffers.
- Conclusion: the sign meets the dimensional, material, and landscaping requirements, subject to conditions.

Signs in Residential Zones

(1) All signs in the residential zones shall comply with the requirements of this section and the requirements of LCMC [8.60.050](#), General requirements applicable to all signs.

(3) Signs Allowed with a Permit. The following signs are allowed in the city's residential zones so long as a permit is first obtained:

(a) One illuminated freestanding sign may be placed at each street entrance to a subdivision, neighborhood, apartment or condominium complex; provided, that it is not larger than 32 square feet in area and not greater than five feet in height above the average grade at the sign. Such a sign shall not be located in the public right-of-way.

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(4) Prohibited Signs. Unless specifically allowed by the preceding subsections, illuminated or signs that are lighted from within or by an external light, excluding addresses or wall plaques less than two square feet, are prohibited in the city's residential zones.

Finding(s):

- The proposed sign complies with the general requirements in LCMC 8.60.050 as demonstrated in this staff report.
- The sign is located in the LDR-7.5 zone visible from NW Pacific Highway. Residential zones are allowed to have one freestanding sign, and in this case, placed at the entrance of the Highland Terrace subdivision. The sign face area must be less than 32 SF and the total sign's height must be equal to or less than 5 feet tall to meet the zoning requirements. The sign face area, as defined by LCMC 8.60.150, is approximately 18 SF, which. The sign is proposed to be approximately 5 feet tall above finished grade. Therefore, this criterion is met.
- The applicant is not proposing an illuminated sign, electronic reader board, or digital video display.
- Conclusion: The requirements of this section are met.

CONCLUSIONS & DECISION

The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of La Center's Municipal Code. Therefore, the subject application is hereby APPROVED subject to the following conditions of approval:

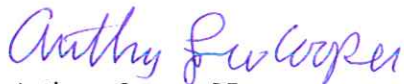
1. The applicant shall obtain a building permit prior to sign placement.
2. The applicant shall construct the sign using the approved plans shown in Attachment A.
3. The applicant shall submit a landscaping plan with the building permit submittal that demonstrates at least 80 percent of the sign's base will be landscaped using grass, low-shrubbery, and ground cover with native vegetation and drought resistant varieties preferred.

APPEALS

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



Ethan Spoo, AICP
Consulting Planner



Anthony Cooper, PE
City Engineer

Attachments

- Attachment A: Sign permit application materials