	<p>FINAL Staff Report & Notice of Decision La Center Elementary School Dual Pedestal Sign Permit Variance (File # 2022-010-SIGN)</p>
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PROPOSAL:	The applicant is requesting to replace the existing fluorescent and mechanical panel with a combination backlit panel and electronic reader board LED panel at the La Center School District Elementary School totaling 68 square feet (SF). The electronic reader board would be 36 SF exceeding the 32 SF by 20 percent and requiring variance approval.
LOCATION:	700 E 4th St. The sign would be located at the entrance of La Center Elementary School at the intersection of East 4 th Street and the La Center Elementary School driveway. The sign would be located on the southeast corner of the intersection.
APPLICANT:	Josh Soske, 700 East 4 th Street, La Center, WA 98629. Email: josh@idandr.com. Phone: 866-597-6753.
ZONING:	Urban Public (UP)
APPROVAL CRITERIA:	The City reviewed the application for compliance with the La Center Municipal Code (LCMC) Chapter 8.60, Sign Regulations.
Submittal Date:	March 3, 2023
SEPA:	This project is categorically exempt per WAC 197-11-800(2)(c).
DECISION:	Approval subject to conditions.
DECISION DATE:	March 23, 2023
CITY REVIEWER:	Bryan Kast, Public Works Director, Ethan Spoo, AICP, and Sean McElroy Consulting Planners

CONTACT LIST

OWNER

La Center School District
725 NE Highland Road
La Center, WA 98629

APPLICANT

Josh Soske
La Center School District 725 NE Highland Road
La Center, WA 98629
360-907-4668

SIGN INSTALLER

Esco Pacific Signs
627 NW Middle St.
Chehalis, WA 98532
360-748-6461

LA CENTER STAFF

Bryan Kast, P.E., Public Works Director
210 E 4th Street
La Center, WA 98629

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1207 Washington Street, Suite 115
Vancouver, WA 98660
360.823.6138
ethan.spoo@wsp.com

Sean McElroy, Consulting Planner
WSP USA
1207 Washington Street, Suite 115
Vancouver, WA 98660
360-823-6100
sean.mcelroy@wsp.com

Overview and Procedural Background

The applicant is proposing to replace the existing dual pedestal, backlit panel sign with a combination electronic reader board and backlit panel business complex sign. The existing sign is mounted on two posts that would be reused for the newly proposed sign. The new electronic reader board and backlit panel would comply with the new code with the grant of a variance as required by LCMC 8.60.050(2), while the support structure would remain the same and is not required to be brought into compliance with the code.

The current sign is located on the southeast corner of the intersection between E 4th Street and the La Center Elementary School driveway. The total sign face area is approximately 68 square feet and upheld by two mounting posts. The applicant is requesting a variance for the size of electronic reader board portion of the sign due to unique circumstances as discussed later in this staff report. The existing sign pre-dates the City's sign code and therefore does not have a permit. There are also unique issues associated with the road, right-of-way, sidewalk, and topography at the school driveway. The applicant's plans for the sign replacement are included in Attachment A.

There is also a second existing sign attached to the same support poles that directs traffic to La Center High School. This sign will remain and will be reduced in size so that the new combination electronic reader board and backlit panel sign and high school sign will comply with the overall 80 square-foot size limitation for business complex signs.

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 to replace the backlit sign with a combination electronic reader board and back lit sign. The proposed sign would be placed on the existing support poles. The existing sign is a dual pedestal 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 electronic reader board portion of the proposed sign exceeds the 30 square-foot limit in LCMC 8.60.050(o). In addition, the existing poles supporting the sign do not meet the width requirements of Figure 8.60.050(3) and the overall height of the sign is 12.7 feet, which exceeds the 8-foot limit. Because the support structures are existing and are proposed to be reused, they are not required to be brought into compliance with the code under LCMC 8.60.050(2).
- Conclusion: As conditioned, the proposed sign will meet the approval criteria for the City to issue a variance for 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*

City of La Center, Washington

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):

- Compliance with the International Building Code is required before replacement of the sign panel begins. The existing sign is supported by two mounting posts. Therefore, the existing sign is securely constructed and replacement of the existing backlit panel sign with a new combination electronic reader board and backlit panel will not be a safety or fire hazard. **As a condition of approval**, the applicant shall obtain a building permit prior to the replacement of the sign panel.
- The proposed sign would be located at the La Center Elementary School on publicly owned property. Ingress and egress to the subject site is available off of E 4th Street 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.
- The sign with the new panel replacement will be exactly 12.7 feet tall from finished grade and will not obstruct or interfere with the public's ability to clearly view government signs. Government signs in proximity to the site are road signs, which are metal panels mounted on poles of at least six feet in height and are located in the public right-of-way. Furthermore, the sign would not by reason of its size, location, movement, content, coloring, or manner of illumination be subject to being confused with a government sign or interfere in any way with traffic, visibility or passage with the public right-of-way, including vehicle travel lanes, sidewalks and bike lanes.
- The applicant stated the new sign panel will be illuminated from within the structure with LED lighting.
- The authorized applicant, Josh Soske, and the property owner, La Center School District, 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.

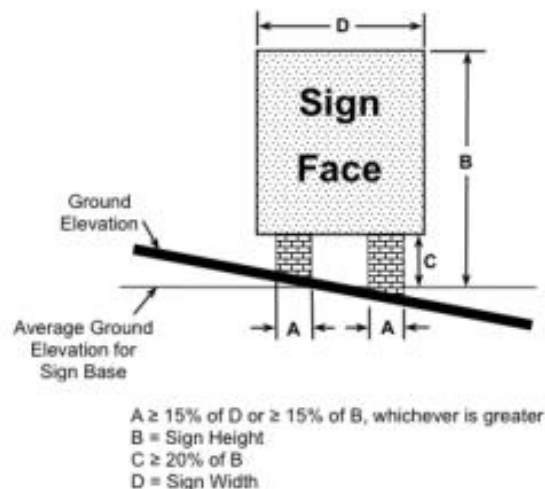


Figure 8.60.050(3) Dual Pedestal Sign Dimensional Standards

Finding(s):

- The existing sign is supported by two poles and is considered a freestanding, dual pedestal sign. The sign's mounting posts would have a combined width of 10 inches, which is not greater than or equal to 15% of the total sign height (12.7 feet). The sign's base is also elevated at 7 feet above grade, which is greater than 20% of the total sign height (12.7 feet). LCMC 8.60.050(2) requires that any sign that is structurally altered, relocated or replaced be brought into compliance with all applicable substantive requirements of this chapter. However, the requirement does not apply to changes to the support structure that do not exceed 10 percent of the numeric standard. The applicant is not proposing to change the support structure, but will reuse the existing poles and, therefore, is not obligated to bring the height of the sign into compliance with the business complex sign height requirements of 8 feet. Therefore, the requirements for sign height using the existing poles do not apply. The sign's base materials do not meet the code requirements, but are not proposed to be altered and are not required to be brought into compliance with the code.
- The sign would be 12 feet wide. There aren't any code required limitations on sign width.
- The base of the sign is required to be landscaped, which must include grass, low shrubbery,

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and/or ground cover with native vegetation and drought resistant varieties preferred. Given the face area is 68.04 square feet, the landscaping must be at least 54.4 square feet and placed at the base of the sign. The sign is located in an existing landscaped area on school property of at least 54.4 square feet. This requirement is met.

- Conclusion: the sign does not meet the dimensional standards for height, but would reuse the existing sign pole supports. Signs which do not alter the structural supports by more than 10 percent of the underlying numeric standard are not required to bring the sign's height into compliance as per LCMC 8.60.050(2). There are no code required limitations on sign width. The sign meets the landscaping requirement.
- (o) *Electronic Reader Board. An electronic reader board is not a separately allowed sign. Where they are allowed they may be integrated within an allowed freestanding sign. An electronic reader board shall comply with each of the following requirements:*
- i. *The display area shall not exceed 30 square feet or as otherwise limited by an allowed sign area.*
 - ii. *Maximum luminance shall not exceed 100 nits during nighttime hours and 5,000 nits during daylight hours. The applicant shall provide certified data verifying compliance with these luminance requirements.*
 - iii. *The display shall have automated control of sign luminance based on current ambient lighting conditions.*
 - iv. *Electronic reader boards shall only be on during business hours.*
 - v. *Minimum hold between messages shall not be less than four seconds.*
 - vi. *No motion shall be allowed except for instantaneous change of message.*
 - vii. *Electronic reader boards shall not be located in wetland, fish and wildlife habitat conservation, or frequently flooded critical areas or their associated buffers.*

Finding(s):

- The proposed electronic reader board would be integrated into the proposed sign panel that also includes a backlit sign.
- The active display area of the LED display is approximately 36 square feet, which is greater than 30 SF. With the approved variance, the active display area of the LED display would not exceed 36 SF in compliance with the variance requirements.
- Maximum luminance shall not exceed 100 nits during nighttime hours and 5,000 nits during daylight hours. The applicant did not provide information on the luminance of the sign. **As a condition of approval**, the applicant is required to provide information on the luminance of the sign in compliance with code requirements of 100 nits during nighttime and 5,000 nits during daylight hours prior to building permit approval.
- LED display is required to be programmed to have automated control of sign luminance, including the minimum hold between messages and no motion for instantaneous changes of messages, and will only be operational during business hours. **As a condition of approval**, the applicant shall provide information that the sign has automated control of sign luminance including a minimum hold of four seconds between messages prior to building permit approval. No motion is allowed except instantaneous change of messages. The sign shall only be on during regular school hours.
- The electronic reader board is not located in wetland or frequently flooded critical areas or their associated buffers based on information included in Clark County Maps Online. Clark County Maps Online shows that there is a mapped fish and wildlife habitat conservation area in the location of the sign which is a riparian area for Brezee Creek. However, as per LCMC 18.300.090(2)9h)(iv), the buffer of a stream does not extend landward beyond an existing substantial improvement such as an improved road. Fourth Street and the access driveway to the elementary school are located between the sign and the creek. Therefore, the sign is not located in a fish and wildlife habitat conservation area.
- Conclusion: As conditioned, the above requirements are met.

(2) Modifications to Existing Signs. Any sign that is structurally altered, relocated or replaced shall be brought into compliance with all applicable substantive requirements of this chapter, including the requirement to obtain a permit. Any modification to a sign for which a permit has been issued shall be processed as an administrative review in the same manner as for a new sign. This requirement to obtain a new permit for sign modifications does not apply to copy or panel changes where the physical size, shape, height, or support structure is not changed by more than 10 percent of the applicable numeric standard.

Finding(s):

- The existing sign panel will be replaced with a combination electronic reader board and backlit panel. Because the sign panel is being replaced, it is subject to the current code standards. However the applicant is proposing to reuse the existing pole structural supports; thus, the supports would not change by more than 10 percent and would not be subject to new code standards. The applicant is required to obtain a sign permit for the new sign panel.
- The applicant is requesting a variance for the electronic reader board portion of the panel to be 20 percent larger than the applicable numeric standard in order for the text to be visible, legible, and similar in size to the text of the existing panel.
- Conclusion: The above requirements are met.

(3) Variances. After receiving a written request from the sign owner, the city may grant a variance to one or more numeric or dimensional requirements of this chapter, except that none of the prohibited signs in LCMC [8.60.020](#)(2)(a) through (k), Prohibited Signs, may be allowed through a variance procedure.

(a) Variance Criteria. All of the following criteria apply to sign variances:

(i) Exceptional, extraordinary or unusual circumstances that are not self-imposed that do not apply to other properties in the same area or zone are present. Such circumstances may be the result of an unusual location or orientation of the applicant's building, topography, vegetation or other circumstance over which the applicant has no control.

(ii) The variance is necessary for the preservation of a right of the applicant that is substantially the same as rights possessed by the owners of other property in the area or zone.

(iii) The granting of a variance will not be materially detrimental to, or conflict with, the purposes of this chapter, or be injurious to the use and enjoyment of other property in the area or vicinity, or the public way, in which the property is located.

(iv) The variance requested is the minimum exception to the established requirements that is necessary to alleviate the claimed grounds for variance.

(v) The requested variance does not exceed 20 percent of the underlying numeric performance standard.

Finding(s):

- The existing sign is not a prohibited sign under 8.60.020(2)(a) through (k). The applicant is proposing to reuse the existing sign supports and will replace the panel only. Due to the location of the existing supports and the elementary school site's topography, it is the only location on the site that is visible to traffic on East 4th Street near the entrance driveway. The sign cannot be located closer to the road because it would be in the vision clearance triangle at the school access driveway. This existing location places the sign further back from the road where the sign is less visible, it is necessary to have an electronic reader board panel that is slightly larger than the 30 square feet allowed under the code so that it can have text copy that is visible to passersby.
- The applicant is requesting a variance for the electronic reader board portion of the panel to be 20 percent larger than 30 square feet as specified for reader boards in the La Center sign code, LCMC 8.60.050, in order for the text to be visible, legible, and similar or larger in size to the text of the existing panel.
- The variance will allow the applicant to place a combination backlit and electronic message center panel sign a right that is substantially the same as for other properties in the Urban Public

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zone.

- The La Center School District is the property owner and similar signs are located on its property in the Urban Public zone, e.g., La Center Middle School.
- Granting of the variance will not be materially detrimental to, or conflict with, the purposes of this chapter, or be injurious to the use and enjoyment of other property in the area or vicinity, or the public way, in which the property is located.
- The increase in the electronic message center sign size will allow the text to be more easily visible from the roadway and is the minimum necessary to allow this to happen.
- Conclusion: The above requirements to grant a variance are met.

Signs in the UP (urban public) zone

(1) All signs in the UP 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) Total sign coverage allocated to each public entity shall not exceed one square foot per one linear foot of building frontage, per abutting street frontage, with an allowable minimum of 36 square feet and a maximum of 120 square feet per public entity. The maximum sign area may be distributed among any of the following signs:

(d) Business Complex Sign. A business complex sign shall not exceed 80 square feet in area and eight feet in height. One complex sign may be installed on any one street frontage. (4) Electronic reader boards and digital video displays are allowed in the urban public zone if they are owned and operated by a public agency. Private electronic reader boards or digital video displays are not allowed in the urban public zone.

Finding(s):

- The proposed sign complies with the general requirements in LCMC 8.60.050 as demonstrated in this staff report.
- Signs can be up to one square foot per linear foot of building frontage with an allowable minimum of 36 square feet and a maximum of 120 square feet.
- The sign is located in the Urban Public zone visible from East 4th Street. Urban Public zones are allowed to have one business complex sign of 80 square feet in area and eight feet in height.
- The proposed combination back lit and electronic message center sign would be 68 square feet. The secondary sign pointing to the high school would remain. **As a condition of approval**, the applicant shall comply with the 80 square-foot maximum sign area for business complex signs.
- The sign's height of 12.7 feet does not comply with the code, but the applicant is proposing to reuse the existing support poles, which cannot be reduced in height.
-
- The applicant is proposing to replace the electronic reader board portion for an existing sign panel with an illuminated panel that is specifically allowed under LCMC 8.60.050 (e).
- The property owner, La Center School District, as defined by LCMC 8.60.150, is a public agency that will own and operate the sign.
- 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 is required to provide information on the luminance of the sign in compliance with code requirements of 100 nits during nighttime and 5,000 nits during daylight hours prior to

City of La Center, Washington
building permit approval.

3. The applicant shall provide information that the sign has automated control of sign luminance including a minimum hold of four seconds between messages prior to building permit approval. No motion is allowed except instantaneous change of messages. The sign shall only be on during regular school hours.
4. The applicant shall comply with the 80 square-foot maximum sign area for business complex signs.
5. The applicant shall construct the electronic reader board using the approved plans shown in Attachment A.

APPEALS

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



Bryan Kast, P.E.
Public Works Director



Anthony Cooper, PE
City Engineer

Attachments

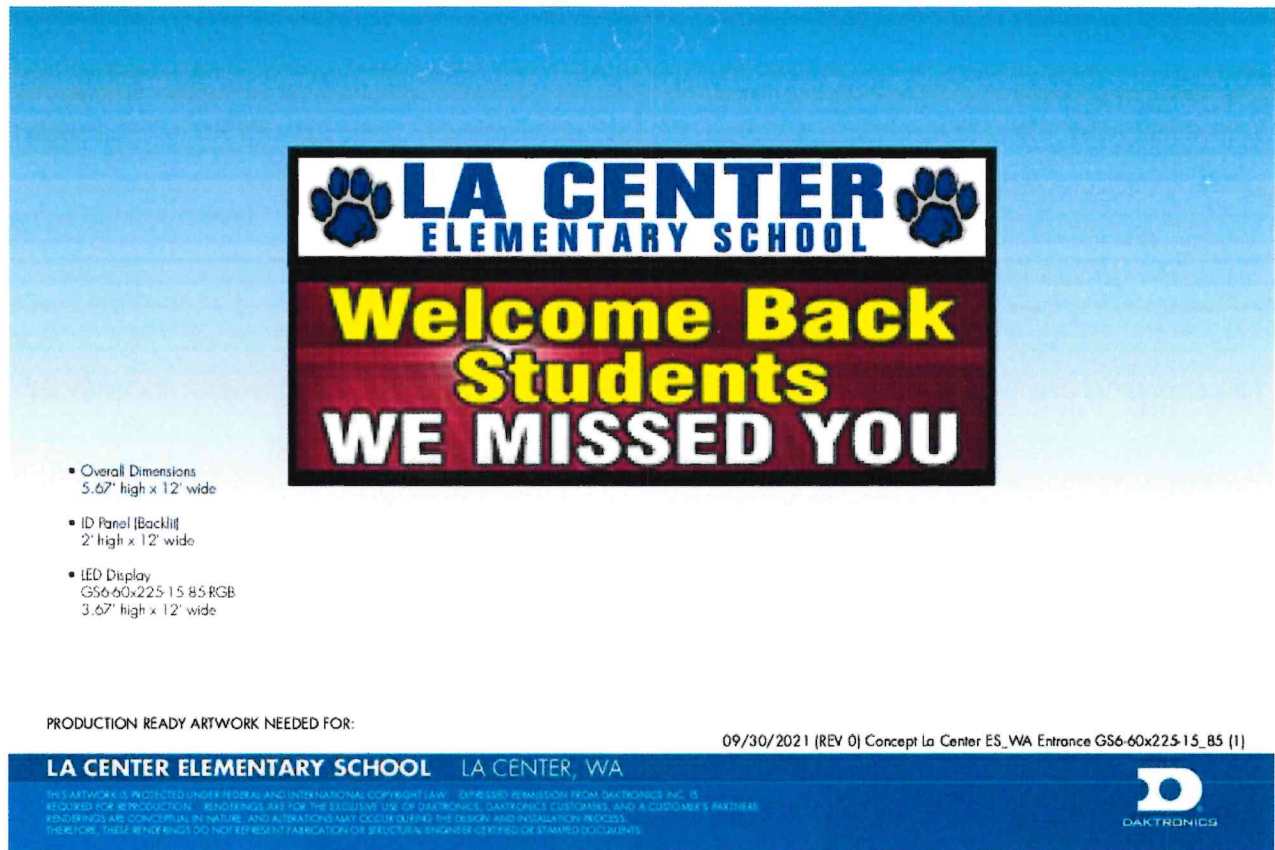
- Attachment A: Sign permit application materials

Attachment A

8.60.050 (2) Modifications to Existing Signs.

The existing public elementary school sign is being repaired and updated with a panel change within the current sign's dimensional envelope. The new panel uses energy efficient, environmentally friendly LED technology in place of the current florescent and mechanically based panel. This work will be done under LCMC 8.60.050 (2) - Modifications to Existing Signs.

Per this section of the La Center municipal code there will be no change in the location, shape, panel envelope, height, foundations or mounting post structure. Since this is a panel change only where **the physical size, shape, height, and support structure will not be changed by more than 10 percent** (in fact the new panel will be smaller), LCMC 8.60.050 (2) does not require a new permit for our repair and update modifying the existing elementary sign.



Please let us know of any other information you may need.

Thank you,

Josh Soske
866-597-6753

From: [Bryan Kast](#)
To: [Spoo, Ethan](#); [Egurrola, Alec](#)
Cc: [Jessica Nash](#)
Subject: FW: [External] Sign info
Date: Friday, February 17, 2023 8:48:15 AM

Here is info from Josh on the Elementary School Sign based on the questions we had from the staff meeting.

Bryan Kast

Public Works Director

City of La Center

210 E. 4th St.

La Center, WA 98629

(360) 263-5189

-----Original Message-----

From: Josh Soske <josh@idandr.com>
Sent: Thursday, February 16, 2023 5:37 PM
To: Bryan Kast <bkast@ci.lacenter.wa.us>
Subject: RE: [External] Sign info

Bryan,

The posts are the structure that the panels attach to. We are disconnecting the existing panel from the two posts and attaching the new panel to those same posts. The frame and the panel are one unit for both the old and new sign, and so they will be swapped. The full structure (foundations and posts) will remain as will the directional sign to the High School.

Any update on pulling the team together for a fire sprinkler discussion?

I'll give you a call in the morning.

Thanks, Josh

-----Original Message-----

From: Bryan Kast [<mailto:bkast@ci.lacenter.wa.us>]
Sent: Thursday, February 16, 2023 10:57 AM
To: josh@idandr.com
Subject: RE: [External] Sign info

Hi Josh. We have given a first quick review of the signs. So far it seems that High School sign seems to be in conformance with the code and will not need a variance. On the Elementary school sign a question came up about the "structure" of the sign. The whole top section is being replaced, but the posts and directional sign to the High School will remain, correct? Is the frame/structure of the upper part being retained or replaced?

Thank you!

Bryan Kast

Public Works Director

City of La Center

210 E. 4th St.

La Center, WA 98629

(360) 263-5189

-----Original Message-----

From: josh@idandr.com <josh@idandr.com>
Sent: Wednesday, February 15, 2023 4:10 PM
To: Bryan Kast <bkast@ci.lacenter.wa.us>
Subject: Re: [External] Sign info

Hi Bryan, how did the team receive our letters for the two signs? Happy to answer any questions. Thanks for your help, Josh

On 2023-02-13 11:27, Bryan Kast wrote:

> 10:30 works for me!

>

> Thanks

>

> Bryan Kast

>

> Public Works Director

>

> City of La Center [1]

>

> 210 E. 4th St.

>

> La Center, WA 98629

>

> (360) 263-5189

>

> From: Josh Soske <josh@idandr.com>

> Sent: Friday, February 10, 2023 5:22 PM

> To: Bryan Kast <bkast@ci.lacenter.wa.us>

> Subject: RE: [External] Sign info

>

> Thanks Bryan,

>

> I'll work to have everything together for the sign variances over the

> weekend. How does 10:30 Monday morning to review our thoughts on the

> package work for you?

>

> Thanks, Josh

>

> -----

>

> From: Bryan Kast [<mailto:bkast@ci.lacenter.wa.us>]

> Sent: Friday, February 10, 2023 4:51 PM

> To: <josh@soske.com>

> Subject: Sign info

>

> Hi Josh. I got your message Sorry for the delay in getting you this

> info. Below is the information I put together about the sign variance
> process for the two digital signs. I am open Monday morning, or
> Tuesday afternoon next week if you want to get together to discuss the
> signs. I understand you connected with John about the wall. John is
> out on leave next week, but if you need any more info from him I am
> sure he would be happy to meet with you the week of the 20th.

>
> Variance Submittal Requirements

>
> One hard copy of all documents and one digital copy of all documents
> required for submittal

>
> * Application (COMPLETE)
> * Letter with variance request responding to the following variance
> criteria LCMC 8.60.050 (3) [2]

>
> o Exceptional, extraordinary or unusual circumstances that are not
> self-imposed that do not apply to other properties in the same area or
> zone are present. Such circumstances may be the result of an unusual
> location or orientation of the applicant's building, topography,
> vegetation or other circumstance over which the applicant has no
> control.

>
> o The variance is necessary for the preservation of a right of the
> applicant that is substantially the same as rights possessed by the
> owners of other property in the area or zone.

>
> o The granting of a variance will not be materially detrimental to,
> or conflict with, the purposes of this chapter, or be injurious to the
> use and enjoyment of other property in the area or vicinity, or the
> public way, in which the property is located.

>
> o The variance requested is the minimum exception to the established
> requirements that is necessary to alleviate the claimed grounds for
> variance.

>
> o The requested variance does not exceed 20 percent of the
> underlying numeric performance standard.

>
> * Certified mailing labels for all properties within 150 foot of the

> property - Clark County - Order Certified Labels \$10 [3]

>
> * The 150 foot buffer is not offered, please order 300 foot as it is

> available and 150 foot is required.

>
> * Type II Variance Fee \$180.00

>
> Thank you,

>
> Bryan Kast

>
> Public Works Director

>
> City of La Center [1]

>

> 210 E. 4th St.

>

> La Center, WA 98629

>

> (360) 263-5189

>

>

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> Links:

> -----

> [1] <http://www.ci.lacenter.wa.us/index.php>

> [2]

> <https://www.codepublishing.com/WA/LaCenter/%23!/LaCenter08/LaCenter086>

> 0.html%238.60.050

> [3]

> <https://gis.clark.wa.gov/gishome/MapStore/?pid=map#/mailingLabelsOrder>

Application for a sign modification variance

2-22-2023

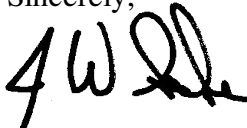
La Center Elementary School
La Center School District #101
La Center Washington

We are requesting a variance required for the sign permit application filed on 2-14-22 to repair and update the existing public elementary school sign with a panel change within the existing sign's dimensional envelope. The new panel uses energy efficient, environmentally friendly LED technology in place of the current florescent and mechanically based panel. The sign is located on a hillside south of East 4th Street at the La Center elementary school driveway. The closest home where the sign's illumination might possibly be visible is about 300' through the tree canopy of Brezee Creek. The existing and new panels are very similar in brightness.

We have applied for the permit due to the fact that the existing sign being modified by the panel change pre-dates the City's sign code and so does not have a permit. We are requesting a variance due to unique issues associated with the road, right of way, sidewalk, and topography at the school driveway. The overall replacement panel is smaller than the panel being updated and fits completely within the old panel's envelope. The new panel's overall dimensions are within the requirements specified in the La Center sign code. With the sign's placement up a hill and back from the low road crossing Brezee creek we are requesting a variance for the electronic reader board portion of the panel to be about 20% larger than specified for reader boards in the La Center sign code in order for the text to be visible, legible and similar in size to the text of the existing panel. There will be no change in the sign's location, shape, panel envelope, height, foundations or mounting post structure. And the signage below the panel will remain in place.

Thank you for your help in this sign variance process. We will deliver the requested address labels to the front desk at City Hall. Please let us know what the next step is in the process and if any other information is requested.

Sincerely,

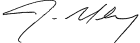
A handwritten signature in black ink, appearing to read 'Josh Soske', written over a faint, larger version of the same signature.

Josh Soske
866-597-6753
josh@idandr.com

Owner Name	Mailing Address
BARNETT DUGLAS H & BARNETT DEBORA B	465 STONECREEK DR, LACENTER, WA, 98629
BENTON RICHARD A & BENTON JANELLE C	951 E 2ND WAY, LA CENTER, WA, 98629
BJORK BETH & BJORK TOM	135 E JOYCE CT, LA CENTER, WA, 98629
BREEZE CREEK TRAILS LLC	PO BOX 928, BATTLE GROUND, WA, 98604
CANDELARIA ABEL & CANDELARIA MARGARET	127 E JOYCE CT, LA CENTER, WA, 98629
CITY OF LA CENTER	210 E 4TH ST, LA CENTER, WA, 98629
CITY OF LACENTER	210 E 4TH ST, LA CENTER, WA, 98629
CITY OF LACENTER	214 E 4TH ST, LACENTER, WA, 98629
CLAPP BEN HARRISON II & CLAPP BONNIE ELLEN ANNE	625 HIGHLAND RD, LA CENTER, WA, 98629
CLARK COUNTY LEGACY LANDS	4700 NE 78TH ST, VANCOUVER, WA, 98665
GENTEEL INVESTMENTS LLC	PO BOX 1434, VANCOUVER, WA, 98668
GRAHAM JULIE & GRAHAM COREY	923 E 4TH ST, LACENTER, WA, 98629
HAASL PROPERTIES LLC	4505 NE 379TH ST, LACENTER, WA, 98629
HAASL PROPERTIES LLC	4505 NE 379TH STREET, LA CENTER, WA, 98629
HANSEN DEBI	514 E 5TH ST, LA CENTER, WA, 98629
HELMES GABRIEL DAVID & HELMES LAURYNN A	922 E 2ND WAY, LA CENTER, WA, 98629
HELMES ZACHARY A & HELMES KASSIDY R	134 E JOYCE CT, LA CENTER, WA, 98629
KAUFMAN CHRISTOPHER D & KAUFMAN BETH M	431 E STONECREEK DR, LA CENTER, WA, 98629
KHOKHAR ABDUL M & KHOKHAR KAUSER P	923 E 2ND WAY, LA CENTER, WA, 98629
KNOWLES SUZANNE M	1008 E 2ND WAY, LA CENTER, WA, 98629
LACENTER SCHOOL DIST #101	PO BOX 168, LACENTER, WA, 98629
LANDON CRAIG & LANDON DONNA	921 E 4TH ST, LACENTER, WA, 98629
LANDON GLORIA	919 E 4TH ST, LACENTER, WA, 98629
LATHAM CHRISTIAN	438 E 5TH ST, LACENTER, WA, 98629
LUCCIO JOHN A & LUCCIO MARGARET	908 E 2ND WAY, LA CENTER, WA, 98629
LUTHER STEVAN & LUTHER SUZANNE	126 E JOYCE CT, LA CENTER, WA, 98629
MARSHALL ELIZABETH G	414 E 5TH ST, LA CENTER, WA, 98629
MCMAHAN JESSE	937 E 2ND WAY, LA CENTER, WA, 98629
MINIHAN ANGELA J & MINIHAN GERALD T III	375 NE IVY AVENUE, LA CENTER, WA, 98629
MORRIS ROGER W TRUSTEE	670 HIGHLAND RD, LA CENTER, WA, 98629
NELSON KATHLEEN M & NELSON DEREK B	909 E 2ND WAY, LA CENTER, WA, 98629
OBERREUTER LEON F & OBERREUTER JOANNE A TRUSTEES	5428 DANIELS ST, VANCOUVER, WA, 98663
PEPPERTREE NW LLC	PO BOX 561, ARIEL, WA, 98603
SCHABERG KRISTINA M & SCHABERG JIMMY D	453 E STONECREEK DR, LA CENTER, WA, 98629
SCHWENGLER CODY & SCHWENGLER MEGAN	950 E 2ND WAY, LA CENTER, WA, 98629
STEVENS KEITH DAVID & STEVENS KATIE ERIN	1733 NW 29TH CIR, CAMAS, WA, 98607
THOMAS FAITH	835 E 4TH ST, LA CENTER, WA, 98629
WALLOCH DENNIS C & WALLOCH LAUREL A	430 E STONECREEK DR, LACENTER, WA, 98629
WOOD BRETT & WOOD JACQUELINE	446 E STONECREEK DR, LA CENTER, WA, 98629
ZELLER STEVE & ZELLER JANICE	422 E STONCREEK DR, LA CENTER, WA, 98629

Owner Name **Mailing Address**

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