



Final Sign Permit Decision

Public Works Department
305 NW Pacific Highway
La Center, WA 98629

Subject: Final Sign Permit Decision

Project Description: The applicant is proposing a new sign in the Junction Plan (JP) zoning district on Parcel 211267000.

Application Number 2020-001-SIGN

Date: February 7, 2020

Applicant: Bill Spitzer

31211 NW Paradise Park Road La Center, WA 98642

Contact: Jeremy Smith

Phone: 916-225-4330

Email: jsmith@ci.lacenter.wa.us

Dear Mr. Spitzer and Mr. Smith,

The City of La Center received a sign permit application for your property located at 31211 NW Paradise Park Road. You are proposing to place a freestanding "freeway business complex sign" on your property in the Junction Plan zoning district. New signs are subject to the La Center Municipal Code (LCMC) Chapter 8.60, which is the City's sign regulations. Specifically, the proposed sign is subject to the sign permit requirements in LCMC 8.60.030, general requirements in 8.60.050, and the Junction Plan zone sign regulations in 8.60.080.

Below, are the City's findings on your request for a sign permit and required conditions of approval.

LCMC 8.60.030 Sign Permits

Code Summary: This code section provides the processing requirements for sign permits. Sign permits are subject to a 21-day, administrative review and the City may impose necessary conditions of approval to ensure the applicant complies with the code. Applications for sign permits must contain a scaled drawing showing the location, property owner information, and any other information needed to demonstrate compliance with the sign regulations. Signs visible from the freeway are required to comply with the Scenic Vistas Act and the Highway Advertising Control Act, as Administered by the Washington Department of Transportation. Building and electric permits are also required for new, permanent signs.

Findings: The applicant first submitted the sign application January 9, 2020 and supplemented the application on January 22 and on February 3, 2020 to contain all necessary information required for review; this decision is issued within the 21-day period required by code accounting for the time the review clock stopped to request additional material from the applicant. Since the authority to determine compliance with the Scenic Vistas Act (RCW 47.42) and the Highway Advertising Control Act (WAC 468-66) rests with the Washington State Department of Transportation (WSDOT), staff sent the applicant's sign permit application materials to WSDOT to review. WSDOT responded by email that the sign meets the requirements for an on-premise sign under the Scenic Vistas Act and the Highway Advertising Control Act (Attachment B). As demonstrated in this letter and the applicant's submittal, the sign complies with all applicable requirements of the sign regulations subject to conditions of approval specified in this decision.

- **As a condition of approval**, the applicant shall apply for and receive approval of building and engineering permits through the City prior to constructing the sign.
- **As a condition of approval**, the applicant shall apply for and receive approval of an electrical permit through the Washington Department of Labor and Industries prior to construction.
- **As a condition of approval**, the sign permit is valid for a period of 90 days following issuance. The sign permit may be extended by an additional 90-days with a written request to the public works director.

LCMC 8.60.050 General Requirements Applicable to All Signs

Code Summary: Every sign proposed within the city limits must meet the general requirements. Signs are required to meet all applicable standards of the International Building Code, to be placed so as not to obstruct ingress or egress from a driveway nor interfere with sight distance. Signs may be lit provided lighting is aimed downward and shielded. Freestanding signs must: (1) have their base and support structure constructed of quality materials such as stone, brick or stucco, (2) be landscaped surrounding the base of the sign which may consist of grass, low shrubbery, and/or ground cover and (3) meet the sign dimensional requirements specified in the code graphics.

Findings: Staff conditions this approval upon obtaining a building permit and locating the sign where it will not obstruct vehicular access or sight distance. In this instance, the applicant proposes to place the sign in an existing vegetated area on the site that contains grass, meeting the landscaping requirement. The material covering the sign's base and supports is proposed to be textured wood textured consistent with code. The supports behind the face of the sign should use the matching "textured wood finish" material shown on the applicant's plan sheets.

Since lighting detail sheets were not submitted for the proposed light fixtures illuminating the sign, staff requires the applicant select a light type that will be shielded and provide lighting detail sheets to the City prior to building permit approval.

The sign type is single pedestal and meets the dimensional requirements of Figure 8.60.050(2). The sign has a single base, with two, below-ground, concrete footings providing additional support.

- As a **condition of approval**, the sign shall be located on the site so it does not obstruct vehicular access or vision for entering and exiting vehicles.
- As a **condition of approval**, the applicant shall select a lighting type that is shielded so as not to shine on the Paradise Road public right-of-way or cast glare for drivers. Lights shall not flash, strobe or rotate. The applicant shall provide a lighting detail sheet to the City for review prior to the issuance of the building permit to ensure these requirements are met.

LCMC 8.60.080 Signs in the JP (La Center junction planning district) zone.

Code Summary: The intent of the freeway business complex sign in the La Center JP zoning district is to be visible from the freeway. In order to be visible, the applicant is permitted to have greater size allowances and must be constructed within proximity to the freeway. As required by code, signs within this zone must be (1) less than 250 square feet in area and limited to 25 feet in height; (2) located within 150 feet of the freeway right-of-way; and (3) greater than 500 feet north or south of the centerline of La Center Road.

Findings: Based on the materials submitted by the applicant and subsequent discussions between City staff and the applicant's appointed contact, staff finds that the proposed sign meets the size standards required within the JP zoning district. The sign is comprised of three stacked sign faces that cumulatively total 250 SF in area and the sign is a maximum height of 22 feet. As per the locational requirements, City staff have confirmed the sign will be constructed more than 500-feet south of the La Center Road centerline and within 150 feet of the freeway right-of-way.

- As a **condition of approval**, the applicant is required to construct the sign within 150 feet of the highway right-of-way on tax parcel 211267000 to meet the above stated requirements.

Attachments

- Attachment A: Sign Permit Application and Plan
- Attachment B: WSDOT Review Email

Please contact Ethan Spoo should you have any questions about the information in this letter, the review process, or any other issue. Ethan can be reached at ethan.spoo@wsp.com or by phone at (360) 823-6138.

Sincerely,

Signed:  _____ Date: February 7, 2020
Ethan Spoo, AICP, Consulting City Planner