



**Final Staff Report & Notice of Decision**  
**Shell Wall Signs**  
**Sign Permit Applications**  
 (File # 2023-033-SIGN; 2023-034-SIGN; 2023-035-SIGN)

|                           |  |
|---------------------------|--|
| <b>PROPOSAL:</b>          | <p>File # 2023-033-SIGN: The applicant is requesting to install one 9.31 square foot (36.5" x 36.5") Shell logo wall sign on the north side of the existing gas station canopy.</p> <p>File # 2023-034-SIGN: The applicant is requesting to install one 9.31 square foot (36.5" x 36.5") Shell logo wall sign on the east side of the existing gas station canopy.</p> <p>File # 2023-035-SIGN: The applicant is requesting to install one 9.31 square foot (36.5" x 36.5") Shell logo wall sign on the south side of the existing gas station canopy.</p> |
| <b>LOCATION:</b>          | <p>32022 NW Paradise Park Rd.<br/>         La Center, WA 98642<br/>         Parcel # 986062095</p>   |
| <b>APPLICANT:</b>         | <p>Ramsay Signs - Jay Kinnee<br/>         9160 SE 74<sup>th</sup> Ave.<br/>         Portland, OR 97206<br/>         (503) 378-0012<br/> <a href="mailto:lisa@cascade-signs.com">lisa@cascade-signs.com</a></p>   |
| <b>PROPERTY OWNER:</b>    | <p>Minit Management LLC – c/o Donald Rhoads<br/>         PO Box 5889<br/>         Vancouver, WA 98668<br/>         (360) 892-2878<br/> <a href="mailto:drhoads@tcgstores.com">drhoads@tcgstores.com</a></p>  |
| <b>ZONING:</b>            | Junction Plan (JP), Town Center (TC)   |
| <b>APPROVAL CRITERIA:</b> | The City reviewed the application for compliance with the La Center Municipal Code (LCMC) Chapter 8.60, Sign Regulations.  |
| <b>Submittal Date:</b>    | October 24, 2023; October 31, 2023   |
| <b>SEPA:</b>              | This project is categorically exempt per WAC 197-11-800(2)(c).   |
| <b>DECISION:</b>          | <b>APPROVED WITH CONDITIONS</b>  |
| <b>DECISION DATE:</b>     | January 11, 2024   |
| <b>CITY REVIEWER(S):</b>  | <p>Jamie Viveiros, AICP, CFM, Associate Planner<br/>         Bryan Kast, Community Development &amp; Public Works Director</p>   |

## CONTACT LIST

### APPLICANT

Ramsay Signs - Jay Kinnee  
9160 SE 74<sup>th</sup> Ave.  
Portland, OR 97206  
(503) 378-0012  
[lisa@cascade-signs.com](mailto:lisa@cascade-signs.com)

### PROPERTY OWNER

Minit Management LLC – c/o Donald Rhoads  
PO Box 5889  
Vancouver, WA 98668  
(360) 892-2878  
[drhoads@tcgstores.com](mailto:drhoads@tcgstores.com)

### CITY OF LA CENTER STAFF

Bryan Kast, Public Works Director  
210 E. 4<sup>th</sup> St.  
La Center, WA 98629  
(360) 263-5189  
[bkast@ci.lacenter.wa.us](mailto:bkast@ci.lacenter.wa.us)

Jamie Viveiros, AICP, CFM, Associate Planner  
210 E. 4<sup>th</sup> St.  
La Center, WA 98629  
(360) 263-7664  
[jviveiros@ci.lacenter.wa.us](mailto:jviveiros@ci.lacenter.wa.us)

## Overview and Procedural Background

The applicant is requesting to install three wall signs on the existing gas station canopy. The proposed wall signs include one 9.31 square foot (36.5" x 36.5") Shell logo sign on the north side of the canopy, one 9.31 square foot (36.5" x 36.5") Shell logo sign on the east side of the canopy, and one 9.31 square foot (36.5" x 36.5") Shell logo sign on the south side of the canopy. The proposed wall signs have internal lighting with LED illumination. There is no proposed lettering associated with the proposed signs. The proposed signs are being classified as wall signs, as Shell gas station is an individual business on site and this is the only business frontage for the property. In addition, typical canopy signs would be those found on a flexible canopy or awning that is attached to and extends from an existing structure.

There was a previous development agreement entered into between the City of La Center and Minit Management, LLC. The effective date of the development agreement was March 23, 2016 through Resolution No. 16-405. Section 8 of the development agreement provides:

Section 8. Vesting of Development Standards. As provided for in RCW 36.70B.170(1) and LCMC chapter 18.60, during the term of this Agreement, development of the Minit Management Property shall be controlled by the terms and conditions of this Agreement and any requirements and/or standards adopted by the City that are not inconsistent with the terms and requirements of this Agreement. Development of the Minit Management Property during the term of this Agreement shall be controlled by the City's zoning and development standards as they exist on the Effective Date of this Agreement. Minit Management may, consistent with RCW 36.70B.180, elect to be subject to any amendment to City zoning or development standards adopted during the term of this Agreement. Upon expiration of this Agreement, the Minit Management Property shall be subject to the City's then-applicable zoning and development standards. The City reserves the authority to impose new or different regulations on the Minit Management Property to the extent required by a serious threat to public health and safety.

The development agreement expired on March 23, 2021. Therefore, the property is now subject to current zoning and development standards.

The property owner received a conditional use permit, site plan review, short plat, and SEPA MDNS (File No. 2020-009-CUP/SPR/SPL/SEPA) approval subject to conditions in June 2020. The proposal included a 101-unit 5-story hotel; an 11,600 square foot, one-story, multi-tenant commercial building; a 4,510 square foot one-story convenience store with a drive-through window; a 2,800 square foot one-story drive-through restaurant; a 12-pump automobile fueling island; and associated parking, utility and other infrastructure improvements. Requirements for site plan review include sign plan(s) if applicable, per LCMC 18.215.050(o). For signs, the site plan drawing indicated "None proposed at this time".

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.

## 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 three wall signs, which are not a prohibited sign under LCMC 8.60.020(2)(a-k).
- The proposed signs comply with the 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 signs meet the approval criteria set forth in LCMC 8.60.030 for the City to issue a sign permit.**

## 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:*
  - 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;*
  - 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;*
  - Obstruct or interfere in any way with the public's ability to clearly view government signs;*
  - By reason of their 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 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):

- (1)(a) A building permit in compliance with the International Building Code will be required as determined by the City's Building Official.
- (1)(b) The proposed signs do not appear to constitute a safety hazard, fire hazard, or nuisance. The proposed signs meet the regulations in LCMC Chapter 8.60 Sign Regulations, and will require a building permit.
- (1)(c) The proposed signs do not obstruct view, passage or safety as set forth in LCMC 8.60.050(c)(i-v), as they will be installed on an existing gas station canopy.
- (1)(e) The proposed signs will be lit with internal LED illumination.
- (1)(f) The permit applications have been signed by the authorized property owner, Donald Rhoads

on behalf of Minit Management LLC.

- **Conclusion: The proposed signs meet the general requirements applicable to all signs set forth in LCMC 8.60.050.**

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

(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 following requirements:

(a) *Individual Business Signs.* The following are the signs allowed for an individual business. A total sign area is allocated to each business and this maximum sign area can be distributed between allowed wall signs, freestanding signs, and projecting signs not to exceed the maximum individual sign areas specified below. The total sign area allocated to each business shall not exceed one square foot per linear foot of a primary frontage plus one-half square foot per linear foot of secondary frontage and frontage abutting a parking lot, with an allowable minimum of 36 square feet allocated to each business. See Figure 8.60.070(1) for an illustration of this calculation.

(i) *Wall Sign.* Maximum sign face area for an individual wall sign shall not exceed 36 square feet. One wall sign may be placed on each business frontage. Two wall signs may be installed on the same business frontage if they are separated by more than 200 feet. Wall signs shall not extend above a roof line.

#### Finding(s):

- (2)(a) The minimum allowable sign area allocated to Shell gas station is 36 sq. ft. The maximum total sign area allocated to Shell gas station is 86 sq. ft.
  - $(60 \text{ ft. parking lot frontage} \times 0.5) + (52 \text{ ft. parking lot frontage} \times 0.5) + (60 \text{ ft. parking lot frontage}) = 86 \text{ sq. ft.}$
- (2)(a)(i) The proposed wall signs have a total sign area of 27.93 sq. ft. (36.5" x 36.5" each for three signs). The proposed wall signs are located on the north, east, and south business frontages and do not extend above a roof line.
- **Conclusion: The proposed signs meet the requirements for individual business signs and wall signs in the Junction Plan zoning district set forth in LCMC 8.60.080.**

## NOTICE OF DECISION

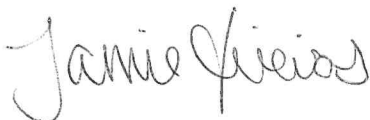
The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of the La Center Municipal Code. Therefore, the subject application is hereby

**APPROVED** subject to the following conditions of approval:

1. The applicant shall apply for and obtain a building permit prior to the start of construction.
2. The applicant shall construct the signs using the approved plans as shown in Attachment A.
3. Any future individual business signage for Shell gas station will be reviewed in conjunction with this approval regarding maximum allowable sign area for this business. This does not include signage for Shell gas station within a business complex sign.
4. Shell gas station shall obtain an individual business license through the City.

## APPEALS

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

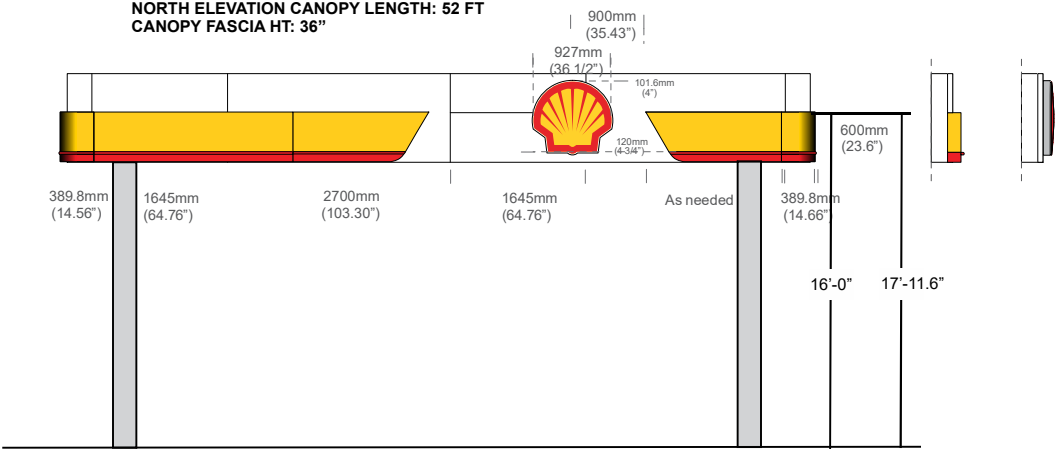
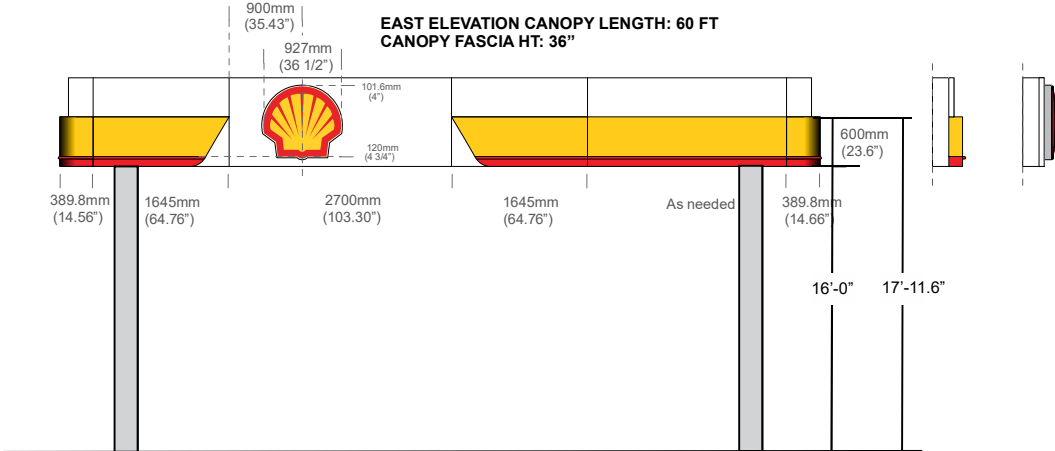
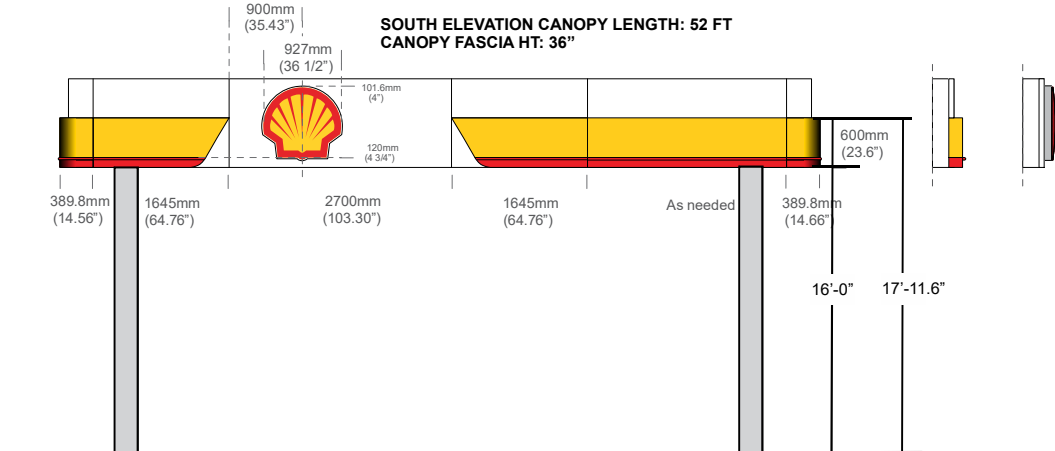


Jamie Viveiros, AICP, CFM  
Associate Planner

## Attachments

- Attachment A: Approved Wall Sign Drawings & Site Plan

Canopy Logo Sign: 36-1/2" T X 36-1/2" W with internal LED illumination = 9.31 sq ft.



# SIGN ATTACHMENT DETAIL TO CANOPY

Customer Name: SHELL

Site Address: 32022 PARADISE PARK RD.

City, State: RIDGEFIELD, WA 98642

Cascade Signs & Neon  
A Division of Ramsay Signs  
Contact: Lisa Kinnee  
Ph. 503-378-0012  
Fax 503-777-0220  
email: [lisa@cascade-signs.com](mailto:lisa@cascade-signs.com)

CANOPY STRUCTURE  
CONSTRUCTED OF ACM  
WITH 2" x 4" METAL STUDS  
ON 16" CENTERS.



Size of sign: 3.05' X 3.05' = 9.24 SQ FT

Weight of sign: 18 lbs

Wall type: CANOPY STRUCTURE CONSTRUCTED OF ACM  
WITH 2" x 4" METAL STUDS ON 16" CENTERS.

Fastener type: 3/8" X 2" Thru-Bolts, Grade 8

Number of Fasteners: 4

Sign specs. on attached pages.

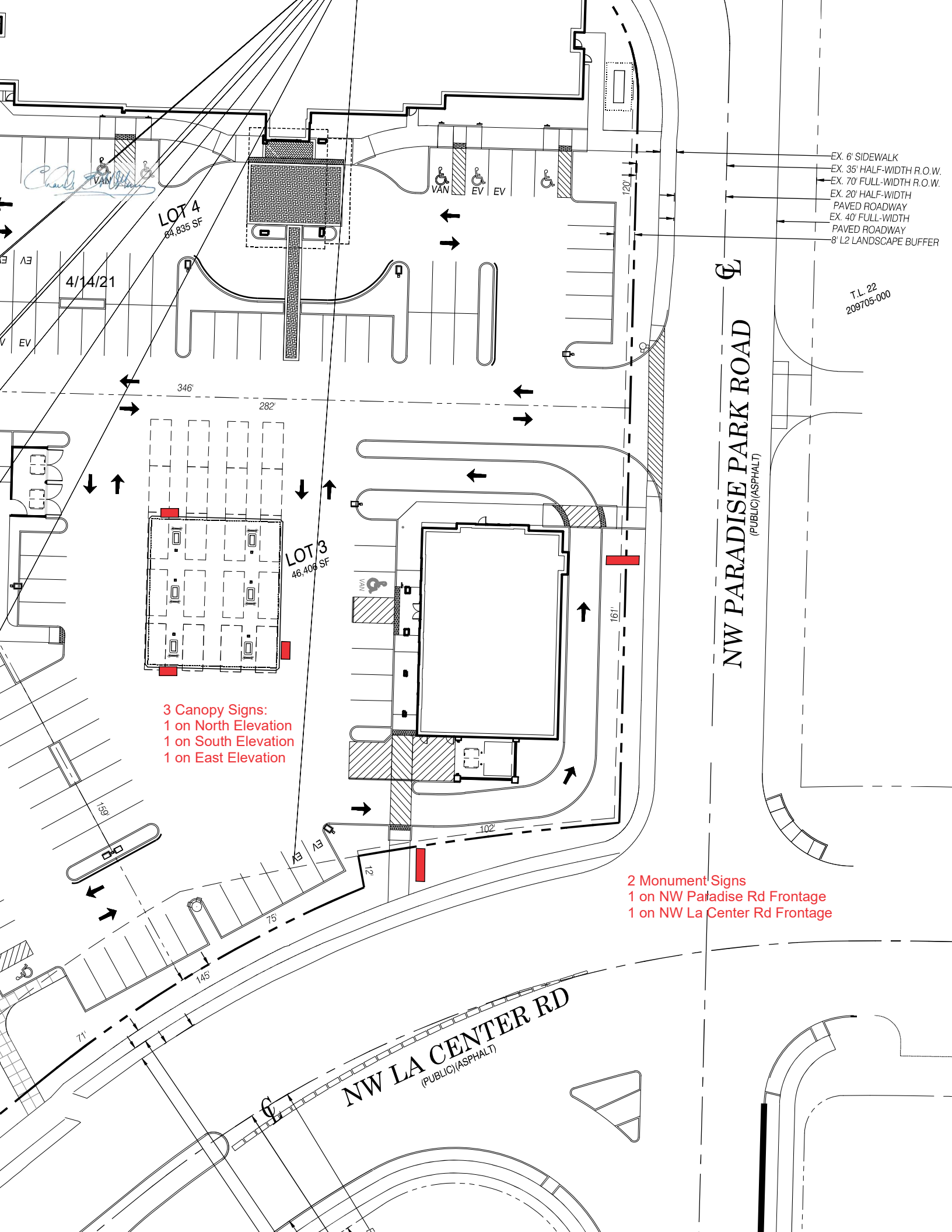


Ramsay Signs, Inc.  
9160 SE 74th Ave  
Portland, OR 97206  
Ph 503-777-4555  
Fax 503-777-0220

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|              |              |
|--------------|--------------|
| Customer:    | Description: |
| Date:        | Location:    |
| Drawn by:    | Approved by  |
| Scale:       | Customer:    |
| Salesperson: |              |





- EX. 6' SIDEWALK
- EX. 35' HALF-WIDTH R.O.W.
- EX. 70' FULL-WIDTH R.O.W.
- EX. 20' HALF-WIDTH PAVED ROADWAY
- EX. 40' FULL-WIDTH PAVED ROADWAY
- 8' L2 LANDSCAPE BUFFER

T.L. 22  
209705-000

NW PARADISE PARK ROAD  
(PUBLIC)(ASPHALT)

LOT 4  
64,835 SF

LOT 3  
46,406 SF

3 Canopy Signs:  
1 on North Elevation  
1 on South Elevation  
1 on East Elevation

2 Monument Signs  
1 on NW Paradise Rd Frontage  
1 on NW La Center Rd Frontage

NW LA CENTER RD  
(PUBLIC)(ASPHALT)

4/14/21

346'

282'

161'

102'

139'

145'

71'

75'

12'

13'

13'

