



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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NOTICE OF DECISION

Ridgefield School District Administrative Center Sign Permit

File No. PLZ-18-0076

I. Project information

Date	Application submitted: January 3, 2019 Decision issued: January 8, 2019
Sign Description	New monument sign for the Ridgefield Administrative Center.
Location	300 N 5 th Ave / Ridgefield, WA 98642 #54 of Arthur Quigley DLC & Greeley's Addn Blks 5, 6, 7, #1 Lot 13. Assessor's #68005000, 8.56 acres.
Applicant	Nathan McCann, Ridgefield School District 510 Pioneer St / Ridgefield, WA 98642 Contact: 360.619.1302, Nathan.mccann@ridgefieldsd.org
Property Owner	Ridgefield School Dist. #122 510 Pioneer St / Ridgefield, WA 98642
Zoning	Public Facilities (PF)
Review Type	Type I Sign Permit
Staff Contact	Claire Lust, Associate Planner 301 N 3 rd Ave / Ridgefield, WA 98642 Contact: 360.857.5024, claire.lust@ci.ridgefield.wa.us
Decision	Approved with conditions

II. Compliance with RDC 18.710 – Signs

The following constitutes the Community Development Department’s review of the submitted sign permit application against applicable provisions of RDC 18.710 – Signs. Failure to comply with RDC 18.710 in general shall be considered a violation of the City’s Development Code that will be subject to code enforcement action pursuant to RDC 18.395 – Enforcement Procedures and Penalties.

Code Section	Complies with Development Code	Complies with Development Code through Conditions of Approval	Not Applicable
RDC 18.710.010 (Purpose and Scope)	X		
RDC 18.710.020 (Applicability and Interpretations)	X		
RDC 18.710.030 (Exemptions)			X
RDC 18.710.040. (Prohibited Signs)	X		
RDC 18.710.050 (Sign Permits)	X		
RDC 18.710.060 (Sign Variances)			X
RDC 18.710.070 (Nonconforming Signs, Maintenance, Removal, and Enforcement)		X	
RDC 18.710.090 (Sign Illumination)			X
RDC 18.710.100 (Sign Materials)	X		
RDC 18.710.110 (Sign Placement and location restrictions)	X		
RDC 18.710.120 (Sign Area Measurement)	X		
RDC 18.710.130 (Sign Height Measurement)	X		
RDC 18.710.140 (Sign Structure and Installation)	X		
RDC 18.710.150 (Accessory Signs)			X
RDC 18.710.160 (Awning or Canopy Signs)			X
RDC 18.710.170 (Building Mounted Wall Signs)			X

RDC 18.710.180 (Changeable Copy Sign)			X
RDC 18.710.190 (Digital Signs)			X
RDC 18.710.200 (Electronic Message Center EMC Signs)			X
RDC 18.710.210 (Free Standing Signs)	X		
RDC 18.710.220 (Portable Signs)			X
RDC 18.710.230 (Projecting Signs)			X
RDC 18.710.240 (Roof-Mounted Signs)			X
RDC 18.710.250 (Service Island Signs)			X
RDC 18.710.260 (Sign Walkers)			X
RDC 18.710.270 (Temporary Signs)			X
RDC 18.710.280 (Window Signs)			X

RDC 18.710.210 – Freestanding signs.

A. Number.

1. *The number and type of freestanding signs for single and multiple tenant uses are derived from the use, zone, location and length of development site frontage as described in this section.*

Findings

Staff finds that the application has been review per RDC 18.710.210.A.1.

2. *One freestanding sign is allowed for each site frontage. Flag lot sites with fontage on a public street are permitted on sign on the frontage providing primary access to the site.*

Findings

One freestanding sign is proposed on the Pioneer Street frontage, and no other signs currently exist. This standard is met.

3. *Where more than one freestanding sign in proposed on a site with multiple frontages, a minimum of sixty linear feet shall separate each sign.*

Findings

Staff finds that (3) does not apply.

4. *The permanent sign base shall have a minimum aggregate width of forty percent of the width of the sign cabinet or face.*

Findings

Staff finds that the proposed sign base has an aggregate width of greater than 100 percent of the sign face. This standard is met.

B. Location.

1. No freestanding sign shall be permitted on any site that does not have street frontage.

Findings

Staff finds that the site has street frontage. This standard is met.

2. Freestanding signs shall be set back a minimum of five feet from the street side property line, a minimum of twenty-five feet from any interior side lot line and a minimum of thirty feet from any residential district.

Findings

Staff finds that the sign is set back 18.1 feet from the street side property line, 359.1 feet from the nearest interior side lot line, and 78.1 feet from the nearest residentially zoned property. This standard is met.

3. No freestanding sign shall be located in the triangular areas measured fifteen feet by fifteen feet where a driveway enters onto a street, or in any other area which may obstruct the vision of motorists so as to create a safety hazard. Additionally, all signs are subject to the public works standards regarding sight distances.

Findings

Staff finds that the proposed sign does not violate the conditions in (3). This standard is met.

C. Height by zoning district.

1. Sign height and maximum area is regulated by zoning district:

b. Signs in the Community Commercial Business (CCB) zone and Public Facilities (PF) zone shall be a maximum of one hundred square feet in area and shall be no taller than twenty feet above grade.

Findings

Staff finds that the proposed sign is located in the PF zone, so (b) applies. The sign is approximately 36 square feet in area and is a maximum of four feet above grade. Staff finds that this standard is met.

III. Decision

Staff finds that the Ridgefield School District Administrative Center Sign Permit, PLZ-19-0001, shall be **approved with conditions**. The following conditions of approval apply:

1. The sign shall be installed the same as specified in the submitted sign elevation and construction drawings inclusive of sign dimensions, sign design, and sign text. There shall be no changes in sign dimensions, sign design, or sign text without prior written approval from the Ridgefield Community Development Department.
2. The sign shall be maintained per RDC 18.710.070.B.

Signed:

A handwritten signature in black ink, appearing to read "Steve Stuart", written over a vertical line.

Steve Stuart, City Manager, Interim Community Development Director

Date: DATE, 2019

IV. Appeal procedures

Pursuant to RDC 18.310.100 an appeal of a Type I Ministerial decision shall be submitted by an interested party in writing and shall be submitted to the city clerk within 14 days after the final decision is mailed.