



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

NOTICE OF DECISION

BevRidge Sign Permit

File No. PLZ-20-0078

I. Project information

Date	Application submitted: September 27, 2021 Decision issued: September 27, 2021
Sign Description	The applicant is proposing two building mounted wall signs on the building's northern and eastern facades.
Location	4315 S Settler Drive Ste A / Ridgefield, WA 98642 Assessor's # 213742000. Lot #41 OF SEC 20 T4N1E1W1M 9.67A
Applicant	Reid Storm, Vancouver Sign Group 3800 Fruit Valley Road Ste B / Vancouver, WA 98660 Contact: 360.693.4773, reids@vansignco.com
Property Owner	Jim Stathos, Pioneer Village Holdings LLC 2818 E 2 nd Street / Vancouver, WA 98661 Contact: 503.839.6064, jims@evergreenagbuilders.com
Zoning	Commercial Community Business (CCB)
Review Type	Type I Sign Permit
Staff Contact	Anne McNamara, Planner I 510 Pioneer St / Ridgefield, WA 98642 Contact: 360.857.5047, anne.mcnamara@ridgefieldwa.us
Decision	Approval 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 18.710.170 – Building mounted wall signs.

No sign permit shall issue for a building mounted wall sign which does not comply with the following standards:

- B. Non-residential zones.
 1. Size of parcel or site. No restrictions.
 2. Area. The total signage may be up to five percent of the area of the façade upon which the sign is placed. Width: Not to exceed sixty percent of the width of the wall plane upon which the sign is placed or the width of the tenant space. Height: Not to exceed seventy percent of the height of the blank wall space or fascia on which the sign is mounted.

Findings

The area of the proposed sign on the building’s eastern façade is 40 square feet, or 1.2 percent of the façade. It is twenty feet wide, which is 21.7 percent of the wall plane upon which it is placed. It is two feet high, which is 5.9 percent of the height of the fascia on which it is placed. This standard is met.

The area of the proposed sign on the building’s northern façade is 22.6 square feet, or 2.9 percent of the façade. It is fifteen feet and three inches wide, which is 65.6 percent of the wall plane upon which it is placed. It is one foot and six inches high, which is 4.4 percent of the height of the fascia on which it is placed. This standard is met.

3. *Location on Building. Signs may not cover or obscure important architectural details of a building, such as stair railings, windows, doors, decorative louvers or similar elements intended to be decorative features of a building design. Signs must appear to be a secondary feature of the building façade.*

Findings

Staff finds that the proposed signs do not cover or obscure any important architectural details of the building.

4. *Illumination, flush or tight mounted. All individual letter signs shall be installed to appear flush-mounted. If the letters are illuminated and require a raceway, the letters shall be installed tight against the raceway, which shall be painted to match the color of the surface to which the raceway is mounted. Where possible - especially on new construction - the raceway should be recessed to allow letters to be flush with the wall surface.*

Findings

Staff finds that the proposed signs are flush mounted to the building façade. This standard is met.

5. *Design. Where more than one sign is allowed for a business, all signs shall be consistent in design, style, color and method of illumination.*

Findings

Staff finds that the proposed signs are consistent in design, style, and color.

RDC 18.710.050– Sign Permits

2. *A sign permit shall not issue unless the director makes findings that the criteria applicable to each sign type in this chapter are satisfied, and further, that the sign does not exceed the limits in this subsection for the business or use set forth below:*
 - a. *Internally illuminated signs shall be constructed with an opaque sign face background with translucent text, symbols and/or logo shields. If the sign owner desires to have the entire sign face visible at night, an external light source may be used to illuminate the sign, subject to the illumination standards in this chapter.*

Findings

Staff finds that the proposed signs are constructed with an opaque sign face. This standard is met.

- b. *Building Setback from Street. The tenants of a building which is set back one hundred feet or more from the street may increase the wall sign area otherwise permitted to face such street by twenty-five percent, provided that the total sign area on any one building frontage still does not exceed two hundred square feet.*

Findings

Staff finds that the building where the proposed signs will be placed is set back approximately forty feet, which is less than the one hundred feet required by this standard. This standard does not apply.

- c. *Buildings with More than One Frontage. Any business which has more than one building frontage may have one hundred fifty percent of the sign surface area permitted on the principal frontage by the provisions of subsection 18.710.050(D)(2)(a). The permitted sign surface area may be distributed in any manner on the front and adjacent sides of the building which have frontage subject to the placement limitations of subsection 18.710.050(D)(3), but in no event shall the sign surface area on any building façade exceed one hundred percent of the sign surface area permitted by subsection 18.710.050(D)(2)(a). Building frontage opposite the principal frontage may have additional sign area calculated in the same manner and subject to the same size and placement regulations as for the principal frontage, as long as two adjacent frontages do not exceed one hundred fifty percent of the permitted sign surface area.*

Findings

Staff finds that the proposed site has more than one building frontage, but the total percent of sign surface area does not exceed 4.1. This standard does not apply.

III. Decision

Staff finds that the BevRidge Sign Permit, PLZ-21-0078, shall be **approved with conditions**. The following conditions of approval apply:

1. The signs 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.
3. If building permits are required to install the sign, the applicant shall apply for and receive building permits prior to sign installation. Contact Permit Technician Dorothy Harrington, Dorothy.harrington@ridgefieldwa.us, 360.857.5011 for building permit information.

Reviewed by:

Anne McNamara, Planner I

Anne.mcnamara@ridgefieldwa.us, 360.857.5047

Signed:



Claire Lust, Community Development Director

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.

Proposed Signage:

