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## COMMUNITY DEVELOPMENT DEPARTMENT

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

#### Proactive Physical Therapy Sign Permit

File No. PLZ-21-0081

### I. Project information

<b>Date</b>	Application submitted: September 7, 2021 Decision issued: September 28, 2021
<b>Sign Description</b>	The applicant is proposed two internally illuminated building wall signs building's western and eastern façade, as well as one window vinyl on the western façade.
<b>Location</b>	4318 S Settler Drive Ste 110 / Ridgefield, WA 98642
<b>Applicant/Applicant's Representative</b>	Eric Noble, YESCO LLC 5305 NE 121 <sup>st</sup> Ave Ste #801 / Vancouver, WA 98682 Contact: 360.949.1316, <a href="mailto:enoble@yesco.com">enoble@yesco.com</a>
<b>Property Owner</b>	Jim Stathos, Pioneer Village Holdings LLC 2501 NE 129 <sup>th</sup> Street / Vancouver, WA 98686 Contact: 503.839.6064, <a href="mailto:jims@evergreenbuilders.com">jims@evergreenbuilders.com</a>
<b>Zoning</b>	Commercial Community Business (CCB)
<b>Review Type</b>	Type I Sign Permit
<b>Staff Contact</b>	Anne McNamara, Planner I 510 Pioneer St / Ridgefield, WA 98642 Contact: 360.857.5047, <a href="mailto:anne.mcnamara@ridgefieldwa.us">anne.mcnamara@ridgefieldwa.us</a>
<b>Decision</b>	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)			
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 western façade is 64 square feet, or 8.8 percent of the façade. It is sixteen feet wide, which is fifty five percent of the wall plane upon which it is placed. It is four feet and four inches high, which is sixteen 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 eastern façade is The area of the proposed sign on the building’s western façade is 64 square feet, or 8.8 percent of the façade. It is sixteen feet wide, which is fifty five percent of the wall plane upon which it is placed. It is four feet and four inches high, which is sixteen 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. This standard is met.

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 proposed signs are consistent in design, style, color, and method of illumination. This standard is met.

### RDC 18.710.280 – Window Signs

No permit shall issue for a permanent window sign which does not comply with the following standards:

- A. *Number: No more than one permanent window sign may be placed in a single window.*
- B. *Window Coverage. Window signs (temporary and permanent) shall not exceed twenty-five percent of the area of the window on which they are displayed.*
- C. *Location. No higher than second story windows for permanent window signs. (For the requirements applicable to temporary window signs, see [Section 18.710.270](#).)*
- D. *Zone. Allowed in all zones.*
- E. *Design. Permanent window signs are limited to individual painted or vinyl cut-out letters and graphics, or neon signs constructed with or without a solid or opaque background. Permanent signs with solid backgrounds are not permitted in windows in order to ensure maximum light and visibility through windows. Temporary window signs are exempt from the restrictions in this subsection E.*

#### Findings

Staff finds that the proposed sign will have an area of two percent of the window on which it is displayed. This standard is met.

The proposed vinyl is composed of individual vinyl cut letters and will not have an opaque or solid background. This standard is met.

### RDC 18.710.090– Sign Illumination

- B. *Internally illuminated signs*
  1. *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 will be constructed with an opaque sign face. This standard is met.

2. *In no case may an internally illuminated sign, a digital sign or an electronic message center sign exceed a light output of fifty nits in a residential zone or one hundred nits in a non-residential zone during nighttime hours.*

### Findings

Staff finds that the proposed signs will not exceed an output of one hundred nits. This standard is met.

3. *Neon sign lighting is allowed in non-residential zones only and shall not exceed one hundred nits per sign face. Neon signs with solid backgrounds are not allowed in windows in order to ensure maximum light and visibility through windows. An example of a neon sign is shown in Figure 2 below.*

### Findings

Staff finds that the proposed signs do not contain neon lighting. This standard does not apply.

4. *Illuminated signs are prohibited in any residential zone (RLD 4, 6, or 8 and RMD 16) and in any Community Neighborhood Business (CNB) zone.*

### Findings

Staff finds that the proposed signs are in a Commercial Community Business zone. This standard does not apply.

## 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 will not exceed an output of one hundred nits. 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 on which the proposed signs will be located is set back approximately thirty-five feet from the street. 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 seventeen percent. This standard does not apply.

### III. Decision

Staff finds that the Proactive Physical Therapy Sign Permit, PLZ-21-0080, 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@ridgefiel.wa.us](mailto:Anne.mcnamara@ridgefiel.wa.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:

