



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ridgefieldwa.us

NOTICE OF DECISION Ridgefield Heights Monument Sign Permit

File No. MASTER-22-0053, PLZ-22-0079

I. Project information

Date	Application submitted: June 1, 2022 Decision issued: June 2, 2022
Sign Description	Two freestanding monument signs are proposed at the entrance to the Ridgefield Heights subdivision on the northern side of S 10 th Way
Location	26315 NW 51 st Avenue / Ridgefield WA, 98642
Applicant/Applicant's Representative	Austin Reneau, Lennar 11807 NE 99 th Street Ste 1170 / Vancouver, WA 98682 Contact: 360.762.7642, Austin.reneau@lennar.com
Property Owner	Lennar Northwest Inc 11807 NE 99 th Street Ste 1170 / Vancouver, WA 98682
Zoning	Residential Low Density (RLD-4), Urban Holding (UH-10)
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 18.710.210 – 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.
2. One freestanding sign is allowed for each site frontage. Flag lot sites with frontage on a public street are permitted one sign on the frontage providing primary access to the site.
3. Where more than one freestanding sign is proposed on a site with multiple frontages, a minimum of sixty linear feet shall separate each sign.

Findings

Staff finds that the two freestanding signs proposed are separated by a distance of approximately 100 feet. This standard is met.

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 signs have an aggregate width of approximately sixty seven percent, which meets the forty percent minimum. 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 proposed signs are located on a site with street frontage onto S 10th Way. 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 proposed signs are set back approximately six feet from the street side property line. 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 signs are located outside the triangular areas measuring fifteen feet by fifteen feet from where a driveway enters the street. 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 signs are located in a residential low density 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 be illuminated. This standard does not apply.

- 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

The proposed sign is not a wall sign and is not building mounted. 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 sign is not located on a building frontage. This standard does not apply.

III. Decision

Staff finds that the Ridgefield Heights Monument Sign Permit, PLZ-22-0079, 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

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:

