



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3908 | Fax: (360) 887-2507 | www.ridgefieldwa.us

NOTICE OF DECISION

Windsor Engineers Sign Permit

File No. MASTER-22-0090, PLZ-22-0134

I. Project information

Date	Application submitted: November 1, 2022 Decision issued: November 10, 2022
Sign Description	The applicant is proposing one building mounted sign on the eastern elevation.
Location	27300 NE 10 th Ave/Ridgefield, WA 98642 Assessor's Pin: 986056190, ENERGY ELECTRIC SP 4-328 LOT 8
Applicant/Applicant's Representative	Cyndi Stocks – Security Signs Inc. 2424 SE Holgate Blvd/Portland, OR, 97202 Contact: 503.546.7102, permits@securitysigns.com
Property Owner	Casey Danforth - Rotschy 7408 NE 113 th Circle/Vancouver, WA, 98662 Contact: 360.334.3100, caseyd@rotschyinc.com
Zoning	Employment (E)
Review Type	Type I Sign Permit
Staff Contact	Beth Whitener, Planning Intern 510 Pioneer St / Ridgefield, WA 98642 Contact: 360.857.5047, beth.whitener@ridgefieldwa.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 18.710.170 – 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 northeastern facade is 25.025 square feet, or 3.25 percent of the façade. It is 115.2 inches wide, which is 19.43 percent of the wall plane upon which it is placed. It is 31.2 inches tall, which is 16.77 percent 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 sign does 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 sign is 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 one only sign is proposed. The 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 sign will not contain illumination. 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

Staff finds that the building on which the proposed sign will be located is set back approximately 24.9 feet from the street. This standard does not apply.

III. Decision

Staff finds that the Windsor Engineers Sign Permit, PLZ-22-0134, 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.
3. The sign shall be subject to ongoing compliance with the illumination standards in RDC 18.710.090.
4. The sign illumination shall be turned off by 11:00 p.m., or when the business closes, whichever is later. The illuminated sign shall have functioning and properly adjusted automatic shut-off timers. (RDC 18.710.090.D)
5. If building permits are required to install the sign, the applicant shall apply for and receive building permits prior to sign installation. Contact permits@ridgefieldwa.us for building permit information.

Reviewed by:

Beth Whitener, Planning Intern

beth.whitener@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.

Exhibit 1. Proposed Signage

