

## STAFF REPORT

### American Marble & Granite Sign

File No. MAJVAR22-03

Report Date: December 7, 2022

<b>TO</b>	Hearings Examiner	<b>HEARING DATE</b>	December 14, 2022
<b>PROPOSAL</b>	To raise the height of an existing freestanding sign.		
<b>LOCATION</b>	The site is located at 1900 SE 8th Ave in the SW 1/4 Section 12, Township 1 North, Range 3 East, of the Willamette Meridian; and described as tax parcel 87181000.		
<b>APPLICANT/ OWNER</b>	Chris Monteleon 1900 SE 8th Ave Camas, WA 98607	<b>OWNER</b>	Paul Varsek 1900 SE 8th Ave Camas, WA 98607
<b>APPLICATION SUBMITTED</b>	9/7/2022	<b>APPLICATION COMPLETE</b>	10/26/2022
<b>PUBLIC NOTICES</b>	A Notice of Application was mailed to property owners within 300 feet of the site and published in the Post Record on November 11, 2022. Legal publication #756480.		

**APPLICABLE LAW:** The application was submitted on 9/7/2022, and the applicable codes are those codes that were in effect at the date of the application's first submittal. Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development, and Title 18 Zoning, specifically (but not limited to): Chapter 17.11 Subdivision, Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, and Chapter 18.55 Administrative Procedures. [Note: Citations from Camas Municipal Code (CMC) are indicated in *italic type*.]

## SUMMARY

An application has been made to the City of Camas for Major Variance approval to extend the height of an existing freestanding sign. The site is zoned Light Industrial (LI) with an existing warehouse on site. The proposal includes the request to replace the existing sign with a taller freestanding sign.

The subject site is bordered to the east and west by Light Industrial zoned properties with warehouses and small retail buildings. To the north is Multi-Family Residential (MF-18) zoned land with residential uses on site. The site is bordered to the south by an SR-14 on-ramp that was recently improved.

The proposed Major Variance does or can comply with the applicable standards of the Camas Municipal Code (CMC) and Revised Code of Washington (RCW).

## Chapter 18.45 Variance

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A. CMC 18.45.040.B - Approval of a major variance must demonstrate with findings of compliance with all of the following criteria:

**1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located;**

**DISCUSSION:** Per CMC 18.15.050 Table 1, freestanding signs are permitted in the Commercial, Industrial, and Park zones subject to footnote 2, which does not allow signs to “exceed ten percent of the size of the wall area in combination with all other permitted signs on the same plane and visible from public view.”

The site is zoned Light Industrial, therefore allowing a freestanding sign. There is currently a freestanding sign at the rear of the lot, facing State Route 14 (SR-14). The sign is 25 feet in height. SR-14 has recently been improved which raised the side facing the subject property. SR-14 now blocks the freestanding sign on site (Exhibit 7). The applicant is proposing to raise the sign to 37 feet in height so the sign may be seen over SR-14.

The lot directly west, Bellus Motors, has an existing sign that sits 40 feet high (Exhibit 6). The applicant is requesting a variance to increase their sign height to 37 feet so it may be seen over SR-14. As it sits now, the freestanding sign is blocked.

**FINDING:** Due to other freestanding signs within the vicinity that stand taller than the one proposed with this major variance application, staff finds the request does not grant a special privilege.

**2. That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;**

**FINDING:** As discussed above, the variance is necessary for the sign to be visible to the public and is necessary due to the increased height of SR-14.

**3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is located.**

The freestanding sign will comply with the current sign regulations. Freestanding signs are allowed in the Light Industrial zone. Per CMC 18.1.040.B.10., freestanding signs are not allowed in combination with wall signs, projecting sign, or monument sign. The building currently has two wall signs that are proposed to be removed and will be conditioned as such.

The freestanding sign may not exceed ten percent of the wall façade CMC 18.15.050 Table 1 Footnote 2. The building wall is 1,220 square feet and the sign will be 108 square feet, making up less than 9% of the wall façade. The sign will include an electronic message board sign that will not exceed 30% of the entire sign area per CMC 18.15.040.

The sign will be along SR-14, as such, staff reached out to the Washington Department of Transportation (WSDOT) for additional requirements. WSDOT does not regulate sign height and has no further comments on this application (Exhibit 15).

**FINDING:** Staff finds the sign complies with the freestanding and electronic message board signs in CMC 18.15 and will not be detrimental to the public welfare.

## **PUBLIC COMMENTS**

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As of the writing of this staff report, staff has not received written public comments. Any public comments received after drafting this staff report will be entered into the record and forwarded to the Hearings Examiner.

## **CONCLUSION**

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Based on the above findings and discussion provided in this staff report, staff concludes that American Marble & Granite Sign (MAJVAR22-03) should be approved because it does comply with the applicable standards if all the conditions of approval are met.

## **RECOMMENDATION**

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Staff recommends APPROVAL of the preliminary plat of American Marble & Granite Sign (MAJVAR22-03) subject to the following conditions of approval:

## **CONDITIONS OF APPROVAL**

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1. The wall signs on the rear building wall shall be removed prior to installing the freestanding sign.
2. The freestanding sign shall not be taller than 37 feet and shall comply with the sign requirements in CMC 18.15.
3. A building permit will be required prior to installing the freestanding sign.