



NOTICE OF DECISION **M2020-104**

NOTICE IS HEREBY GIVEN THAT THE RICHLAND PLANNING COMMISSION CONDUCTED A PUBLIC MEETING ON JULY 29, 2020 TO CONSIDER AN APPLICATION SUBMITTED BY LIBERTY CHRISTIAN SCHOOL FOR A FREESTANDING/READERBOARD SIGN.

REQUEST: Approval by the Planning Commission for a Freestanding (Readerboard) Sign Pursuant to RMC 27.08.040.A.2.

LOCATION: 2200 Williams Blvd.

DESCRIPTION OF ACTION: Sign Permit approved subject to the following conditions of approval.

CONDITIONS OF APPROVAL:

1. The base of the proposed reader board sign shall be setback at least 20' from the property line/right-of-way associated with Richmond Blvd. A revised site plan indicating the required setback shall be submitted to the Development Services Department prior to final permit issuance.
2. The reader board shall not be illuminated from 10:00 p.m. to 7:00 a.m.
3. Maximum size of the freestanding sign/reader board shall not exceed 64 square feet.

APPEAL PROCEDURES: Written notice of appeal to the city council, together with such fees as are required by RMC [19.80.020](#), must be filed with the city clerk within 10 days from the date of the issuance of this notice of decision. Such appeal shall be consistent with the requirements set forth in Chapter [19.70](#) RMC for appeal of decisions on permit applications. Appeals must be filed within 10 business days of issuance of this notice. The deadline for filing an appeal is August 13, 2020.

Mike Stevens,
Planning Manager

July 30, 2020
Date



CITY OF RICHLAND NOTICE OF PERMIT REQUEST (M2020-104)

Notice is hereby given that Liberty Christian School is proposing to install a new reader board on the school campus. Pursuant to RMC 27.08.040.A.2, freestanding signs on high school campuses may be allowed with permission from the Richland Planning Commission.

The Planning Commission will conduct a virtual meeting to act on the request Wednesday, July 29, 2020 at 6:00 pm. Application materials are available to the public and can be viewed at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to mstevens@ci.richland.wa.us.



2200 Williams Blvd. Richland, WA 99354 ~ 509-946-0602

To: Planning Commission

Liberty Christian School wants to upgrade our old reader board and purchase the old City of Richland reader board, which is located on George Washington Way. We have agreed on a price with the Purchasing Department on the sale of reader board. We would like to move forward in the process of your approval for installing a new reader board on our school campus. We will be placing the new sign in the same area as the old reader board but place further back on the property line to meet code. In addition, we will be removing a Liberty Christian School monument sign that is also located in front of the school. This will help us comply with city code 27.10.020 (A), with only having one not exceeding 64 square feet in that area. The new reader board will be facing north and south on Richmond St and will not be facing directly toward homes. We will have reader board lights off at 10pm and turned back on after 7am.

Signs around the property include:

- 1- Monument sign (located on Williams, Blvd- will be removed)
- 1- Free standing Reader board (Located on Richmond, St – replaced with upgraded reader board)
- 7- Parking lot directional signs
- 1- Scoreboard with (Pepsi/Liberty logo on it) Scoreboard faces south towards school building.

Brandon Musson

A handwritten signature in black ink, appearing to read "Brandon Musson", written over a light blue horizontal line.

Director of Facilities



City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
(509) 942-7794
(509) 942-7764

Sign Application

Value of Footings/Foundation/
Connection* \$ 1,500

Value of Sign \$ 225.00

PROPERTY OWNER INFORMATION						<input checked="" type="checkbox"/> Contact Person
Owner: Liberty Christian School / Brandon Musson						
Address: 2200 Williams Blvd Richland						
Phone: (509) 746-0602				Email: BMusson@Libertychristian.edu		
APPLICANT/CONTRACTOR INFORMATION (if different)						<input type="checkbox"/> Contact Person
Company:				UBI#		
Contact:						
Address:						
Phone:				Email:		
SIGN INFORMATION						
Address and/or Location of sign: 2200 Williams Blvd				Value of Sign: 225.00		
GRAPHIC, SIGN, AND BUILDING DIMENSIONS						
Type of Sign:	Freestanding <input checked="" type="checkbox"/>	Wall <input type="checkbox"/>	*Projecting <input type="checkbox"/>	Roof <input type="checkbox"/>	Canopy <input type="checkbox"/>	Marquee <input type="checkbox"/>
Size of Sign Sq. ft.:			Height above grade of lowest part of sign: 14'			
Height above grade of highest part of sign: 16'9"			Distance from nearest side line of premises (for projecting Signs):			
Longest Building Wall (ft.):		Building Height (ft.):		Surface Area of Building Wall (sq. ft.):		

Building permits are required for Freestanding, pole type or monument signs >6' in height, and for Roof-Top or Wall-Mounted signs that project above the roof. Building permit fee is based on the valuation of the footing/foundation OR the connection to bldg. only. Construction details, including footing details, are required to be submitted with this application. *Roof-Top or Wall-Mounted (projecting above roof or parapet) signs require engineering for the attachment to the roof or building.

The undersigned covenants that the above-mentioned sign for which permit is applied for will be constructed in all respects in accordance with plans and specifications submitted herewith, and in accordance with the provisions and regulations of the Building Code and all other ordinances and codes of the City of Richland applicable hereto in force when construction is commenced; and further agrees that in case of any variances or conflict between the plans and specifications submitted herewith, and the provisions or regulations of any of said ordinances or codes pertaining to such construction, that the provisions or regulations contained in such ordinances or codes shall govern and shall be followed.

PERMANENT SIGN APPLICATION MUST INCLUDE – 1 Application for multiple signs

1. Completed Application and Filing Fee
2. Site Plan
3. 2 color copies (min 8 ½ x 11" / scale 1" = 20')
4. Picture of sign as it will appear on building
5. Weight and Dimensions
6. Provide cross-section view showing foundation, structural members (studs, beam, post etc.) and how sign is attached to building (bolts, screws, lags, weld etc.) and into what framing member
7. Type of material sign is made of, color, and lighted or not
8. Any other information the Administrator deems necessary to determine compliance with applicable codes

TEMPORARY SIGN APPLICATION MUST INCLUDE – 1 Application per sign

1. Completed Application and Filing Fee
2. Site Plan
3. 1 color copy (min 8 ½ x 11" / scale 1" = 20')
4. Purpose of Sign
5. Signature of Property Owner (where sign is to be placed)
6. Sign Dimensions
7. Sketch showing location of sign
8. Any other information the Administrator deems necessary to determine compliance with applicable codes

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

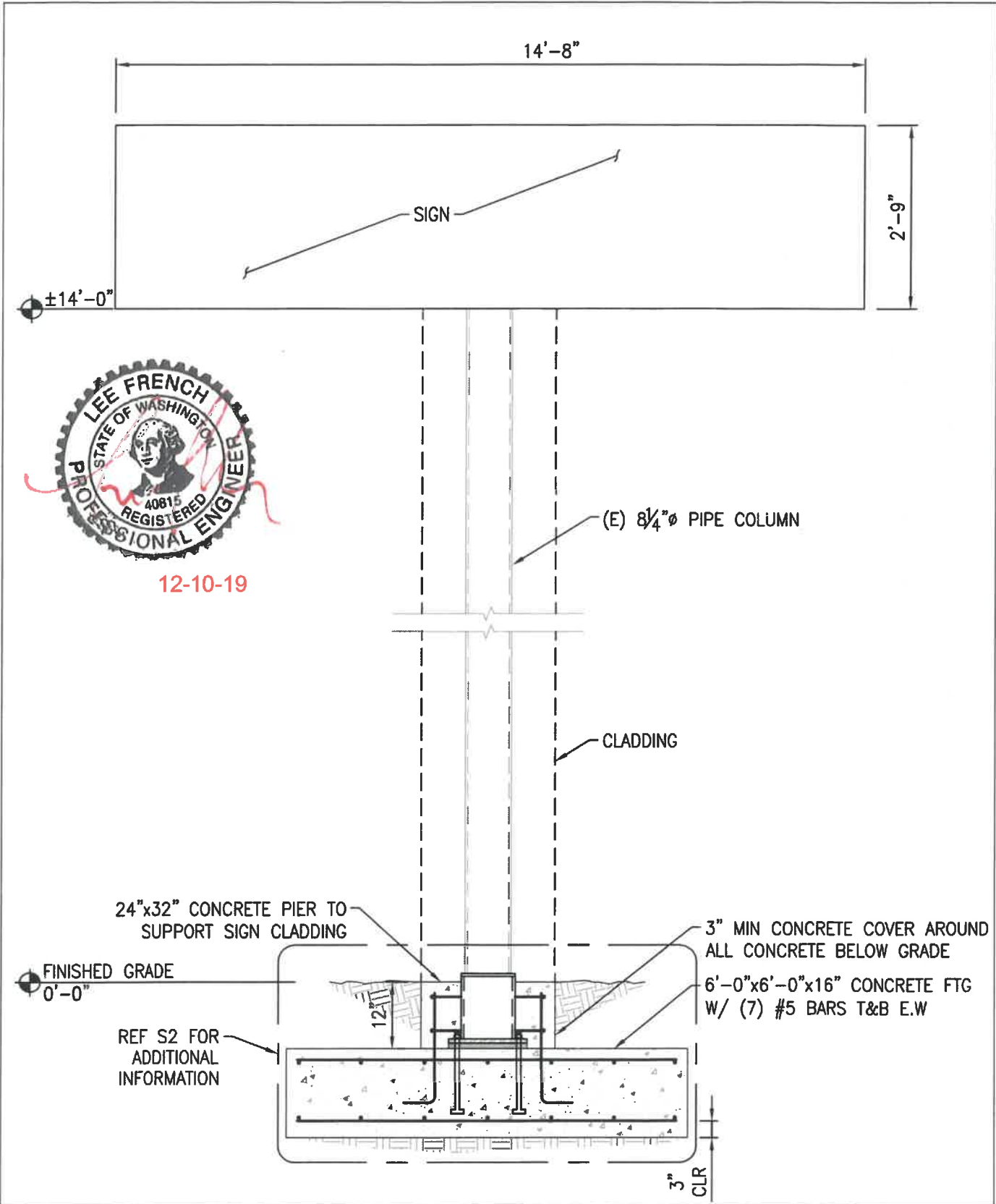
Applicant Printed Name: Brandon Musson

Applicant Signature:  Date 12-11-19

Property Owner Printed Name: Brandon Musson

Property Owner Signature:  Date 12-11-19





**LIBERTY CHRISTIAN
SIGN FOUNDATION**

**ELEVATION
LIBERTY SIGN**

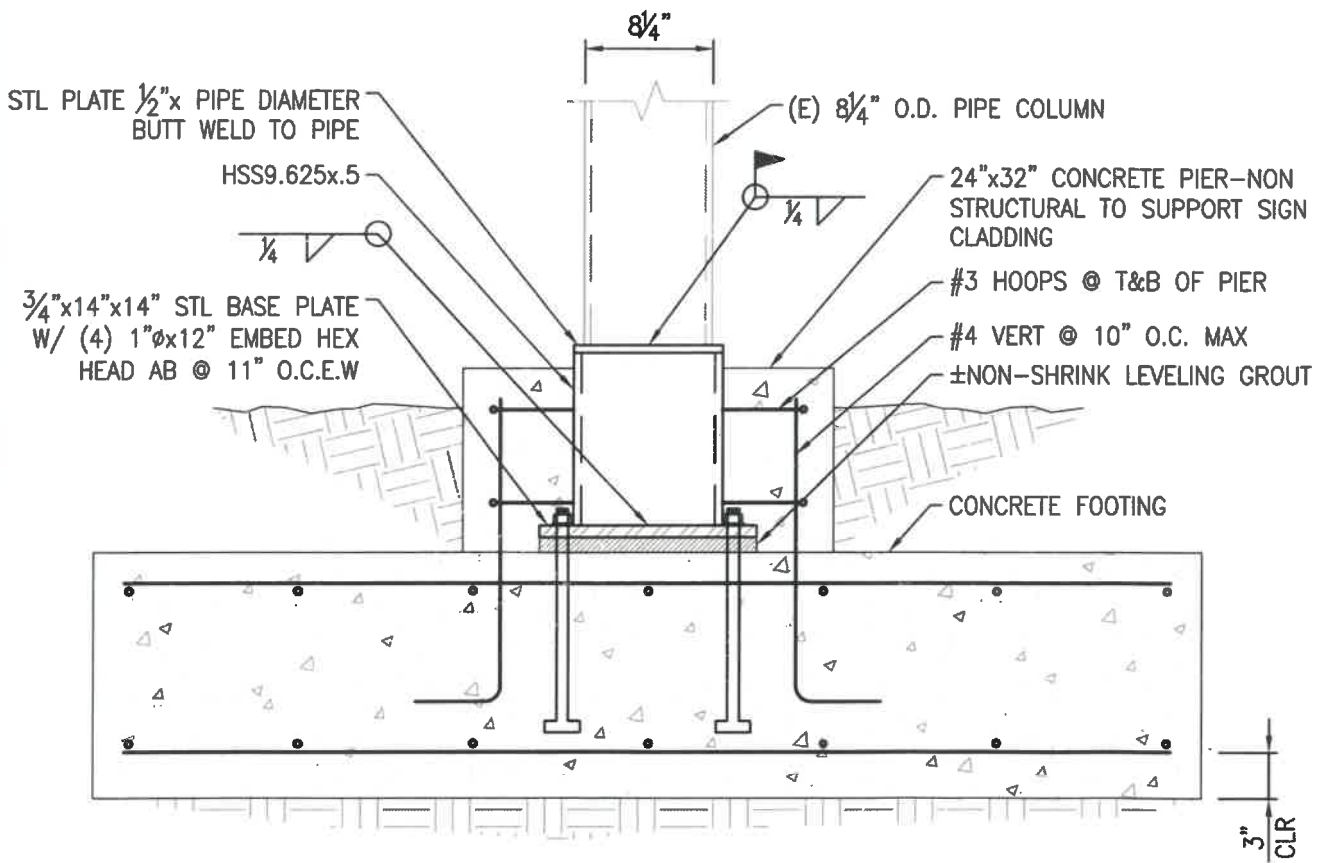


DRAWN BY:	GXG
DESIGNED BY:	LWF
QUALITY CHECK:	LWF
DATE:	12/08/19
JOB NO.	S19-211
CAD NO.	

S1



12-10-19



LIBERTY CHRISTIAN
SIGN FOUNDATION

STL COLUMN SLEEVE AT
CONCRETE FOOTING



DRAWN BY:	GXG
DESIGNED BY:	LWF
QUALITY CHECK:	LWF
DATE:	12/06/19
JOB NO.	S19-211
CAD NO.	

S2

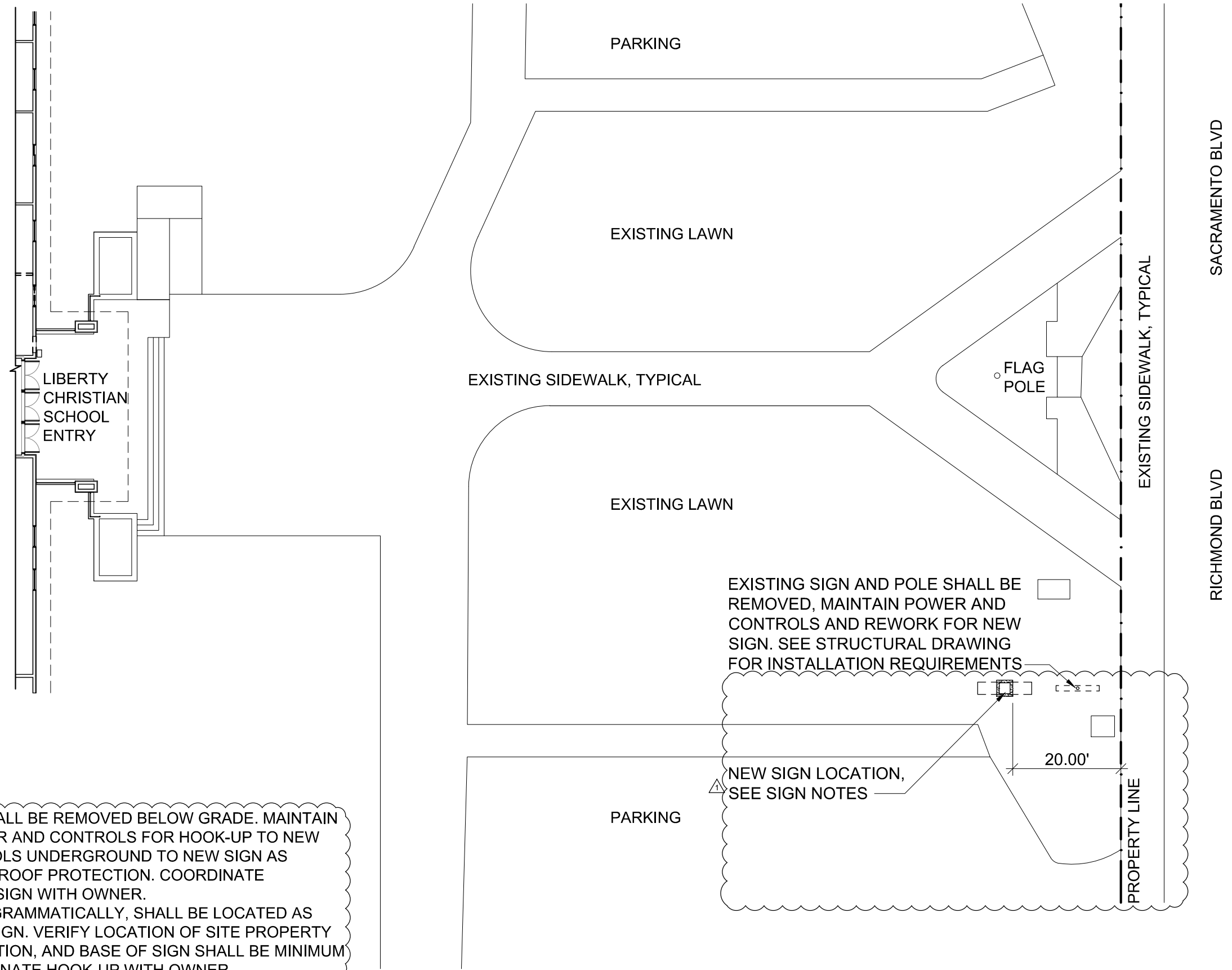
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SIGN LOCATION
VICINITY MAP
 NO SCALE

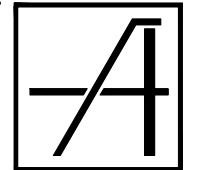
SIGN NOTES:

1. EXISTING SIGN AND SIGN POLE SHALL BE REMOVED BELOW GRADE. MAINTAIN EXISTING OR PROVIDE NEW POWER AND CONTROLS FOR HOOK-UP TO NEW SIGN. ROUTE POWER AND CONTROLS UNDERGROUND TO NEW SIGN AS REQUIRED AND MAINTAIN WATERPROOF PROTECTION. COORDINATE REMOVAL/DISPOSAL OF EXISTING SIGN WITH OWNER.
2. NEW SIGN LOCATION, SHOWN DIAGRAMMATICALLY, SHALL BE LOCATED AS SHOWN IN VICINITY OF EXISTING SIGN. VERIFY LOCATION OF SITE PROPERTY LINE, SHOWN APPROXIMATE LOCATION, AND BASE OF SIGN SHALL BE MINIMUM 20' FROM PROPERTY LINE. COORDINATE HOOK-UP WITH OWNER.
3. SEE STRUCTURAL DRAWINGS FOR NEW SIGN FOUNDATION AND CONNECTIONS.
4. REPAIR LAWN AND ADJACENT LANDSCAPING TO MATCH EXISTING SURROUNDING CONDITIONS.



SITE PLAN

1" = 20'-0"



ARCHIBALD & CO.
 ARCHITECTS, P.S.
 660 Symons Street
 Richland WA 99354
 p: 509 . 946 . 4189
 f: 509 . 943 . 1796
 www.archibald.design

LIBERTY CHRISTIAN SCHOOL
SITE SIGN
 2200 WILLIAMS BLVD | RICHLAND, WA

ARCHITECTURAL
 SITE PLAN

CAD FILE:	5019A0001_SP.dwg
DESIGNED:	JMA
DRAWN:	AGW
CHECKED:	JMA
DATE:	2019.Dec.10
REVISION:	
	2020.Aug.03

DRAWING:
A0.1
 50-19



Google

Image capture: Jun 2017 © 2020 Google

Richland, Washington



Street View



Image capture: Jul 2019 © 2020 Google

Richland, Washington



Street View





Google

Image capture: Apr 2012 © 2020 Google

Richland, Washington



Street View



Image capture: Jul 2019 © 2020 Google

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Street View



Richland, Washington



Street View



Image capture: Jun 2017 © 2020 Google

Richland, Washington



Street View



Image capture: Jun 2017 © 2020 Google

Richland, Washington



Street View