



City of Leavenworth
Department of Development Services

Staff Report – Sign Permit Application

To: Leavenworth Design Review Board
From: City of Leavenworth Development Services Department
Date of Report: December 15, 2021
Subject: Sign Permit – “Prusik Pizza”
Permit: DRB 2021-035
Hearing Date: December 22, 2021

I. PROJECT INFORMATION

Applicant

Spencer Meline
PO Box 104
Leavenworth, WA

Owner

PAS Enterprises LLC
PO Box 729
Leavenworth, WA 98826

Designer

Rusty Gibbs
Gibbs Graphics
11801 Hwy 2
Leavenworth, WA 98826

Location of Project: The project site is located at 220 8th St, Leavenworth, Washington within the Central Commercial zoning district. The Chelan County Assessor’s Tax Parcel Number is 241712662225.

Request and Analysis: The Applicant seeks a Sign Permit for one new projecting sign, as follows:

1. Type/Description:

- A) One new projecting sign to read Prusik Pizza by Larch” in *Wallau Deutsch Bold* lettering style.
 - i. This font, Wallau, is listed in the Sign Lettering Styles for the Bavarian Village and approved for use, consistent with LMC 14.10.180, Design Criteria.

2. Materials & Colors:

- A) The sign will be constructed of 2-inch-thick rough cedar board with letters carved down and stained dark brown, and sealed with penetrating oil. The sign will have a hand carved decorative border and a custom-made decorative steel mounting bracket.
 - i. The materials and colors presented are consistent with the Old-World Bavarian Alpine theme and LMC 14.10.180.

3. Dimensions:

- A) The sign is rectangular in shape and measures 31.25” wide by 23.5” high (5 square feet).
 - i. The projecting sign meets the projecting sign standards; however, it is not stated in the submitted renderings, the height at which the sign will be placed. Pursuant to LMC14.10.080(H), *Clearance under the lowest point of any sign which projects out over a public right-of-way (if allowed) shall not be less than eight feet.* As conditioned, the sign will comply.

4. Location/Connection Method:

- A) The sign is located directly above the service window on 8th Street, in the same location as the existing sign. It is located above the roofline, which is inconsistent with LMC 14.10.080(E), which states, *the height of the top of the projecting sign shall not exceed 80 percent of the height of the building.*

- B) The sign will be attached to the new bracket with four exterior SDS screws, 1.5” long. The bracket will mount to the roof with the same method as the existing.
 - a. The sign does not comply with LMC 14.10.080(E);
 - b. This complies with LMC14.10.100, Building permits, structural requirements and sign maintenance.

II. DECISION

City of Leavenworth Staff find the sign in compliance with LMC 14.10, as conditioned, and recommends any approval of Design Permit No. **DRB2021-035** be subject to the following recommended Conditions of Approval.

Pursuant to LMC 21.09.050(B) (6&7), within 10 working days after the date the public record closes, the Design Review Board shall issue a written decision regarding the application(s). The Design Review Board may approve, approve with conditions or deny the application and shall mail the notice of its decision to the applicant, the applicant’s designated representative, the property owner(s), and any other parties.

The applicant may choose to appeal the decision as stated in LMC 21.11.025 Appeal of design review board decisions.

III. RECOMMENDED CONDITIONS OF APPROVAL

1. All conditions imposed herein shall be binding on the “Applicant,” which term shall include the owner or owners of the property, representatives, heirs, assigns, and successors.
2. This approval is limited to the proposed design as described within the application materials, dated December 8, 2021, as received by the City, as reviewed by the Leavenworth Design Review Board, and as described in the Staff Report and attached Exhibits, except as conditioned herein. Where a Condition of Approval does not alter a design element as reviewed by the Board, such design element shall be approved for use as shown within the application materials.

The sign is approved as submitted, subject to the following conditions:

- 2.1. The sign location shall be modified to comply with LMC 14.10.080(E), as follows: *The height of the top of the projecting sign shall not exceed 80 percent of the height of the building. Prior to installation of the sign, the Applicant shall provide the City with plans documenting compliance with this standard.***
- 2.2. Pursuant to LMC14.10.080(H), clearance under the lowest point of the projecting sign which projects out over the public right-of-way shall not be less than eight feet.**
3. Signage, as approved herein, shall comply with all applicable federal, state, and local regulations relating to signs, including, without limitation, the provisions of the building code. If any provision of this code is found to be in conflict with any provision of any zoning, building, fire, safety or health ordinance or code of the City, the provision which establishes the higher standard shall prevail.
4. The approved signage shall be installed and maintained in conformance with this permit approval and Leavenworth Municipal Code Chapter 14.10.
5. Any alteration of signage as approved herein shall be brought to the attention of the City of Leavenworth, who may administratively approve lettering or verbiage changes which are the same lettering style and color, and changes in location of a previously approved sign, subject to a permit revision fee. If deemed necessary, staff may require the changes to be brought before the Leavenworth Design Review Board at a public hearing as part of a new permit in compliance with Code.
6. Design Review Board approved permits shall expire in conformance with LMC 15.04.030.

Attachments: Exhibit A – Colored Renditions & Sign Details

EXHIBIT A



Font: Wallau Deutsch Bold

Dimensions: 31.25" width, 23.5" height, = 5 square feet

Materials: Double sided, 2" thick rough cedar board with letters carved down and stained dark brown, and sealed with penetrating oil. Hand carved decorative boarder. Custom made decorative steel mounting bracket.

Attachment Method: Sign will be attached to bracket with four exterior SDS screws 1.5" long. Bracket will mount to roof with the same method as existing.

Lighting: Sign is not to be lit.

Colors:



Dark walnut
stain



Ready Seal
Clear Penetrating oil

