

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2019-0017**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Venture Church Monument Sign (formerly Canyon Creek Church)

APPLICANT: Jason Taisey
Northwest Sign & Design
17201 Beaton Road SE
Monroe, WA 98272

LOCATION: The project is located at 14616 35th Avenue SE, Mill Creek, Washington.

PROPOSAL: Review of monument sign

ZONING: Low Density Residential - LDR

PART II – DESIGN REVIEW BOARD AUTHORITY

Building Elevations, Materials, and Colors:

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) shall review building elevations, landscape plans and monument signs for commercial developments (religious facilities). Design guidelines are set forth in MCMC Section 17.34.040.G. Freestanding Sign Design.

The applicant has submitted for a new monument sign design.

PART III – BACKGROUND AND PROJECT DESCRIPTION

On June 28, 2017, Canyon Creek Church submitted a Binding Site Plan and Conditional Use permit plan to demolish the existing 13,432 square foot church building and the construct a new facility on the western portion of the site. The property is approximately 3.8 acres. The proposed development includes a 24,000 square foot building and parking for 200 vehicles. Associated infrastructure includes parking, surface water facilities, and landscaping. The site is nearly fully completed per the approved plans.

On June 21, 2018, the Design Review Board approved the building, landscaping and monument sign designs. Since this time the church has rebranded with the new name “Venture.” Administrative approval of the wall sign was issued this summer. See **Attachment 1- Sign Plan Set**, for the new proposed monument sign design and the existing monument sign.

PART IV – PROJECT ANALYSIS

Below is an analysis and summary of the consistency of the proposal with the City’s Design Guidelines:

Freestanding Sign Criteria

In accordance with MCMC Section 17.26.020.E, a religious facility located in any zone on a lot equal to or larger than one acre in size, if the use is the sole or primary use on such lot, may install one freestanding identification sign on each street bordering the site. The total sign area for each sign shall not exceed 40 square feet with a maximum height of 54 inches. MCMC Section 17.34.040.G requires that freestanding monument signs be designed to be complementary to, and coordinated with, building colors and be in scale and proportion with building design, and further states that the sign should provide only the name and address of the building, building complex and/or building tenants.

Proposal – Monument Sign

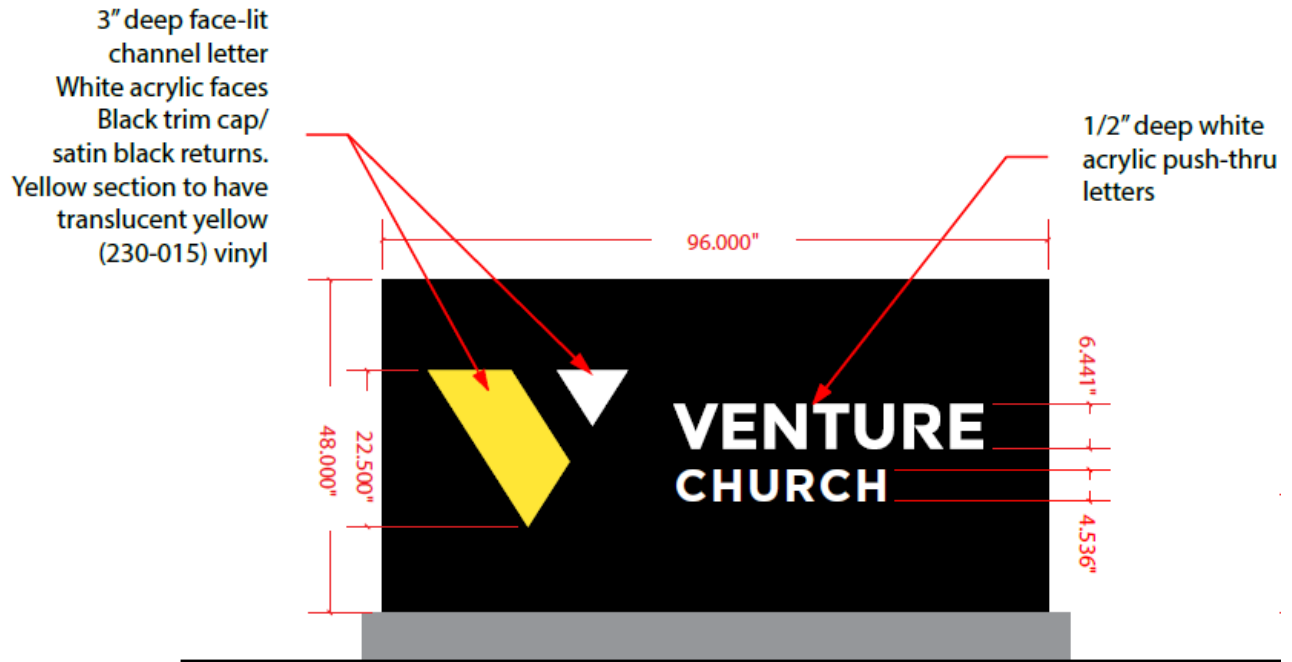
The existing monument sign, which was previously approved by the DRB, is located to the south of the access drive in the roadway buffer to be closer to 35th Avenue SE to improve visibility. The sign location meets the five foot setback from the property line requirement contained in the Code.

Existing Sign Design:



The new monument sign design is proposed to use the same base and is a two-sided retro-fit over the old sign frame, see **Attachment 1 – Sign Plan** for the sign location, size dimensions and design details. The proposed sign is 32 square feet and 48 inches high, which is below the code maximum sizes of 40 square feet and 54 inches high. The new sign face is proposed to be an aluminum skin painted in satin black with 3” deep face-lit channel letters in white with black trim caps. The new logo is a yellow and white “V”. The applicant is proposing to re-use the address numbers.

Proposed Sign Design:



PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that the proposed freestanding sign will be consistent with the design guidelines set forth in MCMC Section 17.34.040 and is recommending approval subject to the following conditions.

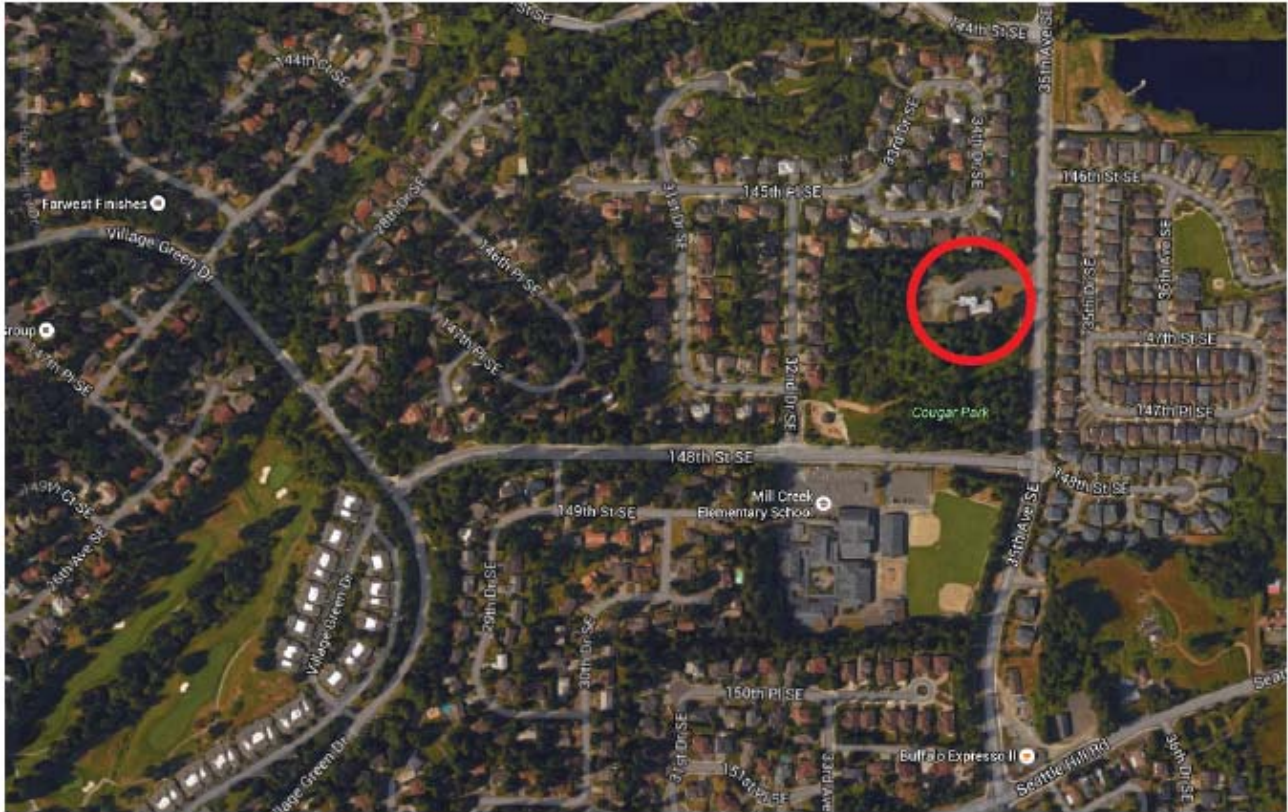
1. The sign elevations, materials, colors, and design shall be as portrayed in the application.
2. A building permit shall be submitted and issued prior to installing the new monument sign.

ATTACHMENTS:

Attachment 1 - Vicinity Map

Attachment 2 - Sign Plan Set (2 sheets)

Attachment 1 Vicinity Map



14616 35th Ave. SE - Mill Creek, WA 98012

Attachment 2 - Sign Plan Set

CLIENT
Canyon Creek Church

PROJECT
Monument retro

CONTACT Brandon Beals

Estimate/ Job #: SO 5563

Salesperson: Brian

Designer: Mark

Project manager: Barry

Revisions:

Final for production

BUILDING OWNER APPROVAL

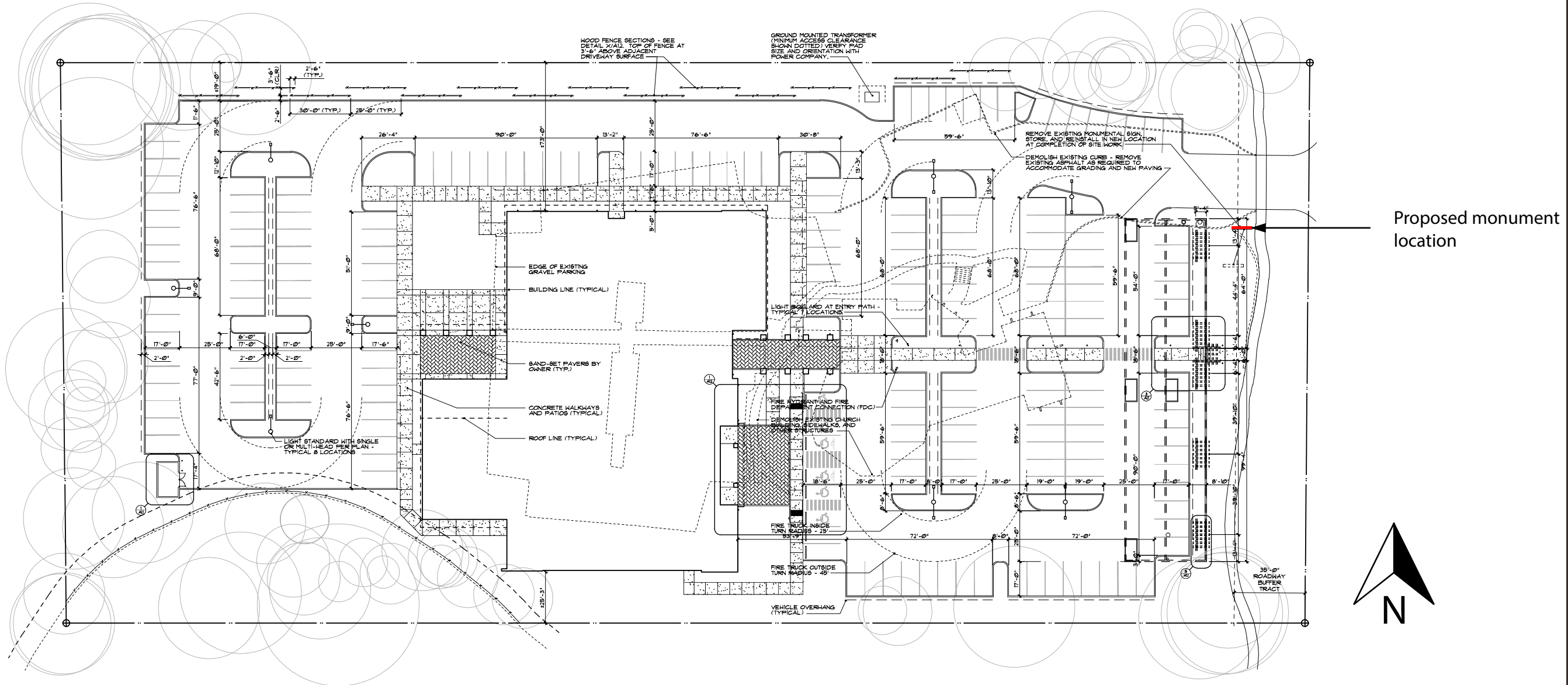
Signature _____

Date _____

CLIENT APPROVAL

Signature _____

Date _____



Proposed monument location



Canyon Creek Church
14616 35th Ave SE
Mill Creek, WA 98012
Parcel Number: 28053200400800



17201 Beaton Rd. SE
Monroe, WA 98272
www.NWSigns.com
(425) 844-6415

Contractors Lic#NWWHOS*929M9



Permit Drawing

1/2" = 1'

File: Canyon Creek-Venture Monument Permit 10-11-19

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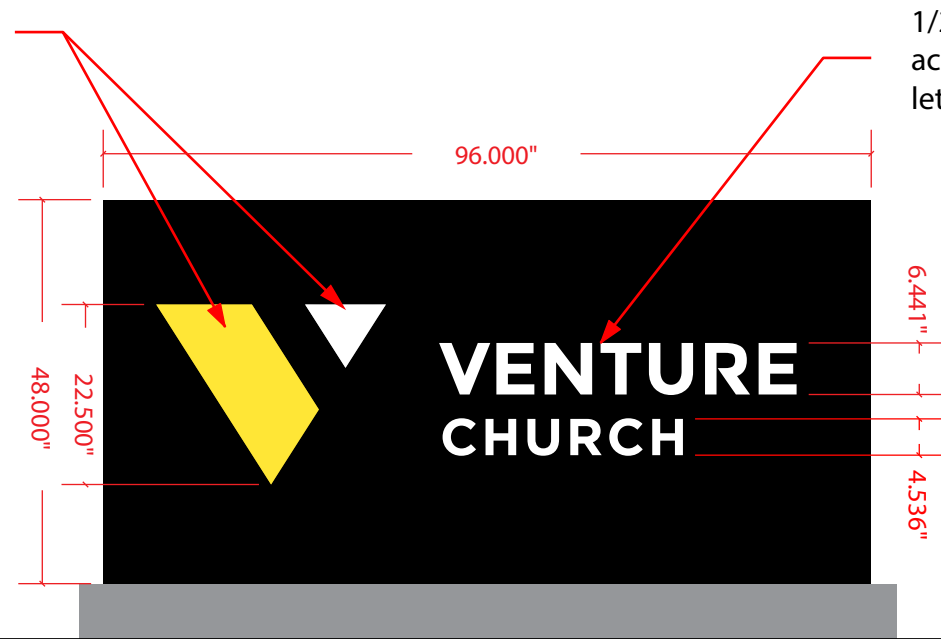
Date _____

CLIENT APPROVAL

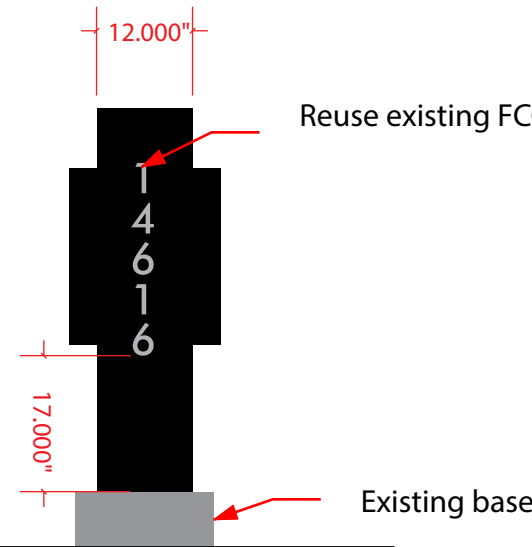
Signature _____

Date _____

3" deep face-lit channel letter
White acrylic faces
Black trim cap/
satin black returns.
Yellow section to have
translucent yellow
(230-015) vinyl

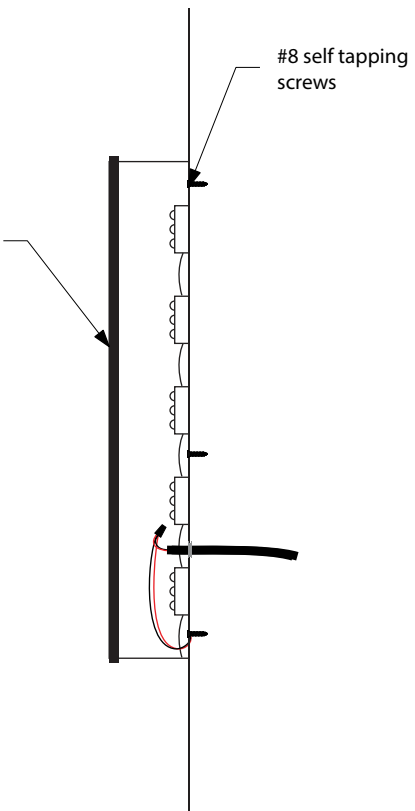


1/2" deep white acrylic push-thru letters



Reuse existing FCO letters

3" deep front illuminated channel letter
Black trim/satin black returns



Two Sided Illuminated Monument Retro-fit
Remove existing channel letters/aluminum skin/push-thru letters

Install new .125 aluminum skin on existing frame. Faces, top and sides painted satin black.
Faces routed with 1/2" white acrylic push-thru letters and flush mounted face-lit channel letter logo.
Re-install existing FCO address letters



Existing monument



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