

**PLANNING COMMISSION  
REGULAR MEETING  
CITY HALL – COUNCIL CHAMBERS  
February 26, 2013**

**ROLL CALL: Present:** Keith Fakkema, Greg Wasinger, Jeff Wallin, Kristi Jensen, David Fikse and Bruce Freeman  
**Absent:** Ana Schlecht  
**Staff Present:** Development Services Director, Steve Powers

Chairman Fakkema called the meeting to order at 7:35 p.m. and reported that the Planning Commission had agreed to reorder the items on the agenda to place the Digital Signs Code Update before the Draft Zoning Regulations for Maritime Zone.

**MINUTES: MS. JENSEN MOVED, MR. WALLIN SECONDED, MOTION CARRIED TO APPROVE THE JANUARY 22, 2013 MINUTES AS PRESENTED.**

**PUBLIC COMMENT:**

None present for comment.

**DIGITAL SIGNS CODE UPDATE** – Public Meeting

Mr. Powers noted that this item was mistakenly advertised as a public hearing and is actually a public meeting. Mr. Powers presented a Power Point presentation (Attachment 1) which introduced four scenarios for regulating digital signs as follows:

**Scenario 1 “Least Restrictive”**

The digital signs would be allowed in all commercially and industrially zoned areas of the City with the exception of Pioneer Way. Digital signs would be allowed both as building mounted and on freestanding signs. Digital sign size could not be more than 50% of the total sign area for the site, and could comprise up to 100% of a single sign with 100 square feet being the maximum size of a sign. Electronic motion and video would be allowed on the signs. Signs would have to remain 100 feet away from residentially zoned areas. Autodim technology, within limits of 500 nits nighttime and 5,000 nits daytime, would be required.

**Scenario 2-“Medium Restriction”**

The digital signs would be allowed in all commercial and industrial districts except for C1 and CBD, excluding along Pioneer Way. Movement would be allowed on the signs, but each graphic/text frame would need to remain for a minimum of two seconds. The best practices literature recommends a minimum display time ranging from 1-8 seconds depending on location. Signs would have to remain 100 feet away from residentially zoned areas. Digital signs could not be more than 50% of the sign allocation for the site and 50% of any single sign, as well as no more than 50 square feet in size. Signs could only be building mounted. Autodim technology, within limits of 500 nits nighttime and 5,000 nits daytime, would be required.

**Scenario 3-“Most Restrictive”**

The digital signs would be allowed only in C-3, C-4, and C-5 zones, excluding Pioneer Way and could only be building mounted. No motion would be allowed on the sign and minimum frame time would be 20 seconds. Signs would be limited to 25 square feet in size. The frame duration and size restrictions in this scenario match what the City of Anacortes has adopted. Signs would have to be 200 feet away from a residentially zoned property. Autodim technology, within limits of 500 nits nighttime and 5,000 nits daytime, would be required. The digital signs would only be

allowed to operate from 8:00 a.m. to 8:00 p.m. during Fall and Winter and 8:00 a.m. to 10:00 p.m. during the Spring and Summer.

#### **Scenario 4-“Prohibited”**

This scenario is essentially the “no action alternative.” The consideration of such a scenario is common practice when undertaking a planning study. Under this scenario, the existing code language code remains as is or it could be modified to specifically exclude digital signs. Staff’s understanding is that digital signs can legally be prohibited outright, as long as ample alternative channels of commercial speech are available such as other sign types, internet, and newspaper.

Mr. Powers stressed that the scenarios are not staff recommendations but are provided as a starting point for the Planning Commission.

The tentative schedule for the digital sign code update is to open the public hearing in March. In April staff will draft the code and issue the SEPA Determination. In May the SEPA comment period is closed, the public hearing is closed and Planning Commission makes a recommendation to City Council.

Mr. Powers noted that Planning Commission requested further research at the previous meeting and staff has provided that research in the staff report provided for this meeting.

#### Planning Commission Discussion

Mr. Fikse commented on each of the items as follows:

Display Change: Supports not allowing flashes of light, blinking or chasing lights; but under Scenario 1, portrayal of explosions and fireworks should be allowed on the 4<sup>th</sup> of July.

Motion: Slides can be distracting as well. Smooth motion video should be allowed versus “jerky” motion of slides.

Color: Supports prohibition of white background but not in favor of trying to regulate near white background since there is no standard of how much white. Stark white is awful, off-white is not. White background are not bad in the LCD (upcoming technology) but awful in the LED. We need to be mindful that we don’t put something in the code that will hamper future technology.

In case of sign malfunction: The requirement that the display go dark should depend on the malfunction. “Malfunction” should be defined. If one block goes bad the sign can be set to stay on one solid color. There are other things that can be done other than having the display go dark to mitigate a malfunction depending on what the malfunction is.

Mr. Powers asked Mr. Fikse if it was necessary to address sign malfunction and leave it to the business owners discretion. Mr. Fikse and Ms. Jensen believed that business owners would not want their sign on if it wasn’t working. Mr. Powers suggested looking at the section of the code that applies to the state of repair for all signs, there may be general language that could address the problem if it is not self-correcting. Mr. Fikse agreed.

Brightness: Supports the autodimming requirement but the 500 nits darkness and 5000 nits daylight should be changed because light bulbs are different sizes and wattages. The diameter of the LED and the tightness of the cluster of the LED all affect nits. As the proposed regulation

scenario is written currently, his sign wouldn't meet the requirement. His sign if running at 100% power runs at 14,260 nits, at 90% it runs at 12,384 nits in full sun. At 10% power at night it is running at 1,426 nits. Mr. Fikse provided a handout (Attachment 2) that shows how brightness is affected by the tightness of the cluster of the LEDs. Mr. Fikse suggested using a percentage. 75% should be the starting point with the understanding that if you have a sign that glares at night that would have re-examined because 75% may not work with all of the technology.

Mr. Powers asked if it would be acceptable to set the bottom limit to 10% at night. Mr. Fikse said he had no problem setting the max brightness of 90% but suggested making it 10% at night with the understanding if that percentage is not right for the type of sign, a waiver could be granted on an individual basis. These percentages should be specifically for LED signs.

Mr. Powers said that staff would need to outline the process for a waiver so that it is not subjective.

Mr. Wasinger suggested that having this flexibility would allow business owners to purchase an LED sign that is less expensive and still be able to meet the brightness requirements.

Ms. Jensen commented that she preferred Scenario 1 "Least Restrictive" but she wanted to limit having a mounted LED sign or a freestanding LED sign but not both. She also suggested changing the Zone Area/Restrictions language to say CBD instead of Pioneer Way.

Planning Commission agreed that the hours of operation should be 8 a.m. to 10 p.m. where visible from residential but the term "where visible from residential" should be defined. Mr. Powers suggested using a certain number of feet or using the term "adjacent" to residentially zoned property. The distinction between residentially zoned and residentially used property should be made because there are some houses in that are non-conforming in commercial districts. The idea is that they will transition out over time, but residentially zoned property with stay residential.

Mr. Freeman raised The Element night club which is adjacent to a residential area and suggested the code should be written to address the worst case scenario.

Mr. Powers said that the code needs to be written to address where the sign is, how to deal with residentially used properties that are within a certain distance, how to deal with certain properties that are residentially zoned and how to deal with commercial zoning with residential uses.

Mr. Fakkema was concerned about increasing the signage in Oak Harbor. Mr. Powers pointed that when the code was revised to allow electronic message board signs there wasn't a rush for these types of signs and typically business owners will replace old signs with new signs. This change to the code does not affect the number of signs a business is allowed to have.

There was discussion about the ratio between the LED portion and the non-LED portion of the three types of freestanding signs. Planning Commission talked about addressing the three types of freestanding signs separately. Mr. Fikse commented that the code needs to be consistent for all signs whether it is an LED sign or not. Mr. Powers suggested that if the Planning Commission wanted to propose language to the Council that would limit the amount of sign area that could be LED, the simplest way would be to have a fixed percentage. Mr. Powers said he wouldn't suggest unique standards for each type of freestanding signs.

Mr. Powers said that staff would show the Planning Commission options for the three types of freestanding signs at the next meeting.

Mr. Fikse pointed out Comprehensive Plan policy Economic Development Goal 3 which states: "increase Oak Harbor's market share of retail sales to reduce the economic leakage off island." Mr. Fikse said it is difficult to do business in Oak Harbor and business need every tool to help them be as successful as they can while keeping Oak Harbor looking attractive as possible.

#### **DRAFT ZONING REGULATIONS FOR MARITIME ZONE** – Public Meeting

Mr. Powers reported that the 2012 Comprehensive Plan amendments considered adding a new land use category to the Comprehensive Plan to capture the potential of maritime industrial and commercial uses for land that is currently adjacent to the marina. After incorporation of the new land use category into the Comprehensive Plan, zoning regulations have to be adopted to implement the intent of the new land use category.

Some of the key elements that the land use designation is intending to achieve can be derived from the key words and phrases found within the adopted intent statement for the Maritime designation. They are listed below:

- Accommodate high intensity water-related and water-dependent uses
- Clean industrial uses
- Commercial uses similar to uses permitted in the Central Business District
- Flexible standards for streets and parking
- Sufficient screening between industrial and commercial uses

Water-related and water-dependent uses are defined in the City's Shoreline Master Program (SMP) that was recently adopted by the City.

Since the intent statement makes a strong connection to the CBD district and the SMP, development regulations for the Maritime District can be adapted for this district from these documents.

The staff report presents some water-dependent uses and some of the uses to consider under the Conditional Use category.

Mr. Powers concluded by asking for Planning Commission feedback.

#### **Planning Commission Discussion**

Planning Commission discussed the challenges of the land ownership land the development challenges in the area of the Marina.

Mr. Powers indicated that a good way to start the conversation is to get the right mix of uses.

Mr. Freeman commented that conference center, hotel and motel listed in the conditional use category are parking intensive.

Ms. Jensen stated that she wanted to avoid creating another shopping district in that area because the shopping districts are already established.

Mr. Powers said that if the Planning Commission thought that a uses didn't fit with their vision of what is going to be reality that they can remove those uses knowing that they can put them back in at some point in the future if necessary.

Commissioners agreed on keeping conference center and hotel/motel under the conditional use category recognizing that there are serious space constraints today but there could be some redevelopment activity that may allow for these uses in the future.

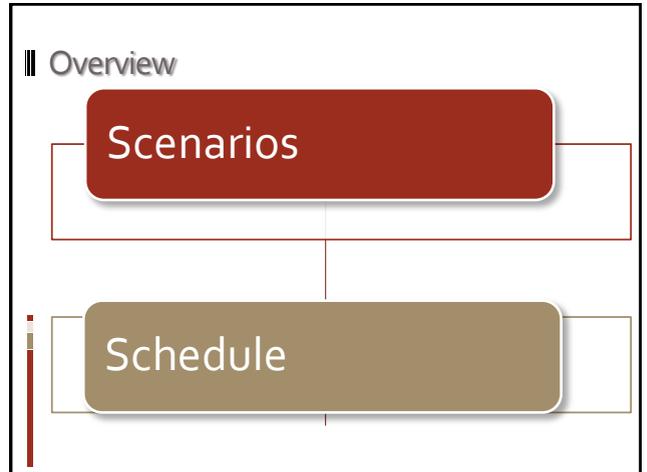
**YEARLY REPORT TO CITY COUNCIL** – Public Meeting

Mr. Powers reported that OHMC Section 18.04.070 requires the Planning Commission to make an annual report to the City Council. Staff prepared a draft report but left the section for recommendations to the City Council blank so that staff may collect and compile any recommendations the Commission would like to make and add them to the report. Once the draft is complete, staff will schedule the matter for an upcoming City Council meeting.

Planning Commission discussed Planning Division staffing levels and agreed to forward any recommendations to staff for inclusion in the report and final approval by the Planning Commission at the March business meeting.

Mr. Fakkema noted that it was Mr. Wallin's last meeting and Planning Commissioners thanked Mr. Wallin for his service on the Planning Commission.

**ADJOURN: 9:20 p.m.**



- ### || Purpose
- Familiarity with scenarios and parameters
  - Discussion
  - Possible guidance?

- ### || Scenario 1: "Least Restrictive."
- |   |  |
|---|--|
| <p><b><u>Size:</u></b></p>                      | <ul style="list-style-type: none"><li>•100% of single sign, 50% of sign allocation, 100 SF</li></ul> |
| <p><b><u>Motion</u></b></p>                     | <ul style="list-style-type: none"><li>•Full motion and video</li></ul>                               |
| <p><b><u>Site location restrictions</u></b></p> | <ul style="list-style-type: none"><li>•Building mounted and freestanding</li></ul>                   |
| <p><b><u>Quantity</u></b></p>                   | <ul style="list-style-type: none"><li>•No more than 1 per property</li></ul>                         |
| <p><b><u>Zone/Area Restrictions</u></b></p>     | <ul style="list-style-type: none"><li>•All commercial and industrial except Pioneer</li></ul>        |
| <p><b><u>Hours:</u></b></p>                     | <ul style="list-style-type: none"><li>•8:00 a.m. – 10:00 p.m.</li></ul>                              |

### Scenario 2: "Medium Restriction"

<b>Size:</b>	•50% of single sign, 50% of sign allocation, 50 SF
<b>Motion</b>	•Some motion, no video. Image duration 2 s.
<b>Site location restrictions</b>	•Building mounted only
<b>Quantity</b>	•No more than 1 per property
<b>Zone/Area Restrictions</b>	•All commercial except Pioneer (no industrial)
<b>Hours:</b>	•8:00 a.m. – 10:00 p.m.

### Scenario 3: "Most Restrictive"

<b>Size:</b>	•50% of single sign, 30% of sign allocation, 25 SF
<b>Motion</b>	•No motion; image duration 20 s
<b>Site location restrictions</b>	•Building mounted only
<b>Quantity</b>	•No more than 1 per property
<b>Zone/Area Restrictions</b>	•C3, C4, C5 except Pioneer
<b>Hours:</b>	•8:00 a.m. – 8:00 p.m. October thru March; 8:00 – 10:00 p.m. April thru September

### Schedule

<b>February</b>	•Discuss scenarios
<b>March</b>	•Public hearing, give guidance to staff
<b>April</b>	•Public hearing, review draft code
<b>May</b>	•Close hearing. Make recommendation

### Questions?



## 6mm Prism Display Systems®



### Key Features

- High resolution 6mm pixel spacing
- Modules are 32x32 matrixes
- Weatherproof silicone sealed components
- Conformal-coated boards & sealed cabinet encasements
- PrismView® software for easily creating and managing content
- Multiple communications options
- Made of only the highest quality LEDs
- Manufactured entirely in the United States

### Specifications

Pixel pitch	3mm x 3mm diode on 6.35mm (.25") centers	Color temperature	4,500 - 9,000K (adjustable)
Pixel configuration	3-in 1 SMD	Module configuration	32x32 matrix
Pixel density	24,800 m <sup>2</sup> / 2,313 ft <sup>2</sup>	Power frequency	120/240 volts, 50/60 Hz
Diode type	Surface Mount Technology (SMT)	Module weight	1.2 lbs. / .55 kg
Diode density	74,400 m <sup>2</sup> / 6,939 ft <sup>2</sup>	Software	PrismView®
Brightness	9,000 nits	Animation rate	30 frames per second
Viewing angle	160° (+/- 80°) horizontal 85° (+30°/- 50°) vertical	Video rate	60 frames per second
LED lifetime	100,000 hours to half brightness	Calibration	Pixel to pixel Module to module
Video processing	19 bit, 100% digital	Working temperature	-30°F to 122°F (-34°C to 50°C)
Color processing	18 bit per color (54 bit)	Cabinet construction	Aluminum construction
Dimming capability	10 bit (1024 levels of brightness)	Weatherproofing	Silicone sealed
Number of colors	18 quadrillion colors	Louvers	Injection molded
Intensity	262,144 levels of red, green, and blue	Certification	UL listed
Color wavelength	red: 630nm, green: 530nm, blue: 465nm	Cooling	Quiet running vent fans

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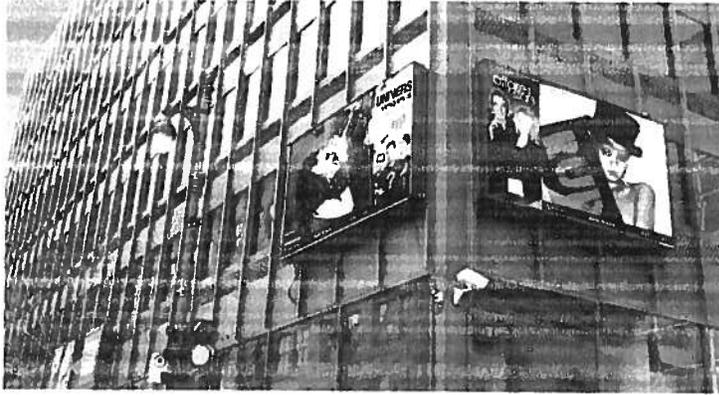
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## 10mm Prism Display Systems®



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- Conformal-coated boards & sealed cabinet encasements
- PrismView® software for easily creating and managing content
- Multiple communications options
- Made of only the highest quality LEDs
- Manufactured entirely in the United States

### Specifications

Pixel pitch	3mm x 3mm diode on 10.32mm (.40625") centers	Color temperature	4,500 - 9,000K (adjustable)
Pixel configuration	3-in-1 SMD	Module configuration	16x32 matrix
Pixel density	9,392 m <sup>2</sup> / 876 ft <sup>2</sup>	Power frequency	120/240 volts, 50/60 Hz
Diode type	Surface Mount Technology (SMT)	Module weight	1.2 lbs / .55 kg
Diode density	28,176 m <sup>2</sup> / 2,628 ft <sup>2</sup>	Software	PrismView®
Brightness	8,837 nits	Animation rate	30 frames per second
Viewing angle	160° (+/- 80°) horizontal 85° (+30°/- 50°) vertical	Video rate	60 frames per second
LED lifetime	100,000 hours to half brightness	Calibration	Pixel to pixel Module to module
Video processing	19 bit, 100% digital	Working temperature	-30°F to 122°F (-34°C to 50°C)
Color processing	18 bit per color (54 bit)	Cabinet construction	Steel or aluminum construction
Dimming capability	10 bit (1024 levels of brightness)	Weatherproofing	Silicone sealed
Number of colors	18 quadrillion colors	Louvers	Injection molded
Intensity	262,144 levels of red, green, and blue	Certification	UL listed
Color wavelength	red: 630nm, green: 530nm, blue: 465nm	Cooling	Quiet running vent fans

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## 12mm Prism Display Systems®



### Key Features

- High resolution 12mm pixel spacing
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- Weatherproof silicone sealed components
- Conformal-coated boards & sealed cabinet encasements
- PrismView™ software for easily creating and managing content
- Multiple communications options
- Made of only the highest quality LEDs
- Manufactured entirely in the United States

### Specifications

Pixel pitch	5.5mm x 5.5mm diode on 12.7mm (.5") centers	Color temperature	4,500 - 9,000K (adjustable)
Pixel configuration	3-in-1 SMD	Module configuration	16x16 matrix
Pixel density	6,200 m <sup>2</sup> / 576 ft <sup>2</sup>	Power frequency	120/240 volts, 50/60 Hz
Diode type	Surface Mount Technology (SMT)	Module weight	1.2 lbs. / .55 kg
Diode density	18,600 m <sup>2</sup> / 1,728 ft <sup>2</sup>	Software	PrismView®
Brightness	14,260 nits <i>98% 12,834 10% 1,426</i>	Animation rate	30 frames per second
Viewing angle	160° (+/- 80°) horizontal 85° (+30°/- 50°) vertical	Video rate	60 frames per second
LED lifetime	100,000 hours to half brightness	Calibration	Pixel to pixel Module to module
Video processing	19 bit, 100% digital	Working temperature	-30°F to 122°F (-34°C to 50°C)
Color processing	18 bit per color (54 bit)	Cabinet construction	Aluminum construction
Dimming capability	10 bit (1024 levels of brightness)	Weatherproofing	Silicone sealed
Number of colors	18 quadrillion colors	Louvers	Injection molded
Intensity	262,144 levels of red, green, and blue	Certification	UL listed
Color wavelength	red: 630nm, green: 530nm, blue: 465nm	Cooling	Quiet running vent fans

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## 16mm Prism Display Systems®



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- Conformal-coated boards & sealed cabinet encasements
- PrismView™ software for easily creating and managing content
- Multiple communications options
- Made of only the highest quality LEDs
- Manufactured entirely in the United States

### Specifications

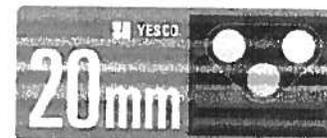
Pixel pitch	13.7mm x 7.6mm cluster on 16.5mm (.65") centers	Color temperature	4,500 - 9,000K (adjustable)
Pixel configuration	1 red, 1 green, 1 blue	Module configuration	16x16 matrix
Pixel density	3,669 m <sup>2</sup> / 344 ft <sup>2</sup>	Power frequency	120/240 volts, 50/60 Hz
Diode type	Discrete lamp	Module weight	2.1 lbs. / .85 kg
Diode density	11,007 m <sup>2</sup> / 1,032 ft <sup>2</sup>	Software	PrismView™
Brightness	12,658 nits	Animation rate	30 frames per second
Viewing angle	140° (+/- 70°) horizontal 65° (+/- 32.5°) vertical	Video rate	60 frames per second
LED lifetime	100,000 hours to half brightness	Calibration	Pixel to pixel Module to module
Video processing	19 bit, 100% digital	Working temperature	-30°F to 122°F (-34°C to 50°C)
Color processing	18 bit per color (54 bit)	Cabinet construction	Aluminum construction
Dimming capability	10 bit (1024 levels of brightness)	Weatherproofing	Silicone sealed
Number of colors	18 quadrillion colors	Louvers	Injection molded
Intensity	262,144 levels of red, green and blue	Certification	UL listed
Color wavelength	red: 630nm, green: 530nm, blue: 465nm	Cooling	Quiet running vent fans

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## 20mm Prism Display Systems®



### Key Features

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- Weatherproof silicone sealed components
- Conformal-coated boards & sealed cabinet encasements
- PrismView® software for easily creating and managing content
- Multiple communications options
- Made of only the highest quality LEDs
- Manufactured entirely in the United States

### Specifications

Pixel pitch	13.7mm x 7.6mm cluster on 20.6mm (.8125") centers	Color temperature	4,500 - 9,000K (adjustable)
Pixel configuration	1 red, 1 green, 1 blue	Module configuration	8x16 matrix
Pixel density	2,350 m <sup>2</sup> / 218 ft <sup>2</sup>	Power frequency	120/240 volts, 50/60 Hz
Diode type	Discrete lamp	Module weight	2.2 lbs. / 1 kg
Diode density	7,050 m <sup>2</sup> / 654 ft <sup>2</sup>	Software	PrismView®
Brightness	9,000 nits	Animation rate	30 frames per second
Viewing angle	140° (+/- 70°) horizontal 65° (+/- 32.5°) vertical	Video rate	60 frames per second
LED lifetime	100,000 hours to half brightness	Calibration	Pixel to pixel Module to module
Video processing	19 bit, 100% digital	Working temperature	-30°F to 122°F (-34°C to 50°C)
Color processing	18 bit per color (54 bit)	Cabinet construction	All aluminum construction
Dimming capability	10 bit (1024 levels of brightness)	Weatherproofing	Silicone sealed
Number of colors	18 quadrillion colors	Louvers	Injection molded
Intensity	262,144 levels of red, green, and blue	Certification	UL listed
Color wavelength	red: 620nm, green: 530nm, blue: 465nm	Cooling	Quiet running vent fans

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## 25mm Prism Display Systems®



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- Conformal-coated boards & sealed cabinet encasements
- PrismView® software for easily creating and managing content
- Multiple communications options
- Made of only the highest quality LEDs
- Manufactured entirely in the United States

### Specifications

Pixel pitch	13.7mm x 7.6mm cluster on 25mm (1.0") centers	Color temperature	4,500 - 9,000K (adjustable)
Pixel configuration	1 red, 1 green, 1 blue	Module configuration	8x16 matrix
Pixel density	1,550 m <sup>2</sup> / 144 ft <sup>2</sup>	Power frequency	120/240 volts, 50/60 Hz
Diode type	Discrete lamp	Module weight	1.9 lbs. / .8 kg
Diode density	4,652 m <sup>2</sup> / 432 ft <sup>2</sup>	Software	PrismView®
Brightness	7,500 nits	Animation rate	30 frames per second
Viewing angle	140° (+/- 70°) horizontal 65° (+/- 32.5°) vertical	Video rate	60 frames per second
LED lifetime	100,000 hours to half brightness	Calibration	Pixel to pixel Module to module
Video processing	19 bit, 100% digital	Working temperature	-30°F to 122°F (-34°C to 50°C)
Color processing	18 bit per color	Cabinet construction	Aluminum construction
Dimming capability	10 bit (1024 levels of brightness)	Weatherproofing	Silicone sealed
Number of colors	18 quadrillion colors	Louvers	Injection molded
Intensity	262,144 levels of red, green, and blue	Certification	UL listed
Color wavelength	red: 630nm, green: 530nm, blue: 465nm	Cooling	Quiet running vent fans

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