

CITY OF WILLAMINA
411 NE C Street – P O Box 629
Willamina, OR 97396
503-876-2242 fax 503-876-1121

NOTICE OF PLANNING COMMISSION (PC) ACTION

DATE: April 2012 (*See signature page for written decision date.*)

I. BACKGROUND

Property Owner: Clair Mitchell
Applicant: Gus Forster, Superintendent, Willamina School District 30J
Location: Yamhill County Assessor's Map and Tax Lot Numbers:
6 7 01 AD/8800 (Attachment A)
Property Address: 682 Main Street (at the intersection with Oaken Hills Drive)
Size: .60 acre
Current Use: Single-family dwelling (built in 1903)
Comprehensive Plan/ General Commercial (C-1)
Zoning: (Willamina Development Code, Section 2.104)
Criteria for a
Conditional Use/Sign Willamina Development Code, Section 2.206.10

II. REQUEST

Approval of a conditional use permit to allow the installation of a message sign (a sign which changes its message electronically and is designed to display various messages) as required by the Code, Section 2.206.07 N. (See Attachment B.)

III. CRITERIA – CONDITIONAL USE

Applications for conditional use permits for message signs are processed according to the procedure set forth in Section 3.100. The criteria to be reviewed and applied to conditional use permit proceedings are for in the Code, Section 2.206.10.

The following criteria was used to review and decide conditional use permit applications for a message sign.

The applicant's full response was provided in the Staff report, Attachment B.

- A. The proposed sign is located in a C-1 or C-2 zone.

Findings: The subject property is located within a General Commercial (C-1) zone district.

- B. The proposed sign, as conditioned, will not significantly increase or lead to street level sign clutter, or to signs adversely dominating the visual image of the area.

Finding: There is an existing sign located on the subject property. It measures 4 feet by 10 feet that calculates to 40 square feet in size. The application does not indicate any changes to the size of the sign. According to information presented to City staff, the sign was placed on the subject property in the late 1990's.

- C. The proposed sign, as conditioned, will not adversely impact the surrounding area to a significant degree.

Finding: The sign is required to be processed under a sign permit with the City and includes a permit that will be reviewed by Yamhill County Building Inspection program. If the electrical connection is not covered under the sign permit reviewed by Yamhill County, an additional application for electrical permit may be required. Issuance of a permit that "covers" the electrical connection is required prior to installation.

- D. The proposed sign will not present a traffic or safety hazard.

Finding: Signs that are lit and have movement have the potential to distract drivers. However, the City does not have standards to regulate brightness or timing on the sequence of announcements. At this time, the City needs to defer to the sign meeting "industry standards." However, the applicant needs to be aware that complaints about the sign might have the potential to raise nuisance issues from individuals traveling or living in the neighborhood.

An email from ODOT, Staff Report--Attachment C, addressed the sign's visibility from Willamina-Sheridan Highway—Highway 18-Business.

- E. If the application is for a flashing and/or message sign, no rotary beacon lights, zip lights, strobe lights, or similar devices shall be allowed. No chaser effect or other flashing effect consisting of external lights, lamps, bulbs or neon tubes are allowed. Only flashing effects by way of internal illumination are allowed.

Finding: The application is for a message sign. Beacon lights, zip lights, strobe lights, or similar devices are prohibited and apply to the installation of this sign. No chaser effect or other flashing effect consisting of external lights, lamps, bulbs, or neon tubes is allowed. However, the criterion notes that flashing effects by way of internal illumination are allowed.

- F. If the application is for a rotating/revolving sign, such sign cannot flash or be illuminated by intermittent light. Rotating/revolving signs shall revolve at a speed no greater than five (5) revolutions per minute.

Finding: This criterion is not applicable because the sign does not rotate or revolve.

- G. The total allowed sign area for a business shall be reduced by 25 percent if the business has a flashing, rotating/revolving, or message sign.

Finding: The applicant is proposing to add a message sign that is equivalent in square footage to sign currently located on the subject property. Any additional signage on the subject property is assessed at the time of application.

- H. The proposed sign will comply with all other regulations, including, but not limited to height and placement restrictions.

Finding: The message sign is greater in height than currently allowed in the City of Willamina Development Code (Section 2.206.09 A 3. b.). The maximum height is 20 feet and the sign is presented at a total of 22 feet with the pole 12 feet and the sign as 10 feet in height. According to the written part of the application, the sign is using the existing pole. However, the graphic representation indicates a different design for the pole. If the pole is replaced, it shall be limited to ten (10) feet in height.

A site plan was not presented indicating the location of the sign. To verify compliance with vision clearance areas requirements, at the time of filing for a sign permit, the applicant shall provide a site plan indicating that the sign is located outside the clear-vision areas (because it exceeds the height limit for location within the vision clearance area.)

Note: Clear-Vision Area is defined as a triangular area on a lot at the intersection of two streets (for this application) with two sides of the lines measure from the corner intersection right-of-way lines for a distance of 15 feet each direction.

IV. PLANNING COMMISSION DECISION - CONDITIONS OF APPROVAL

The Planning Commission approved a conditional use permit application to allow the installation of one message sign for property addressed as 682 Main Street based upon the property owner/developer complying with the following conditions of approval.

- A. At the time of sign permit, submit a site plan indicating that the sign is located outside the clear-vision area.
- B. Complete the sign permit process with the City including the portion of the permit reviewed by Yamhill County Inspection program. The sign may also require the filing and approval of an electrical permit. All permits shall be approved and issued prior to installation.

If the sign pole is replaced it shall be limited to ten (10) feet in height and the pole height shall be indicated on the sign permit applications.

- C. To “enact” the conditional use permit, install the sign within one (1) year of the written decision. An extension may be requested if filed with the City in writing a minimum of one (1) month prior to the expiration date.
- D. Note that compliance with the Conditions of Approval shall be the sole responsibility of the applicant.

V. DECISION AND APPEAL DATES

APPROVED BY A UNANIMOUS VOTE OF THE PLANNING COMMISSION (oral decision) ON THE 3rd DAY OF April, 2012, to GRANT a conditional use permit application to allow the installation of one message sign for property addressed as 682 Main Street.

DATED at Willamina, Oregon, this 6 day of April, 2012.

ATTEST: Loyal Hamilton 4-6-12
Loyal Hamilton, Commission Chairperson Date

ATTEST: Debbie Bernard 4-6-12
Debbie Bernard, Planning Secretary Date

The decision becomes final at the conclusion of the appeal period.

THIS DECISION MAY BE **APPEALED** TO THE WILLAMINA CITY COUNCIL IN WRITING WITHIN FOURTEEN (14) CALENDAR DAYS OF THE NOTICE OF WRITTEN DECISION (Code, subsection 3.205.01) and based upon the written decision--signature date.

If there are questions regarding this application or the appeal process, please contact the City of Willamina at **503-876-2242**.

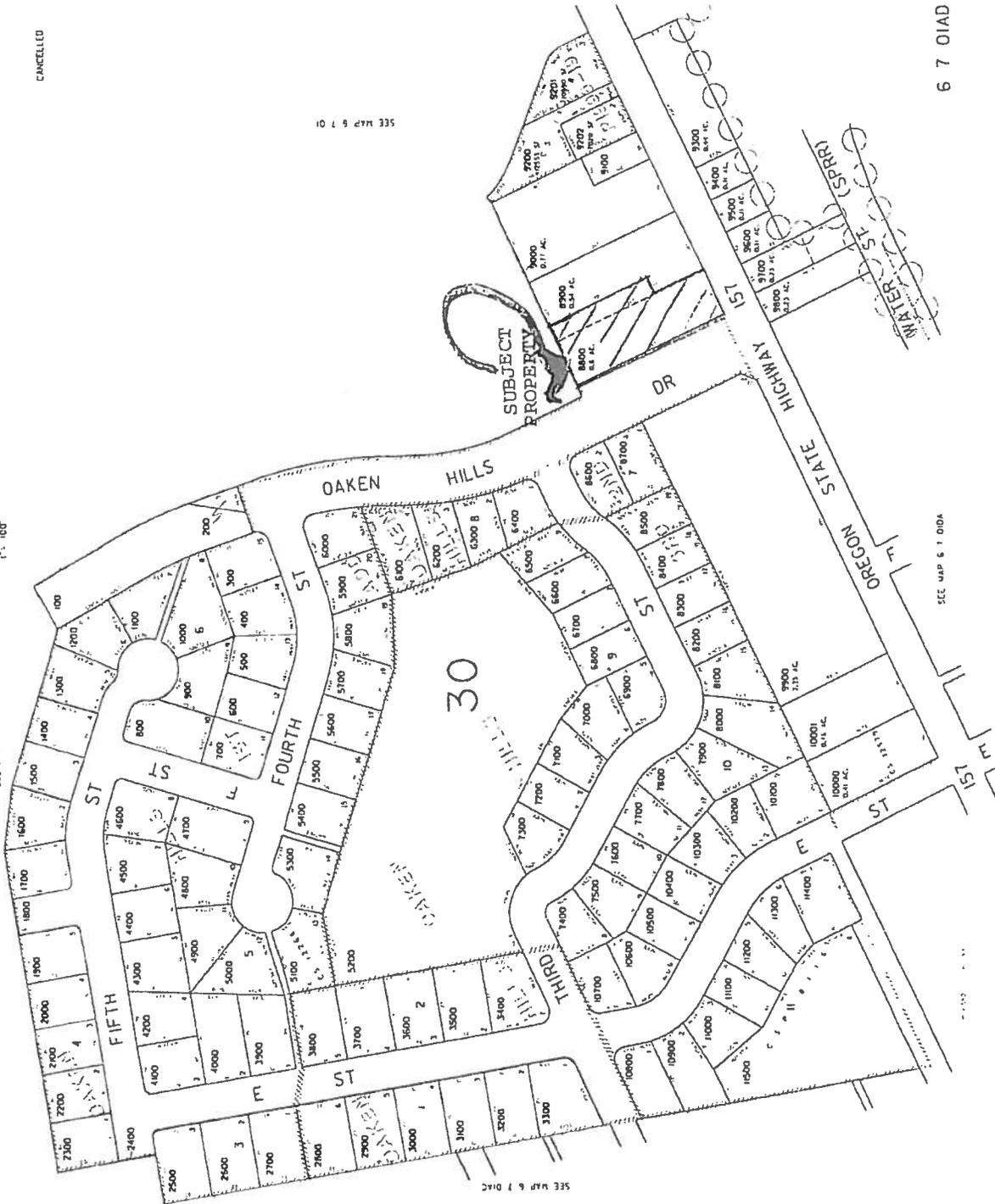
6 7 OIAD
WILLAMINA

CANCELLED

SE 1/4 NE 1/4 SEC 1 T6S R7W W.M.
YAMHILL COUNTY
1" = 100'

SEE MAP 6 T 01

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



SEE MAP 6 T 01

SEE MAP 6 T 01A

SEE MAP 6 T 01A

6 7 OIAD

ATTACHMENT ~~X~~



42425 East Hill Road
Post Office Box 1243
Willamina, OR 97146
OR CDB# 1751130

Office 503-876-8984
Fax 503-876-8403
www.crystalsignsllc.com

CLIENT: Willamina High School
LOCATION: Willamina, Or.
NAME:
PHONE:

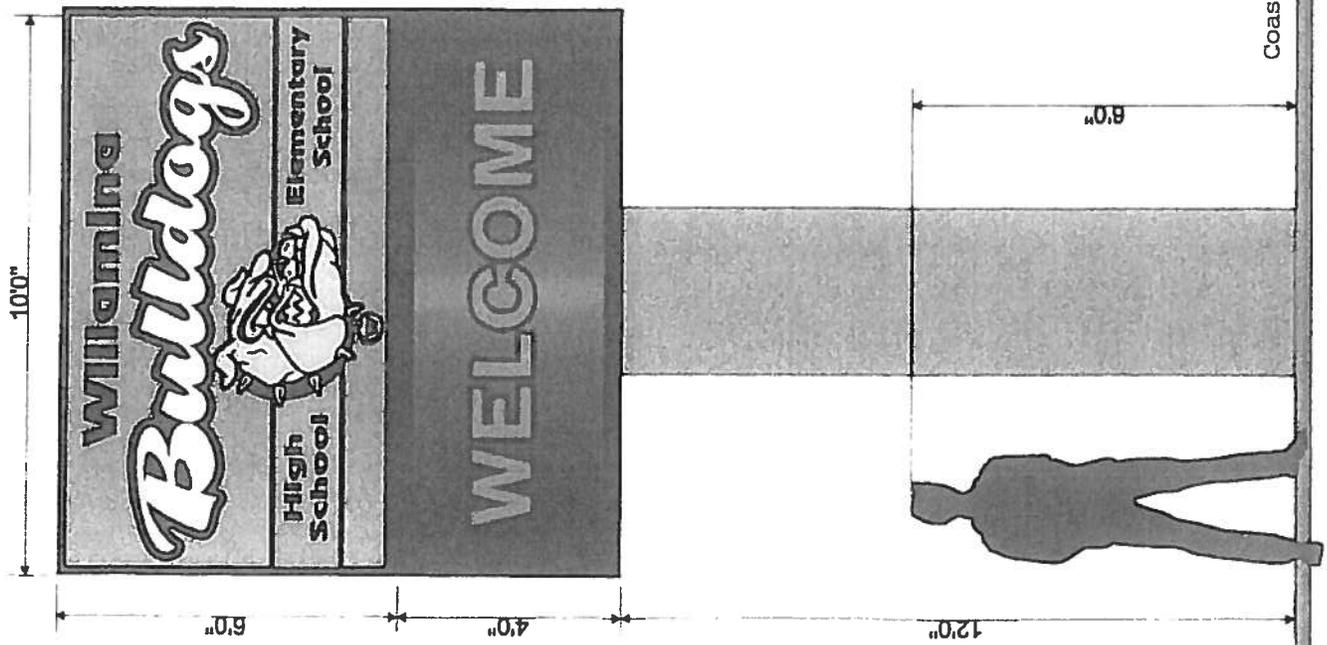
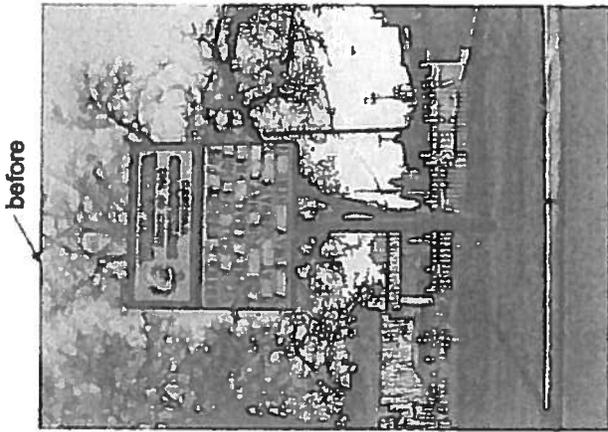
DESCRIPTION:
Manufacture and install
double faced poll sign and
LED message center.

QUOTE DATE: 2-26-10
DRAWING NO: 10-625
DRAWN BY: Billy
VOLTAGE: CREDIT
SCALE: NONE
CURRENT: DCSHOW LOAD

MATERIALS:

APPROVALS:
CLIENT SIGNATURE:
DATE:
PROPERTY OWNERS APPROVAL:

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ATTACHMENT B