



ORDINANCE 2009-003

AN ORDINANCE AMENDING THE SIGN CODE SECTION OF THE SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE (16.102)

WHEREAS, The City Council initiated an amendment to the Sherwood Zoning and Community Development Code (SZCDC) to consider modifications to the free standing sign standards via resolution 2008-056; and

WHEREAS, the City evaluated whether the permitted height and size of free standing signs accurately reflect the community values; and

WHEREAS, the City utilized an inventory of existing free standing signs in the City and comparison with other jurisdictions sign code provisions to determine if the current standards were appropriate; and

WHEREAS, the City determined that modifications were needed to the permitted height and size of signs to better reflect community values and be more in line with nearby jurisdictions; and

WHEREAS amendments were developed and proposed to:

- limit the height and size of free-standing signs to six (6) feet tall and 36 square feet per sign face city-wide with specific exception areas where signs up to 20 feet tall and 150 square feet per sign face may be permitted and
- limits the amount of sign area permitted to be electronic; and

WHEREAS, The proposed amendments were subject to full and proper review and a public hearing was held before the Planning Commission on December 3, 2008; and

WHEREAS, the Planning Commission voted to forward a recommendation of approval to the City Council on January 13, 2009 based on the analysis and findings included in Exhibit 1; and

WHEREAS, the City Council held a public hearing on February 3, 2009 and determined on February 17, 2009 that the proposed changes to the sign definitions, prohibited signs and sign regulation by zone in SZCDC 16.102.010.9, 16.102.020 and 16.102.030 met the applicable Comprehensive Plan criteria and continued to be consistent with regional and state standards.

NOW, THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

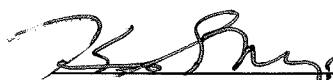
Section 1. Findings. After full and due consideration of the application, the Planning Commission recommendation ("Exhibit 1"), the record, findings, and the evidence presented at the public hearing, the Council finds that the text of the SZCDC regarding definitions, prohibited signs and sign regulations by zone shall be amended as documented in Exhibit 1-A and adopts the findings of fact contained in the Planning Commission recommendation attached as Exhibit 1.

Section 2. Approval. The proposed amendments for sign code (PA 08-03) identified in Exhibit 1-A, are hereby **APPROVED**.

Section 3 - Manager Authorized. The Planning Department is hereby directed to take such action as may be necessary to document this amendment, including notice of adoption to the Department of Land Conservation and Development and necessary updates to Chapter 16 of the municipal code in accordance with City ordinances and regulations.

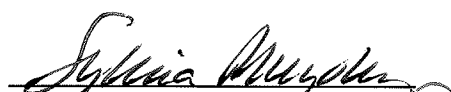
Section 4 - Effective Date. An emergency is declared to exist and this ordinance becomes effective immediately after its enactment by the City Council and approval by the Mayor.

Duly passed by the City Council this 17th day of February 2009.



Keith S. Mays, Mayor

ATTEST:



Sylvia Murphy, City Recorder

	<u>AYE</u>	<u>NAY</u>
Folsom	<input checked="" type="checkbox"/>	_____
Clark	<input checked="" type="checkbox"/>	_____
Weislogel	<input checked="" type="checkbox"/>	_____
Henderson	<input checked="" type="checkbox"/>	_____
Grant	<i>Absent</i>	_____
Heironimus	<input checked="" type="checkbox"/>	_____
Mays	<input checked="" type="checkbox"/>	_____

16.102.010 GENERALLY

9. Definitions

A. Off-Premise Sign: A sign placed at a location other than on the lot or property where the business or event being advertised or otherwise promoted is located.

B. Sign Face Area: The area of the sign shall be measured as follows if the sign is composed of one or more individual cabinets or sides:

1. The area around and enclosing the perimeter of each cabinet, sign face or module shall be summed and then totaled to determine total area. The perimeter of measurable area shall include all written advertising copy, symbols or logos.

2. If the sign is composed of more than two sign cabinets, sign faces or modules, the area enclosing the entire perimeter of all cabinets and/or modules within a single, continuous geometric figure shall be the area of the sign.

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C. Single Business Site: Any lot, or combination of lots legally bound together by a deed restriction, restrictive covenant or any other recorded document, having a single legally permitted business on the site.

D. Commercial Center: Any lot, or combination of lots legally bound together by a deed restriction, restrictive covenant or other recorded document, having at least two (2) but no more than three (3) legally permitted businesses on the site.

E. Commercial Plaza: Any lot, or combination of lots legally bound together by a deed restriction, restrictive covenant or other recorded document, having four (4) or more legally permitted businesses on the site. Any legally permitted off-premise sign on the site must comply with the provisions of this Chapter.

F. Free-Standing Signs:

1. Monument Sign: A sign constructed so that it is erected on grade or set into a hillside. If the monument sign is supported by poles, the sign shall extend to cover the support poles to within four (4) inches of the grade. Each free-standing monument sign shall have no more than two (2) faces.

2. Column Sign: A sign supported by two square columns covered by wood, brick, metal or stone with a minimum width of twenty-four (24) inches or a single square column with a minimum width of thirty-six (36) inches.

3. Pole Sign: A free-standing sign mounted on one (1) vertical support less than 36 inches wide.

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G. Wall Sign: A sign attached to, erected against or painted on a wall of a building.

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H. Permanent Residential Development Sign: Any sign erected in association with a single-family attached, single-family detached, duplex or townhome subdivision or Planned Unit Development (PUD). (Ord. 2005-002 § 5; 2004-006)

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J. Roof Signs: Signs erected in or directly above a roof or parapet of a building or structure.

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J. Electronic Message signs: Consistent with 16.102.020.6, electronic message signs may not change more than once every 30 seconds. In addition, the change may not involve movement or, flashing or changes in intensity of lighting. Electronic message signs are limited to no more than thirty five (35) percent of

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the total allowable sign area per sign face.
(Ord. 2004-006 § 3)

16.102.020 PROHIBITED SIGNS

1. Unsafe or Unmaintained Signs

All signs and sign structures must be constructed, erected and maintained to withstand the wind, seismic and other loads as specified in the Uniform Building Code. No sign shall be constructed, erected or maintained in violation of the maintenance provisions of this Chapter. (Ord. 86-851 § 3)

2. Signs on Streets

No sign shall substantially obstruct free and clear vision along streets or by reason of the position, shape or color, may interfere with, obstruct the view of, or be confused with any authorized traffic signal or device. No sign shall use the words "stop", "look", "danger", or any other similar word, phrase, symbol or character that interferes with or misleads motorists, pedestrians or bicyclists. (Ord. 86-851 § 3)

3. Obstructing Signs

No sign or sign structure shall be located or constructed so that it obstructs access to any fire escape, exit doorway or other means of egress from a building. No sign or supporting structure shall cover, wholly or partially, any window or doorway in any manner that will substantially limit access to the building in case of fire. (Ord. 86-851 § 3)

4. Rotating or Revolving Signs

Rotating or revolving signs are prohibited. (Ord. 86-851 § 3)

5. Illuminated Signs

Flashing signs, exposed reflective type bulbs, strobe lights, rotary beacons, par spots, zip lights and similar devices are prohibited. No exposed incandescent lamp which exceeds twenty-five (25) watts shall be used on the exterior surface of any sign so as to expose the face of such bulb or lamp to a public street. All permitted signs shall bear an approved Underwriters Laboratory label or equivalent 3rd party product safety testing and certification organization. (Ord. 86-851 § 3)

6. Changing Image Signs

Any sign that through the use of moving structural elements, flashing or sequential lights, lighting elements, or other automated method, resulting in movement, the appearance of movement or change of sign image or message are prohibited. Changing image signs do not include otherwise static signs where illumination is turned off and back on at a maximum of once every 30 seconds

and such change does not involve movement or flashing, (Ord. 2003-1153 § 1)

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7. Pole Signs, over six (6) feet in height (Ord. 2004-006 § 3)

8. Signs on Vacant Land

Any sign on unimproved property, unless allowed as a temporary sign under Sections 16.102.040 through 16.102.070 shall be prohibited. (Ord. 2004-006 § 3)

9. Permanent Residential Development Signs
(Ord. 2005-002 § 5; 2004-006)

10. Roof Signs (Ord. 2004-006 § 3)

16.102.030 SIGN REGULATIONS BY ZONE

1. Residential Zones

No sign requiring a permit shall be allowed in residential zones except for the following:

A. Public/Semi-Public Uses

For churches, schools and other public uses located within a residential or institutional public zone:

1. One (1) wall sign not exceeding thirty-six (36) square feet shall be permitted on a maximum of two (2) building elevations. Wall signs must be attached flat against the building face.

2. One (1) free-standing sign per street frontage not exceeding thirty-six (36) square feet per sign face shall be permitted. A minimum setback of fifteen (15) feet from property lines adjacent to public streets is required. The maximum height of any portion of a free-standing sign shall be limited to six (6) feet from ground level at its base.

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B. Multi-Family Development Signs

One (1) non-illuminated free-standing sign per street frontage not exceeding thirty-six (36) square feet per sign face shall be permitted. The maximum height of any portion of a free-standing sign shall be limited to six (6) feet from ground level at its base. (Ord. 2005-002 § 5; 2004-006)

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C. Non-Residential Signs

One (1) monument sign not more than sixteen (16) square feet in area identifying a permitted use in a residential zone shall be allowed.
(Ord. 2005-002 § 5; 2004-006; 2002-1132)

D. Temporary/Portable Signs

The requirements of Sections 16.102.040 through 16.102.070 shall apply.

(Ord. 2004-006 § 3)

2. Commercial Zones

No sign requiring a sign permit shall be allowed in commercial zones except for the following:

A. Free-Standing Signs

1. Number Permitted: Except as otherwise provided in a.-c. below, one (1) multi-faceted, free-standing sign designating the principal goods or services available on the premises shall be permitted per lot. Any off-premise free-standing sign legally located on a site shall be considered the sole free-standing sign allowed on the site and shall comply with the provisions of this Chapter.

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a. Where the total street frontage exceeds three-hundred (300) feet in length, one (1) additional free-standing sign is permitted. Except as otherwise permitted in b. or c. below, no more than one (1) free-standing sign per street frontage shall be permitted. Where two (2) or more signs are allowed due to multiple frontages, each sign shall be oriented to face a different direction or street frontage.

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b. One additional free-standing monument sign may be provided for fueling stations to provide required pricing information.

c. A Commercial Center or Commercial Plaza with at least two (2) stand alone businesses may have one additional free-standing sign provided the site has more than 300 feet of frontage

2. Height Limit: The maximum sign height shall not exceed six (6) feet in all commercial zones except that in the locations identified in (a)-(d) below the height, for no more than one sign per single business site, commercial center or plaza, may be increased to no more than 20 feet to allow for the construction of a column sign only. The exception locations are identified as:

- a. on or within 100 feet of Pacific Highway,
- b. Tualatin-Sherwood Road between 99W and SW Olds Place,
- c. Roy Rogers Road between 99W and Borchers
- d. Sherwood Boulevard between 99W and Century Boulevard, and
- e. Edy Road between 99W

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and Borchers,

The height of the sign shall be measured from the average grade of the building footprint located on site to the highest point of the sign. For sites with more than one (1) building, the average grade of the building closest to the location of the sign shall be used.

3. Clearance: Signs are prohibited over a driveway or parking area.

4. Area:

The maximum sign area for all commercial zones shall not exceed 36 square feet per sign face with a maximum of 2 sign faces permitted except that in those areas identified in 16.102.030 .2.A.2.(a)-(e), the sign area for one sign may be

Deleted: a. Single Business Site: The maximum sign face area for a single business site shall be no more than one-hundred fifty (150) square feet. The total for all free-standing sign faces shall not exceed three-hundred (300) square feet.¶
b. Commercial Center: The maximum sign face area for a commercial center sign shall be no more than two-hundred (200) square feet. The total for all free-standing sign faces shall not exceed four-hundred (400) square feet.¶
c. Commercial Plaza: The maximum sign face area for a commercial plaza sign shall be no more than three-hundred (300) square feet. The total for all free-standing sign faces shall not exceed six-hundred (600) square feet.¶
d. Maximum sign face area on any sign for any one (1) legally permitted business shall not exceed one-hundred fifty (150) square feet.

increased up to 100 square feet for a commercial center or up to 150 square feet for a Commercial Plaza.

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5. Location: No free-standing sign or any portion of any free-standing sign shall be located within a public right-of-way. Free-standing signs must comply with the Clear Vision Area requirements of Section 16.58.010.

6. Off-Premise Signs: Sign area will be calculated as part of the permitting business's total square footage requirements as described in subsection (A)(4). Any off-premise free-standing sign legally located on a single business site shall be considered the sole free-standing sign allowed on the site and shall comply with the provisions of this Chapter.

All off-premise signs oriented to be viewed from State Highway 99W shall be subject to the standards and requirements of the Oregon Administrative Rules and Oregon Revised Statutes administered and enforced by the Oregon Department of Transportation (ODOT). Where there is a conflict between the standards or requirements of the City and the State, the more restrictive standards or requirements shall apply.

B. Wall Signs

Wall signs in combination with banner and projecting signs placed per Section 16.102.070 and defined in Section 16.102.040C, shall not exceed twenty percent (20%) of the gross area face of the building to which the sign is attached. Signs placed on or within one (1) foot of display windows and designed to be viewed from the exterior of the building shall be included in determining the amount of signing. A minimum of thirty (30) square feet is guaranteed and the maximum shall be two-hundred fifty (250) square feet. Wall signs may not project more than one and one-half (1-1/2) feet from the wall to which they are attached.

C. Projecting Signs

Projecting signs supported by a wall of a building or structure shall be permitted under the following conditions:

1. Only one (1) projecting sign will be permitted on the same business frontage with wall signs.
2. No projecting sign shall be permitted on the same premises where there is a free-standing sign or roof sign.
3. A projecting sign shall be used solely to identify a business and shall not be used to advertise services or products sold on the premises.
4. No projecting sign shall extend more than three (3) feet above the roof line at the wall or the top of a parapet wall, whichever is higher.
5. No projecting sign shall be located within twenty (20) feet of another projecting sign in the same horizontal plane.
6. No projecting sign shall be supported by a frame, commonly known as an "A frame" or other visible frame located on the roof of a building.
7. No sign shall project to within two (2) feet of the curb of a public street or beyond five (5) feet from the building face, whichever is less.

D. Directional Signs

The requirements of subsection C shall apply. (Ord. 2004-006 § 3; 2002-1132)

E. Temporary/Portable Signs

The requirements of Sections 16.102.040 through 16.102.070 shall apply.
(Ord. 2004-006 § 3; 2002-1132)

3. Industrial Zones

No sign requiring a permit shall be allowed in industrial zones except for the following:

A. Free standing signs –

1. Industrial zoned properties that have an approved PUD and approval for permitted commercial uses, shall apply requirements in Section 16.102.030.2.A (a)-(c), 2, 3, 4, 5, 6, B, C, D and E.
2. Other than allowed under (1) above, industrial zones may have One (1) multi-faced free-standing sign designating the principal uses of the premise shall be permitted per street frontage provided the height does not exceed six (6) feet and the sign face does not exceed thirty six (36) square feet per sign face for a maximum of 72 square feet.

B. Directional Signs - The requirements of subsection C shall apply. (2004-006 § 3; 2002-1132)

C. Temporary/Portable Signs - The requirements of Sections 16.102.040 through 16.102.070 shall apply.

D. Wall Signs – the requirements of Section 16.102.030.2, Commercial Signs shall apply.

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Deleted: and the total area of all faces of such free-standing sign does not exceed one hundred and twenty (120)

Proposal: Update the sign code to further limit the height and size of free-standing signs city-wide with specific exceptions. Modify the non-conforming sign requirements so that signs that are non-conforming due to design or under a certain height or size are not required to come into compliance within a specific period of time. The Planning Commission held a hearing on December 9, 2008 and voted to forward a recommendation on January 13, 2009. The recommended changes were modified from the original proposal primarily for clarification and to modify the locations that signs could be higher than the standard six (6) foot height proposed. The Planning Commission recommended changes are attached as Exhibit A.

I. BACKGROUND

- A. Applicant: This is a City initiated text amendment; therefore the applicant is the City of Sherwood.
- B. Location: The proposed amendment is to the text of the development code and, therefore does not apply to a specific location.
- G. Review Type: The proposed text amendment requires a Type V review, which involves public hearings before the Planning Commission and City Council. The Planning Commission will make a recommendation to the City Council who will make the final decision. Any appeal of the City Council decision would go directly to the Land Use Board of Appeals.
- H. Public Notice and Hearing: Notice of the December 9, 2008 Planning Commission hearing on the proposed amendment was published in The Times on 11/27 and 12/4. Agency notice was provided and notice was posted in 5 public locations around town on 11/18/08.
- I. Review Criteria:
The required findings for the Plan Amendment are identified in Section 16.80.030 of the Sherwood Zoning and Community Development Code (SZCDC).
- J. Legislative background:
The sign ordinance was updated in 2004 via PA 04-01, Ordinance 2004-006. At that time, the height of signs was reduced from 45 feet down to a maximum of 35 feet (for commercial plazas) and the sign size was reduced from 750 square feet (with options to go larger in certain circumstances) down to 300 square feet per sign face. Ordinance 2004-006 also defined column signs, monument signs and prohibited pole signs. At that time, the non-conforming section stated that all non-conforming signs must be brought into compliance within 5 years. With the new standards, the non-conforming language was amended to exempt residential signs, church signs and public signs from the amortization requirement.

The sign code was amended further in 2005 via Ordinance 2005-002 (PA 04-05) to clarify that signs that were non-conforming as of the date that ordinance was passed must be brought into compliance within 5 years from that date and any sign erected after that date that were non-compliant (because permits were in process) would have to be brought into compliance within 5 years after they were constructed. The deadline, then for all non-conforming signs, except those erected after February 22, 2005, would be February 22, 2010.

In preparation of compliance action, the City conducted an inventory of all free-standing signs in the city to determine which would be required to be brought into compliance. The inventory revealed that, with the new definitions of signs regarding differences in design, of the 99 free-standing signs

inventoried, approximately 45 were non-conforming. Of those, 38 were non-compliant due to design only. In addition, there was concern about whether the existing sign standards sufficiently represented the community values for aesthetics and community character. As a result, the City determined it necessary to evaluate whether the sign code and amortization requirements truly reflected the community goals. The Council passed Resolution 2008-056 to prohibit staff from accepting new free-standing sign permit applications for 90 days while the city looked more closely at the sign ordinance.

II. AFFECTED AGENCY, PUBLIC NOTICE, AND PUBLIC COMMENTS

Agencies:

The City sent request for comments to the standard agency notification list. The City received responses indicating that there were no concerns from: ODOT Rail, TVF&R, Washington County Kinder-Morgan and Metro

CWS provided the following comments: "The signs CWS puts up on Water Quality Facilities and Vegetated Corridors/Sensitive Areas I believe are exempted under 16.102.010 (3-H). If correct, then no further comments."

The City received no response from the following: ODOT, Tri-met, NW Natural Gas, DLCD, DEQ, BPA, Sherwood Public Works, Sherwood Engineering, Pride Disposal, PGE, TVWD and Washington County.

Public:

Prior to the Planning Commission hearing the Commission received the following:

A letter was submitted to the Planning Department from Pride Disposal. While this letter was provided to the Commission during work session meetings, a copy is included in this packet as Exhibit C-1.

A letter to Chair Allen was submitted by Jim Claus along with published materials for his review. A copy of the letter is included as Exhibit C-2. The published materials provided may be reviewed at City Hall.

At the Commission hearing, the Commission received written testimony as well as public comment. This testimony is also attached to this report as Exhibits C-3 through C-9.

III. REQUIRED FINDINGS FOR A PLAN TEXT AMENDMENT

The applicable Plan Text Amendment review criteria are 16.80.030.1 and 3

16.80.030.1 - Text Amendment Review

An amendment to the text of the Comprehensive Plan shall be based upon the need for such an amendment as identified by the Council or the Commission. Such an amendment shall be consistent with the intent of the Comprehensive Plan, and with all other provisions of the Plan and Code, and with any applicable State or City statutes and regulations.

Demonstrated Need

As discussed under the legislative background section of this report, the City determined there was a need to evaluate the sign standards. The Planning Commission held two work sessions to discuss the current sign standards and to see where Sherwood's standards were in relation to neighboring jurisdictions. The City evaluated the standards of Tigard, Tualatin, Lake Oswego, West Linn and Wilsonville to see how Sherwood's standards compared. Exhibit D provides a comparison table of the

commercial and industrial sign standards of each jurisdiction and Sherwood. As the information demonstrates, Sherwood's standards for height and size exceed all other jurisdictions. The Planning Commission determined that it was not appropriate for the height and size of signs throughout the City to be the same for all commercial and industrial zones regardless of location. The Commission provided direction to set as a standard that no signs shall exceed 6 feet but recognized the need for larger signs along Pacific Highway and as part of larger commercial developments and provided direction that exceptions to the 6 foot standard should be provided. To ensure uniformity citywide except those exception areas, they supported modifying the height of signs in residential zones as well.

The Commission closely reviewed the sign inventory compiled by staff (Exhibit E) as they provided direction to staff for development of the sign code amendments. It was recognized that while many signs were non-conforming as a result of Ordinance 2004-006 they were not so egregious that they must be removed immediately. The commission did not want, however, to modify the design standards developed with Ordinance 2004-006. For that reason, it was determined that an additional modification to the non-conforming section in the sign code was appropriate to exempt signs that were non-conforming due to design alone. In addition, because the proposed amendments would further reduce the height permitted, resulting in signs being non-conforming for height that were not previously non-conforming it was determined that signs under a certain height or size would also be exempt from the amortization requirement. The Commission determined that signs exceeding 25 feet in height or 150 square feet in size would be inconsistent with the aesthetic objectives and should continue to be regulated by the amortization clause.

Consistency with the Comprehensive Plan

The proposed sign code amendments are consistent with the objectives and policies of the Comprehensive Plan, specifically Part 2, Chapter 4 Community Design:

2. General Findings

- a. Community design and aesthetic quality must be consciously considered in the review of new developments in order to ensure that Sherwood continues to be an attractive and efficiently functioning urban area.
- b. The visual attractiveness of site and structures will enhance property values.
- c. Careful attention to site design can result in protection of natural and man-made features which contribute to the community's identity.
- d. Visual variety in the mass, form, height, texture and color is necessary to avoid the monotonous urban landscape resulting from urban sprawl.
- e. Since 1976, the Sherwood Design Review Board or the Planning Commission has taken effective action to further community design values in the development of sites and structures. Explicit reference to community design and aesthetics goals, objectives and strategies will serve to strengthen the basis for their continuing efforts.

3. General Objectives

- a. To establish community design and aesthetics as a planning consideration in evaluating new development.
- b. To develop and implement policy which will encourage appropriateness and compatibility of new development with the existing natural and man-made environment, existing community activity patterns and community development.
- c. To develop and implement policy which will minimize or eliminate adverse visual effects caused or perpetuated by the design and location of new development including but not limited to effects from:
 1. The scale, mass, height, area and architectural design of buildings and structures.
 2. Vehicular and pedestrian ways and parking areas.
 3. Existing or proposed alteration of natural topographic features, vegetation and waterways.

4. Other developments or structures including, utility lines, storage, or service areas and advertising features which may interfere with sun and light exposure, views, vistas, privacy and general aesthetic value of the neighborhood and area.

4. Policies and Strategies

Policy 3 The natural beauty and unique visual character of Sherwood will be conserved.

Strategy:

Adopt a sign ordinance which regulates the number, size and quality of signs and graphics. Standardize and improve the quality of public signs and traffic signalization.

The text amendments propose regulations that will allow for signs to be of adequate size for advertising as demonstrated in other jurisdictions with similar sign regulations as well as signs in the city that would fully comply with the proposed modified standards. In addition, the sign standards will result in signs that are visually pleasing to the citizens of Sherwood. Adopting code language that requires smaller signs will help to lessen the distraction motorists may face when traveling on major roadways such as Tualatin-Sherwood Road and US Highway 99W. This will also preserve the character of Sherwood in commercial and industrial areas elsewhere in the City where larger signs are not necessary because the speed of travel is less. The amendments will help to preserve the views of the surrounding countryside and enhance the general aesthetic value of the city.

Applicable Regional (Metro) standards

There are no known Metro standards that this proposed sign code amendment would conflict with.

Consistency with Statewide Planning Goals

Because the comprehensive plan policies and strategies are not changing and the comprehensive plan has been acknowledged by the State, there are no conflicts with this text change. Further, there are no known state goals or standards that the proposed sign code amendment would conflict with.

The process used is consistent with the Goal 1 and 2 requirements (and the development code). The Commission had two (2) work sessions that were open to the public. The hearings were noticed via postings in 5 locations around the city, at the City Hall counter, on the City's web site and notice publicized in The Times newspaper. There are no other relevant statewide planning goals.

FINDING: As demonstrated in the above analysis, there is a need for the proposed amendments to the sign standards of the development code and the amendments are consistent with the Comprehensive Plan and applicable City, regional and State regulations and policies.

16.80.030.2 – Transportation Planning Rule Consistency

A. Review of plan and text amendment applications for effect on transportation facilities.

Proposals shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with OAR 660-12-0060 (the TPR). Review is required when a development application includes a proposed amendment to the Comprehensive Plan or changes to land use regulations.

FINDING: The amendment will not result in a change of uses otherwise permitted and will have no impact on the amount of traffic on the transportation system; therefore this policy is not applicable to the proposed amendment.

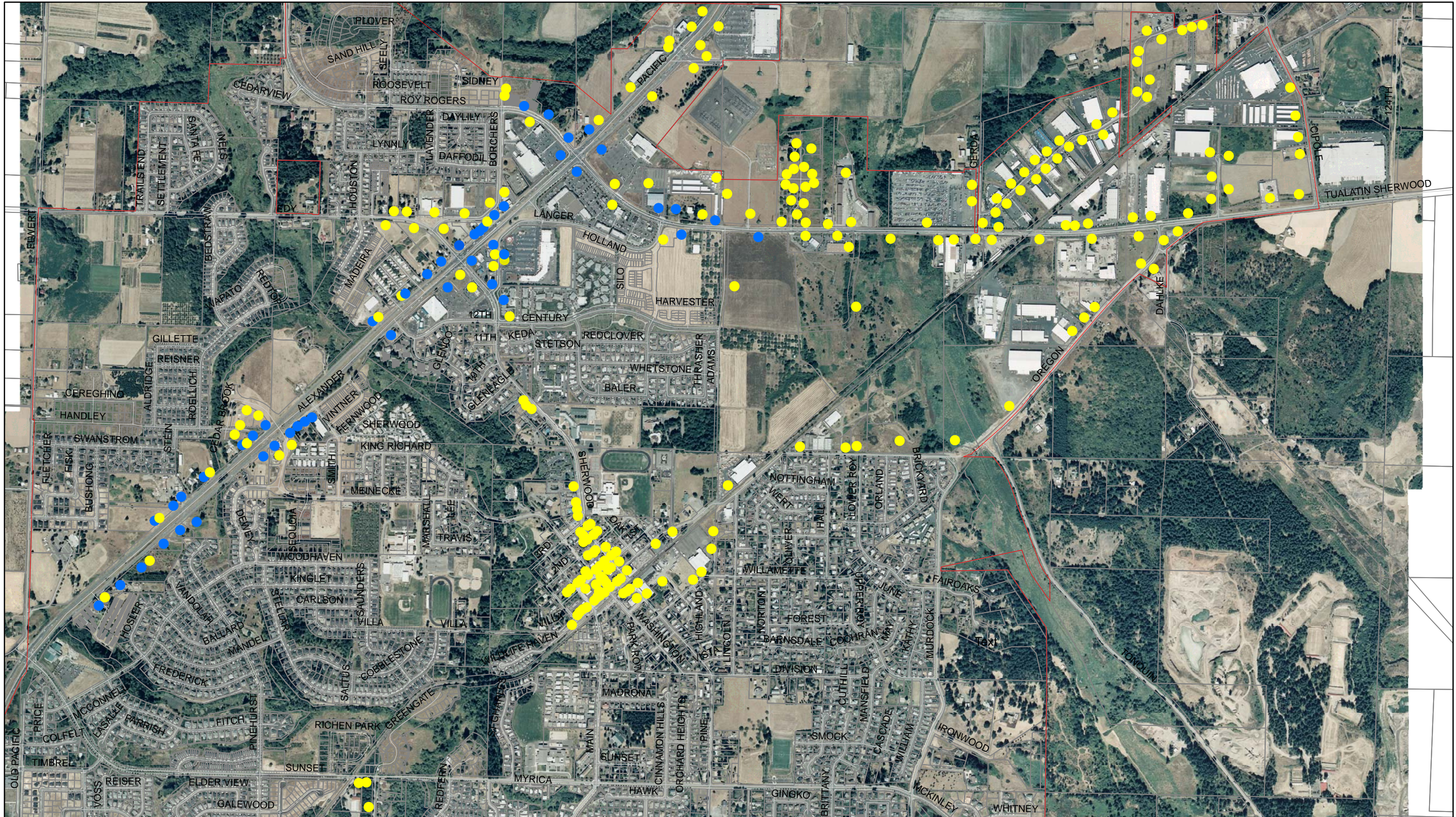
IV. RECOMMENDATION

Based on the above findings of fact, and the conclusion of law based on the applicable criteria, staff recommends Planning Commission forward a recommendation of approval of PA 08-03 to the City Council.

V. EXHIBITS

- A. Planning Commission proposed development code changes
- B. Sign Code Amendment summary table
- C. Public comments
 - 1. Pride Disposal
 - 2. Jim Claus
 - 3. Letter from Carol Keljo of Security Signs
 - 4. Letter from Patti King, Northwest Sign Council
 - 5. e-mail dated 12-8-08 (name withheld)
 - 6. Letter from Matt Grady, Gramor Development
 - 7. Testimony from John Alto
 - 8. Photos submitted by Matt Grady demonstrating signs consistent with proposed changes
 - 9. Copy of Scottsdale, CO sign code submitted by John Alto
- D. Comparison Table of nearby jurisdictions' sign standards
- E. Sherwood inventory of free standing signs
- F. Memo to Planning Commission from Julia Hajduk dated January 6, 2009 (including 2 attachments)

Potential Commercial and Industrial Sign Locations based on Proposed Ordinance 2009-003



● = 20' tall sign **
● = 6' tall sign

**Where site is undeveloped, it is assumed that each property would develop separately for the purpose of this map exercise
Assumptions are made that some undeveloped property would develop with more than one stand alone business