



22500 Salamo Road
West Linn, OR 97068

STAFF REPORT FOR THE PLANNING COMMISSION

FILE NUMBER: VAR-11-01

HEARING DATE: August 17, 2011

REQUEST: Class II Variance approval for a 27-foot high wall sign for Legacy Medical Group at 2020 SW 8th Avenue (The limit for wall signs is 25 feet for commercial uses in the applicable General Commercial district)

APPROVAL CRITERIA: Community Development Code (CDC) Chapter 19, General Commercial, GC; Chapter 52, Signs; and, Chapter 75, Variance.

STAFF REPORT PREPARED BY: Tom Soppe, Associate Planner

Planning Director's Initials 

EXECUTIVE SUMMARY

Legacy Medical Group operates a clinic in a three-story building in the southwest part of the Willamette Marketplace shopping center in the Willamette Neighborhood. Specifically, it occupies the eastern side of the second floor of the building, with its only sizable frontage facing the main Willamette Marketplace parking lot. There is no permanent on-wall sign for the clinic. Because the wall space above the first floor is reserved by the shopping center for businesses on the first floor, the only on-wall space available for the clinic is above the second floor windows. The applicant requests a variance from the 25-foot height limit for wall signs per Table 52.300 to allow a 27-foot high sign in this space. This is a Class II Variance per CDC Section 52.110(A).

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GENERAL INFORMATION

APPLICANT: Legacy Medical Group
2020 8th Ave.
West Linn, OR 97068

**APPLICANTS/
REPRESENTATIVES:** Landon Marsh
Pathway Design
8890 SW Laurel Leaf
Portland, OR 97225

Reid Storm
Vancouver Sign
2600 NE Andresen Rd., #50
Vancouver, WA 98661

**PROPERTY
OWNER:** VPC-OR West Linn, LP
c/o Ted Durant & Associates, Inc.
7000 SW Hampton St., #130
Tigard, OR 97223

SITE LOCATION: 2020 8th Avenue (Willamette Marketplace)

**LEGAL
DESCRIPTION:** Clackamas County Assessor's Map 2-1E-35C, tax lots 90000,
90010, 90100, 90101, 90111, 90121, 90200, 90212, 90215,
90218, 90221, 90222 (The 2020 8th Avenue parcel is
comprised by all of these taxlots.)

SITE SIZE: 2.42 acres (2020 8th Avenue parcel only, not entire Willamette
Marketplace site)

ZONING: GC, General Commercial (the west end of parcel is Willamette
Neighborhood Mixed Use Transitional Zone [MU] but that is
not where sign is proposed)

**COMP PLAN
DESIGNATION:** Commercial (the west end of parcel is Mixed Use [MU] but that
is not where sign is proposed)



120-DAY PERIOD: The application was deemed complete on July 7, 2011. Therefore, the 120-day maximum application-processing period ends November 4, 2011.

PUBLIC NOTICE: Public notice was mailed to the Willamette Neighborhood Association and affected property owners on July 22, 2011. The property was posted with a sign on July 25, 2011. In addition, the application has been posted on the City's website and was published in the West Linn Tidings on August 4, 2011. The notice requirements have been satisfied.

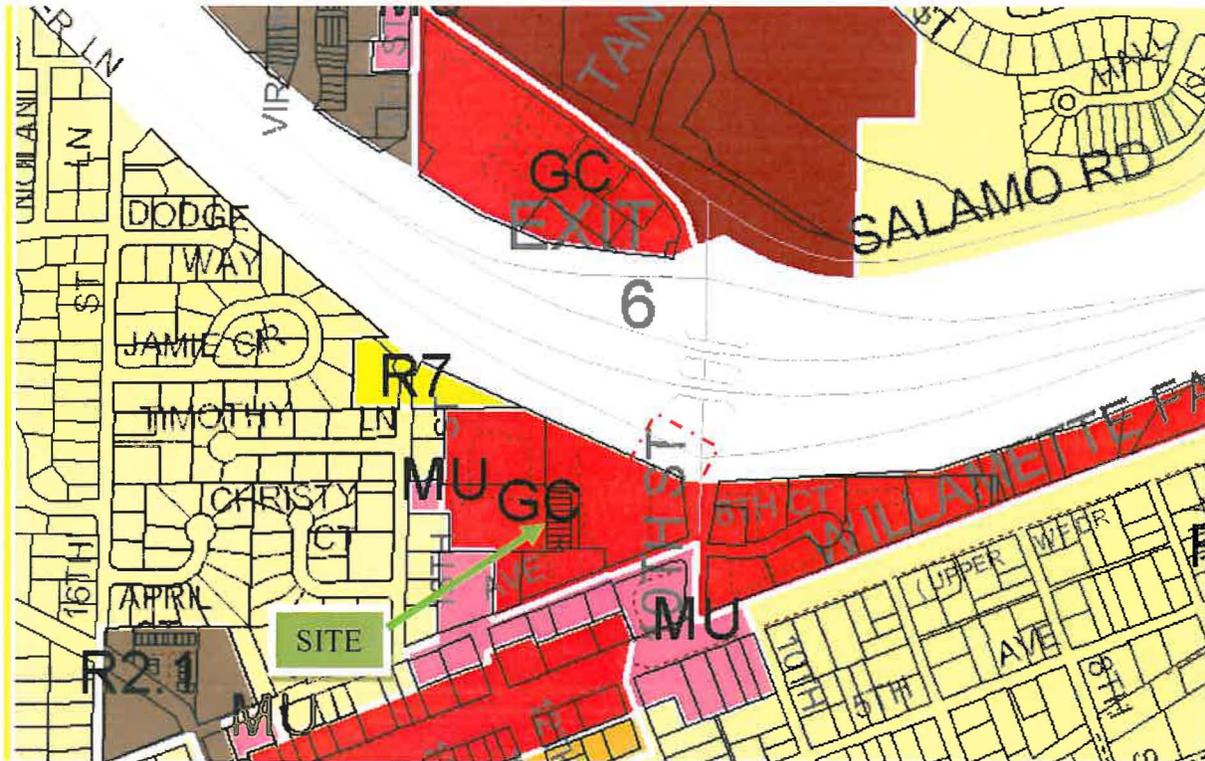
BACKGROUND

For the past few years a clinic operated by Legacy Medical Group has been located on the east side of the second floor of a building in the Willamette Marketplace shopping center. The building is located at 2020 8th Avenue. It is accessed via a local street, 8th Avenue, which connects to arterial street 10th Street. This area is located in the small segment of land between where 10th Street intersects with Willamette Falls Drive to the south and both Salamo Road and I-205 to the north. Current signage, discussed in detail under "Site Conditions" below, directs customers to the west side entrance of the building (the opposite side from what the clinic occupies). However, there is no permanent signage for the clinic on the building. The signage along 8th Avenue consists of a three foot by two foot sign directing customers to the western driveway of the site, and a multi-business monument sign at this driveway includes a 6 inch by 7.5 foot sign for the clinic. There is a one foot by 1.5 foot freestanding sign in front of the building entrance facing this west driveway. The applicant reports that many patients have trouble finding the clinic and some give up on doing so, missing their scheduled appointments. This situation and the desire for signage on the building have led the applicant to apply for a Class II Variance for sign height, to enable them to fit their desired signage on the east frontage above the clinic's second floor space.

Surrounding Land Use and Zoning: The entire Willamette Marketplace shopping center is in the General Commercial zone, except for the west end of the subject parcel which is in the MU zone. The surrounding areas contain a variety of uses in GC and other commercial zones, the Mixed Use zone, and residential zones.



Figure 1 Vicinity Map and Zoning



source: West Linn GIS, 2011

Table 1 Surrounding Land Use and Zoning

DIRECTION FROM SITE	LAND USE	ZONING
North	Other parts of Willamette Marketplace, Les Schwab Tires, I-205, River Falls Shopping Center (Albertson's, etc.), undeveloped OBC parcels, preserved oak savanna parkland, office buildings, single- and multi-family residential	GC, OBC, MU, R-2.1
East	Other parts of Willamette Marketplace, variety of freeway oriented commercial in 8 th Court area, single-family residential across Willamette Falls Drive	GC, R-10
South	Other parts of Willamette Marketplace, vacant MU-zoned land, various commercial in Willamette Falls Drive historic commercial area, single-family residential	GC, MU, Willamette Falls Drive Historic Commercial Overlay Zone on some GC and MU, R-10, R-5
West	Single-family residential, with a small multi-family area a few blocks away	R-10, MU, R-7, R-2.1

Source: West Linn GIS, 2011

Site Conditions:

The shopping center, approved on January 25, 2007 (by appeal files MISC-06-44 and MISC-06-45), is comprised of 6 buildings. The shopping center site was replatted in 2008 under partition file MIP-07-08, creating the parcel that now includes the 3-story building housing the Legacy Clinic and several other businesses. A parking lot fills the central area of the shopping center with buildings lining the east end of the site along 10th Street, the south end along 8th Avenue, and the west end of the main parking lot. The Legacy Medical Group clinic is located on the second floor of the 2020 8th Avenue building. This building lies along the west side of the main parking lot, towards the southern area of the Willamette Marketplace.

Figure 2 Willamette Marketplace and proposed sign location



source: West Linn GIS, 2011

Currently the shopping center has two monument signs and a pylon sign by the freeway, in addition to the on-wall signs for most of the businesses in the center. This represents one business center sign per parcel, so there can be no more monument or pylon signs per CDC Table 52.300. As discussed above, Legacy Medical Group has a sign on the monument sign by the furthest west shopping center entrance on 8th Avenue (see “Legacy on monument sign” on above photo), next to a driveway entrance going to the back side of the building housing the clinic. The only other signs for Legacy are a) a three foot by two foot directional sign pointing to this driveway, located at the entrance of the next driveway off 8th Avenue to the east, and; b) a one foot by 1.5 foot directional sign into the building itself, located at the west entrance to the building.

Project description:

Legacy Medical Group has a clinic occupying the eastern side of the second floor of the building at 2020 8th Avenue in the Willamette Marketplace. The area above the first floor is used for signage for the retail uses on the first floor, across a sidewalk from the main Willamette Marketplace parking lot. Therefore, the only area available for a clinic sign on the frontage of the clinic is above the clinic’s second floor windows. The applicable 25-foot height limit for signs (CDC Table 52.300) allows approximately 2-3 feet of space for a sign above the upper edge of these windows. The applicant requests a sign height variance of two feet to install what they maintain would be a more visible and aesthetically compatible sign. See Page 27 of Exhibit PC-3 for a visual representation of where the sign is proposed. Also see Page 35 (Exhibit PC-4) for the staff’s representation of where the 25-foot height limit is in relation to the tops of the second floor windows.

Approval Criteria and Analysis

CDC Section 52.110(A) states that “Sign height and sign area variances shall be a Class II variance, and shall be reviewed pursuant to the provisions of subsection C of this section and Chapter 75 CDC.” Therefore, the approval criteria include the provisions of Section 52.110(C) of the Signs Chapter and Section 75.060 of the Variance Chapter as well as Chapter 19, GC.

Staff has reviewed the applicant’s proposal relative to all applicable CDC requirements and finds that there are sufficient grounds for approval, subject to the condition below. Please see the following Supplementary Findings for details.

Public comments:

No public comments have been received to date.

RECOMMENDATION

Staff recommends approval of the application subject to the following conditions:

1. Site Plan. The project shall conform to the site plan dated July 6, 2011, located on Page 31 of Exhibit PC-3, and to the sign graphic on Page 35 of Exhibit PC-4.

Notes to applicant.

- Expiration of Approval. This approval shall expire three years from the effective date of this decision.
- Additional Permits Required. Your project will require the following additional permits:



- Sign permit: Apply at the Planning Department for a sign permit if the variance is approved and the two week appeal period has passed.
- Electrical permit: Contact Clackamas County.



ADDENDUM

APPROVAL CRITERIA AND FINDINGS

CHAPTER 19, GENERAL COMMERCIAL

19.030 PERMITTED USES

The following uses are permitted outright in this zone:

- 17. Medical and dental services.*

FINDING NO. 1:

The Legacy medical clinic is an existing permitted use in this zone. The criterion is met.

19.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

A. Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

- 1. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.*
- 2. The average minimum lot width shall be 50 feet.*
- 3. The average minimum lot depth shall not be less than 90 feet.*
- 4. Where the use abuts a residential district, the setback distance of the residential zone shall apply. For example, when the rear of a residential property abuts the side of a commercial property, the residential 20-foot setback shall apply to the commercial property. When the side of a residential property abuts the rear of a commercial property, the residential five- to seven-and-one-half-foot setback shall apply to the commercial property. In addition, a buffer of up to 50 feet may be required.*
- 5. The maximum lot coverage shall be 50 percent.*
- 6. The maximum building height shall be two and one-half stories or 35 feet for any structure located within 50 feet of a low or medium density residential zone, and three and one-half stories or 45 feet for any structure located 50 feet or more from a low or medium density residential zone.*



7. For lot lines that abut an arterial, there shall be no minimum yard dimensions or minimum building setback area, and the maximum building setback shall be 20 feet. The front setback area between the street and the building line shall consist of landscaping or a combination of non-vehicular hardscape areas (covered with impervious surfaces) and landscaped areas, with at least 25 percent of the front setback area consisting of landscaped areas. If there are not street trees within the public right-of-way, the front setback area shall include such trees per the requirements of the City Arborist.

B. The requirements of subsections (A)(1) through (5) of this section may be modified for developments under the planned unit development provisions of Chapter 24 CDC.

FINDING NO. 2:

The building is located on one of three parcels making up the Willamette Marketplace. The parcel on which the building is situated only borders 13th Street, with a 110-foot frontage, and an average width greater than this. The parcel is approximately 550 feet deep. The parcel only abuts a residential district on the west end, and the building is well over 20 feet from the west end of the parcel. The building is three stories tall and located more than 50 feet from a low or medium density residential zone. The parcel does not abut an arterial. The criteria are met by the existing building for which the sign height variance is requested.

19.090 OTHER APPLICABLE DEVELOPMENT STANDARDS

A. The following standards apply to all development including permitted uses:

9. Chapter 52 CDC, Signs.

FINDING NO. 3:

The sign variance criteria of CDC Section 52.110 are addressed below in findings 10-13 and on pages 28-29 of the applicant's submittal, Exhibit PC-3. If the variance is approved, the applicant will have to apply for a Permanent Sign Permit, subject to all provisions and submittal requirements of Chapter 52. An approval of the variance application would only allow the requested 2-foot extension of the 25-foot height limit for wall signs for commercial uses in a commercial zone.

CHAPTER 75, VARIANCE

75.060 APPROVAL CRITERIA

The appropriate approval authority shall approve a variance request if all the following criteria are met and corresponding findings of fact prepared. The approval authority may impose appropriate conditions to ensure compliance with the criteria. The approval authority shall deny the variance if any of the criteria are not met.



A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this code, topography, or other circumstances over which the applicant has no control.

FINDING NO. 4:

The situation is caused by the second story occupancy of a building that has windows that limit the area for signage above the second floor. This situation is exceptional in this part of West Linn and in the General Commercial zone. For example, the remainder of Willamette Marketplace and the River Falls Shopping Center across I-205 otherwise consist of one-story buildings or a two-story building occupied by a single use (Pacific West Bank). Also, for example, some two-story buildings along Willamette Falls Drive to the south have second floor businesses, but these buildings are older, and/or are built in the historic style, with smaller and fewer windows on the second floor. The applicant did not control the design of the building and the creation of this unusual circumstance; therefore the criterion is met.

B. The variance is necessary for the preservation of a property right of the applicant, which is substantially the same as a right possessed by owners of other property in the same zone or vicinity.

FINDING NO. 5:

The applicant is not the owner of the land or building, but is the owner of the business for which the signage is desired. The clinic occupies the eastern side of the second floor of the building. The space above the first floor is reserved for businesses that are on the first floor, or that might someday be in currently vacant spaces on the first floor. Therefore the 2-3 foot area above the second floor windows, but below the 25-foot sign height limit, is the only area where the applicant can fulfill their right as a business owner to advertise their business with a wall sign. A sign placed only within this area, rather than using two extra feet above this area as requested in the variance application, would result in a smaller sign that, in staff's opinion, would be awkwardly compressed against the top edges of the second floor windows. In staff's opinion, the proposed variance would allow a sign that is scaled and placed appropriately for the building. The right to a sizable, functionally placed sign is already fulfilled for other businesses in the Willamette Marketplace, in the surrounding neighborhood, and in the General Commercial zone throughout the City. The variance allows this right to be exercised by the applicant.

As discussed in Site Conditions above, there can be no more freestanding signs at this site. Signage for the clinic is on the freestanding monument sign closest to a clinic entrance; this is the sign at the furthest west driveway entrance to Willamette Marketplace from 8th Avenue. Only small directional signs (one along 8th Avenue directing people to this vehicle entrance and one outside the west entrance to the building) further direct people to the clinic. Per the applicant many clients using the existing signage do not find the clinic in its location on the second floor of the east side of the building. An on-wall sign on the clinic frontage would better clarify the location of the building housing the clinic, and where within that building the clinic is located. While current signage directs people to the

entrance on the west side of the building, the applicant cannot have a wall sign here because the clinic only occupies the east side of the building. Having a wall sign on the east side of the building allows the client the basic right as a business owner to make it clear to customers where the business is located. The criterion is met.

C. The authorization of the variance will not be materially detrimental to the purposes and standards of this code, will not be inconsistent with all other regulatory requirements, and will not conflict with the goals and policies of the West Linn Comprehensive Plan.

FINDING NO. 6:

The application only requests a 2-foot variance for sign height. The variance will not be materially detrimental to the purposes and standards of this code or other regulatory requirements.

The following goals and policies of the **West Linn Comprehensive Plan** are relevant to the analysis of the requested variance:

Goal 2 Land Use Planning, Section 1 Residential Development, Policy 8:

Protect residentially zoned areas from the negative impacts of commercial, civic, and mixed use development, and other potentially incompatible land uses.

Goal 2 Land Use Planning, Section 3 Mixed Use/Commercial Development, Goal 4:

Protect surrounding residential areas from adverse effects of commercial development in terms of loss of privacy, noise, lights, and glare.

The requested variance would allow a sign on the wall of a building in an existing shopping center to extend two feet above the sign height limit. Residents of houses on the hill in the Savanna Oaks neighborhood can see the site, but it will have no negative impact on their view as it is a sign on an existing building wall, far down the hill from their residences in an area with many other signs. Any light and glare created or increased by the sign will not have a significant effect as there are already many signs on the site, which is far removed from the residences that have a view of this area. The residentially zoned areas to the west have a view of the west side of the subject building, not the side where the sign is proposed.

Goal 2 Land Use Planning, Section 3 Mixed Use/Commercial Development, Goal 2:

Consider the development of commercial and office uses in West Linn that will increase employment opportunities, reduce dependence on services outside the City, and promote energy efficient travel and land use patterns, while recognizing there will be limits imposed by West Linn's topography and limited available land.

Goal 2 Land Use Planning, Section 3 Mixed Use/Commercial Development, Policy 4h:

Design or locate commercial uses in a manner that improves traffic patterns within the immediate area.

Allowing more people to know about the clinic via sufficient signage is likely to increase use of this clinic within the City limits, possibly decreasing dependency on services outside



the City. Making the clinic more visible, so patients do not drive around the area searching for it, promotes energy efficient travel patterns.

Goal 2 Land Use Planning, Section 3 Mixed Use/Commercial Development, Goal 5:

Require mixed use/commercial centers and uses to be aesthetically attractive and landscaped.

Without the variance any sign for the clinic would have to be in the small two-to-three foot area between the second floor windows and the 25 foot height limit. Placement within that area would result in a sign that, in staff's opinion, would be awkwardly placed against the edge of the windows. The variance allows the commercial center to continue to be aesthetically attractive.

Goal 9 Economic Development, Goal 2:

Encourage the retention and economic viability of existing business and industry.

Goal 9 Economic Development, Policy 11:

Encourage the economic viability of the four existing commercial areas.

The Legacy Medical Group clinic is an existing business in one of the four existing commercial areas (Willamette). The economic viability of the business would be encouraged by allowing visible and appropriate signage.

Goal 11 Public Services and Facilities, Section 9 Health Services, Policy 1:

Encourage cooperation between local, state, federal, and private agencies in planning and providing for health and related social services to ensure the opportunity for providing the necessary health services within the city.

Allowing the height variance for the sign, making the clinic more visible and accessible, would be an act of cooperation between the City and a private agency (Legacy) in helping to best provide health services to citizens.

The following goals and policies of the **Vision Statement and Action Plan for the Willamette Neighborhood of West Linn** are relevant to the analysis of the requested variance:

Goal 3 Vibrant business growth, consistent with our historical downtown area standards:

Having a much more visible sign could engender potential business growth of the Legacy clinic. Also, by helping people find the clinic it will facilitate the customers' further spending of money at other Willamette Marketplace businesses. (Willamette Marketplace is not part of the nearby historical downtown overlay in Willamette, but is part of the area addressed by the Historic Willamette Main Street group.)



Goal 6 Well thought out neighborhood planning that sustains the value of the land, Policy 1: Our freeway, neighborhood, and business access is effective, efficient and safe for pedestrians and bicyclists.

The allowing of the variance will make the business visible from parts of the freeway, 8th Avenue (see photo below), and Salamo Road where it is not visible now. This will make access more efficient, as customers that currently have trouble finding the clinic will have a sign making it more obvious where the clinic is located.



View from 8th Avenue including clinic frontage on building

The proposed variance is specifically compatible with the above-referenced goals and policies of the West Linn Comprehensive Plan, and the Vision Statement and Action Plan for the Willamette Neighborhood of West Linn. Staff finds no goal or policy in either of these plans which is specifically incompatible with the proposal.

The criterion is met.

D. The variance request is the minimum variance which would alleviate the exceptional and extraordinary circumstance.

FINDING NO. 7:

The applicant requests a sign height variance of two feet. Without this variance the sign would be vertically very compressed and aesthetically very tight against the windows



below. See Page 35, Exhibit PC-4, for the applicant's visual representation of where the sign is proposed, with staff's overlaid line showing the 25-foot sign limit.

The extra two feet allows a more aesthetically normal and visually functional location for the sign, while only increasing the 25-foot height limit by two feet (an 8% increase). The criterion is met.

E. The exceptional and extraordinary circumstance does not arise from the violation of this code.

FINDING NO. 8:

The circumstance does not arise from the violation of this code. The building was built to Chapter 55 Design Review and Chapter 19 General Commercial GC standards. No permanent on-wall sign has been placed at the proposed location as of yet. The criterion is met.

F. The variance will not impose physical limitations on other properties or uses in the area, and will not impose physical limitations on future use of neighboring vacant or underdeveloped properties as authorized by the underlying zoning classification.

FINDING NO. 9:

The sign would face the interior of the fully developed Willamette Marketplace shopping center, of which the clinic is a part. It is visible from some locations off-site, as this is part of the applicant's purpose in sign sizing and placement, being that many patients currently have trouble finding the clinic. The sign will not impose any physical limitations on other properties or uses in the area, including undeveloped properties. Placement of the sign above the second floor allows the signage area above the first floor to continue to be used for the first floor businesses. The criterion is met.

CHAPTER 52, SIGNS

52.110 VARIANCES

A. Sign height and sign area variances shall be a Class II variance, and shall be reviewed pursuant to the provisions of subsection C of this section and Chapter 75 CDC.

B. All other sign variances shall be treated as Class I variance, and shall be reviewed pursuant to the provisions of subsection C of this section and CDC 75.050.

FINDING NO. 10:

This is a sign height variance. It has been applied for as a Class II Variance and is being reviewed under the provisions of Subsection C of this section and Chapter 75. Therefore criterion (A) is met and criterion (B) is not applicable.



C. *The granting authority may grant a variance from the requirements of this chapter if it is established that:*

1. The architectural design of a building, the location of a building site or location of building thereon, or some other circumstance relating to the sign proposal, is unusual or unique and that, because of this, a hardship will be created in that the applicant will be denied an opportunity to identify their business or location relatively equal to the opportunity accorded other members of the community not burdened with such unusual or unique architectural design, building site, or other circumstance;

FINDING NO. 11:

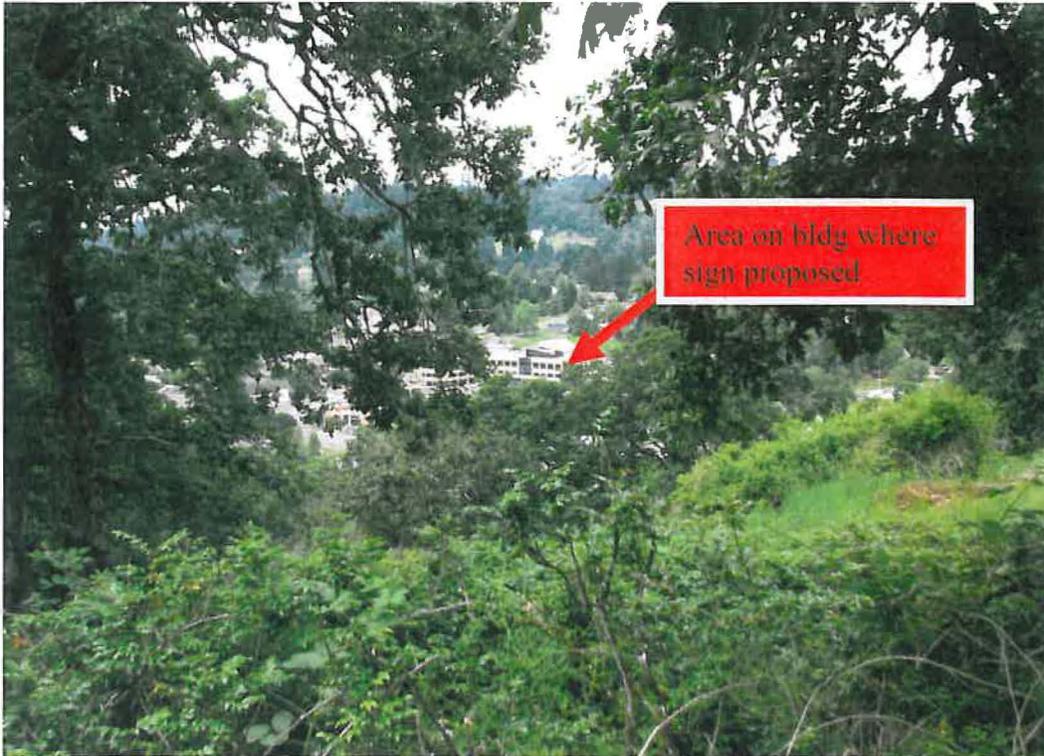
See findings 4 and 5 above, in response, to sections 75.060(A-B), which also address the subjects in the above criterion. The criterion is met.

2. The design is consistent with the request and will not be injurious to the neighborhood in which the property is located or to property established to be affected by the request; and

FINDING NO. 12:

The design is consistent with the request for adequate signage. The sign will still have to be approved via a Permanent Sign permit meeting all provisions of Chapter 52, after the potential approval of this variance. The sign will be on an existing wall of an existing building, and will not extend above the wall. The sign faces the interior parking lot of the Willamette Marketplace and will not detract from the aesthetic atmosphere of the shopping center any more than any other sign. It will not be injurious to other properties. The building can be seen from far atop the hill from houses on Hall and Greene streets, but the visibility of the sign from these locations will not significantly change the view. The sign location can be seen from 8th Avenue, providing greater visibility for the clinic from the street on which it is located, but this will not be injurious to the views or visual atmosphere on 8th Avenue. See the photo below from uphill, and the photo on Page 14 from 8th Avenue. The criterion is met.





View from oak savannah natural area near residences on Greene and Hall streets-
Building appears so small downhill that the proposed addition of sign will not significantly affect view.

3. The request is the minimum variance necessary to provide reasonable signage for the property affected. (Ord. 1276, 1990)

FINDING NO. 13:

See Finding No. 7 above in response to Section 75.060(D), which covers this same subject. The criterion is met.

AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. VAR-11-01 Applicant's Name Landon Marsh, Pathway Design
Development Name Legacy Health Services
Scheduled Meeting/Decision Date 8/17/11

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A

- A. The applicant (date) 1/22/11 (signed) S. Shroyer
- B. Affected property owners (date) 7/22/11 (signed) S. Shroyer
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 7/22/11 (ALL) (signed) S. Shroyer
- F. All parties to an appeal or review (date) 7/22/11 (signed) S. Shroyer

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) 8/4/11 (signed) S. Shroyer
City's website (posted date) 7/22/11 (signed) S. Shroyer

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) 7-25-11 (signed) [Signature]

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B _____

- A. The applicant (date) _____ (signed) _____
- B. Affected property owners (date) _____ (signed) _____
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) _____ (signed) _____

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: _____ (signed) _____

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) 8/5/11 (signed) S. Shroyer

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. VAR-11-01**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday August 17, 2011, **starting at 7:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a Class II Variance for a 27-foot high on-wall sign where there is a 25-foot limit for on-wall signs. The site is located at 2020 8th Avenue, Tax Lot 90000 of Clackamas County Assessor's Map 2-1E-35C

Variance criteria are found in Chapter 75 of the CDC. Criteria for signs are found in Chapter 52. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site <http://westlinnoregon.gov/planning/2020-8th-ave-class-ii-variance-oversized-sign>, or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, tsoppe@westlinnoregon.gov, or 503-742-8660.

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff presentation, and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application. If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

SHAUNA SHROYER
Planning Administrative Assistant

Publish: West Linn Tidings August 4, 2011

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FILE NO. VAR-11-01**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday August 17, 2011, **starting at 7:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a Class II Variance for a 27-foot high on-wall sign where there is a 25-foot limit for on-wall signs.

Variance criteria are found in Chapter 75 of the CDC. Criteria for signs are found in Chapter 52. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

You have been notified of this proposal because County records indicate that you own property within 500 feet of the proposed site 2020 8th Avenue. (Tax Lot 90000 of Clackamas County Assessor's Map 2-1E-35C) and/or as required by Chapter 99 of the West Linn Community Development Code. See the attached 500-foot radius map.

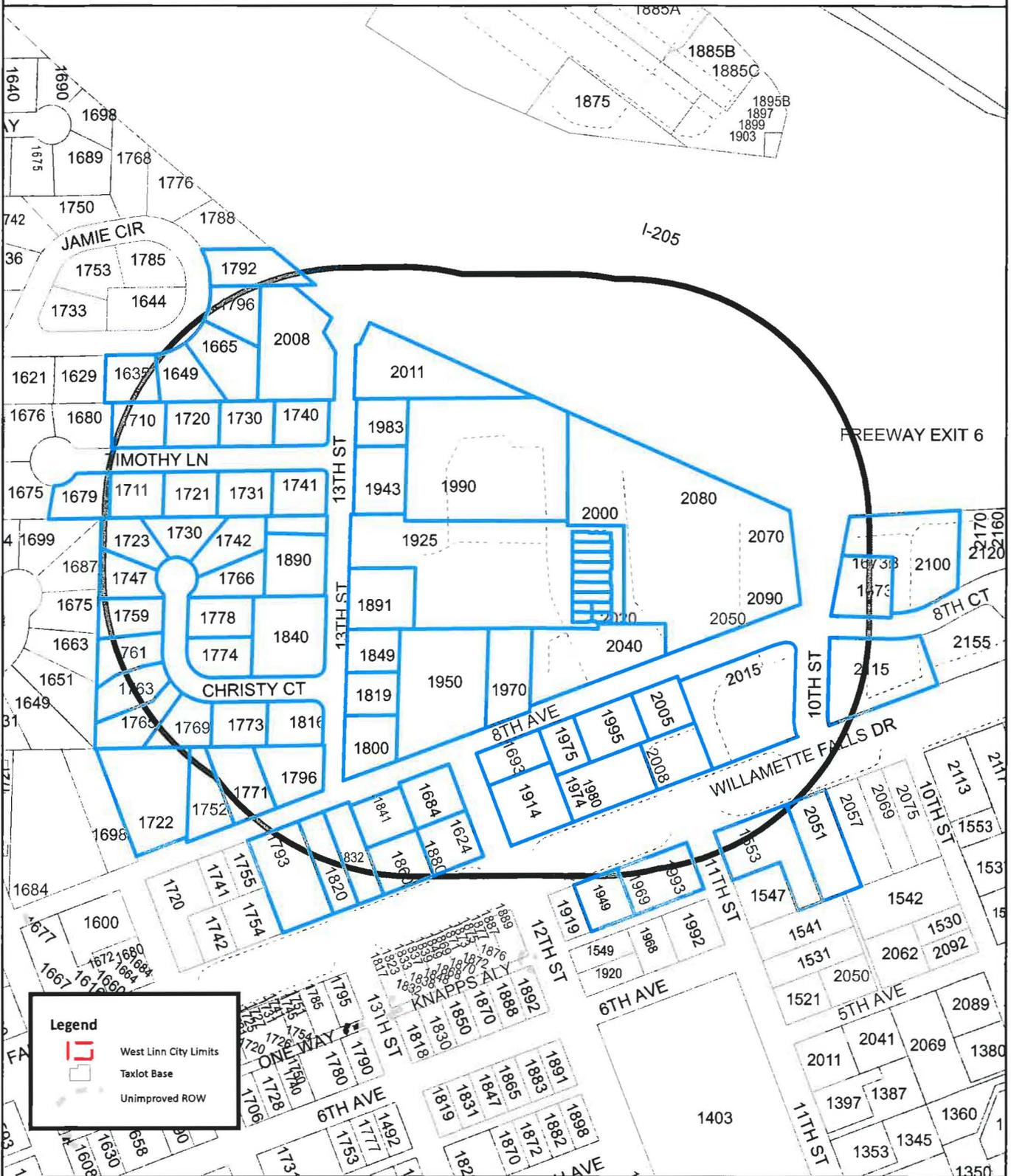
The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site at <http://westlinnoregon.gov/planning/2020-8th-ave-class-ii-variance-oversized-sign>, or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, tsoppe@westlinnoregon.gov, or 503-742-8660.

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff presentation, and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application. If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

SHAUNA SHROYER
Planning Administrative Assistant

p:\devrvw\projects folder\projects 2011\VAR-11-01 Legacy Medical Sign 2020 8th Avenue\notice-VAR-11-01

2020 8th Ave. VAR-11-01 Legacy Health



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Taxlot Base Source: Clackamas County GIS

NOT TO SCALE

West Linn
GIS
GEOGRAPHIC INFORMATION SYSTEMS

SNAPNOTIFY.MXD / AHA APP 3-24-2011

User Name: sshroyer
Map Creation Date: Jul 15, 2011

HUSKEY LAURIE
2011 13TH ST
WEST LINN, OR 97068

CORFF THOMAS A & TERRY A MOBERLY
19328 TOWERCREST DR
OREGON CITY, OR 97045

STORE ACCOUNTING
PO BOX 667
PRINEVILLE, OR 97754

GRAEF KATHLEEN E
2545 SNOWBERRY RIDGE CT
WEST LINN, OR 97068

CHRISTIANSSEN ROGER M & JUDITH A
1891 13TH ST
WEST LINN, OR 97068

MILLS NATALIE
2066 DORAL CT
WEST LINN, OR 97068

WILLAMETTE CAPITAL INVESTMENTS LLC
24979 SW QUARRYVIEW DR
WILSONVILLE, OR 97070

MORTON DON R & CYNTHIA SUE
1970 8TH AVE
WEST LINN, OR 97068

VPC-OR WEST LINN LIMITED
PARTNERSHIP
125 SIR FRANCIS DRAKE BLVD 3RD FLOOR
LARKSPUR, CA 94939

PACIFIC WEST BANK
2040 8TH AVE
WEST LINN, OR 97068

JOHN GALT HOLDINGS LLC
3857 SOUTH HAMPTON CT
WEST LINN, OR 97068

SWAN JOHN H & CHARLOTTE L
1792 JAMIE CIR
WEST LINN, OR 97068

KNUDSON ALFRED G & JERI-LYNN
1796 JAMIE CIR
WEST LINN, OR 97068

PEABODY RICHARD B & KATHY A
1665 JAMIE CIR
WEST LINN, OR 97068

TERRANO DENNIS F & CATHERINE M
1649 JAMIE CIR
WEST LINN, OR 97068

HILTS ROBERT D
1635 JAMIE CIR
WEST LINN, OR 97068

HERRERA PATRICIA M
1740 TIMOTHY LN
WEST LINN, OR 97068

WYNN R BRYAN & KARIN G
1730 TIMOTHY LN
WEST LINN, OR 97068

BERNS ERIK J
1720 TIMOTHY LN
WEST LINN, OR 97068

NISKANEN HEIKKI & KATHIE
1710 TIMOTHY LN
WEST LINN, OR 97068

ESSER JEAN MARIE
1679 TIMOTHY LN
WEST LINN, OR 97068

NELSON LOLA
1711 TIMOTHY LN
WEST LINN, OR 97068

KOTZAMICHALIS GRACE
1721 TIMOTHY LN
WEST LINN, OR 97068

FLETTER KURT R
1731 TIMOTHY LN
WEST LINN, OR 97068

SCHAFFER EUGENE W JR & MARY ANN
1741 TIMOTHY LN
WEST LINN, OR 97068

GREENTREE ENTERPRISES INC
8655 SW CITIZENS DR STE 201
WILSONVILLE, OR 97070

FISHER PROPERTIES LLC
PO BOX 823210
VANCOUVER, WA 98682

POWELL RONALD W TRUSTEE
12296 S CARUS RD
OREGON CITY, OR 97045

HANDRIS HOLDINGS LLC
1980 WILLAMETTE FALLS DR #200
WEST LINN, OR 97068

MOLES CLEMENT C JR & PATRICIA A
1995 8TH AVE
WEST LINN, OR 97068

PAKULA JENNY & SCOT GELFAND
2500 CRESTVIEW DR
WEST LINN, OR 97068

HANDRIS EDWARD & TERESA M
2008 WILLAMETTE FALLS DR #B
WEST LINN, OR 97068

PAZMOL WILLAMETTE PROPERTIES LLC
1832 WILLAMETTE FALLS DR
WEST LINN, OR 97068

BECKER CLAIRE T
25120 SW PETES MOUNTAIN RD
WEST LINN, OR 97068

TONKS FAMILY TRUST
13351 E DESERT VISTA RD
SCOTTSDALE, AZ 85255

LEAVENWORTH ADRIANNE KRISTEN
1742 CHRISTY CT
WEST LINN, OR 97068

KENNEDY WILLOW E
1747 CHRISTY CT
WEST LINN, OR 97068

CROPPER WALTER REUBEN & CHERYL ANN
1816 13TH ST
WEST LINN, OR 97068

ARMOVIT HEIDI C
1765 CHRISTY CT
WEST LINN, OR 97068

LAVITZ DARCI L
1759 CHRISTY CT
WEST LINN, OR 97068

ANDERSON IRENE
1693 12TH ST
WEST LINN, OR 97068

FARZA JAVAD & MAFAR ZAHRA
7110 SW CLINTON
TIGARD, OR 97223

BUTLER GLENN KENT TRUSTEE
11835 SW EBBERTS CT
BEAVERTON, OR 97008

BECKER KIRK & CLAIRE
25120 SW PETES MOUNTAIN RD
WEST LINN, OR 97068

FIEDLER KEITH C
1890 13TH ST
WEST LINN, OR 97068

TSAI NANCY L
1037 MADSEN CT
PLEASANTON, CA 94566

CITY OF WEST LINN
22500 SALAMO RD #600
WEST LINN, OR 97068

BROWN WOODROW W TRUSTEE
1773 CHRISTY CT
WEST LINN, OR 97068

WILLIAMS RONALD M & TIFFANY A
1763 CHRISTY CT
WEST LINN, OR 97068

SOUTHARDS WALTER E & DEBRA R
1778 CHRISTY CT
WEST LINN, OR 97068

WILLAMETTE FALLS HOLDINGS LLC
1980 WILLAMETTE FALLS DR #200
WEST LINN, OR 97068

TUALATIN VALLEY FIRE & RESCUE
11945 SW 70TH AVE
TIGARD, OR 97223

ADAMS STEPHEN
4111 N LOCUST ST
CANBY, OR 97013

LAWRENCE DAVID J
1553 11TH ST
WEST LINN, OR 97068

FITZPATRICK RYAN M
1766 CHRISTY CT
WEST LINN, OR 97068

HAYS TOBY
1723 CHRISTY CT
WEST LINN, OR 97068

PETER ANGELA J L-EST
1840 13TH ST
WEST LINN, OR 97068

JOHNSTON RYAN
1769 CHRISTY CT
WEST LINN, OR 97068

PIOWATY THOMAS M
1761 CHRISTY CT
WEST LINN, OR 97068

CLARK RICHARD K & ANGELA M
1774 CHRISTY CT
WEST LINN, OR 97068

duplicate

SPARKS JERRY B & LEANNA E
1796 8TH AVE
WEST LINN, OR 97068

JAMES JEAN TRUSTEE
1722 8TH AVE
WEST LINN, OR 97068

MICHELLE KURZHALS
LEGACY HEALTH SERVICES
2020 8TH AVE.
WEST LINN, OR 97068

STEVE GARNER
BHT NA PRESIDENT
3525 RIVERKNOLL WAY
WEST LINN OR 97068

JEFF TREECE
MARYLHURST NA PRESIDENT
1880 HILLCREST DR
WEST LINN OR 97068

DEAN SUHR
ROSEMONT SUMMIT NA PRESIDENT
21345 MILES DR
WEST LINN OR 97068

TROY BOWERS
SUNSET NA PRESIDENT
2790 LANCASTER ST
WEST LINN OR 97068

SUSAN VAN DE WATER
HIDDEN SPRINGS NA DESIGNEE
6433 PALOMINO WAY
WEST LINN OR 97068

VAIL DAVID B & CARLA S
1771 8TH AVE
WEST LINN, OR 97068

LANDON MARCH
PATHWAY DESIGN
8890 SW LAUREL LEAF
PORTLAND, OR 97225

CHRIS WEGENER
VPC-OR WEST LINN, LP
C/O TED DURANT & ASSOC.
7000 SW HAMPTON ST., #130
TIGARD, OR 97223

SALLY MCLARTY
BOLTON NA PRESIDENT
19575 RIVER RD # 64
GLADSTONE OR 97027

BILL RELYEA
PARKER CREST NA PRESIDENT
3016 SABO LN
WEST LINN OR 97068

DAVE RITTENHOUSE
SAVANNA OAKS NA PRESIDENT
2101 GREENE ST
WEST LINN OR 97068

BETH KIERES
WILLAMETTE NA PRESIDENT
1852 4TH AVE
WEST LINN OR 97068

KEVIN BRYCK
ROBINWOOD NA DESIGNEE
18840 NIXON AVE
WEST LINN OR 97068

LARSON PATRICIA L
1752 8TH AVE
WEST LINN, OR 97068

REID STORM
VANCOUVER SIGN
2600 NE ANDRESEN RD. #50
VANCOUVER, WA 98661

WEST LINN CHAMBER OF COMMERCE
5695 HOOD ST
WEST LINN OR 97068

ALEX KACHIRISKY
HIDDEN SPRINGS NA PRESIDENT
6469 PALOMINO WAY
WEST LINN OR 97068

THOMAS BOES
ROBINWOOD NA PRESIDENT
18717 UPPER MIDHILL DR
WEST LINN OR 97068

KRISTIN CAMPBELL
SKYLINE RIDGE NA PRESIDENT
1391 SKYE PARKWAY
WEST LINN OR 97068

ALMA COSTON
BOLTON NA DESIGNEE
PO BOX 387
WEST LINN OR 97068

DOREEN VOKES
SUNSET NA SEC/TREAS
4972 PROSPECT ST
WEST LINN OR 97068

VAR-11-01 Legacy Health

Mailed: 7/22/11
S. Skroyer



July 8, 2011

CITY OF
West Linn

Landon Marsh
Pathway Design
8890 SW Laurel Leaf
Portland, OR 97225

SUBJECT: VAR-11-01 application for sign height variance (Class II) at 2020 8th Avenue (Legacy Health)

Dear Mr. Marsh:

You submitted this application on June 24, 2011. The Planning Department finds that this application is **complete** as of your July 7, 2011 resubmittal. The City now has 120 days (until November 4, 2011) to exhaust all local review per state statute. The application has been scheduled for a Planning Commission hearing on August 17, 2011. At least 20 days before the hearing you will receive a copy of the hearing notice.

Please contact me at 503-742-8660, or by email at tsoppe@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Tom Soppe
Associate Planner

c: Reid Storm, Vancouver Sign, 2600 NE Andresen Rd. #50, Vancouver, WA 98661

c: Michelle Kurzhals, Legacy Health Services, 2020 8th Ave., West Linn, OR 97068

c: Chris Wegener, VPC-OR West Linn, LP, c/o Ted Durant & Associates, Inc., 7000 SW Hampton St., #130, Tigard, OR 97223

c: Beth Kieres, Willamette NA President, 1852 4th Ave., West Linn, OR 97068

p:/devrww/projects folder/projects 2011/VAR-11-01 Legacy Medical Sign 2020 8th Ave/compl-VAR-11-01

MAILED
7/12/11 *SS*

Soppe, Tom

From: Reid Storm [reids@vansignco.com]
Sent: Thursday, July 21, 2011 8:07 AM
To: Soppe, Tom
Cc: Landon@pathwaydesign.net
Subject: RE: Var-11-01 Leagacy Health
Attachments: LegacyRevision.pdf

Tom,

I'm sure you've already spoken to Landon, but he wanted me to pass this on to you. This is the Legacy sign layout that they want to have in the application. What do you need from me to get this into the submittal?

Thanks
Reid

Reid Storm | Vancouver Sign Group
2600 NE Andresen Road | Suite 50 |
Vancouver, WA 98661 P. 360.693.4773 | F 360.693.2747 |
reids@vansignco.com
www.vansignco.com



From: Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]
Sent: Wednesday, July 13, 2011 8:28 AM
To: Reid Storm
Subject: RE: Var-11-01 Leagacy Health

Reid

The site plans met the requirements to make the application complete. You, Pathway, and Legacy should be getting the completeness letter soon. The variance hearing is being scheduled for Aug 17.

Tom

 Tom Soppe
tsoppe@westlinnoregon.gov
Associate Planner
22500 Salamo Rd
West Linn, OR 97068
P: (503) 742-8660
F: (503) 656-4106
Web: westlinnoregon.gov

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

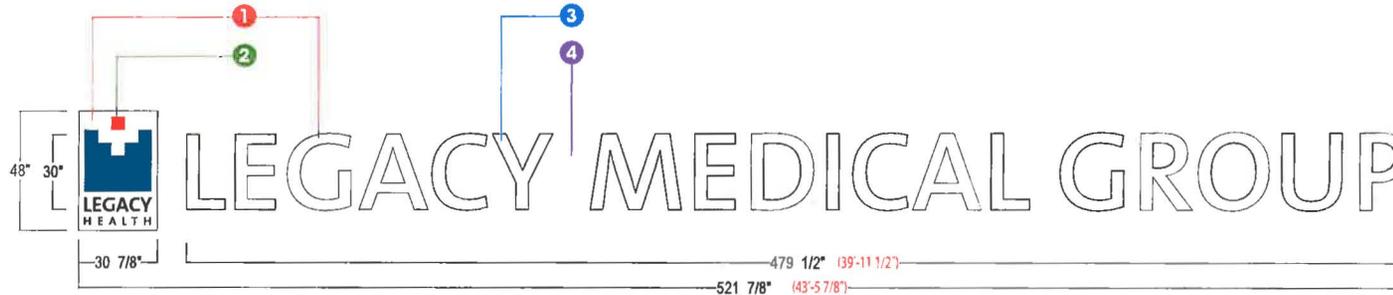
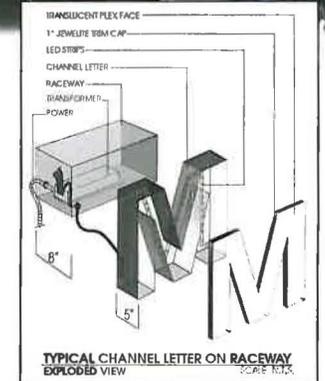
Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

NEW: 1 SET - ILLUM. INDIVIDUAL CHANNEL LETTERS

- 1 **FACES:** WHITE TRANSLUCENT ACRYLIC.
- 2 **GRAPHICS MATERIAL:** GSP TRANSLUCENT 230-33 RED, 230-97 DELFT BLUE
- 3 **RETAINER & TRIMCAP:** BLACK.
- 4 **RACEWAY:** ALUMINUM - PAINTED TO MATCH EXISTING BUILDING.
- 5 **ILLUMINATION:** WHITE LED LIGHTING SYSTEM.
- 6 **SIGNAGE TOTAL SQUARE FOOTAGE:** 173.96 SQ/FT



AFTER



8/17/2011 PC Meeting 27

PATHWAY
DESIGN

Landon Marsh
Pathway Design
8890 SW Laurel Leaf
Portland, OR 97225

Proposed Signage Site:

Legacy Medical Group
2020 SW 8th Ave
West Linn, OR 97068

The following narrative expresses our fulfillment and adherence to the Approval Criteria of Variances found in 52.110(C) and 75.060 in the City of West Linn Development Code for the proposed signage under consideration.

Proposal (As stated in Pre-Application Conference):

The Legacy Medical Group is located in a three-story building in the western part of the Willamette Marketplace shopping center in the Willamette neighborhood, between 8th Avenue, 10th Street, 13th Street, and I-205. The applicant is located in the eastern half of the second floor. The signage area above the first floor serves the first floor businesses, so the only area available for signage for Legacy on the building is on the eastern half of the area above the second floor, where the applicant proposes the signage. The applicant wishes to apply for a 2-foot sign height variance above the 25-foot sign height limit in the General Commercial zone. Per CDC Table 52.300, 25 feet is the maximum sign height for commercial uses in commercial zones.

52.110 VARIANCES (C)

C. The granting authority may grant a variance from the requirements of this chapter if it is established that:

1. The architectural design of a building, the location of a building site or location of building thereon, or some other circumstance relating to the sign proposal, is unusual or unique and that, because of this, a hardship will be created in that the applicant will be denied an opportunity to identify their business or location relatively equal to the opportunity accorded other members of the community not burdened with such unusual or unique architectural design, building site, or other circumstance;

The architectural design of the building has created a hardship to the applicant because of its unique design. The proposed sign location will afford the applicant the chance to advertise their business equally to that of the other businesses in the building and the surrounding complex. Since their business is on the second floor the proposed location will allow them to advertise and not distract from the

advertising of any businesses on the bottom floor. An average of at least 13 patients per week have difficulty finding this location. Many of these patients simply return home without fulfilling their scheduled appointment. Countless members of the West Linn community don't even know that Legacy's services are provided to this community.

2. The design is consistent with the request and will not be injurious to the neighborhood in which the property is located or to property established to be affected by the request; and

The proposed sign is in accordance with regulations of the General Commercial Zone and also is similar in design to the other signs within the particular building and the business complex, except for the overall height of the sign.

3. The request is the minimum variance necessary to provide reasonable signage for the property affected. (Ord. 1276, 1990)

The proposed sign height of 27' is minimum required to fit the sign within the sign band so that the sign is both aesthetically pleasing and complimentary of the architectural design of the building.

75.060 APPROVAL CRITERIA

The appropriate approval authority shall approve a variance request if all the following criteria are met and corresponding findings of fact prepared. The approval authority may impose appropriate conditions to ensure compliance with the criteria. The approval authority shall deny the variance if any of the criteria are not met.

A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this code, topography, or other circumstances over which the applicant has no control.

Due to the unique architectural design of the building that the applicant's business is in, the zoning regulations have created an unforeseen hardship on their business' ability to advertise. Most other businesses in the vicinity and zone do not normally face this hardship, but due to the height of the floor and the location of the applicants business, they are not allowed to advertise properly under the restriction on height limits of the code. Grade is substantially higher on the west side of this building, and if Legacy were located in this section of the building, this variance would not be necessary.

B. The variance is necessary for the preservation of a property right of the applicant, which is substantially the same as a right possessed by owners of other property in the same zone or vicinity.

The proposed signage will create an equal playing field for the applicant in their ability to advertise their business. The proposed overall height of the sign will provide the applicant the ability to advertise and operate in substantially the same manner as the other businesses in the complex.

C. The authorization of the variance will not be materially detrimental to the purposes and standards of this code, will not be inconsistent with all other regulatory requirements, and will not conflict with the goals and policies of the West Linn Comprehensive Plan.

The authorization of this variance request is not inconsistent with any goals and policies of the West Linn Comprehensive Plan. The authorization will reinforce the City's goals and increase the potential for business within the city.

D. The variance request is the minimum variance which would alleviate the exceptional and extraordinary circumstance.

The proposed height of the sign is the minimum variance to allow the applicant to properly advertise their business. The current restriction on height of signs is 25', the applicant is only asking for a 2' variance so that not only can they advertise adequately, but that the sign will also match the unique architecture of the building and be aesthetically pleasing.

E. The exceptional and extraordinary circumstance does not arise from the violation of this code.

The exceptional and extraordinary circumstances have not arisen from any violation of the code. They have only arisen due to unique architectural design of a building that the clients business is in.

F. The variance will not impose physical limitations on other properties or uses in the area, and will not impose physical limitations on future use of neighboring vacant or underdeveloped properties as authorized by the underlying zoning classification. (Ord. 1442, 1999)

The variance will not impose any physical limitations on any other properties or business owners in the respective zone or complex. In fact, the proposed variance alleviates any limitations on other businesses in the building. If the applicant was to follow the regulations for the zone, they would have to remove potential allotted square footage of signage from another tenant in the building. This variance will allow all tenants to retain their allotted square footage of signage without the clutter of compressing all tenant signage into the lower sign area. The benefit to other businesses is that once Legacy Medical Group is properly displayed on the building, the resulting increased foot traffic will promote other surrounding businesses, which will ultimately benefit the community.



 LEGACY HEALTH	PROJECT: 2020 8TH AVE WEST LINN, OR 97068	LOCATION: 8880 SW LAUREL LEAF PORTLAND, OR 503.740.2466
	DATE: JULY 8, 2011	SCALE: 1" = 30'-0"
SHEET TITLE: SITE PLAN		
DESIGN:		

PARTITION PLAN: PP-2008-068 PARCEL 2



***3/8"x 3" lag bolts w/shield, one every 4' along top and along bottom of raceway.

3/8" ALL THREAD INTO RACEWAY

**1" HOLE W/ 1/2" LIQUID-TIGHT
(THRU WALL W/PRIMARY LEADS)**

**REMOTE LOW
VOLTAGE LED
TRANSFORMER
CONTAINED IN
RACEWAY**

**120 VOLT POWER
(SUPPLIED BY
GEN. CONT. OR LANDLORD)**

**5 1/2"
RETURN**

**1" JEWELITE
TRIM CAP**

PLEX FACE

LED STRIPS

BACK

**TYPICAL STUCCO WALL
2" FOAM OVER PLYWOOD
SHEETING OVER STUD WALL**

TYPICAL CHANNEL LETTER ON RACEWAY INSTALLATION

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>TOM SOPPE</i>	PROJECT No(s). 56-111 <i>JA-11-01</i>	
NON-REFUNDABLE FEE(S) <i>250 + 100</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>250 + 100</i>

Type of Review (Please check all that apply):

- | | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change |
| <input type="checkbox"/> Appeal and Review * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Street Vacation |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Lot Line Adjustment * / ** | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Tualatin River Greenway |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> One-Year Extension * | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Final Plat or Plan | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input type="checkbox"/> Flood Plain Construction | <input type="checkbox"/> Pre-Application Conference * | <input type="checkbox"/> Willamette River Greenway |
| <input type="checkbox"/> Hillside Protection and Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use Application*, Sign Review Permit Application*, and Temporary Sign Permit Application require different or additional application forms, available on the City Website or at City Hall.

Site Location/Address: <i>2020 SW 8th Ave West Linn, OR 97068</i>	Assessor's Map No.:
	Tax Lot(s): <i>21E3SC 9000</i>
	Total Land Area:

Brief Description of Proposal: *illuminated wall sign, that extends to 27' in height. 2' higher than code allows*

Applicant Name: <i>Vancouver Sign (Landon)</i> (please print)	Phone: <i>503-740-2456</i>
Address: <i>2600 NE Andresen Rd #50</i>	Email: <i>Landon@pathwaydesign.net</i>
City State Zip: <i>Vancouver WA 98661</i>	

Owner Name: <i>VPC-OR West Linn, LP</i> (please print)	Contact: <i>Chris Wegener</i>	Phone: <i>(503) 968-6638</i>
Address: <i>c/o Ted Dorant's Associates, Inc.*</i>	Email: <i>chris@teddorant.com</i>	
City State Zip: <i>7000 SW Hampton St #130 Tigard, OR 97223</i>	<i>Ted Dorant: Assoc. as Receiver US District Case No. 3:10-cv-348 BR</i>	

Consultant Name: (please print)	Phone:
Address:	Email:
City State Zip:	

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.

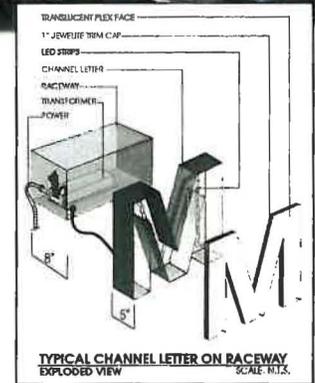
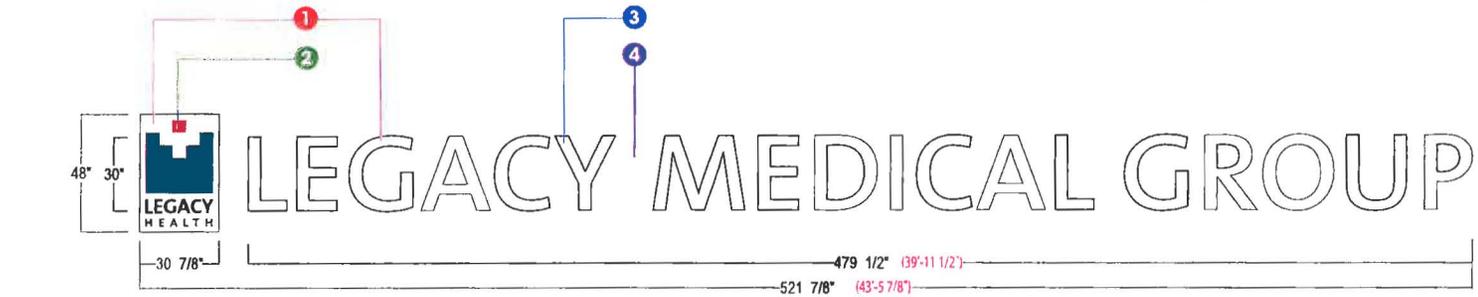
* No CD required / ** Only one copy needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. The applicant waives the right to the provisions of ORS 94.020. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature: *[Signature]* Date: _____ Owner's signature: *[Signature]* Date: *5/27/11*

** Ted Dorant's Associates, Inc
as Receiver case No. 3:10-cv-348 BR
US District Court*

- NEW: 1 SET - ILLUM. INDIVIDUAL CHANNEL LETTERS**
- 1 **FACES:** WHITE TRANSLUCENT ACRYLIC.
 - 2 **GRAPHICS MATERIAL:** GSP TRANSLUCENT 230-33 RED, 230-97 DELFT BLUE
 - 3 **RETAINER & TRIMCAP:** BLACK.
 - 4 **RACEWAY:** ALUMINUM - PAINTED TO MATCH EXISTING BUILDING.
 - 5 **ILLUMINATION:** WHITE LED LIGHTING SYSTEM.
 - 6 **SIGNAGE TOTAL SQUARE FOOTAGE:** 173.96 SQ/FT



8/17/2011 PC Meeting 35

PATHWAY DESIGN