

ORDINANCE NO. 4934

An Ordinance amending Section 2 (5) of Planned Development Ordinance No. 4792 to modify signage restrictions within the area commonly known as the "Granary District."

RECITALS

The Planning Commission received an application (ZC 1-10) from Granary District Properties and Margaret Legard, dated October 13, 2010, to modify Section 2 (5) of Planned Development Ordinance 4792 to allow additional signage along the Lafayette Avenue and 5th Street frontages of their property. The subject properties are located at 750 NE Alpine Avenue, 925 NE 7th Avenue, and 800, 836, and 845 NE 8th Street, and are more specifically described as Tax Lots 3900, 3901, 4000, 4400, 4500, 4601, 4700, 4702, and 4800 Section 21BA, T. 4 S., R. 4 W., W.M.

A public hearing was held on November 18, 2010, at 6:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on November 6, 2010, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented; and

The Planning Commission, being fully informed about said request, found that said change conformed to the planned development amendment review criteria listed in Chapter 17.74.070 of Ordinance No. 3380 based on the material submitted by the applicant and findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the planned development amendment is consistent with the Comprehensive Plan; and

The Planning Commission approved said plan amendment and zone change and has recommended said changes to the Council; and now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by the City of McMinnville.

Section 2. That Section 2 (5) of Ordinance No. 4792 is hereby amended to read as follows (new text is shown in bold and underlined font; text to be deleted is shown in strike-through font):

"5. That signs located on the site be subject to review by the Planning Department as to their location and design, and to the following limitations:

- a. That ~~one~~ **two** monuments signs, limited to a height of six feet and total sign face of 100 square feet (a maximum of 50 square feet on each of two sides) shall be permitted ~~at each approved curb cut and as may be approved by the Planning Commission as part of the master plan or site plan review process.~~

In addition, the subject site is permitted one 16-foot-tall free-standing sign and one nine-foot-tall free-standing sign along Lafayette Avenue, and one 16-foot-tall "gateway" sign along 5th street consistent with the location, size, materials and designs as submitted by Granary District Properties and Margaret Legard as part of Docket ZC 1-10. Monument All signs shall be non-illuminated, indirectly illuminated, neon, or may have individually backlit letters, providing that no plastic sign cabinets are allowed.

- b. All other signs, with the exception of incidental directional signage, must be flush against the buildings and not protrude more than 12 inches from the building face."

Adopted by the Common Council of the City of McMinnville at a regular meeting held the 14th day of December, 2011, by the following votes:

Ayes: Hansen, Hill, Jeffries, May, Menke, Yoder


Nays: _____

Approved this 14th day of December 2011.



COUNCIL PRESIDENT

Attest:



RECORDER

Approved as to form:



CITY ATTORNEY

Exhibit "A"

