

City of Lafayette

486 Third Street, P.O. Box 55

Lafayette, Oregon 97127

Phone: (503) 864-2451 Fax: (503)864-4501



LAFAYETTE PLANNING COMMISSION

THE PLANNING COMMISSION WILL MEET THURSDAY, November 21, 2019 AT 7 PM IN THE CITY HALL MEETING ROOM AT 486 THIRD STREET (99W), LAFAYETTE, OREGON.

AGENDA IS AS FOLLOWS:

1. CALL MEETING TO ORDER
2. ROLL CALL
3. APPROVAL OF MEETING MINUTES: May 23, 2019 meeting minutes.
4. PUBLIC HEARING: Planning File CUP 2019-02; 486 E 3rd St, Electronic message Sign for City Hall; Conditional Use Permit
5. NEW BUSINESS
6. OLD BUSINESS
7. NEXT MEETING: TBD
8. ADJOURNMENT

The location of this meeting is accessible to the disabled. If you will need any special accommodations to attend or participate in the meeting, please notify City Hall, at (503) 864-2451, at least 24 hours before the meeting.

City of Lafayette
Planning Commission Meeting Minutes
May 23, 2019 at 7:00 p.m.

1. **CALL TO ORDER:** Mayor Sproul called the meeting to order at 6:30 p.m.
2. **ROLL CALL:** Assistant City Administrator Kevin Perkins called the Roll
 - a. **Present:** Marianne Chasse, Chair; Michael Karl, Vice-Chair; Doreen VanTyne; Brienne Carpenter; Ronald Kerr
 - b. **Excused:** Jeff Bosworth; Lee Gilgan
 - c. **City Staff Present:** Preston Polasek, City Administrator; Kevin Perkins, Assistant City Administrator; Chief Terry Lucich, LFD; Jim Jacks, City Planner
 - d. **Others:** Ian Gelbrich, FFA, Architect
3. **APPROVAL OF MINUTES:** April 19, 2018 meeting minutes.
Commissioner Carpenter moved to approve the minutes of the April 19, 2018 meeting of the Planning Commission. Commissioner VanTyne seconded the motion, which passed unanimously.
4. **PUBLIC COMMENT ON ITEMS NOT ON THIS AGENDA.**
None.
5. **PUBLIC HEARINGS: CUP/SDR/PLA 2019-01.**
 - a. **Conditional Use Permit (CUP) to allow a fire station in the C-1 District and to allow a parking lot associated with the fire station in the R-2 District.**
 - b. **Site Development Review (SDR) to address the development standards for a fire station in the C-1 District.**
 - c. **Property Line Adjustment (PLA) to allow the 3 lots that comprise the fire station subject property to be consolidated into 1 lot.**

Chair Chasse opened the public hearing at 7:06 p.m. and read the hearing information and procedures into the record. (Exhibit 1) Chair Chasse asked the Planning Commission to declare any conflicts or ex parte contact; none were declared.

Ian Gelbrich, the Architect, presented a walk-through of the final design and floor plan as submitted to the Planning Commission. Commissioner Kerr asked whether provision was made for an eventual connection to a new City Hall, if it were to be built to replace the current City Hall. Gelbrich responded that it may be possible, but there are always difficulties when trying to connect new to existing buildings. Chair Chasse asked about the parking currently set aside for staff at the back of the existing Fire Department. Gelbrich replied that the current parking will be built over but there will be adjacent to the Fire Department's rear apron that could be used as well as plans for an auxiliary parking lot across 4th Street. Commissioner Kerr inquired whether the entrance on Jefferson had room to accommodate the apparatus' turn radius; Gelbrich and Chief Lucich confirmed that there will be more than enough turning room to enter the rear of the Fire Station.

City Planner Jim Jacks reviewed the staff reports contained in the meeting materials, beginning with the Conditional Use Permit (CUP) application; then the Property-line Adjustment (PLA); and finally the Site Development Review (SDR). Commissioner Carpenter asked whether the lighting around the Fire Station would impact neighboring properties. Gelbrich confirmed that the lighting will be designed to be limited to the property. Chief Lucich added that there are street lights at the intersection of 4th and Market Streets, which would make any spillover of lighting from the Fire Station indistinguishable from the street light's output.

Chair Chasse closed the public hearing at 7:37 p.m.

CUP:

Commissioner Kerr moved that the Planning Commission approve the application, adopting the findings and conditions contained in the staff report, and direct the staff to prepare a Planning Commission Order for the Planning Commission Chairperson's signature based upon the decision of the Planning Commission. Commissioner Karl seconded the motion, which passed unanimously.

PLA:

Commissioner Kerr moved that the Planning Commission approve the application, adopting the findings contained in the staff report, and direct the staff to prepare a Planning Commission Order for the Planning Commission Chairperson's signature based upon the decision of the Planning Commission. Commissioner VanTyne seconded the motion, which passed unanimously.

SDR:

Chair Chasse commented that with the addition of the parking lot on the northwest corner of 4th and Jackson streets the parking will be sufficient for the Fire Station's needs. Commissioner Carpenter added that the eight spaces on sight will be sufficient for the building's operational needs. Kerr added that while the parking lot will not be developed at the same time as the Fire Station a plan for completion along with a timeline is in place, which is sufficient to meet the conditions.

Commissioner Kerr moved that the Planning Commission approve the application, adopting the findings and conditions contained in the staff report, and direct the staff to prepare a Planning Commission Order for the Planning Commission Chairperson's signature based upon the decision of the Planning Commission. Commissioner VanTyne seconded the motion, which passed unanimously.

6. NEW BUSINESS

City Administrator Polasek commented that a pre-application meeting for a substantial new subdivision off of Abbey Road has been scheduled with staff. It is the same area as has been discussed in prior years. However, with the pending construction of the water intertie with McMinnville the development now has a timeline for when it can be constructed.

7. OLD BUSINESS

None.

8. NEXT MEETING: June 20, 2019, if necessary.

9. ADJOURNMENT

Chair Chasse adjourned the meeting at 8:43 p.m.

Minutes approved on __ day of _____, 2019.

CERTIFIED:

ATTESTED:

Marian Chasse, Chair

Danielle Oliveira, Community Development Clerk

City of Lafayette

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TO: LAFAYETTE PLANNING COMMISSION
FROM: JIM JACKS, CITY PLANNER
SUBJ: APPLICATION FOR A CONDITIONAL USE PERMIT
CASE NUMBER CUP 2019-02
DATE: NOVEMBER 21, 2019

This conditional use permit comes to the Planning Commission upon the application of the City of Lafayette to allow the existing illuminated mechanical readerboard pole sign to be changed-out for an electronic message sign of the same size. See page 2 for a Google street view of the existing sign.

I. CONDITIONAL USE PROCESS

The review and approval of a conditional use permit is a Type II-A action per the Lafayette Zoning and Development Code (LZDO), Section 3.101.02, A. Type II-A actions are decided by the Planning Commission. An appeal would be heard by the City Council.

II. FINDINGS, GENERAL

- A. **APPLICANT:** City of Lafayette.
- B. **PROPERTY OWNER:** City of Lafayette.
- C. **LOCATION:** 486 E. 3rd Street. Yamhill County Assessor's Map and Tax Lot Numbers are Township 4 South; Range 3 West; Section 06CC, Tax Lots 8300, 8400.
- D. **REQUEST:** Change the existing 4 foot by 8 foot (32 sq. ft.) illuminated face of the pole sign's mechanical readerboard sign to a 4.75 foot by 6.75 foot (32 sq. ft.) electronic readerboard sign, and interpret Section 2.206.12, E, regarding electronic readerboard signs in the C-1 District.
- E. **EXISTING DEVELOPMENT:** The subject property is the site of the Lafayette City Hall. It is served by city water and sewer services.
- F. **PARCEL SIZE:** 16,000 square feet (0.37 acre).
- G. **ZONING:** Commercial Core (C-1).



H. ADJACENT ZONING:

North: Commercial Core (C-1) abutting to the north with a City Fire Department building under construction.

East: General Commercial (C-2) across Market Street to the east with a Shell gas station and convenience store.

South: Commercial Core (C-1) across 3rd Street (99W) to the south with the U.S. Post Office.

West: Commercial Core (C-1) abutting to the west with Martha's Mexican Restaurant.

I. DECISION CRITERIA: Lafayette Zoning and Development Ordinance (LZDO), Section 2.206.12.

III. FINDINGS -- CRITERIA

The LZDO, Section 2.206.12, states:

A conditional use approval shall be required for rotating/revolving signs, flashing signs, or message signs. A conditional use to Section 2.206 shall be processed according to the conditional use procedures in Section 3.103, but shall be subject to the following criteria:

- A. The proposed sign is located in a Commercial or Industrial zone.
- B. The proposed sign, when conditioned, will not significantly increase or lead to street level sign clutter, or to signs adversely dominating the visual image of the area.
- C. The proposed sign, as conditioned, will not adversely impact the surrounding area to a significant degree.
- D. The proposed sign will not present a traffic or safety hazard.
- E. If the application is for a flashing and/or message sign, no rotary beacon lights, zip lights, strobe lights, or similar devices shall be allowed. No chaser effect or other flashing effects consisting of external lights, lamps, bulbs or neon tubes are allowed. Only flashing effects by way of internal illumination are allowed. Such signs are not permitted within the Commercial Core (C-1) Zone.
- F. If the application is for a rotating/revolving sign, such sign cannot flash or be illuminated by intermittent light. Rotating/revolving signs shall revolve at a speed no greater than 5 revolutions per minute. Such signs are not permitted within the Commercial Core (C-1) Zone.
- G. The total allowed sign area for a business shall be reduced by 25% if the business has a flashing, rotating/revolving, or message sign.
- H. The proposed sign will comply with all other regulations, including, but not limited to height and placement restrictions.

Each of the above criterion are addressed below.

A. The proposed sign is located in a Commercial or Industrial zone.

FINDINGS: The subject property is in the Commercial Core District (C-1). Criterion 2.206.12, A, is met.

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

FINDINGS: The proposed electronic message center sign will replace the existing illuminated mechanical readerboard sign at the same size. The existing pole sign is 15.75 feet high from the ground to top of the sign cabinet. The sign cabinet is 4 feet high and 8 feet wide, or 32 square feet. The sign is located along the subject property's frontage on 3rd Street (99W) in an approximately 10 foot x 15 foot landscaped area next to the sidewalk. To the west is Martha's restaurant which also has a pole sign near the sidewalk, but it appears to be slightly shorter and smaller. The electronic sign will not be greater in sign face area (32 sq. ft.) than the existing illuminated mechanical readerboard and will not lead to street level sign clutter. It will not lead to signs adversely dominating the visual image of the area because the electronic sign will be the same area as the current mechanical readerboard. Criterion 2.206.12, B, is met.

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

FINDINGS: The proposed electronic message center sign will replace the existing illuminated mechanical readerboard sign at the same area. A condition of approval requires the electronic message center sign to be no greater than the area, 32 square feet, of the existing sign. The sign is located along the subject property's frontage on 3rd Street (99W) in an approximately 10 foot x 15 foot landscaped area next to the sidewalk.

The proposed change will not adversely impact the surrounding area to a significant degree. Criterion 2.206.12, C, is met.

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

FINDINGS: The proposed electronic message center sign will replace the existing illuminated mechanical readerboard sign at the same area, 32 square feet. The existing pole sign is 15.75 feet high from the ground to top of the sign cabinet. The sign cabinet is 4 feet high and 8 feet wide, or 32 square feet. The sign is located along the property's frontage on 3rd Street (99W) in an approximately 10 foot x 15 foot landscaped area next to the sidewalk. The pole of the existing sign is about 5 feet back from the edge of the sidewalk and is located such that it does not present a traffic or safety hazard. The existing pole will remain at its current location and will not present a traffic or safety hazard. Criterion 3.103.03, D, is met.

E. For a flashing or message sign, no rotary beacon lights, zip lights, strobe lights, or similar devices shall be allowed. No chaser effect or other flashing effects consisting of external lights, lamps, bulbs or neon tubes are allowed. Only flashing effects by way of internal illumination are allowed. Such signs are not permitted within the Commercial Core (C-1) Zone.

FINDINGS: The proposed sign will not flash or include a rotary beacon light, zip light, strobe light, or similar device. It will not chase. The sign will display messages that, typically, will remain on the sign face for hours, days or weeks.

The application materials do not address the brightness of the proposed sign. The sign will include, as is common practice for electronic signs, an automatic switch to control the brightness during the day when the light emitted must be brighter to overcome sunlight, and the brightness during the night, or cloudy periods during the day, when the light emitted need not be as bright to overcome the reduced sunlight. A condition of approval requires the electronic message sign to include an automatic switch to allow sufficient brightness during the daylight hours and to reduce the brightness during the nighttime, or cloudy periods during the day, to ensure it is not too bright and will not cause complaints. The brightness level shall be determined by city staff.

Criterion 2.206.12, E, is met.

F. If the application is for a rotating/revolving sign, such sign cannot flash or be illuminated by intermittent light. Rotating/revolving signs shall revolve at a speed no greater than 5 revolutions per minute. Such signs are not permitted within the Commercial Core (C-1) Zone.

FINDINGS: The application is not for a rotating/revolving sign, therefore, Criterion F does not apply.

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

FINDINGS: The applicant is the City of Lafayette which operates a public use on the subject property. The applicant proposes an electronic message center sign. Section 2.206.10, Public and Semi-Public Signs, addresses signage for public uses. Subsection 2.206.10, A, states:

“A. Area and Number. Any combination of signs not exceeding 96 square feet in area, provided the total sign area on a free-standing sign shall be limited to a maximum of 32 square feet.”

The current free-standing sign face is 32 square feet and the proposed electronic message sign is 32 square feet. In addition to the subject sign, an approximately 6 foot wide by 2 foot high (12 sq. ft.) double post sign is in front of the front door to City Hall. The combination of the existing pole sign (32 sq. ft.) and the sign by the front door (12 sq. ft.) is a total of 44 square feet of signage on the subject property.

The 25% reduction in the allowed 96 square foot area is 24 square feet ($96 \times .25 = 24$) which reduces the allowed signage to 72 square feet ($96 - 24 = 72$). The sign area after the mechanical readerboard is replaced with an electronic message sign will be 44 square feet ($32 + 12 = 44$ sq. ft.) which is less than the allowed 72 square feet. Criterion G is met.

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

FINDINGS: The application does not propose changing the existing pole sign, except to change-out the existing mechanical readerboard for an electronic message center sign of the same size. The maximum height allowed for public uses is 6 feet (2.206.10, B). The existing pole sign height is 15.75 feet and it is grandfathered-in, thus it may remain in place. Criterion H is met.

Overall, staff finds the conditional use permit decision criteria have been met, or will be met, provided the conditions of approval are met.

IV. INTERPRETATION OF THE LZDO, SECTION 2.206.12, E

An interpretation by the Planning Commission applies only to the issue before the Commission and does not set a precedent because the Commission is not the governing body, it addresses a specific question regarding a specific Code section regarding a specific development proposal on a specific property. An interpretation by the governing body, the City Council, would be precedent setting.

Approval criterion 2.206.12, E, was addressed above. It is the subject of the interpretation and it states:

E. For a flashing or message sign, no rotary beacon lights, zip lights, strobe lights, or similar devices shall be allowed. No chaser effect or other flashing effects consisting of external lights, lamps, bulbs or neon tubes are allowed. Only flashing effects by way of internal illumination are allowed. Such signs are not permitted within the Commercial Core (C-1) Zone.

FINDINGS: The interpretation addresses the last sentence, “Such signs are not permitted within the Commercial Core (C-1) Zone.”

To ensure the City's proposed electronic message center sign is a permitted sign in the C-1 District, the City requests the Planning Commission interpret the last sentence in 2.206.12, E, quoted above. The subject property is within the C-1 Zone.

The issue is, what does "Such signs..." refer to? Does "Such signs are not permitted within the Commercial Core (C-1) Zone" mean (1) flashing and message signs are not allowed in the C-1 District, or does it mean (2) flashing and message signs with rotary beacon lights, zip lights, strobe lights, or similar devices are not allowed?

The lead-in sentence for Section 2.206.12, Conditional Use Permits - Signs, says:

"A conditional use approval shall be required for rotating/revolving signs, flashing signs, or message signs."

Clearly, it separately lists message signs as a type of sign that is allowed through the conditional use permit process. Thus, Section 2.206.12, intends to allow message signs.

Subsection 2.206.12, Criterion E, begins with "For a flashing or message sign..." which again lists message signs as a type of sign that is allowed. The remainder of the sentence regarding rotary beacon lights, zip lights, etc. is clarifying that rotary beacon lights, zip lights, etc., are not allowed on the permitted message signs. The phrase "Such signs..." refers to message signs with rotary beacon lights, zip lights, etc., and that they are not allowed, and it means message signs without rotary beacon lights, zip lights, etc., are allowed.

The language in Section 2.206.07, Prohibited Signs, lists the prohibited signs. Subsection 2.206.07, O, lists one of the prohibited signs:

"O. Message signs, except by conditional use permit per Section 2.206.12."

The above quoted Subsection O clearly states a message sign is permitted provided it is approved through the conditional use permit process. If the LZDO intended to prohibit message signs, Subsection O would have listed it as prohibited, rather than listing it as allowed through the conditional use permit process.

As to the differentiation between message signs in the C-1 versus the C-2 District, if the LZDO intended to prohibit message signs in the C-1 District, Subsection O would have listed it as prohibited in the C-1 District and listed it as allowed in the C-2 District through the conditional use permit process. Subsection O does not differentiate between the C-1 and C-2 Districts and instead lists message signs as permitted through the conditional use process without regard to the C-1 and C-2 Districts.

Because message signs are not prohibited, and instead, is listed as allowed through the conditional use permit process without regard to the C-1 and C-2 Districts, where Section 2.206.12, E, says "Such signs are not permitted within the Commercial Core (C-1) Zone" it means message signs are allowed, but if they have rotary beacon lights, zip lights, etc., they are not allowed.

The proposed message center sign does not include rotary beacon lights, zip lights, etc., therefore it is allowed.

V. COMMENTS RECEIVED

Staff received no comments from any party as of the date of this staff report. If comments are received prior to the Planning Commission public hearing, they will be distributed prior to the hearing or at the hearing.

VI. OTHER PERMITS

The applicant is herein advised that the use of the property involved in this application may require additional permits from the city or other local, State or Federal agencies.

The City of Lafayette land use and review and approval process does not take the place of, or relieve the applicant of the responsibility for acquiring such other permits, or satisfying any restrictions or conditions thereon. The land use permit approval recommended herein does not remove, alter, or impair in any way any covenants or restrictions imposed on this property by deed or other instrument.

VII. EXPIRATION OF APPROVAL

The LZDO, Section 3.103.04, A, indicates a Conditional Use Permit decision will lapse one year from the effective date of the decision unless the applicant has secured a building permit and commenced construction. An extension of the one year period may be requested in accordance with Section 3.103.04, B.

VIII. STAFF RECOMMENDATION

The staff report finds the proposal complies with the decision criteria, or will comply provided the conditions of approval are met, and recommends the Planning Commission pass an oral motion adopting the staff report with its findings and directing staff to prepare a Planning Commission Order for the Chairperson's signature, approving the proposed 4 foot by 8 foot message center sign, subject to the following Conditions of Approval:

1. The electronic message sign area and height shall be as proposed, or smaller if desired by the applicant.
2. The electronic message sign shall not blink or flash, but is allowed to change its message each hour.
3. The electronic message sign shall include an automatic switch to allow sufficient brightness during the daylight hours and to reduce the brightness during the nighttime, or cloudy periods during the day, when the light emitted need not be as bright to overcome the sunlight. The brightness level shall be determined by city staff.
4. The sign permit application for the electronic message sign shall include a statement to the satisfaction of city staff stating, in effect, the electronic message sign includes an automatic switch that allows sufficient brightness during the daylight hours and that reduces the brightness during the nighttime, or cloudy periods during the day.
5. Compliance with the Conditions of Approval shall be the sole responsibility of the applicant.

IX. PLANNING COMMISSION ACTION

The Planning Commission has the following options – they are in the form of motions:

1. I move the Planning Commission adopt the staff report and its findings, approve the application, and direct staff to prepare a Planning Commission Order for the Chairperson's signature approving the application, subject to the conditions of approval in the staff report; or
2. I move the Planning Commission adopt the staff report and its findings with changes as discussed by the Planning Commission during its deliberation, approve the application, and direct staff to prepare a Planning Commission Order for the Chairperson's signature approving the application, subject to the conditions of approval in the staff report; or
3. I move the Planning Commission deny the application for the reasons discussed by the Planning Commission during its deliberation, and direct staff to prepare a Planning Commission Order for the Chairperson's signature denying the application.
4. I move the Planning Commission continue the public hearing to a date and time certain to obtain additional information...and state the information to be obtained.

Attachment 1: Application form and materials.

CITY OF LAFAYETTE

Community Development Department
Planning Division
486 Third Street
PO Box 55
Lafayette, OR, 97127
Tel: (503) 864-2451
Fax: (503) 864-4501
www.ci.lafayette.or.us

OFFICE USE ONLY	
FILE #:	CUP 19-02
FILE NAME:	City Hall Sign
TYPE:	RECEIVED BY:
FEE: NON REFUNDABLE	\$200.00
REIMBURSEMENT DEPOSIT	\$500.00
TOTAL FEE	\$700.00
FEE PAID: NA	CHECK/CASH: NA
LAND USE DESIG: C-1	
APPLICATION ACCEPTED AS COMPLETE	NA

DEVELOPMENT APPLICATION- CONDITIONAL USE

IF THE CITY OF LAFAYETTE INCURES EXPENSES THAT EXCEED THE AMOUNT OF THE INITIAL REIMBURSEMENT FEE, THE APPLICANT SHALL BE RESPONSIBLE FOR PAYMENT OF THE ADDITIONAL COST, PER RESOLUTION 99-1. BY SIGNING BELOW YOU AGREE TO THESE TERMS.

ALL OWNERS MUST SIGN THIS APPLICATION OR SUBMIT A LETTER OF CONSENT AUTHORIZING ANOTHER INDIVIDUAL TO MAKE THE APPLICATION. INCOMPLETE OR MISSING INFORMATION MAY DELAY THE REVIEW PROCESS.

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: City of Lafayette

ADDRESS: 486 E 3rd

(CITY, STATE, ZIP) _____

PHONE: 503 864 2451 FAX: _____ E-MAIL: _____

SIGNATURE: _____ CONTACT: _____

(Original Signature Required)

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: Same

ADDRESS: _____

(CITY, STATE, ZIP) _____

PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____ CONTACT: _____

(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: Same

ADDRESS: _____

(CITY, STATE, ZIP) _____

PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____ CONTACT: _____

(Original Signature Required)

CITY OF LAFAYETTE

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CONDITIONAL USE

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 486 E 3rd

AREA TO BE DEVELOPED (s.f.): Pole sign

ASSESSOR'S MAP & TAX LOT # 1, 3, 06 CC 8300
8700 LOT SIZE 16,000^{sq} ZONING DISTRICT C-1

EXISTING USE OF SITE: City Hall

PROPOSED DEVELOPMENT ACTION: _____
Replace sign face

REVIEW CRITERIA

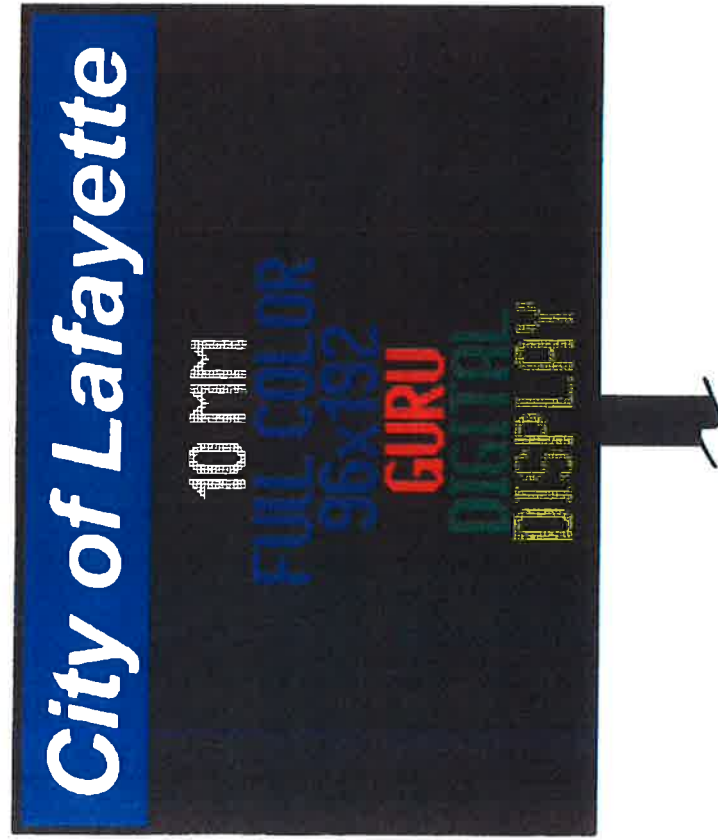
Section 3.103.03, (Lafayette Zoning and Development Ordinance). Conditional Use Permits application may be approved only if the applicant provides evidence substantiating all the requirements of this Ordinance relative to the proposed use are satisfied, and demonstrates that the proposed use also satisfies the following criteria: (The applicant must provide a written response)

- a. The use is listed as a conditional use in the underlying district
- b. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and location of improvements and natural features.
- c. The proposed development is timely, considering the adequacy of transportation systems, public facilities and services, existing or planned for the area affected by the use.
- d. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties of the primary uses listed in the underlying district.
- e. The proposal satisfies any applicable goals and policies of the Comprehensive Plan which apply to the proposed use.



Internally Illuminated Double Face Display w/ Digital EMC

6' - 9"



1' - 2"

4' - 9"

3' - 7"



Existing



Proposed

JOB TITLE:

City of Lafayette

LOCATION:

Lafayette, OR

DATE: 07-23-18

DRAWN BY:

CZ

SCALE:

Brad Spady

APPROVED BY: