

City of Lafayette

486 Third Street, P.O. Box 55

Lafayette, Oregon 97127

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



LAFAYETTE PLANNING COMMISSION

NOTICE OF PUBLIC MEETING

THE PLANNING COMMISSION OF THE CITY OF LAFAYETTE WILL MEET IN REGULAR SESSION THURSDAY, APRIL 21 2016 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; FEBRUARY 18, 2016.
4. **PUBLIC HEARING:** Planning File no. CUP 2016-1. Conditional Use Permit. Applicant, Double R Products for the Lafayette Shell Station, 516 E. Third Street.
5. NEW BUSINESS:
6. OLD BUSINESS:
7. NEXT MEETING: MAY 19, 2016
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
FEBRUARY 18, 2016

Call to Order: Mike Karl called the meeting to order at 7:04 p.m.

Roll Call: Lori Martino, Community Development Clerk, called the roll.

Present: Brienne Carpenter, Ron Kerr, Mike Karl, Sean Chase.

Absent: Lee, Gilgan, Doreen Vantyne, Marian Chasse (excused)

Staff Present: Jim Jacks, City Planner; Lori Martino, Community Development Clerk

Others: Don Leard

Approval of Minutes: Ron Kerr made a motion to approve the meeting minutes from January 21, 2016. Sean Chase seconded the motion. Motion passed unanimously.

Public Hearing: Amendment to the Lafayette Comprehensive Plan to update the capital improvement project list in the 2007 Water System Master Plan.

Mike Karl opened the hearing at 7:08 pm.

Jim Jacks added the 2007 Water System Master Plan into the record.

Jim Jacks went over the staff report.

There was a lengthy discussion regarding some concerns regarding the regional system and the agreement with McMinnville Water and Light. The Planning Commission was advised by staff that the concerns regarding the agreement, regional system and possible rate increases would need to be discussed with Preston and/or City Council as citizens. The Planning Commission was only amending the Comprehensive Plan to be able to update the CIP in the Water Master Plan.

Ron Kerr made a motion to direct staff to prepare an Order for the Chair's signature recommending the City Council approve the proposed amendments as recommended in the staff report. Sean Chase seconded the motion. Motion passed unanimously 4-0.

Hearing closed at 8:05 pm.

New Business:

Lori reminded the Commission to complete their SEI registration and forms online.

Old Business:

Jim Jacks gave an update on the UGB expansion.

Next Meeting:

Lori Martino noted that there will be no meeting in March.

Adjourn: Sean Chase made a motion to adjourn. Ron Kerr seconded the motion.
Meeting adjourned at 8:19 pm.

CERTIFIED:

Vice Chairperson, Mike Karl

ATTESTED:

Community Development Clerk, Lori Martino

City of Lafayette

486 Third Street, P.O. Box 55

Lafayette, Oregon 97127

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



TO: LAFAYETTE PLANNING COMMISSION
FROM: JIM JACKS, CITY PLANNER
SUBJ: APPLICATION FOR A CONDITIONAL USE PERMIT
CASE NUMBER CUP 2016-01
DATE: APRIL 21, 2016

This conditional use permit comes to the Planning Commission upon the application of Double R Products for the Shell Gas Station to allow the existing mechanical reader board gas price signs to be changed-out for electronic gas price signs of the same size.

Oregon Revised Statute 227 requires conditional use permits to be approved, or approved with conditions, unless there is no amount of conditions that will adequately address the issues to the satisfaction of the decision authority.

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: Double R Products for the Shell Gas Station. The gas station's business name is Liberty Market, LLC (contact: Isaac Alimin).
- B. PROPERTY OWNER: Solid Rock Realty, LLC, Tigard, OR (contact: Isaac Alimin).
- C. LOCATION: 516 E. 3rd Street. Yamhill County Assessor's Map and Tax Lot Numbers are Township 4 South; Range 3 West; Section 06CC, Tax Lot 8900.
- D. EXISTING DEVELOPMENT: There is an existing Shell gas station and convenience market on the site. It is served by city water and sewer services.
- E. PARCEL SIZE: 16,000 square feet (0.37 acre).
- F. ZONING: General Commercial (C-2).
- G. ADJACENT ZONING:

North: Commercial Retail (C-1) abutting to the north with a detached single family dwelling and accessory buildings.

East: Commercial Retail (C-1) abutting to the east with a detached single family dwelling.

South: Commercial Retail (C-1) across 3rd Street (99W) to the south with an auto parts store.

West: Commercial Retail (C-1) abutting to the west with the Lafayette City Hall.

- H. REQUEST: The applicant requests a conditional use permit approval to change the existing mechanical reader board gas price signs to electronic reader board gas price signs.
- 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 General District (C-2). 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 gas price signs will replace the existing mechanical gas price signs at the same size. The monument portion of the sign will not change. The electronic gas price signs will not significantly increase or lead to street level sign clutter, or to signs adversely dominating the visual image of the area because the electronic signs will be the same size, or will not be significantly larger than, the current mechanical gas price signs. 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 applicant proposes to change the mechanical gas price signs to electronic gas price signs of the same size. The existing 3.5 foot high (41.5") by 6.1 foot (73") wide monument sign is a "low profile" monument sign, i.e., it is not tall. The existing monument sign will not change except the current hand-changed mechanical gas price signs will be replaced with electronic gas price signs. A condition of approval requires the electronic gas price signage to be the size shown in the applicant's Sheet 6 of 6 which shows the "Existing Monument Sign" and the "Proposed Monument Sign." The monument sign is located along the property's frontage on 3rd Street (99W) in a landscaped area and is approximately centered between the east and west property lines.

The electronic signage cannot be seen from the property to the west which is the City Hall in the Commercial (C-1) District across Market Street.

The electronic signage cannot be seen from the property to the north which is a single family dwelling in the Commercial (C-1) District. There is a significant amount of tall (approximately 10 to 15 feet) evergreen and deciduous vegetative screening on the Shell Station's north property line and the single family dwelling's back yard that does not allow a person on the property to the north to see the monument sign or the electronic signage on the monument sign.

The electronic signage cannot be seen from the property to the east which is a single family dwelling in the Commercial (C-1) District. There is a significant amount of evergreen vegetative screening (approximately 4 to 5 feet high) on the Shell Station's east property line that does not allow a person on the property to the east to see the monument sign or the electronic signage on the monument sign.

The electronic signage can be seen from the property to the south across 3rd Street which is an auto parts store in the Commercial (C-1) District. The proposed electronic signage will face east and west, not to the south, therefore it is difficult for customers of the auto parts store to see the existing mechanical gas price signs and will be difficult for them to see the electronic gas price signs.

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 applicant proposes to change-out the existing mechanical gas price signs on the existing monument sign. The existing monument sign is located such that it does not present a traffic or safety hazard. Once the existing mechanical gas price signs are changed-out to be electronic gas price signs, the existing monument sign will not present a traffic or safety hazard. Criterion 3.103.03, D, is met.

- 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.**

FINDINGS: The applicant does not indicate the nature of the length of time the gas prices will be illuminated. One could expect they will not flash or blink and will change only when the price of the gas changes which is likely to be only when gas deliveries are received or once per day at the most. A condition of approval prohibits the signs to blink or flash and requires the gas prices to change only when there is a change in the price of the gas.

The application materials do not address the brightness of the proposed gas price signage. It is common for electronic signage to include 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 reduced sun times, when the light emitted need not be as bright to overcome sunlight. A condition of approval requires the electronic gas price signage to have an automatic switch to allow sufficient brightness during the daylight hours and to reduce the brightness during the nighttime, or reduced sun times, 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 application shows the allowed square footage of signage is 129 square feet, the 25% reduction is 32.25 square feet which reduces the allowed signage to 96.75 square feet, and the proposed total signage on the site is 88.6 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 monument sign except to change-out the existing mechanical gas price signs for electronic signs of the same size. The existing monument sign meets the requirements of the Sign Code. 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. FINDINGS: COMMENTS RECEIVED

Staff received comments from Travis Johnson (see attached).

1. The email says, in part, "I am opposed to allowing a waiver for the sign policy in our core downtown area."

FINDINGS: Oregon Revised Statute 227 requires conditional use permits to be approved, or approved with conditions, unless there is no amount of conditions that will adequately address the issues to the satisfaction of the decision authority. The application isn't for a "waiver" in the sense of a variance application that allows something that is not allowed by the LZDO. For example, if the LZDO sets a building height of 35 feet, a variance or "waiver" can be allowed by the Planning Commission for a 40 foot tall building provided the approval criteria are met.

In this case, electronic signage is a permitted use provided the standards in LZDO 2.206.12, A - H, are met. Allowing the electronic signage is not a waiver. The required process allows conditions be placed on the approval.

2. The email also refers to a "downtown plan" that was created several years ago says, in part, "I am in opposition to any waivers for the sign ordinance in this location as it further changes our unique downtown area. The gas station location was already given a waiver. Diluting our standards again for this property is not necessary and changes the visual appeal of our downtown."

FINDINGS: Staff is not aware of a "downtown plan" that was created several years ago. Staff believes Mr. Johnson is thinking of the city's review prior to the recession of the permitted and conditional uses allowed in the C-1 and C-2 Districts and that they were changed to reflect the downtown commercial area and the non-downtown commercial area. At that time several uses were changed from permitted in the C-1 District (the district along 3rd Street) to not permitted in the C-1 District. Some of those uses were car related such as used car lots, car repair and gas stations.

Since those permitted and conditional use changes to the C-1 and C-2 Districts, the property for the Shell Station was changed from the C-1 District to the C-2 District which allows gas stations as a permitted use. The change was made to allow the Shell Station to locate in the city.

At this point, the gas station is a permitted use in the C-2 District and the sign regulations allow electronic signage in the C-2 District provided the above standards, A - H, are met. The Planning Commission does not have the authority to deny the requested electronic gas price signs unless issues are identified and there is no amount of conditions that will adequately address the issues to the satisfaction of the decision authority.

3. As quoted above the email states the proposed electronic signage "changes our unique downtown area" and "changes the visual appeal of our downtown."

FINDINGS: The email does not explain the opposition in sufficient specificity for the Planning Commission to adequately address the concerns. The email does not identify what is unique about the downtown area or what the visual appeal is that will be affected by the electronic gas price signs. It is not clear how the downtown in general or how the visual appeal of the downtown will be negatively affected. Without such information, it is problematic for the Planning Commission to craft conditions of approval to resolve the concerns.

It is clear from the email the proposed electronic signage is opposed, but such signage is allowed in the C-2 District.

V. 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.

VI. 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.

VII. STAFF RECOMMENDATION

Staff finds the proposal complies with the decision criteria, or will comply provided the conditions of approval are met, and recommends the Planning Commission approve the change from mechanical gas price signs to electronic gas price signs, subject to the following Conditions of Approval:

1. The electronic gas price signage shall be the size shown in the applicant's Sheet 6 of 6 which shows the "Existing Monument Sign" and the "Proposed Monument Sign."
2. The electronic gas price signage shall not blink or flash, but are allowed to change only when there is a change in the price of the gas.
3. The electronic gas price signage shall have an automatic switch to allow sufficient brightness during the daylight hours and to reduce the brightness during the nighttime, or reduced sun times, to ensure it is not too bright and will not cause complaints. The brightness level shall be determined by city staff.
4. The sign permit application for the electronic gas price signage shall include a statement to the satisfaction of city staff stating, in effect, the electronic gas price signage includes an automatic switch that allows sufficient brightness during the daylight hours and that reduces the brightness during the nighttime, or reduced sun times, which ensures the signage is not too bright and will not cause complaints.
5. Development on the site shall comply with the requirements of the C-2 District (Section 2.102) and any other applicable sections of the Lafayette Zoning and Development Ordinance.
6. Compliance with the Conditions of Approval shall be the sole responsibility of the applicant.

VIII. PLANNING COMMISSION ACTION

The Planning Commission has the following options:

1. Pass a motion directing staff to prepare an Order for the Chair's signature approving the requested CUP as recommended in this staff report; or
2. Pass a motion directing staff to prepare an Order for the Chair's signature approving the requested CUP with changes to the staff report as discussed by the Planning Commission during its deliberation after the public hearing is closed, including the Commission's reasons for the changes; or

3. Pass a motion directing staff to prepare an Order for the Chair's signature denying the requested CUP for the reasons discussed by the Planning Commission during its deliberation after the public hearing is closed.

A sample motion for 1, above, is, "I move 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."

A sample motion for 2, above, is, "I move the Planning Commission approve the application, adopting the findings and conditions contained in the staff report, as changed by the Planning Commission during deliberations, 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." And then provide reasons for the Planning Commission's changes to the staff report's findings.

A sample motion for 3, above, is, "I move the Planning Commission deny the application, for the following reasons...and then state the reasons."

Attachment 1: Applicant's materials.

Attachment 2: Mr. Johnson's comments.



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 #:	CU 16-01
FILE NAME:	Liberty Market
TYPE:	CU RECEIVED BY: lon
FEE:	NON REFUNDABLE \$200.00
	REIMBURSEMENT DEPOSIT \$500.00
	TOTAL FEE \$700.00
FEE PAID:	700.00 CHECK/CASH: 29723
LAND USE DESIG:	C-2
APPLICATION ACCEPTED AS COMPLETE	

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: Liberty Market LLC
 ADDRESS: 14460 SW 80th PL
 (CITY, STATE, ZIP) Tigard, OR 97224
 PHONE: 503-884-6483 FAX: 503-864-2064 E-MAIL: alimini@hotmail.com
 SIGNATURE: [Signature] CONTACT: Isaac Alimin
 (Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Check box if Primary Contact

COMPANY: Double R Products
 ADDRESS: 901 NW E St
 (CITY, STATE, ZIP) Grants Pass OR 97526
 PHONE: 541 476 1387 FAX: 541 474 2528 E-MAIL: jian@doubleproducts.com
 SIGNATURE: [Signature] CONTACT: Jian Koid.
 (Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed.

Check box if Primary Contact

COMPANY: Solid Rock Realty LLC
 ADDRESS: 14460 SW 80th PL
 (CITY, STATE, ZIP) Tigard, OR 97224
 PHONE: 503-884-6483 FAX: 503-864-2064 E-MAIL: alimini@hotmail.com
 SIGNATURE: [Signature] CONTACT: Isaac Alimin
 (Original Signature Required)

ATTACHMENT 1



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

CONDITIONAL USE

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 516 E. 3rd St. Lafayette, OR 97127 AREA TO BE DEVELOPED (s.f.): _____

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT	EXISTING USE OF SITE: <u>Gas Station.</u>
<u>MAP: R 4306 CC</u>	<u>16,000</u>	<u>C-2</u>	_____
<u>Tax Lot #: 08900</u>	_____	_____	PROPOSED DEVELOPMENT ACTION: _____
_____	_____	_____	<u>Install LED Sign Face on monument</u>
_____	_____	_____	<u>Sign.</u>

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.



Double R Products
901 NW E Street
Grants Pass, OR 97526

Phn# 541-476-1387
800-452-8255
Fax# 541-474-2528

February 25, 2016

City of Lafayette
Community Development Department
Planning Division
486 Third St
Lafayette, OR 97127

Re: Conditional Use Permit

Please accept our application for a Conditional use permit to replace the existing gas station price sign with new sign faces that will have LED numbers depicting gas prices. We are merely changing the faces of the existing sign and will not be altering any structural part of the sign. This change will help modernize the look of the station while reducing operator error in the process of changing the gas prices display. The change is part of a comprehensive image update of the station which involves changes to the stations signs, spanners and canopy fascia.

The following is the calculation to show that the proposed signs will meet the square footage requirements of the city.

Linear building frontage on Market and 3rd St = 44'+42' = 86'

Max Allowed signage = 86*1.5 = 129sqft

25% reduction in max signage = 129 * 0.75 = 96.75sqft allowed

Existing building signs:

$$73.5" \times 28" = 14.3 \text{sqft.}$$

$$73.5" \times 28" = 14.3 \text{sqft.}$$

Proposed Canopy signs:

$$36" \times 36" = 9 \text{sqft.}$$

$$36" \times 36" = 9 \text{sqft.}$$

Monument sign:

$$41.5" \times 73" = 21 \text{sqft.}$$

$$41.5" \times 73" = 21 \text{sqft.}$$

$$\text{Total signage} = 14.3 + 14.3 + 9 + 9 + 21 + 21 = 88.6 \text{sqft.}$$

$88.6 < 96.75$ = total signage is within the allowed square footage.

Please find drawings for our proposed changes along with our application form attached.

Thank you,

Jian Koid

Project Manager

VERIFY SCALES
THESE ARE
FOR REFERENCE ONLY
ON ORIGINAL DRAWINGS

901 NORTHWEST E
GRANTS PASS, OR 97526
Phone: 541-78-1387 Fax: 541-74-5228
CDB #K0412



CLIENT:
CAPTOL CITY

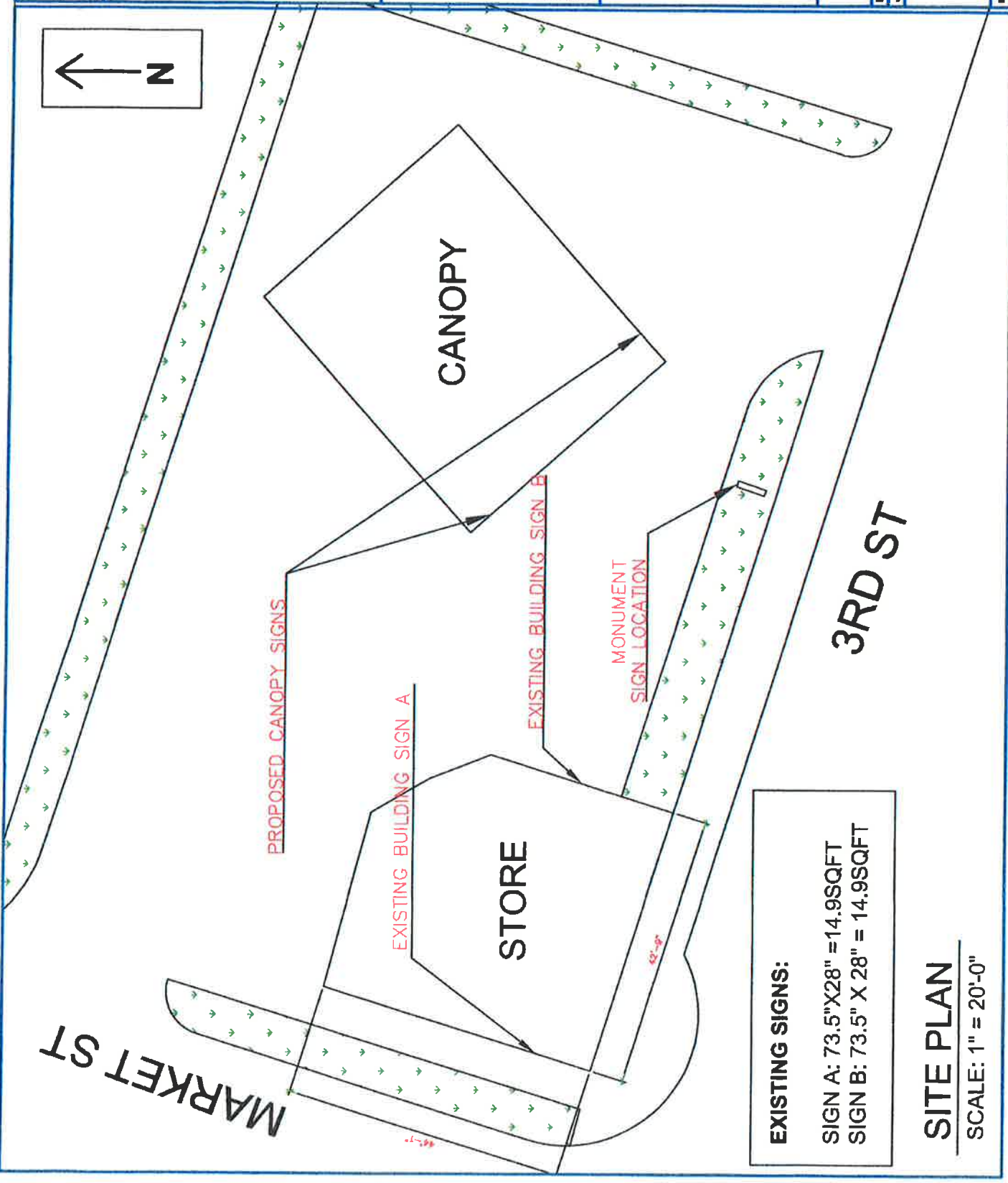
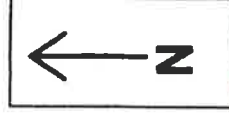
PROJECT:
SHELL RVE
LAFFLETTE ON 9728

DATE: 2/20/20

JOB:
SHEET

1
OF 6

ISSUANCE



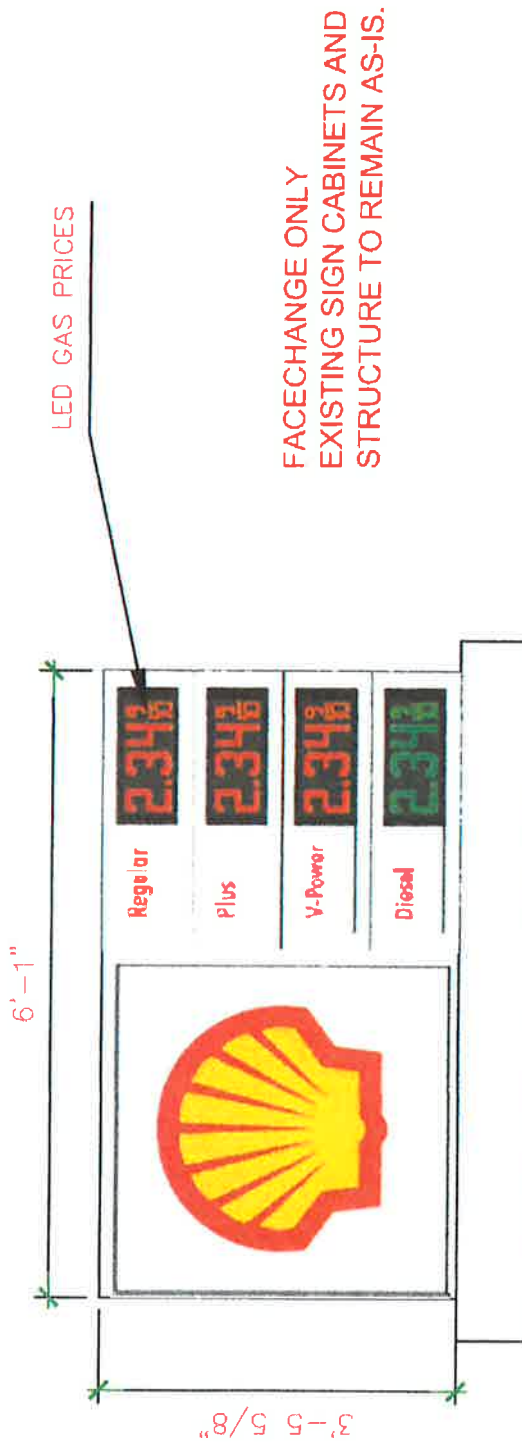
EXISTING SIGNS:
SIGN A: 73.5"X28" = 14.9SQFT
SIGN B: 73.5" X 28" = 14.9SQFT

SITE PLAN
SCALE: 1" = 20'-0"



EXISTING MONUMENT SIGN

NOT TO SCALE



PROPOSED MONUMENT SIGN

SCALE: 1/8" = 1'-0"

From: Travis Johnson [mailto:tamaratrav@msn.com]

Sent: Sunday, April 10, 2016 5:36 PM

To: Angela Speier

Subject: Lafayette hearing on electronic signs

Angela,

Could you let me know if this email method is sufficient to provide citizen input on pending public hearing?

To - City of Lafayette Staff and City Council and/or Planning Commission -

Am providing this input on the posted notice to allow the gas station to use electronic/electric signage.

I am opposed to allowing a waiver for the sign policy in our core downtown area.

Several years ago the people of Lafayette created a downtown plan that I believe had boundaries for certain businesses and excluded having a gas station in the downtown area. The property on Hwy 99W and Market Street was not within the allowable area for a gas station. Believe at that time the planning commission declined to allow that business use in the core downtown area but the decision was overturned by the city council on appeal from the Roberts family.

I gave public opposition testimony at that meeting to keep our downtown core plan in place. A gas station was and is better suited to the perimeter of the core downtown.

I am in opposition to any waivers for the sign ordinance in this location as it further changes our unique downtown area. The gas station location was already given a waiver. Diluting our standards again for this property is not necessary and changes the visual appeal of our downtown.

Thank you,

Travis Johnson
1002 Market Street
Lafayette, OR 97127

ATTACHMENT 2