

Wilsonville City Hall Development Review Board Panel B

Monday, June 26, 2017 - 6:30 P.M.

- I. Call To Order:
- II. Chairman's Remarks:
- III. Roll Call: Aaron Woods Richard Martens Shawn O'Neil Samuel Scull Samy Nada
- IV. Citizen's Input:
- V. Consent Agenda:
 - A. Approval of minutes of the May 22, 2017 meeting

Documents:

May 22 2017 minutes.pdf

- VI. Public Hearing:
 - A. Resolution No. 336

Meridian Creek Middle School Electronic Readerboard: West Linn-Wilsonville School District - Applicant/Owner. The applicant is requesting approval of a Class 3 Sign Permit and Waiver to allow the previously approved manual change message center on the monument sign for Meridian Creek Middle School to be converted to a digital sign. The subject property is legally described as Tax Lot 2000 of Section 18, Township 3 South, Range 1 East, Willamette Meridian, City Of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB17-0018 Class 3 Sign Permit with Waiver

Documents:

DB17-0018 Meridian Creek MS Electronic Sign SR.Exhibits.pdf

- VII. Board Member Communications:
 - A. Recent City Council Action Minutes

Documents:

May 15 2017 CC Action Minutes.pdf

VIII. Staff Communications:

IX. Adjournment

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can **be scheduled for this meeting.** The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting.

- Qualified sign language interpreters for persons with speech or hearing impairments.
- Qualified bilingual interpreters.
- To obtain such services, please call the Planning Assistant at 503 682-4960

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JUNE 26, 2017 6:30 PM

- V. Consent Agenda:
 - A. Approval of minutes from the May 22, 2017 DRB Panel B meeting

Wilsonville City Hall 29799 SW Town Center Loop East Wilsonville, Oregon

Development Review Board – Panel B Minutes–May 22, 2017 6:30 PM

I. Call to Order

Chair Shawn O'Neil called the meeting to order at 6:30 p.m.

II. Chair's Remarks

The Conduct of Hearing and Statement of Public Notice were read into the record.

III. Roll Call

Present for roll call were: Shawn O'Neil, Richard Martens, Aaron Woods, Samy Nada and Samuel Scull.

Staff present: Jennifer Scola, Daniel Pauly, and Barbara Jacobson

IV. Citizens' Input This is an opportunity for visitors to address the Development Review Board (DRB) on items not on the agenda. There were no comments.

V. Consent Agenda:

A. Approval of minutes of February 27, 2017 meeting

Shawn O'Neil moved to approve the February 27, 2017 DRB Panel B meeting minutes as presented. Samy Nada seconded the motion, which passed unanimously.

VI. Public Hearing:

A. **Resolution No. 335. Wilsonville High School Electronic Readerboard: West Linn-Wilsonville School District– Applicant/Owner.** The applicant is requesting approval of a Class 3 Sign Permit and Waiver for conversion of an existing freestanding sign to a digital sign at Wilsonville High School. The subject property is located at 6700 SW Wilsonville Road and is legally described as Tax Lot 100 of Section 13, Township 3 South, Range 1 West, Willamette Meridian, City Of Wilsonville, Clackamas County, Oregon. Staff: Jennifer Scola

Case Files: DB17-0012 Class 3 Sign Permit with waiver

Chair O'Neil called the public hearing to order at 6:34 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Dan Pauly, Senior Planner, reminded the Board about content neutrality. The DRB could not consider who the applicant was or what the sign might say in terms of the review and that needed to be very clear in the record.

Jennifer Scola, **Associate Planner**, announced that the criteria applicable to the application were stated on Pages 1 and 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Ms. Scola presented the Staff report via PowerPoint, briefly reviewing the location and history of the high school's readerboard signs, with these key additional comments:

- The existing base for the school's readerboard signs was approved in 1999 under a prior sign review that was obtained on behalf of the first class to go through all four years of high school at Wilsonville High.
 - The first freestanding sign was a 14-ft tall, manual-change readerboard sign that was internally illuminated. Its base was located approximately 10 ft from the property line, which met the City's requirements of a minimum of 2-ft from the hard surface of the right-of-way and no further than 15-ft from the property line. The sign's base was located in the buffer area to the Significant Resource Overlay Zone (SROZ), but the original permit deemed the encroachment to be minor and the sign had not been moved since. Its immediate surroundings remain relatively clear in relation to the SROZ itself.
 - A subsequent sign permit approved in 2011 resulted in the sign currently onsite, which provided for an updated manual-change readerboard. The current sign was shorter, 8-ft high, and was a 32-sq ft, the maximum allowed for a sign of this type in this zone.
- The proposed sign would maintain the 32-sq ft area and decreased marginally to 7.5 ft high. The main difference would be that the new sign was an electronic readerboard as opposed to an internally-lit, manually-change sign. She displayed side-by-side photos to compare and contrast the existing and proposed signs.
- The key discussion point was whether the waiver criteria were necessary for the electronic change aspect of the sign. The two types of signs that dealt with such moving or flashing changes were changing image signs and changing copy signs.
 - Changing image signs were outright prohibited by Code, but changing copy signs were allowed as long as they were approved specifically through the waiver process in conjunction with a Class 3 Sign Permit, which the Board was reviewing this evening.
 - The distinction between the signs was also the impetus for Condition of Approval PD 4, which effectively insured the readerboard would maintain its status as a changeable copy sign throughout its life, essentially placing a 15-minute hold time on the copy.
 - Any electronic readerboard sign approved through a waiver must meet two criteria in particular. First, the sign must be equipped with an automatic dimming technology to adjust the sign's brightness to the ambient light conditions. The proposed sign model, designed by Daktronics, did come equipped with a photocell that would adjust the sign to the ambient light conditions; therefore, the sign met the requirement.
 - The second criteria regarded luminance levels. Specifically, the sign could not exceed 5,000 candelas per square meter from sunrise and sunset and 500 candelas per

square meter between sunset and sunrise. According to the manufacturer's specs, this particular sign could not exceed 4,000 nits, the equivalent of one candela per square meter; therefore there would not be an issue with sign exceeding the 5,000 cap between sunrise and sunset.

• For sunset to sunrise, Staff proposed Condition PD 5 to ensure that the Applicant would maintain that 500 candelas per square meter cap at night to avoid any nuisance to surrounding properties.

Samy Nada asked what the difference was between a copy sign and an image sign.

Ms. Scola responded the difference had to do with hold times. A changing image sign would change text or images within a 15-minute window. A changing copy sign would keep the same image or text on the screen for a minimum of 15 minutes, which eliminated the constant flashing or scrolling of text.

Richard Martens asked if the approval of the waiver would create a precedent that could potentially be troublesome in other situations.

Ms. Scola did not believe it would create a problematic precedent, as any other electronic readerboard sign would have to go through the same review process and demonstrate that it met the minimum requirements. The electronic readerboard sign would be the first of its kind in Wilsonville, but any subsequent such signs would have to meet the same criteria and go through the same review process.

Mr. Nada asked if why it was called a prohibited sign.

Ms. Scola replied that essentially the Prohibited Sign Designation was made to avoid the quick change type of electronic readerboards often seen along major highways or freeways that were really attention grabbing and had a high brightness levels that were pretty distracting. Such signs were prohibited unless they had a hold time to help mitigate the almost aggravating brightness, especially in a residential area.

Aaron Woods asked how and from where the data was put on the sign.

Ms. Scola responded that could be done remotely. She believed the proposed type/model of sign could be accessed via phone or computer to adjust settings and program different sign messages.

Mr. Woods confirmed that a hacker could potentially access the sign and put up something that was not very nice.

Mr. Martens stated he had the same concern and wondered how soon it would be before somebody accessed the sign and posted something untoward about the principal.

Mr. Pauly reminded the Board was content neutral.

Chair O'Neil noted the Board was supposed to look at the application in a content neutral manner. The applicant could be a law firm, Black Bear, AT&T, or anybody. The Board was to consider the sign and what it would do. However, he too was concerned about the next steps because the Board had run into situations when things had been presented, but they had already gone down a road and could not go back. He believed the community might have concerns down the road if some other applicant, whom the Board had to be neutral about, wanted a sign that was a bit different. He posited that no community members were present because they were aware of who the applicant was, even though the Board had to be neutral. If the applicant was someone else, like O'Neil Law, LLC, for example, there would be thousands of people voicing concern because of who the applicant was. Then later, after establishing this precedent, the Board would have to say there was nothing it could do because the Board had already given the green light to so-and-so. He was worried it would be abused, although he did not believe the current applicant would do so. He believed he had a responsibility as a citizen to establish precedent wisely. He asked if Staff could respond to his concerns.

Mr. Pauly replied he had helped write the Sign Code many years ago. He noted that this type of application had been anticipated, and he was surprised it had taken this long to come forward. There were specific rules and the Board needed to be aware of the waiver criteria, one of which was the Board had to be content neutral. However, there was a burden on the applicant to show that it would improve both function and aesthetics. He invited Ms. Scola to discuss how the Applicant addressed the functionality and aesthetics of the proposed sign, which were key criteria.

Ms. Scola added that in terms of functionality and aesthetics, it seemed the main purpose for this application was student equity. Aesthetically, the proposed sign would be easier to clean than the plastic on the front of the current sign or any other type of manual-changer readerboard sign, which tended to become yellow-tinged over the years due to sunlight and the elements. The new sign would also eliminate the need for students or faculty to have to get on a ladder, regardless of the elements, to change the sign.

Mr. Nada said the same reasoning could be used by anyone who wanted to change their sign. He asked if it was okay, why was it not part of the Code.

Mr. Pauly replied because the Council at the time wanted to make sure there was an added level of review when these sign applications came forward, not because Council never wanted such signs necessarily.

Mr. Martens understood that this kind of electronic sign anywhere in the city would require a waiver at this point.

Mr. Pauly replied the only exception was the specific Code provision that allowed fuel price signs to be digital. Content was part of State law, which included what gas stations had to display.

Barbara Jacobson agreed the issue was that the proposed sign was the first of its kind and it did need to be content neutral. Everything else being equal, regardless of who the applicant was or the content, the requested waiver did open up that door. The Code language already effectively allowed for a waiver on this particular type of sign, but the DRB could decide that.

Chair O'Neil asked if the Board approves the proposed waiver and someone came in at a later date, asking the same thing with the same explanation as to why they needed it, and the DRB at that time denied the application, could that future applicant not cite tonight's original decision as precedent that it had been done for one applicant and as such trigger potential litigation.

Ms. Jacobson confirmed it could trigger potential litigation, and it would be incumbent upon that future DRB to explain why they denied it in their findings or decision; however, the reason could not have anything to do with content or the applicant.

Samuel Scull asked in the guidelines that were a function of the waiver, if someone in the future were to come in under the same premise, would the DRB determine whether the brightness, content, size, or height would be okay.

Ms. Jacobson clarified not the content, but brightness, size, and structure.

Mr. Scull asked if the 5,000 to 500 candelas would be controlled by a manual switch or automatically adjusted based on the amount of natural light.

Ms. Scola replied the calibration to the ambient lighting would be done by an automatic sensor in the sign. Setting it to the specific level after sunset would have to be done manually.

Mr. Scull asked who had control of the content.

Ms. Scola believed the school itself would have control over the content.

Chair O'Neil called for the Applicant's presentation.

Dan Schumaker, Principal, Wilsonville High School introduced Kristin Rott, who had done most of the work on the proposal, and Eric Moya, who had a lot of contact throughout the application process.

Kristin Rott, Leadership Class Teacher, Wilsonville High School, stated that she and Eric Moya represented the 4As at Wilsonville High School. Nearly every day, or at least once per week, the Leadership Class would go out and change the letters on the manual display to support one of the four events at the school. Because it was manual display, the number of

events that could actual be represented was very limited, so there was a constant dialogue to decide what events could actually be displayed on each side of the readerboard. Equity amongst all school programs had led them to want an electronic readerboard, which could display up to 16 different panels so everyone's voice was on the board and represented. As a Leadership teacher, she would be responsible for content oversight. The main office would also have control and students would need approval to update the sign regularly.

Eric Moya, Senior Student, Wilsonville High School, added an electronic readerboard would be especially helpful in the winter when it rained. Currently, students had to go out in inclement weather, and next to thorn bushes, to manually change all the letters. It was a bit unsafe; however, they still managed to do it weekly. He reiterated that the class had to choose from many activities, including football, basketball, and academic events, and decide which events would go on the readerboard. The school would love to have a whole bunch of activities on the board so everybody in Wilsonville knew what was happening at the school on a daily basis. The school was very active and wanted people to come help support its events because it meant a lot to the football players and other students. He believed it would be a great addition to the school.

Mr. Schumaker noted the high school was unique as an applicant, relative to a car dealership or an attorney, due to how much of the community the school reached and represented, including several different subgroups within the school, which was why it was very common in rural and urban areas to find electronic readerboard signs at schools.

Chair O'Neil thanked the Applicants for their excellent testimony. He wanted to look at the content of the sign but was instructed that he could not, which meant that before he made a decision, he wanted to hear what the Applicant needed this particular sign for that would be unique to the school so if another applicant asked for the same waiver in the future, he could tell that applicant why this waiver was approved for the school. In his opinion, every reason stated thus far for needing the new sign would be the same reasons given by any future applicants seeking the same waiver. If the Applicant could say that they had very complicated computations or something complex that goes into the sign that would be far more calculated in need than a grocery store or other entity that might want an electronic readerboard sign, he could hang his hat on that. He was looking for the Applicant to show him that their need was a unique need that would trigger the waiver.

Mr. Schumaker added that as a school, Wilsonville High School was typically the place where people would go in the event of a disaster. They constantly practiced scenarios and were told by the sheriff's office and City of Wilsonville Police that in an event, people might be told to go there. Some of the school's need to put information on the sign was different in nature than one would find in retail.

Chair O'Neil asked if the school was a designated spot for people to seek shelter during a cataclysmic event.

Mr. Schumaker replied it was like that, though he did not believe the language specifically used the word shelter, instead he believed it was considered a designated place where people would be asked to go due to a combination of location and familiarity. The language would have to be double-checked to see exactly what was stated. However, similarly, the school did a lot of training at the school monthly, as well as more often than every month. They had a required earthquake drill just that morning. In the event of disasters, it would be pretty hard to get out to a readerboard and put something up. The school needed to notify the community as to whether people were on or off the property.

Mr. Nada asked if the board would work without power.

Ms. Rott responded it was underground, so there should be no issues with power. She also understood the sign was wireless connected, but she was uncertain about those details.

Chair O'Neil asked if there was backup power.

Mr. Schumaker responded he was not sure there was backup power. Wilsonville High School had a generator, as did all schools in Wilsonville. However, he was unsure if the generator that would power the lights in the building would go to the sign.

Mr. Nada asked if the Code had any restrictions on font size. He had seen signs with very tiny font which caused people to slow down to read it. He noted that with LED, about any font size could be used.

Mr. Pauly replied there was no restriction in the Code, but he would encourage that the sign be readable. Mr. Nada made a good point. The Board had often talked about font size on highway signs and highway safety. Even when discussing how large to make signs, the maximum allowance, one of the considerations talked about was would the sign be big enough that the text would legible, which increased safety.

Mr. Woods asked how many characters and lines could be put on the proposed sign.

Ms. Rott replied three different lines could be filled and the 16 different panels could be changed every 15 minutes. The font was much larger on the electronic readerboard than on the manual display board. The proposed sign would hold 13 letters on each of the three lines.

Ms. Scola confirmed that the specs on the application also stated it was 13 characters.

Chair O'Neil called for public testimony in favor of, opposed, and neutral to the application. Seeing none, he confirmed there were no further questions from the Board and closed the public hearing at 7:03 pm.

Richard Martens moved to approve Resolution No. 335 and the Staff report as presented. Aaron Woods seconded the motion.

Chair O'Neil stated he had already discussed his opinion, and he did not expect this until Mr. Pauly instructed and reminded him that the Board had to be applicant neutral. He had a problem with the current application right now. He wanted to see some information that would make the current application unique from any future applicant. For example, if the school was a designated disaster area, it would be good to know if the sign was capable of sending warning notices out. He was looking for some other uniqueness the sign would offer the community versus another applicant. As a member of the Board, he believed he had an obligation to consider the citizens that did not bother coming this evening to speak because they had looked at the proposal from a more narrow perspective, who the applicant was, and everyone supported the schools. Yet he was charged, as all Board members were, to consider the precedent nature of the application.

Mr. Martens stated he had raised the question about precedent, and as the Board had discussed the application and as he thought about it, he had a hard time envisioning a circumstance where the Board might wish it could decline a similar application. If a sign was otherwise permitted, and the sign met the size criteria, etc., the fact that the content of the sign changes from time to time might be a public benefit. For example, if Safeway wanted display that bananas were on sale, which might not be as important as directing citizens to a disaster location, but it was important to those wanting cheap bananas. If Blackberries wanted to announce that biscuits and gravy were on the menu, some people might want to know that. If an entity could otherwise have a sign and put content on it, the fact that it was fixed or changed from time to time, to him, would be immaterial.

Mr. O'Neil asked about the potential of having an electronic sign in Villebois or Frog Pond at some point.

Mr. Pauly replied there were schools in both locations.

Mr. O'Neil stated he would not have an issue if it was the Black Bear or a local food store. Even though the Board had to be applicant neutral, he could see Mr. Martens' point because they would generally be in an area that would not be an issue. He was looking at precedent and concerned that residents with specific concerns might come in later to ask why all these signs were up, and the Board would have to apologize and say a precedent had already been established.

Mr. Nada agreed, stating it would set a precedent and make it hard to refuse others with a similar request. The Board should be content and applicant neutral, but he believed it should be part of the Code without a waiver, because as it was currently, he would have no reason to say no, other than due to the location perhaps, since he would not know what the content was.

Mr. Pauly responded the Board could regulate time, place, and manner.

Mr. Nada noted location could be controlled by Code, too. For example, the signs could be permitted in certain zones only. He reiterated his concern that it would be difficult to refuse future application requests for similar signs.

Mr. Martens stated the 32 sq ft was the maximum size of a sign and it could only be placed in certain designated areas. If the sign was there, and permitted to be there, the fact that it provided more information was positive, not negative.

Mr. Woods commented he could see both sides. He understood it was not part of the Code, per the City's decision some time ago, but maybe it was time to reconsider that. He agreed if the Board would be setting a precedent it approved the subject sign application. He questioned whether setting a precedent was that bad, adding that was something the Board would have to weigh out. There would not be signs everywhere, and the size was pretty good. The only concern he had was the setting of the precedent, and the fact that it was not in the Code. He believed, however, that in the spirit of what the Applicant wanted to do, the benefit outweighed any negative that could come from the Board approving the request.

Mr. Nada asked whether the current manual sign had required a waiver.

Mr. Pauly replied it does.

Mr. Nada responded that the only issue appeared to be that it was electronic.

Mr. Martens said in other words, the school could send someone out every 15 minutes to change the current sign, which was exactly what the proposal was requesting.

Mr. Nada asked if the Wilsonville's Code was a common code that other cities adopted. Were there any risks of having something like this or did the current Code need a waiver.

Mr. Pauly responded he was not aware of another city that required a 15-minute hold time; that was relatively unique. The idea regarding the brightness was to keep it similar to what would otherwise be seen in a backlit sign.

Mr. Nada asked what the reasoning was for adding the waiver requirement to the Code.

Mr. Pauly responded at the time, lighting and sign technology was changing quickly and City Council did not know what they would be faced with in the future. Also, the City puts a high value on public involvement and, knowing that those signs could potentially be something of great public interest, provided that venue for a thorough public discussion of the benefits in terms of function and aesthetics over nuisance concerns. The waiver criteria pitted the benefits of function and aesthetics against any potential nuisances.

Mr. Martens commented a few years ago a huge electronic billboard sign was placed on Hwy 26, before Hillsboro that was blazing and changing at night. He could understand that a sign

like that would be very distracting; however, that was not what the Board was dealing with here. He liked that the condition imposed a limit on the brightness and that City Code imposed a limit on sign size.

Mr. Scull said the question was if the Board was setting precedent on the size, function, and content, were they stepping out of bounds or setting a good lower-limit precedent. Did the benefit outweigh the argument?

Chair O'Neil believed that was a good point, but asked if Staff had specifically advertised on the invitation that this was a precedent-making decision, or was just the standard little sign used to inform the public of an upcoming hearing about the sign? As an adjudicated body, the fundamental problem was making sure everybody had a right to be heard. If the City was not providing enough information to know how important the decision was, and the public believed the Board was simply approving a sign for the high school, then he had a concern. If it was another business, he could see the public lining up, but if it was a school, and the Board was supposed to be applicant-neutral, he could understand no one came tonight.

Mr. Pauly added that by nature, the regulation of signs was complaint driven with the public calling for Code enforcement if they did not like the message of a lawn sign, for example, which was something Staff had to juggle as well. He understood this was a bit different than a lawn sign, but point was that it was hard to separate the content from the sign, but that was what the law required and it was always going to be a tricky situation. He offered to read the title of the public notice, which did not talk about precedence, but did make clear there was a waiver, a conversion to a digital sign, and a minimum hold time. He believed the City had made its best effort to provide accurate information about what was before the body.

Mr. Martens understood that if the Board approved this waiver, it certainly would not prevent City Council from adopting far stricter standards into the Code at a subsequent time.

Chair O'Neil responded that until that happened, it was the DRB's obligation to enforce what it had, and he understood some Board members disagreed. He also did not like the fact that the particular applicant, which he had to be neutral on, was the applicant that was presented tonight, but he believed the Board had an obligation, as citizens were not properly represented, because, in his opinion, the notice was not properly presented to the community to identify what type of sign was being introduced for the first time to the community. With no disrespect to the Staff, he understood their reasoning, but he did not think it was sufficient.

Mr. Nada asked if the Board could condition that the City change the Code as part of tonight's decision.

Ms. Jacobson responded the Board could make a recommendation to Staff that Council consider revising the Code, but the Board could not make it a condition that the Code be changed; that would have to be voted on by the City Council.

Mr. Pauly added that when this came up in the Code review process, electronic readerboard signs were already in this Code section, so it was not changed, but it functioned much the same as if it were in another Code section.

Mr. Nada believed it was a good change; there was no need for an applicant to go through that process. He added that perhaps it was not in the Code because it was new at the time.

Mr. Pauly agreed, noting that digital signage technology was still changing.

The motion passed 4 to 1 with Shawn O'Neil opposed

Chair O'Neil read the rules of appeal into the record.

VII. Board Member Communications

- A. Results of the March 13, 2017 DRB Panel A meeting
- B. Recent City Council Action Minutes

Dan Pauly, Senior Planner, noted the materials distributed to the Board, adding that Mr. Heberlein was elected as DRB Panel B Chair. He invited feedback on whether the City Council action minutes were helpful to the Board and provided beneficial information.

Mr. Woods said he liked the format of the action minutes because the content was available to reference as opposed to just asking questions and potentially forgetting the responses.

VIII. Staff Communications

Dan Pauly, Senior Planner, updated the Board on some previously approved projects, noting that Black Bear was now open, houses would soon be constructed in the 14-lot subdivision, and construction of Advance Road near the new school was completed. He noted the school had approached Staff about having a readerboard sign similar to tonight's application. Also, the library had received grant funds to potentially install a similar sign as well. He noted the library was a cooling center for the public on hot days and could advertise that to the community on the sign.

Barbara Jacobson, City Attorney reminded it was not content neutral if the Board had to read the sign to decide if it was content neutral according to the latest Supreme Court case, so the Board could not even look at what it said. She clarified that the designation of the building structure being in a specific location no longer matter, citing a fairly new court case in Arizona.

Mr. Martens asked if there was a restriction or some line that could not be crossed as to content on any sign.

Ms. Jacobson replied that it used to be reasonable time, place, and manner; however, now it was a strict scrutiny test, so that no pornography would be allowed, for example. She agreed

Oregon and California had more liberal constitutions than the Federal constitution. Content could not be considered in the decision on whether to allow a sign; however, if a sign had content that fell under the category of clearly obscene, it could be taken down.

Mr. Pauly confirmed that the sign of a retail business could have content unrelated to what the business sold, for example, Black Bear's sign could advertise Safeway. Political content was also allowed. He agreed it would be hard to judge on content, because it could be changed.

Mr. Nada said it would mostly come down to the applicant from whom the Board could anticipate the purpose of the sign.

Mr. Woods noted that graphic characters, representations, holograms, etc. were available now. He explained he had asked about who would be controlling the sign's content because he was concerned that a high school student might play a prank and put something crazy on the sign.

Chair O'Neil reiterated that he was stubborn about wanting everyone to have the opportunity to attend these Board meetings. He understood the City had complied with the rules, but he was frustrated at the thought that maybe somebody would have attended the meeting had they realized it was less about whom the applicant was and more about the sign itself. He praised Staff, and especially the City Attorney for assisting in City Council unanimously passing a motion for inclusivity for the community. He believed it took a lot of bravery, and guts, and work. Since Ms. Jacobson did not brag about herself and was humble, he wanted to take the time to say she had done a lot of great work on behalf of the many citizens that had asked for it, and the City delivered.

Mr. Nada thanked Chair O'Neil for all of the time and effort he had put into it.

Ms. Jacobson noted that the citizens really made the difference, as there had been an overwhelming show of support. Also, she had been informed by the City's Public Affairs Official that Woodburn was crafting a resolution based on Wilsonville's, so it was great to be spreading that message.

Chair O'Neil stated that he was very proud of the community. In attending many City Council meetings over the years, the audience tended to be the same type of audience, but as the resolution had moved forward, the audience was more diverse and had more participants than he had seen before.

IX. Adjournment

The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Paula Pinyerd, ABC Transcription Services, Inc. for Shelley White, Planning Administrative Assistant

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JUNE 26, 2017 6:30 PM

VI. Public Hearing:

A. Resolution No. 336. Meridian Creek Middle School Electronic Readerboard: West Linn-Wilsonville School District– Applicant/Owner. The applicant is requesting approval of a Class 3 Sign Permit and Waiver to allow the previously approved manual change message center on the monument sign for Meridian Creek Middle School to be converted to a digital sign. The subject property is legally described as Tax Lot 2000 of Section 18, Township 3 South, Range 1 East, Willamette Meridian, City Of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly

Case File:

DB17-0018 Class 3 Sign Permit with Waiver

DEVELOPMENT REVIEW BOARD RESOLUTION NO. 336

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A CLASS 3 SIGN PERMIT AND WAIVER TO ALLOW THE PREVIOUSLY APPROVED MANUAL CHANGE MESSAGE CENTER ON THE MONUMENT SIGN FOR MERIDIAN CREEK MIDDLE SCHOOL TO BE CONVERTED TO A DIGITAL SIGN. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS TAX LOT 2000 OF SECTION 18, T3S, R1E, CLACKAMAS COUNTY, OREGON. WEST LINN-WILSONVILLE SCHOOL DISTRICT – OWNER/APPLICANT.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated May 12, 2017, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on June 26, 2017, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated June 19, 2017, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB17-0018, Class III Sign Permit and Waiver for an electronic readboard at Meridian Creek Middle School.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 26th day of June, 2017 and filed with the Planning Administrative Assistant on ______. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec* 4.022(.09) unless appealed per *WC Sec* 4.022(.02) or called up for review by the council in accordance with *WC Sec* 4.022(.03).

Shawn O'Neil, Chair - Panel B Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant

RESOLUTION NO. 336



Exhibit A1 Planning Division Staff Report Class III Sign Permit with Waiver – Meridian Creek Middle School

Development Review Board Panel 'B' Quasi-Judicial Public Hearing

| Hearing Date: | June 26, 2017 |
|------------------|--|
| Date of Report: | June 19, 2017 |
| Application No.: | DB17-0018 Class III Sign Review and Waiver |

Request/Summary: The Development Review Board is being asked to review a Class III Sign Permit and Waiver.

Location: New Meridian Creek Middle School. The property is specifically known as Tax Lot 02000, Section 18, Township 3 South, Range 1 East, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

| Owner/Applicant: | West Linn – Wilsonville School District |
|-------------------------|---|
| Applicant's | |
| Representatives: | Keith Liden AICP, Bainbridge |
| | Rebecca Seward, Dull Olson Weeks-IBI Group Architects |

Comprehensive Plan Designation: Public

| Zone Map Classification: | PF (Public Facility) |
|--------------------------|----------------------|
| | |

Staff Reviewer: Daniel Pauly AICP, Senior Planner

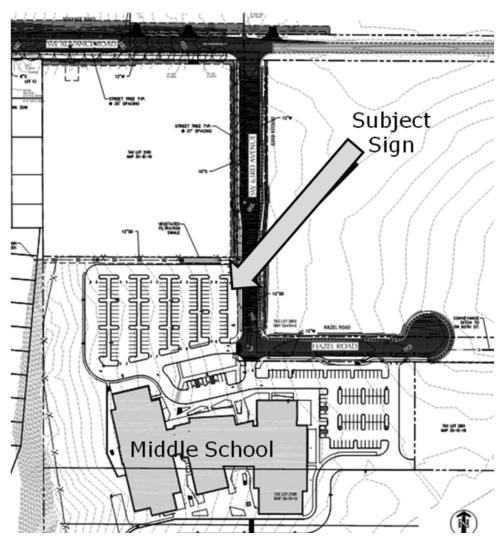
Staff Recommendation: <u>Approve with conditions</u> the requested Class III Sign Review and Waiver.

Applicable Review Criteria:

| Development Code: | |
|------------------------|---|
| Section 4.008 | Application Procedures-In General |
| Section 4.009 | Who May Initiate Application |
| Section 4.010 | How to Apply |
| Section 4.011 | How Applications are Processed |
| Section 4.014 | Burden of Proof |
| Section 4.031 | Authority of the Development Review Board |
| Subsection 4.035 (.04) | Site Development Permit Application |
| Subsection 4.035 (.05) | Complete Submittal Requirement |
| Section 4.110 | Zones |

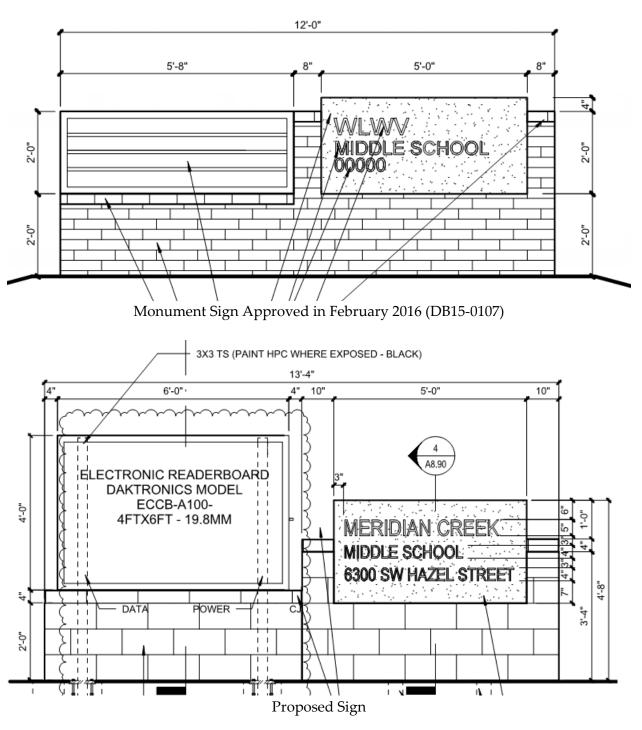
| Section 4.136 | Public Facility Zone (PF) |
|--|---------------------------|
| Sections 4.156.01 through 4.156.11 | Sign Regulations |
| Sections 4.400 through 4.440 as applicable | Site Design Review |
| Other Planning Documents: | |
| Wilsonville Comprehensive Plan | |

Vicinity Map



Background/Summary:

A part of the development package approved for Meridian Creek Middle School by DRB Panel A in February 2016 was a monument sign with a reader board component (see case file DB15-0107). At the time the option of making the reader board portion of the sign digital was discussed, but as a cost savings and other considerations the school district elected to include only a manual reader board as part of the sign. The school district now wishes to switch to a digital sign, which because it requires a waiver requires additional DRB review.



Discussion Points:

Approving a Prohibited Sign

Changeable copy signs are listed as prohibited signs in Subsection 4.156.06 (.01) D. However, language is added that a waiver may be granted to allow them as long as it is ensured a couple specific criteria or conditions are met including:

- 1. The sign shall be equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with ambient light conditions and the sign owner shall ensure appropriate functioning of the dimming technology for the life of the sign.
- 2. The luminance of the sign shall not exceed five thousand (5000) candelas per square meter between sunrise and sunset, and five hundred (500) candelas per square meter between sunset and sunrise.

While grouped under prohibited sign, the intention of the code is to make the signs conditionally permitted. No conditional permitted sign section exists currently, so they were grouped in the prohibited sign section as that is where language regarding these signs previously existed in the code. Based on the DRB's feedback during their May 22nd hearing for a similar sign, Planning staff is working with the City Attorney to potentially bring minor changes to the code language in Section 4.156.06 for City Council review to more clearly differentiate between signs that are prohibited at all times and signs that can be conditionally permitted.

Sign Waiver Criteria – Improved Aesthetics and Functionality

With limitations on brightness and copy change frequency the sign will have substantially the same aesthetic impact as the previously approved backlit manual change sign or a manual change sign of the same dimensions as the proposed electronic board. The real difference is functionality and the ability to change the message electronically from a device inside the building rather than maintaining a collection of number and letters and needing to go outside and manually change messages.

Sign Waiver Criteria – More compatible and complementary to the overall design and architecture of a site, along with adjoining properties, surrounding areas, and the zoning district.

The visual impact to the site, adjoining properties, surrounding areas, and development in general in the PF zone remains substantially the same. The use of more modern digital technology over a manual reader board will better reflect the high-tech modern design of the new school and its campus.

Sign Waiver Criteria – Improve or Not Negatively Impact Safety

No safety, particularly traffic safety, concerns have been noted for the revised sign design including the digital reader board.

Conclusion and Conditions of Approval:

Staff has reviewed the Applicant's analysis of compliance with the applicable criteria. The Staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed application (DB17-0018) with the following conditions:

Planning Division Conditions:

| DD17 0010 | | 11 | Cian | Dormit | and | Maiyor |
|-----------|---------|----|------|--------|-----|---------|
| DB17-0018 | CI222 I | 11 | Sign | гениц | anu | vvalvel |

| PD 1. | Approved sign shall be installed in a manner substantially similar to the plans approved by the DRB and stamped approved by the Planning Division. |
|-------|---|
| PD 2. | The Applicant/Owner of the property shall obtain all necessary building and electrical permits for the approved signs, prior to their installation, and shall ensure that the signs are maintained in a commonly-accepted, professional manner. |
| PD 3. | The Applicant/Owner shall ensure the approved sign maintains a copy hold time of at least fifteen (15) minutes except as authorized in emergency situations by the City Manager or designee. A hold time of less than 15 minutes, except in the specified emergency situations, shall be considered a Public Nuisance and abated accordingly. |
| PD 4. | The sign shall be equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with ambient light conditions, the appropriate functioning of the dimming technology shall be maintained for the life of the sign, and the sign brightness shall not exceed five thousand (5000) candelas per square meter between sunrise and sunset, or five hundred (500) candelas per square meter between sunset and sunrise. Not maintaining the dimming technology appropriately or exceeding the allowed brightness shall be considered a Public Nuisance and abated accordingly. |
| PD 5. | The Applicant/Owner shall reduce the size of either or both the concrete with aluminum lettering sign and electronic reader board so the combined area of both elements does not exceed 32 square feet or otherwise design the sign to not exceed 32 square feet. |
| PD 6. | This action modifies the Class 3 Sign Permit approved by the DRB in Case File DB15-0107. Unless expressly modified by this action all findings and conditions related to the sign from the previous approval shall continue to apply. |

Master Exhibit List:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case File DB17-0018.

Planning Staff Materials

- A1. Staff report and findings (this document)
- A2. Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant

- **B1.** Signed Application
- **B2.** Narrative and Other Submitted Documentation

Development Review Team Correspondence

N/A

Other Correspondence

N/A

Procedural Statements and Background Information:

- 1. The statutory 120-day time limit applies to this application. The application was received on June 2, 2017 and found to be complete. The City must render a final decision for the request, including any appeals, by September 30, 2017.
- 2. Surrounding land uses are as follows:

| Compass Direction | Zone: | Existing Use: | | |
|--------------------------|-------|-------------------------------|--|--|
| North: | EFU5 | Agriculture | | |
| East: | EFU | Agriculture/Rural Residential | | |
| South: | EFU | Agriculture | | |
| West: | PDR-3 | Single-family residential | | |

3. Previous Planning Approvals: Metro Ordinance No. 13-1316 Major UGB Expansion DB15-0046 Annexation DB15-0047 Comprehensive Plan Map Amendment DB15-0048 Zone Map Amendment (Base Zone and SROZ) DB15-0049 Stage I Preliminary Plan DB15-0101 et. seq. Stage II Final Plan, Site Design Review, Tentative Partition Plat, Class 3 Sign Permit 4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General Section 4.008

The application is being processed in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

The application has been submitted on behalf of the property owner, West-Linn – Wilsonville School District, and is signed by an authorized representative.

Pre-Application Conference Subsection 4.010 (.02)

No pre-application meeting was necessary for the application.

Lien Payment before Approval Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements contained in this subsection.

Zoning-Generally Section 4.110

This proposed development is in conformity with the applicable zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

DB17-0012 Class III Sign Permit and Waiver

As described in the Findings below, the applicable criteria for this request are met or will be met by Conditions of Approval.

Sign Review and Submission

Class II Sign Permits Reviewed by DRB Subsection 4.031 (.01) M. and Subsection 4.156.02 (.03)

1. The application qualifies as a Class III Sign Permit and is being reviewed by the Development Review Board.

What Requires Class III Sign Permit Review Subsection 4.156.02 (.06)

2. While the request involves a single sign for a previously approved development and is less than 8 feet tall, it does involve a waiver thus qualifying to be reviewed through the Class III Sign Permit process.

Class III Sign Permit Submission Requirements Subsection 4.156.02 (.06) A.

3. As indicated in the table below the applicant has satisfied the submission for Class III sign permits, which includes the submission requirements for Class II sign permits:

| B o acciment | | | | | | |
|--|-------------|----------------------------------|-----------------------------|-----------------------|----------------|------------------------------|
| Requirement | pa | | | n of 1 | licable | nal /notes |
| | Submitted | Waiver Granted | | Condition Approval | Not Applicable | Additional findings/notes |
| | S | 20 | | A C | Z | A fii |
| | | Already to City | Not for | | | |
| | | Info Alread Available to City | Info Necessary Review | | | |
| Completed Application Form | \boxtimes | | | | | |
| Sign Drawings or Descriptions | \boxtimes | | | | | |
| Documentation of Tenant Spaces Used in Calculating Max. Sign Area | | | | | | |
| Drawings of Sign Placement | \boxtimes | | | | | |
| Project Narrative | \boxtimes | | | | | |
| Information on Any | \boxtimes | | | | | |
| | | | | | | |

| Requested Waivers or | | | |
|-----------------------------|--|--|--|
| Variances | | | |

Class III Sign Permit and Waiver Review Criteria

Definitions: Changeable Copy Sign Subsection 4.001 267. F.

4. The proposed sign will not have moving structural elements, flashing or sequential lights, elements, prisms, or other methods that result in movement. The frequency of text copy changes will not exceed once every 15 minutes except in emergency situations. The sign thus meets the definition of a Changeable Copy Sign, "Any sign, digital or manual, which is designed to have the copy changed routinely and where the frequency of copy change does not exceed once every fifteen (15) minutes, except in emergency situations as requested by the City Manager or designee." Condition of Approval PD 3 will further ensure the 15 minute hold time is maintained.

Class II Sign Permit Review Criteria: Generally and Site Design Review Subsection 4.156.02 (.05) E.

5. As indicated in Finding 6 and Findings 27-33, the proposed sign, with a waiver, will satisfy the sign regulations for the applicable zoning district and the regarding Site Design Review criteria.

Class II Sign Permit Review Criteria: Compatibility with Zone Subsection 4.156.02 (.05) E. 1.

6. The proposed sign is typical of, proportional to, and compatible with school sites within the PF zone. This includes a simple design and neutral colors, along with a clean design for an illuminated electronic message board. The digital element is a similar design to the digital sign recently approved for Wilsonville High School. No evidence exists nor has testimony been received that the subject signs would detract from the visual appearance of the surrounding development.

Class II Sign Permit Review Criteria: Nuisance and Impact on Surrounding **Properties** Subsection 4.156.02 (.05) E. 2.

7. There is no evidence, and no testimony has been received suggesting the subject sign would create a nuisance or negatively impact the value of surrounding properties. The proposed signage will be easier to maintain, have a cleaner appearance than the existing sign, maintain a hold-time of at least 15 minutes for messages, and will have brightness controls such to avoid nuisances with the surrounding development.

Class II Sign Permit Review Criteria: Items for Special Attention Subsection 4.156.02 (.05) E. 3.

8. The interaction of the sign with other site elements, landscaping, and building architecture was reviewed and approved as part of Case File DB15-0107. The proposed changes would not impact the location of the sign, and the added height and changed design does not impact the conformance with this subsection.

Sign Waiver Criteria: Design Subsection 4.156.02 (.08) A. 1.

9. The proposed freestanding reader board will result in an improved design aesthetically, as it will provide a sleek technological update to the current sign type, and it will ultimately be easier to maintain and keep clean; the previously approved manual board utilizes tracks to hold individual letter tiles, which collect dirt and grime over time. Moreover, the manual-change reader board's white plastic face has become yellow over time due to UV light, thus a new black electronic face will improve the aesthetics of the sign. Functionally, the electronic display will improve the process of switching out messages, as the sign can be updated remotely and will eliminate the need for students and/or faculty members to physically update the sign. It will also enable more messages to be displayed increasing the usefulness of the sign to the user.

Sign Waiver Criteria: Compatibility Subsection 4.156.02 (.08) A. 2.

10. The applicant states in their compliance narrative (Exhibit B1) regarding the proposed sign being more compatible with and complementary to the overall design and architecture of the site, along with adjoining properties, surrounding areas, and the zoning district "The sign design and location will be very similar to the previously approved monument sign. The brick and finish of the address lettering are consistent with the finish materials and wall signs for the middle school. The electronic reader board display will have a similar visual appearance to the previously approved manual reader board backlit display. It will not have graphics or flashing displays of any kind."

Sign Waiver Criteria: Public Safety, Especially Traffic Safety Subsection 4.156.02 (.08) A. 3.

11. There is no evidence the proposed sign will negatively impact public safety, especially traffic safety. The proposed digital reader board is alpha-numeric only, and will not display graphics or animation. As the sign proposed can only display text, there will be no graphic-enabled displays that flash aggressively and pose a safety risk to oncoming traffic. Lastly, the proposed sign is to be located in a location previously found to meet vision clearance standards.

Sign Waiver Criteria: Content Subsection 4.156.02 (.08) A. 4.

12. The content of the subject sign is not being reviewed or considered as part of this application.

Changeable Copy Sign Waiver Criteria: Dimming Technology Subsection 4.156.06 (.01) D. 1.

13. The proposed Daktronics "Galaxy eCCB Series 19.8 mm Red LED Display" electronic sign comes equipped with both an automatic and a manual control option for determining brightness. The automatic function utilizes a photocell to adjust brightness in direct correlation to the ambient light conditions.

Changeable Copy Sign Waiver Criteria: Luminance Subsection 4.156.06 (.01) D. 2.

14. Condition of Approval PD 4 ensures in operation the luminance of the sign does not exceed the maximum five thousand (5000) candelas per square meter between sunrise and sunset, and five hundred (500) candelas per square meter between sunset and sunrise.

Sign Measurement

Measurement of Cabinet Signs and Similar Subsection 4.156.03 (.01) A.

15. <u>**Criteria:**</u> "The area for signs enclosed by cabinet, frame, or other background (including lighted surface) not otherwise part of the architecture of a building or structure shall be the area of a shape drawn around the outer dimension of the cabinet, frame, or background."

Response: The proposed monument sign has been measured consistent with the method defined by this section by measuring the area of the shape drawn around the outer dimension of the cabinet, frame, or background. The brick base is not included in the sign calculation as it is just structure. The concrete area with bronze aluminum letters measures 5 feet by 2 feet 8 inches, or 13.3 square feet. The cabinet for the electronic reader board measures 6 feet by 4 feet, or 24 square feet. The total sign area is 37.3 square feet.

Measurement of Sign Height Above Ground Subsection 4.156.03 (.02) A.

16. The proposed sign has been measured from the average grade directly below the sign to the highest point of the sign, for a height of 6 feet, 4 inches.

Prohibited Signs Unless Approved Through Waiver

Changeable Copy Signs Prohibited Unless Approved Through Waiver and Meeting Certain Criteria.

Subsection 4.156.06 (.01) D.

17. The applicant has requested a waiver to allow for a changeable copy sign as defined in Section 4.001. Condition of Approval PD 4 ensures the specific criteria required for approval of changeable copy signs are met by requiring that the approved sign is equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with ambient light conditions, the appropriate functioning of the dimming technology for the life of the sign, and the sign brightness does not exceed five thousand (5000) candelas per square meter between sunrise and sunset, or five hundred (500) candelas per square meter between sunset and sunrise.

Freestanding and Ground Mounted Signs in the PDC, PDI, and PF Zones

General Allowance Subsection 4.156.08 (.01) A.

18. The subject site has frontage on both SW 63rd Avenue and SW Hazel Street of sufficient lengths to be sign eligible. As approved in DB15-0107 a single monument sign is proposed just south of the northern driveway off SW 63rd Avenue.

Allowed Height Subsection 4.156.08 (.01) B.

19. The allowed height for the sign is 20 feet. While, at 6 feet, 4 inches, the proposed sign is higher than the 4 feet 4 inches approved in DB15-0107, it remains much less than the maximum allowed height.

Allowed Area Subsection 4.156.08 (.01) C.

20. In the PDC, PDI, and PF zones a sign pertaining to a tenant like the school of more than 26,000 square feet would be allowed a 64 square foot sign. However, Subsection 4.156.08 (.01) C. 1. a. i. modifies the allowance to limit PF zoned properties adjacent to residential zoned land to 32 square feet. The subject property adjoins residential zoned land to the east, thus subjecting it to this limitation. Finding D14 of DB15-0107 does not note the property is subject to the 32 square foot limit, but incorrectly states the maximum as 64 square foot. For DB15-0107 the issues was irrelevant as the proposed sign area was 23 square feet, less than either limit. The new proposal increases the sign area to 37.3 square feet. The bronze on concrete portion of the sign is proposed to increase from 11.6 square feet to 13.3 square feet. The reader board portion of the sign is proposed to increase from 11.3 square feet to 24 square feet. While the Development Review Board can take action to approve a waiver for an electronic reader board as well as confirm the overall design of the sign, Condition of Approval PD 5 is necessary to require a combination of the concrete with bronze portion of the site and electronic reader board are reduced in area to not total more than 32 square feet.

Pole or Sign Support Placement Vertical Subsection 4.156.08 (.01) D.

21. The proposed freestanding monument sign and its foundation are proposed to be constructed in a full vertical position.

Extending Over Right-of-Way, Parking, and Maneuvering Areas Subsection 4.156.08 (.01) E.

22. The subject freestanding sign is not proposed to extend into or above right-of-way, parking, and maneuvering areas.

Design of Freestanding Signs to Match or Complement Design of Buildings Subsection 4.156.08 (.01) G.

23. The proposed sign uses similar elements previously found to be complementary of the middle school in DB15-0107.

Sign Setback Subsection 4.156.08 (.01) J.

24. <u>Criterion:</u> "Freestanding and ground mounted signs shall be no further than fifteen (15) feet from the property line and no closer than two (2) feet from a sidewalk or other hard surface in the public right-of-way."

<u>Response</u>: The subject freestanding monument sign is replacing an existing sign, the foundation of which was previously conditioned to be located 10' from the property line (see 11SR29 and 99SR19). As the existing base will not be relocated as a result of this application, the sign will remain no further than fifteen (15) feet from the property line and no closer than two (2) feet from a sidewalk or other hard surface in the public right-of-way.

Address Required to be on Sign Subsection 4.156.08 (.01) K.

25. The school address is proposed to be on the sign.

Site Design Review

Excessive Uniformity, Inappropriateness Design Subsection 4.400 (.01) and Subsection 4.421 (.03)

26. Excessive Uniformity: No other freestanding signs are in the area, and the sign .
 Inappropriate or Poor Design of Signs: The proposed sign is professionally design to complement the design of the school campus.
 Lack of Proper Attention to Site Development: The appropriate professional services

have been used to design the sign in relation to, and in coherence with, the building on site.

Lack of Proper Attention to Landscaping: The proposed sign is coordinate with site landscaping as approved in DB15-0107.

Purposes and Objectives Subsection 4.400 (.02) and Subsection 4.421 (.03)

27. The sign complies with the purposes and objectives of site design review, especially objective D. which specifically mentions signs. The proposed sign is of a scale and design appropriately related to the subject site and the appropriate amount of attention has been given to visual appearance.

Design Standards Subsection 4.421 (.01)

28. The applicant has provided sufficient information demonstrating compliance with the standards of this subsection, specifically objective F. which pertains to advertising features. There is no evidence the proposed sign will detract from the nearby buildings and/or structures due to size, location, design, color, texture, lighting, or materials proposed.

Applicability of Design Standards, Including Exterior Signs Subsection 4.421 (.02)

29. Design standards have been applied to the freestanding sign as required.

Conditions of Approval to Insure Proper and Efficient Function Subsection 4.421 (.05)

30. No additional conditions of approval are recommended to ensure the proper and efficient functioning of the development in relation to the sign.

| | | | ng Division | | | |
|--|--|--|---|--|--|--|
| 50 | | | Permit Application | | | |
| ulitiit w | ILSONVILLE | within 120 days in accordance wi | | | | |
| | OREGON | A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements | | | | |
| | | Pre-Application Meeting Date: | | | | |
| Phone: 503.682.49 | .oop E, Wilsonville, OR 97070 960 Fax: 503.682.7025 <u>wilsonville.or.us</u> | Incomplete applications will no all of the required materials are | t be scheduled for public hearing until submitted. | | | |
| Applicant: | | Authorized Representati | ve: | | | |
| Name: Tim Woodley | | Name: Keith Liden | | | | |
| Company: West Linn-W | ilsonville Sch. Dist. | Company: Bainbridge | | | | |
| Mailing Address: 2755 SW | | Mailing Address: 1000 SW | / Broadway, Su. 1700 | | | |
| City, State, Zip: Tualatin, C | | City, State, Zip: Portland, | | | | |
| | | | | | | |
| Phone: 503.673.7976 | | Phone: 503.757.5501 | | | | |
| E-mail: woodleyt@wlw | V.K12.01.US | E-mail: keith.liden@gn | nail.com | | | |
| Property Owner: | | Property Owner's Signat | ure: | | | |
| Name: Same | | tim KIDA | 10/1/1/ | | | |
| Company: | | | 10000 | | | |
| Mailing Address: | | Printed Name: TIM K | Woodly Date: 5-31-17 | | | |
| | | Applicant's Signature: (if | different from Property Owner) | | | |
| | | Kin V Marie | 11.0 | | | |
| Phone: | Fax: | AMENVOL | May | | | |
| E-mail: | | Printed Name: | Date: 513/17 | | | |
| Site Location and Descrip | otion: | | | | | |
| Project Address if Available: | | | Suite/Unit | | | |
| Project Location: 63rd Ave | | | | | | |
| Tax Map #(s): 3S 1E 18 | T. I. I. I. 20 | 00, 2300, 2400, 2500 | unty: 🗆 Washington 🔳 Clackamas | | | |
| and the second | Tax Lot #(s): | ,, | inty: 🗆 Washington 📲 Clackamas | | | |
| Request: | | destruction of the state of the | | | | |
| Meridian Creek Middle Scho | aiver to allow an electronic rea pol. | ider board on a portion of a m | ionument sign for | | | |
| | | | | | | |
| Project Type: Class I | | | school | | | |
| Residential | Commercial | Industrial | ∎ Other: school | | | |
| Application Type(s): | □ Appeal | Comp Plan Map Amend | Parks Plan Review | | | |
| Final Plat | Major Partition | Minor Partition | Request to Modify | | | |
| Plan Amendment | Planned Development | Preliminary Plat | Conditions | | | |
| Request for Special Meeting SPO7/SPIP Basisses | Request for Time Extension | Signs | □ Site Design Review | | | |
| SROZ/SRIR Review Type C Tree Removal Plan | Staff Interpretation Tree Permit (B or C) | Stage I Master Plan Temporary Use | Stage II Final Plan Variance | | | |
| Type C Tree Removal Flan Villebois SAP | Tree Perfut (B or C) Villebois PDP | Temporary Use Villebois FDP | Variance Other (describe) | | | |
| Zone Map Amendment | \square Waiver(s) | Conditional Use | City of Wilsonville | | | |
| | | | Exhibit B1 DB17-0018 | | | |

MERIDIAN CREEK MIDDLE SCHOOL Class III Sign Permit and Waiver

June 2, 2017

APPLICATION SUMMARY

For Class III Sign Permit approval to install a freestanding identification sign for Meridian Creek Middle School. The school is located on an approximately 40-acre site, which includes a future city community park.

GENERAL INFORMATION

Location

The site is located south of Advance Road on the west side of 63rd Avenue, which is currently being constructed. The site is shown in Figure 1 (3S 1E Section 18, Tax Lots 2000, 2300, 2400, and 2500).

Comprehensive Plan and Zoning Designation

The plan designation is Public, and the zoning is PF - Public Facilities.

Applicant and Owner

Tim Woodley, Director of Operations West Linn-Wilsonville School District 2755 SW Borland Road Tualatin, OR 97062 Phone: 503.673.7976 Fax: 503.638.9360 E-mail: woodleyt@wlwv.k12.or.us

Applicant's Representatives

Keith Liden, AICP Bainbridge 100 SW Broadway, Suite 1700 Portland, OR 97205 Phone: 503.757.5501 E-mail: <u>keith.liden@gmail.com</u> Rebecca Seward Dull Olson Weekes-IBI Group Architects 907 SW Stark Street Portland, OR 97205 Phone: 503.226.6950 E-mail: <u>rebecca.seward@ibigroup.com</u>

> City of Wilsonville Exhibit B2 DB17-0018

Attachments and Plan Sheets

The plan drawings and specifications for the proposed sign are provided in the attached Architect's supplemental Instructions (Attachment A).

BACKGROUND INFORMATION

Site Description

Meridian Creek Middle School is currently being constructed on the site, and it is scheduled to open in September 2017. A new public street, 63rd Avenue, will provide access to the school from Advance Road.



Figure 1 – Meridian Creek Middle School Site

Source: Metro, 2013

Surrounding Area Description

The school is located on the eastern edge of the city. Urban residential uses and zoning designations are to the west, and rural residential properties are located to the north, east, and south.

PROPOSED FREESTANDING SIGN FOR MERIDIAN CREEK MIDDLE SCHOOL

Approved Monument Sign

As part of a Stage II/Design Review/Partition application, the district received approval for several wall signs and for one freestanding monument sign located on the west side of 63rd Avenue near the northern entrance to the main parking lot. The sign was proposed to be approximately 12 feet wide and 4.3 feet high featuring the school name, address, and a backlit reader board. The total sign area was slightly under 23 square feet per side. This sign design was approved by the Design Review Board in February 2016.

Proposed Monument Sign Modification

The district proposes to modify the monument sign design with the following changes:

- Modestly expand the overall dimensions to 13.3 wide and 6.3 feet high (12' wide X 4.3' high originally).
- Enlarge the address portion of the sign to 13.3 square feet per side (11.6 sq. ft. originally). This portion of the sign would be illuminated by two ground level up lights on each side.
- Replacing an 11.3 square-foot reader board sign with a 24 square-foot (per side) electronic reader board.

The proposed location on the west side of 63rd Avenue remains the same in the southwest corner of 63rd Avenue and the northernmost parking lot driveway. The material palette remains the same as the previously approved sign design, which corresponds to the materials used on the school's building façade.

The electronic reader board sign is proposed to have the following operating characteristics:

- Designed for text only and will not display graphics or animations. Text is displayed in one color of red and has a maximum brightness of 4,000 nits (for comparison, a TV brightness is up to 1,500 nits), which is within the standard recommendation for brightness levels of outdoor displays. The display has auto dimming capabilities.
- The sign will be located over 600 feet south of Advanced Road and 50 feet from 63rd Avenue, which exceeds the recommended minimum viewing distance by the manufacturer (45 feet) and should not present any visual disturbance for motorists or nearby properties.
- The revised sign will allow for real-time updates to the signage outside the school, an example of how this may be helpful would be in the event of inclement weather or cancellation of scheduled events.

CONSISTENCY WITH THE WILSONVILLE PLANNING AND LAND DEVELOPMENT ORDINANCE

4.156 Sign Regulations

4.156.02(.06) Class III Sign Permits

The city staff has indicated that Sections 4.156.02(.06) Class III Sign Permit applies to this application. There are three criteria that must be satisfied in Section 4.156.02(.05) E:

1. The proposed signage is compatible with developments or uses permitted in the zone in terms of design, materials used, color schemes, proportionality, and location, so that it does not interfere with or detract from the visual appearance of surrounding development.

<u>Response:</u> The modified monument sign continues to be consistent with the original design approved by the DRB. It will enhance daytime identification of the school in a manner that is complementary to the building's architecture and exterior finish materials. The materials and colors proposed will coincide with the school building façade, resulting in a cohesive design and pleasing appearance.

2. The proposed signage will not create a nuisance or result in a significant reduction in the value or usefulness of surrounding development.

<u>*Response:*</u> The sign will complement the materials and colors of the school building façade. Because the sign will be a significant distance from any nearby residences, it will have no detrimental impact on surrounding properties.

3. Special attention is paid to the interface between signs and other site elements including building architecture and landscaping, including trees.

<u>Response</u>: The Meridian Creek Middle School, site landscaping, and signs were carefully designed by the school district and approved by the DRB. The proposed modified monument sign will continue to be consistent with design and location of the original.

4.156.02(.08) A. Waivers

A waiver is requested to allow an electronic changeable copy sign. As noted above, the reader board portion of the original sign design is proposed to be replaced with an electronic changeable copy sign. This section lists four criteria that must be satisfied to receive a waiver:

1. The waiver will result in improved sign design, in regards to both aesthetics and functionality.

<u>*Response:*</u> The sign design and location will be very similar to the previously approved monument sign. The major difference is the replacement of the manual reader board with an

electronic one. The electronic display offers significant advantages by allowing easy message changes and regulation of the sign's operation.

2. The waiver will result in a sign or signs more compatible with and complementary to the overall design and architecture of a site, along with adjoining properties, surrounding areas, and the zoning district than signs allowed without the waiver.

<u>Response:</u> The sign design and location will be very similar to the previously approved monument sign. The brick and finish of the address lettering are consistent with the finish materials and wall signs for the middle school. The electronic reader board display will have a similar visual appearance to the previously approved manual reader board backlit display. It will not have graphics or flashing displays of any kind.

3. The waiver will result in a sign or signs that improve, or at least do not negatively impact, public safety, especially traffic safety.

<u>*Response:*</u> The sign location will in the same location as the previously approved sign, allowing for proper visibility near the intersection of the parking lot driveway and 63rd Avenue. As noted above, the electronic display will not be overly bright, animated, or distracting in any way that could compromise traffic safety.

4. Sign content is not being considered when determining whether or not to grant a waiver.

<u>Response:</u> The sign content will obviously change with each school announcement. The primary consideration should be the proposed absence of any graphics or animation, which could become detrimental to surrounding properties or traffic safety.

CONCLUSION

The proposal to modify the previously approved monument sign to provide suitable identification and information pertaining to school activities and events is consistent with all of the relevant code criteria and should be approved.

ATTACHMENT A

| ARCHITI SUPPLE | | AL INSTRUCTIO | ONS | OWNER ARCHITECT CONSULTANT CONTRACTOR FIELD OTHER | \boxtimes |
|-------------------|---------------------|---|---------------------------|--|-------------|
| PROJECT: | Meridiar | Creek Middle School | ARCHITECT'S SUPPLEMEN | TAL | |
| | | V Hazel Street lle, OR 97070 | INSTRUCTION NO: | 58 | |
| | VVIISOIIVI | lie, OK 97070 | DATE OF ISSUANCE: | April 28, 2017 | |
| OWNER: | District 2755 SV | nn Wilsonville School V Borland Road , OR 97062 | ARCHITECT: Dull Olson Wee | kes-IBI Group Archit | ects Inc. |
| TO CONTRACTOR: | | Robinson Construct 21360 NW Amberwo Hillsboro OR 97124 | | | |
| CONTRACT | FOR: | New Construction | ARCHITECT'S PROJECT NO |): 15014 | |
| CONTRACT DATED: | | July 12, 2016 | | | |

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents.

DESCRIPTION: Revise the monument sign to include the Electronic Readerboard by Daktronics, model ECCB-A100 in 4ft x 6ft – 19.88mm as per attached documentation. Sign is OFCI.

SPECIFICATIONS: N/A

DRAWINGS:

- A. Architectural:
 - 1. <u>Sheet A8.90:</u>
 - a. Detail 1: Replace detail with attached Revision Drawing A01.
 - b. Detail 2: Replace detail with attached Revision Drawing A02.
 - c. Detail 3: Replace detail with attached Revision Drawing A03.
 - d. Detail 10: Add this detail. See attached Revision Drawing A04.

B. Structural:

- 1. Sheet S5.02:
 - a. Detail 31: Replace detail with attached Revision Drawing S01.
 - b. Detail 38: Add this detail. See attached Revision Drawing S02.

C. Electrical:

- 1. <u>Sheet E0.10:</u>
 - a. Add Note "8" and all materials and installation required for a 120V/20A branch circuit to serve electronic readerboard for new digital signage as shown on attached Sheet E0.10.

Page 2 of 2 ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS NO: 58

- 2. Sheet E0.20:
 - a. Delete Note "2".
- 3. Sheet E6.02:
 - a. Panel Schedule: "Designation 2R-1-C Sec 2": Add Digital Signage information as shown on attached Revision Drawing E-001.

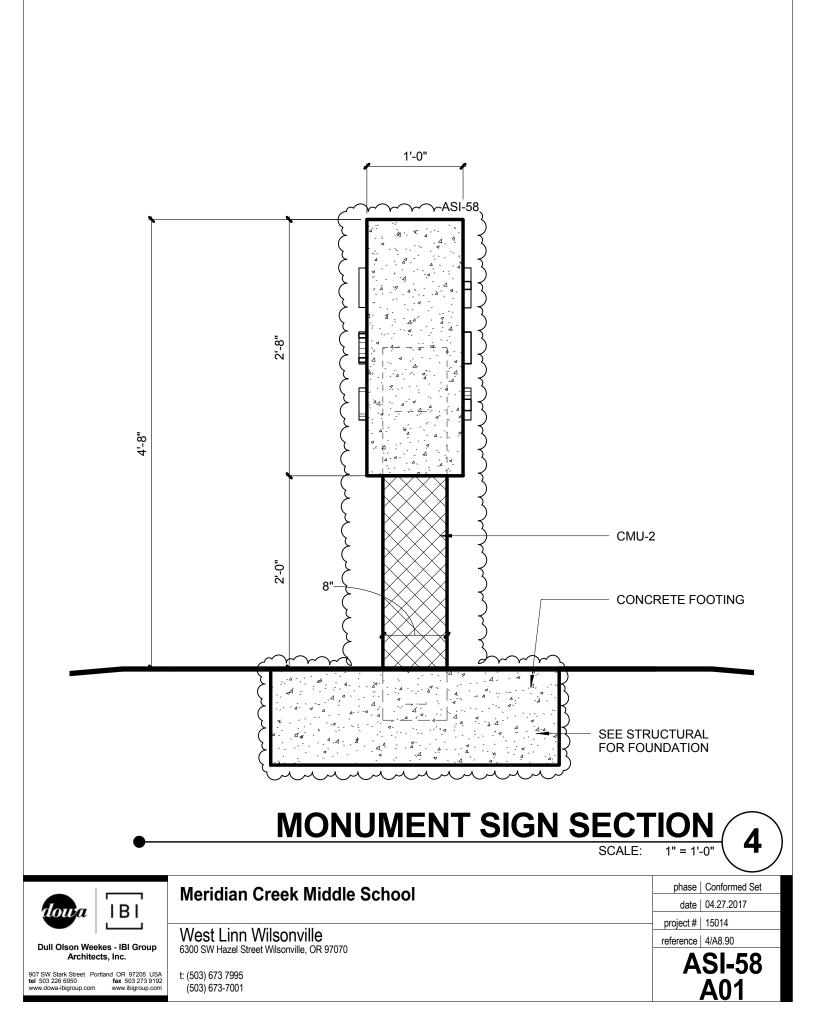
D. Technology:

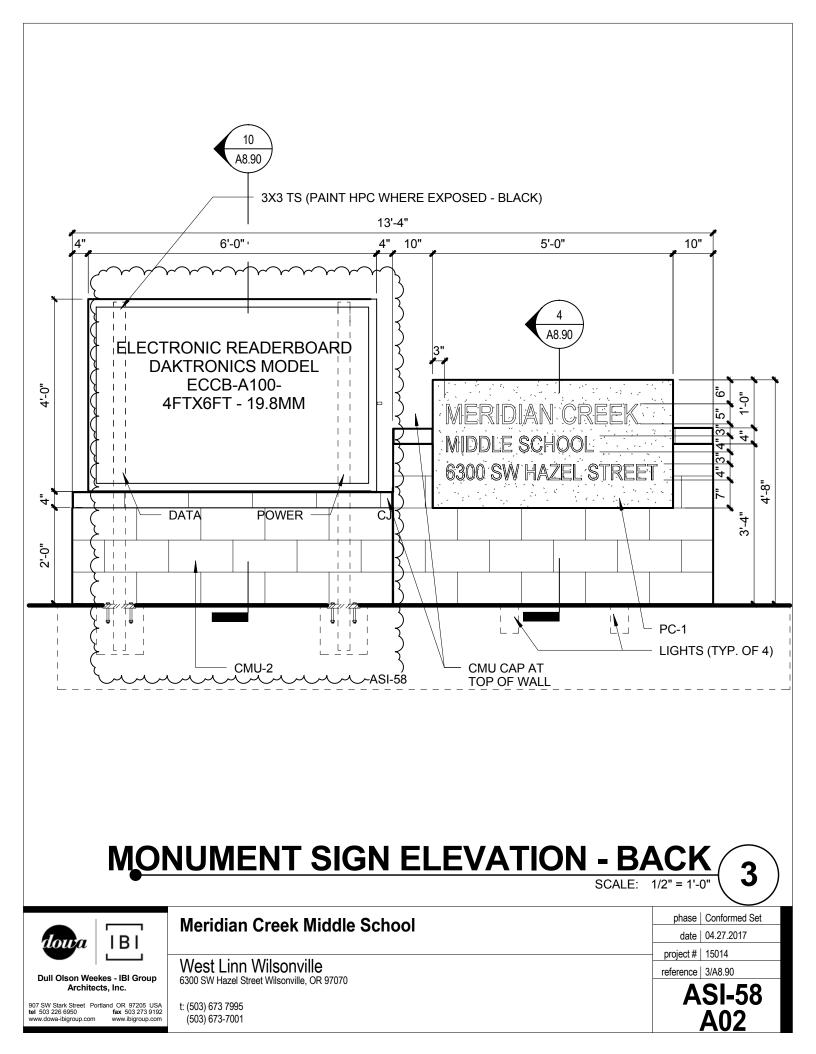
- 1. Sheet T1.01:
 - a. Revise per attached Sheet T1.01.
- 2. Sheet T5.01:
 - a. Detail 10: Revise note "Stub and cap 4' outside of pole base for future use" to read "extend to hand hole as shown on the site plan".

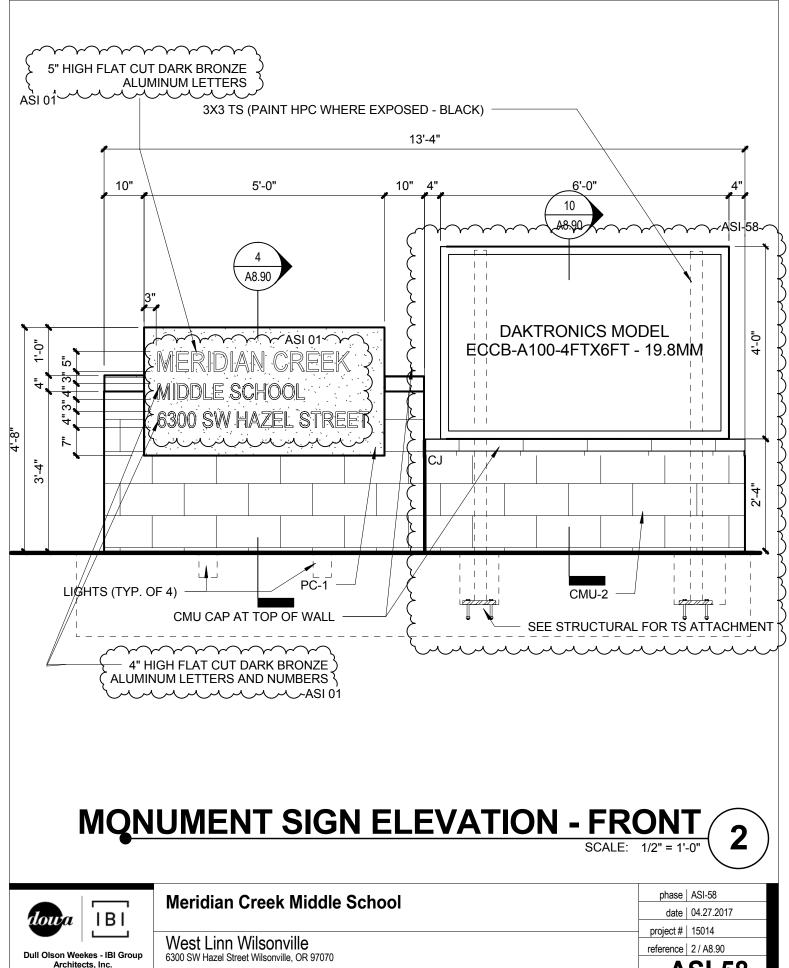
ATTACHMENTS: <u>Item:</u> <u>Pages:</u> <u>Date:</u> 8.5x11 (A01, A02, A03, A04, S01, S02, 6 N/A E-001) Full Size (T1.01, E0.10) 3 N/A

ISSUED BY: Rebecca Seward

Architect: Dull Olson Weekes – IBI Group Architects Inc. 907 SW Stark Street Portland, Oregon 97205 503-226-6950







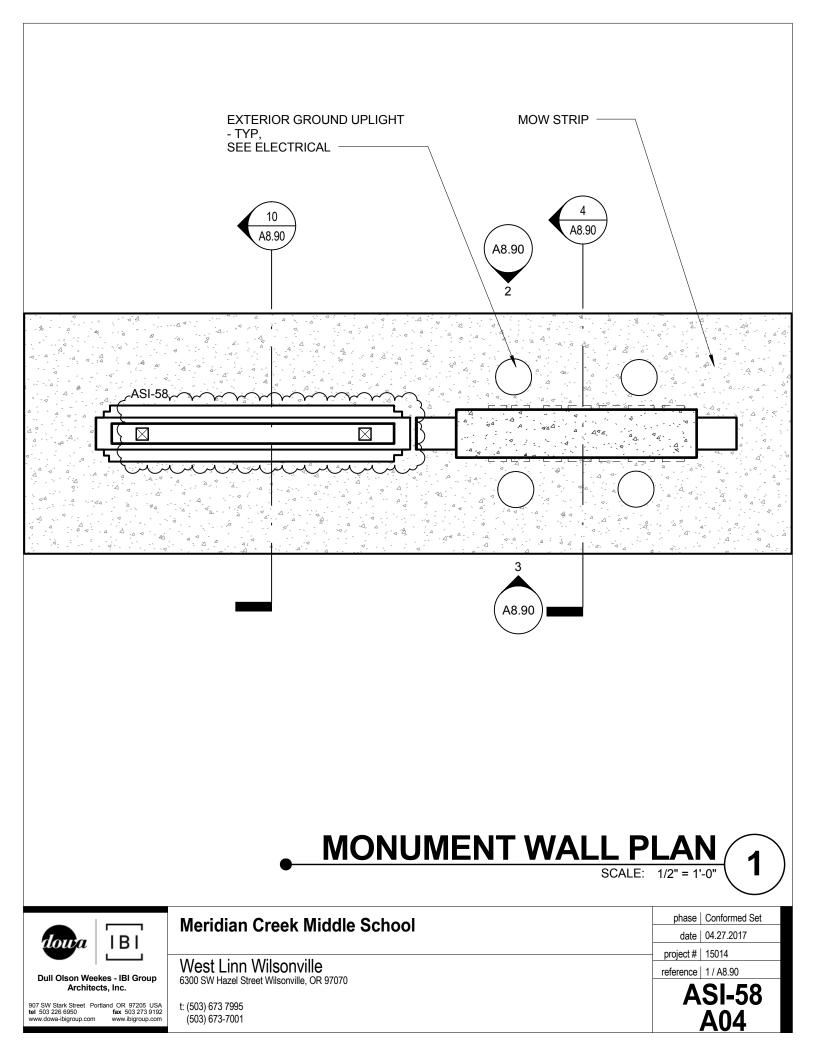
t: (503) 673 7995 (503) 673-7001

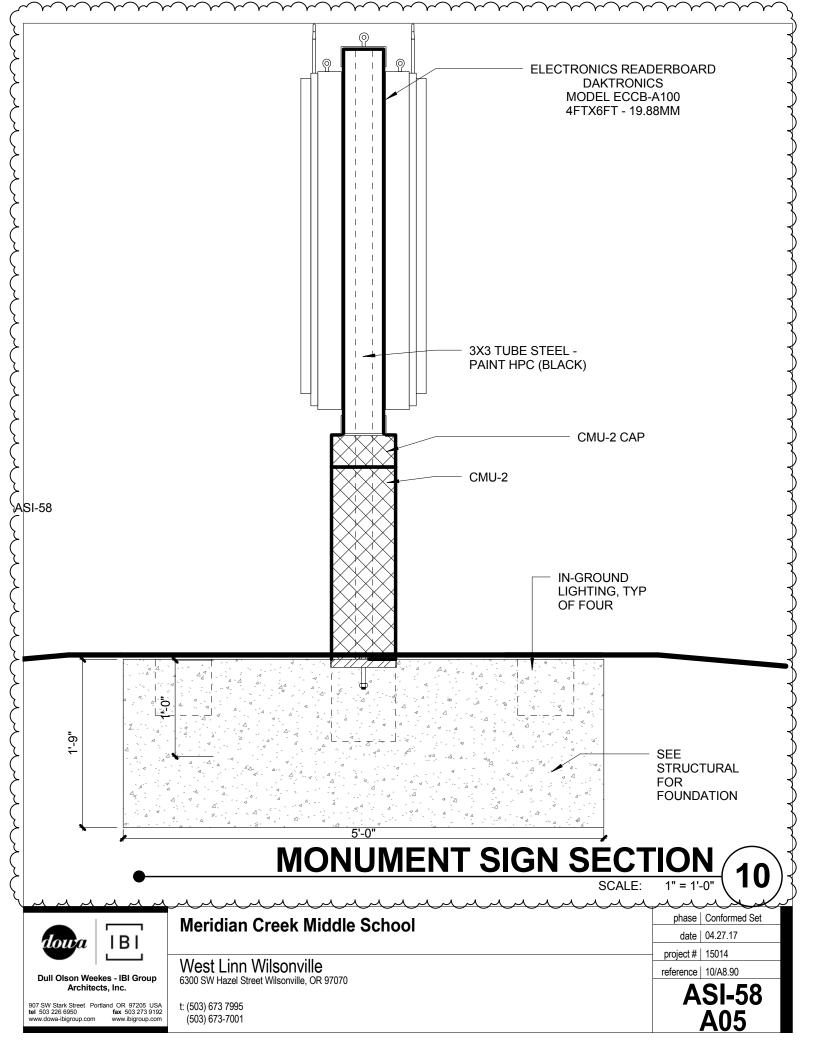
907 SW Stark Street Portland OR 97205 USA tel 503 226 6950 fax 503 273 9192

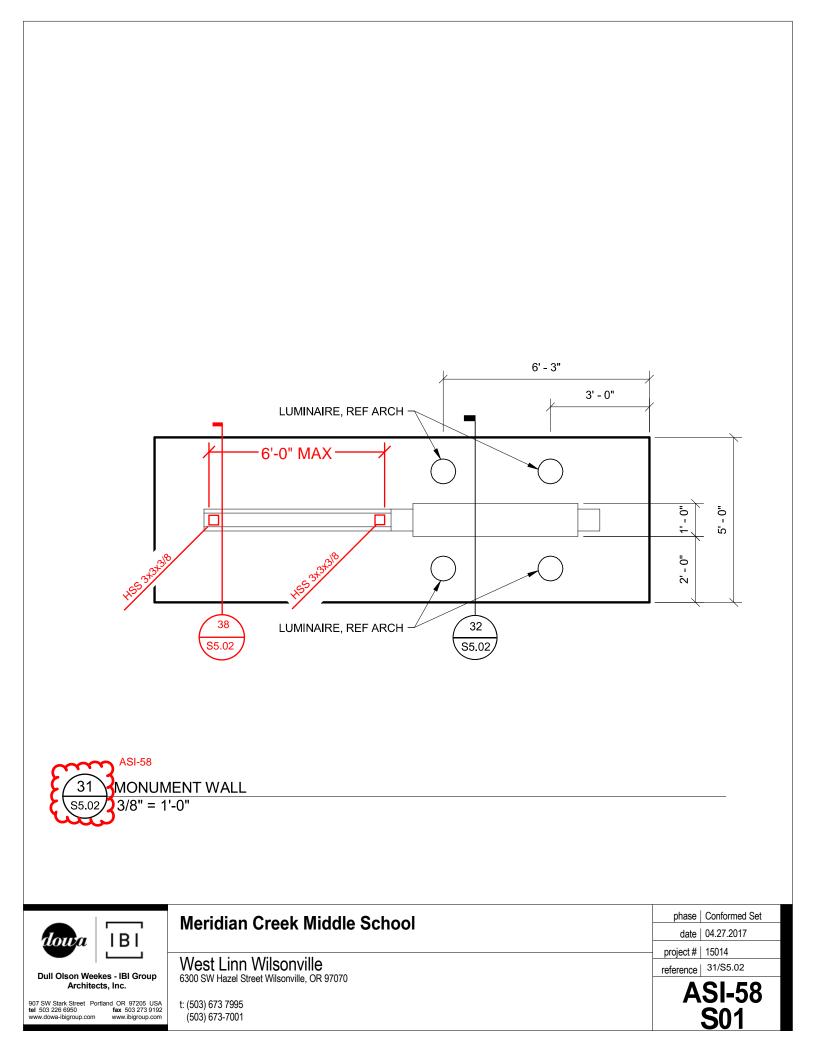
www.dowa-ibigroup.com

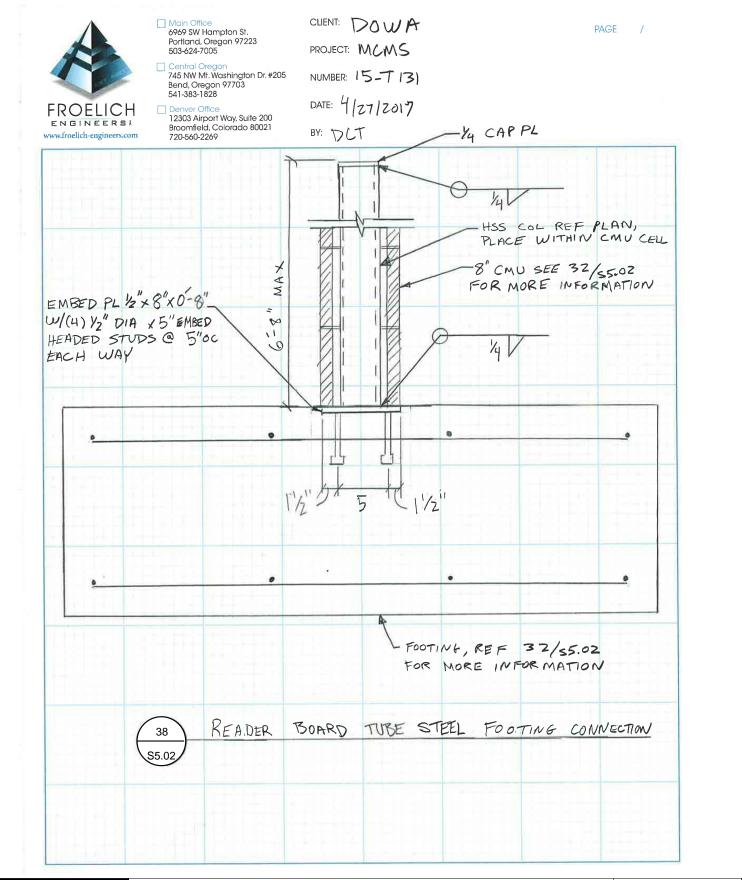
www.ibigroup.com

ference 2 / A8.90 ASI-58 A03









| | Meridian Creek Middle School | phase Conformed Set |
|--|---|---------------------|
| | | date 04.27.2017 |
| | | project # 15014 |
| Dull Olson Weekes - IBI Group | West Linn Wilsonville 6300 SW Hazel Street Wilsonville, OR 97070 | reference S5.02 |
| Architects, Inc. | 0000 SW Hazel Street Wilsonville, OK 97070 | ASI-58 |
| 907 SW Stark Street Portland OR 97205 USA tel 503 226 6950 fax 503 273 9192 | t: (503) 673 7995 | |
| www.dowa-ibigroup.com www.ibigroup.com | (503) 673-7001 | S02 |

| DESCRIPTION EQ - EF-314/EF-315 | DESIGNATION: PANEL 2F | R-1-C SEC 2 | | VC | VOLTAGE: 208Y/120V - 3 Ph - 4 Wire | | | | n - 4 Wire | | PROJECT NAME: WLWV MERIDIAN CREEK MIDDLE SCH | |
|--|--|-----------------------|---------|------------|------------------------------------|-----|---------|------------|-------------------|-----------------|--|--------------------------|
| EQ - EF-314/EF-315 EQ - EF-316/EF-317 | | | | | | | | | | <u> </u> | | |
| EQ - ACCU-301 | BUS RATING(A): 400 | MAIN BREAKER (A): MLO | | /ILO | AVAILABLE FAULT(A): 5430 | | | | MOUNTING: Surface | ENCLOSURE: NEMA | | |
| EQ - ACCU-301 COND PUN | | | | | | | | | | | | |
| EQ - ACCU-304 | DESCRIPTION | DEMAND CAT | FEGORY | VA | BKR A/P | СКТ | PH | СКТ | BKR A/P | VA | DEMAND CATEGORY | DESCRIPTION |
| | R - CONVENIENCE (E9A) | Receptac | cles | 180 | 20/1 | 1 | Α | | 20/1 | 180 | Receptacles | R - CONVENIENCE (E10A |
| EQ - ACCU-304 COND PUN | P R - CONVENIENCE (E9B) | Receptac | cles | 180 | 20/1 | 3 | В | 4 | 20/1 | 180 | Receptacles | R - CONVENIENCE (E10B |
| R - SECTOR A ROOF | R - CONVENIENCE (E9C) | Receptac | cles | 180 | 20/1 | 5 | С | 6 | 20/1 | 180 | Receptacles | R - CONVENIENCE (E100 |
| EQ - ST-1 | R - CONVENIENCE (E9D) | Receptac | cles | 180 | 20/1 | 7 | Α | 8 | 20/1 | 180 | Receptacles | R - CONVENIENCE (E10E |
| SPARE | R - CONVENIENCE (E9E) | Receptac | cles | 180 | 20/1 | 9 | В | 10 | 20/1 | 857 | Kitchen Equip | EQ - CONVECT OVEN (E12 |
| SPARE | L - CANOPY HOOD (E11) | Lightin | g | 80 | 20/1 | 11 | С | 12 | 20/1 | 857 | Kitchen Equip | EQ - CONVECT OVEN (E1) |
| SPARE | EQ - 2-BURNER COOKTOP (E13) | Kitchen E | | 3016 | 40/2 | 13 | А | 14 | 20/1 | 805 | Kitchen Equip | EQ - MILK COOLER (E15 |
| | | 1 | | 3016 | | 15 | | 16 | 20/1 | 1921 | Kitchen Equip | EQ - PASS-THRU CABINET |
| | EQ - PASS-THRU FRIDGE (E17) | Kitchen E | auip | 865 | 20/1 | 17 | С | | 20/1 | 276 | Kitchen Equip | EQ - FRIDGE SALAD PAN (I |
| | L - FOOD GUARD DISPLAY (E22) | Lightin | | 100 | 20/1 | 19 | A | | 20/1 | 1275 | Lighting | L - FOOD GUARD HEAT (E |
| | EQ - HOT WELLS (E24) | Kitchen E | - | 1860 | 30/2 | 21 | В | | 20/1 | 1000 | Receptacles | R - POS MACHINE (E25A |
| | | | -1 P | 1860 | | 23 | | 24 | 20/1 | 1000 | Receptacles | R - POS MACHINE (E25B |
| | EQ - HOT WELLS (E26) | Kitchen E | quip | 1860 | 30/2 | 25 | Ā | | 20/1 | 1275 | Lighting | L - FOOD GUARD HEAT (E |
| | | | ·1•···P | 1860 | | 27 | В | | 20/1 | 100 | Lighting | L - FOOD GUARD DISPLAY |
| | EQ - FRIDGE SALAD PAN (E29) | Kitchen E | auip | 276 | 20/1 | 29 | C | | 20/1 | 805 | Equipment | EQ - MILK COOLER (E32) |
| | EQ - WASTE COLLECTOR (E33) | Kitchen E | | 276 | 20/2 | 31 | - | 32 | 20/1 | 805 | Equipment | EQ - MILK COOLER (E32) |
| . VA: 1863 | | ratonon E | quip | 276 | 20,2 | 33 | | 34 | 20/1 | 1440 | Equipment | EQ - WARE DETER FEED (|
| AD AMPS: 59.5 | R - BOILER ROOM C132 | Receptad | | 1080 | 20/1 | 35 | C | | 20/1 | 720 | Receptacles | R - ELEC MAIN C144/C13 |
| AWI 6. 00.0 | R - BOILER ROOM C132 | Receptad | | 720 | 20/1 | 37 | Ā | | 40/3 | 3700 | Equipment | EQ - KILN C123 |
| VA: 1863 | EQ - B-101 | Equipme | | 841 | 20/3 | 39 | В | | +0/3 | 3700 | Equipment | |
| AMPS: 59.5 | EQ - B-101 | Equipme | 5111 | 841 | 20/3 | 41 | C | | | 3700 | | |
| AIVIFS. 59.0 | | | | | | 41 | - | 42 | 20/3 | | Faurinment | FO B 102 |
| | EQ - B-102 | Fauipma | ont | 841 841 | 20/3 | 43 | B | | 20/3 | 841 841 | Equipment | EQ - B-103 |
| | EQ - B-102 | Equipme | ent | | 20/3 | 45 | _ | 46 48 | | 841 | | |
| | | | | 841 | | | C | | 00/4 | | E avria as a st | |
| | | E an sin an a | t | 841 | 00/4 | 49 | A | | 20/1 | 864 | Equipment | EQ - VAULT SUMP PUMP |
| | EQ - DUCT DETECT VAV-303/304 | Equipme | | 500 | 20/1 | 51 | В | | 20/1 | 864 | Equipment | EQ - VAULT SUMP PUMI |
| | EQ - KITCHEN CONTACTOR | Equipme | | 300 | 20/1 | 53 | - | 54 | 20/1 | | | SPARE |
| | R - OFF C135/STOR C131 | Receptad | | 900 | 20/1 | 55 | A | | 20/1 | | | SPARE |
| | EQ - GSV KITCHEN C130 | Equipme | | 250 | 20/1 | 57 | В | | 20/1 | | | SPARE |
| RIDIAN CREEK MIDDLE SC | | | | ~250~ | | 58 | | | 20/1 | | | SPARE |
| | | Equipme | | 500 | 20/1 | 61 | | 62 | | | | |
| ENCLOSURE: NEMA | ASI 58 | <u> </u> | | | | | | 64 | | | | |
| | | | | | | | | 66 | | | | |
| | | | | | | 67 | | 68 | | | | |
| DESCRIPTION | | | | | | 69 | | 70 | | | | |
| R - CLASSROOM A205 | | | | | | 71 | C | 72 | | | | |
| R - CLASSROOM A205 | | | D ab () | (A) | | | <u></u> | 1 // / / / | | | I | L \/A; L 5400 |
| R - CLASSROOM A205 | DEMAND CATEGORY | A ph (VA) | B ph (\ | , | C ph (VA) | | | L (VA |) | | TOTAL CONNECTED | LOAD VA: 5499 |
| R - CLASSROOM A205 | Receptacles | 2340 | 1540 | | 3160 | _ | - | 40 | _ | | L | AMPS: 172. |
| R - CLASSROOM A204 | Kitchen Equip | 3872 | 6363 | | 2687 | | | 923 | _ | | L | |
| R - CLASSROOM A204 | Lighting | 3313 | 125 | | 100 | _ | 35 | | | | TOTAL DESIGN LO | OAD VA: 4874 |
| R - CLASSROOM A204 | Equipment | 8392 | 9277 | | 7578 | | 252 | | | | | AMPS: 149.2 |
| R - CLASSROOM A204 | Total | 17917 | 1730 | 6 | 13525 | - | 252 | 247 | | | | |
| R - CLASSROOM A202 | | ļ | ļ | | | _ | | | | | | |
| R - CLASSROOM A202 | | | | | | | | | | | | |
| R - CLASSROOM A202 | | | | | | | | | | | | |
| R - CLASSROOM A202 | | | | | | | | | | | | |
| EQ - CUST A216 PWR SUPF | DESIGN LOAD: | | | | | | | | | | | |
| R - STAFF/BOYS/GIRLS B | | | | | | | | | | | | |
| | — | | i | | | | | | | | ł | |
| R - PORCH A201 R - PORCH A201 | DESIGNATION: PANEL 2R-1-C SEC 1 VOLTAGE: 208Y/120V - 3 Ph - 4 Wire PROJECT NAME: WLWV MERIDIAN CREEK | | | | MERIDIAN CREEK MIDDLE SC | | | | | | | |
| | 1 1 | | | | | | | | | | 1 | |



West Linn Wilsonville 6300 SW Hazel Street Wilsonville, OR 97070

 907 SW Stark Street
 Portland
 OR
 97205
 USA

 tel
 503
 226
 6950
 fax
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 273
 9192

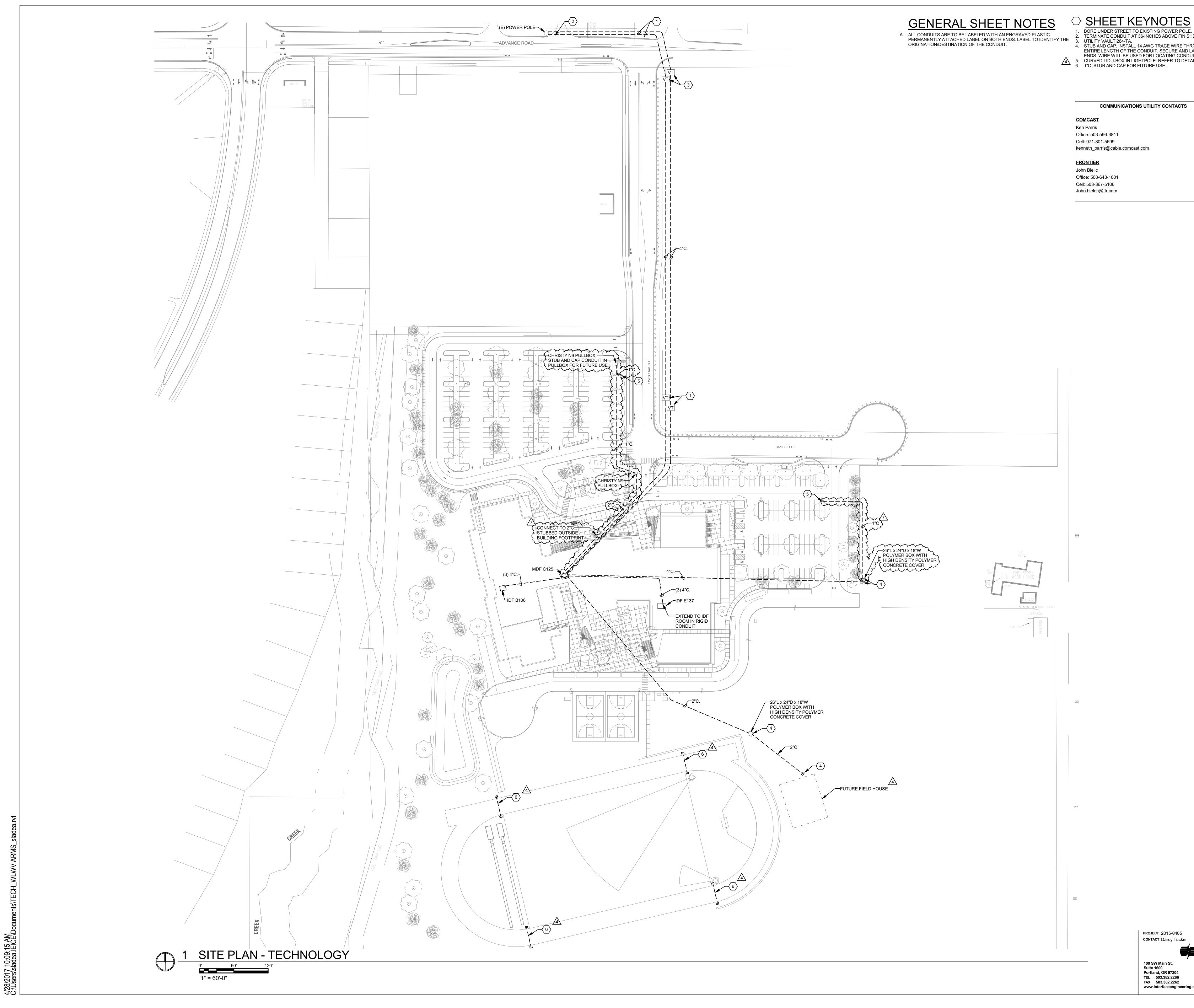
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 www.ibigroup.com
 www.ibigroup.com
 www.ibigroup.com
 t: (503) 673 7995 f: (503) 673-7001

| DESCRIPTION | DEMAND CATEO | | VA |
|--------------------------------|--------------|---------|-----|
| R - HALL B104/B117 | Receptacles | 540 | |
| R - HALL B101/STAIR 3 S3 | Receptacles | | 720 |
| R - PORCH B127 | Receptacles | | 900 |
| R - SMLL GRP B111/TCH STG B110 | Receptacles | | 900 |
| R - WRKRM STOR B113 | Receptacles | | 720 |
| R - WRKRM STOR B113 | Receptacles | 3 | 540 |
| R - WRKRM STOR B113 COPIER | Receptacles | | 100 |
| R - LIBRARY B100 | Receptacles | 3 | 720 |
| R - LIBRARY B100 | Receptacles | 3 | 500 |
| R - LIBRARY B100 | Receptacles | 3 | 180 |
| R - HALL B104 FOUNTAIN GFCI | Receptacles | | 180 |
| EQ - FSD | Equipment | | 300 |
| SPARE | | | |
| SPACE | | | |
| SPACE | | | |
| PNL 2R-2-B SEC 1 | | | |
| | | | |
| | | | |
| | | | |
| DEMAND CATEGORY | A ph (VA) | B ph (V | 'A) |
| Receptacles | 7589 | 7347 | , |
| Equipment | 550 | 1800 | 1 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| DESIGN LOAD: | 8139 | 9147 | | | |
|------------------------|------|------|--|--|--|
| | | | | | |
| | | | | | |
| DESIGNATION: PANEL 2R- | | ν | | | |
| | | | | | |
| PLIS PATING(A): 225 | | | | | |

| BUS RATING(A): 225 | MAIN BREAKER (A): M | |
|--------------------|---------------------|-----|
| | | |
| DESCRIPTION | DEMAND CATEGORY | VA |
| SPARE | | |
| EQ - EF-101 | Equipment | 333 |
| | | 333 |
| EQ - TP-1 | Equipment | 180 |
| EQ - TP-2 | Equipment | 180 |
| EQ - SP-1 | Equipment | 529 |
| SPARE | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| ASI 58 E-001 |
|----------------------|
| reference 01 / E6.02 |
| project # 15014 |
| date 04/28/2017 |
| phase Conformed Set |



. BORE UNDER STREET TO EXISTING POWER POLE. 2. TERMINATE CONDUIT AT 36-INCHES ABOVE FINISHED GRADE.

3. UTILITY VAULT 264-TA.
 4. STUB AND CAP. INSTALL 14 AWG TRACE WIRE THROUGHOUT THE ENTIRE LENGTH OF THE CONDUIT. SECURE AND LABEL AT BOTH ENDS. WIRE WILL BE USED FOR LOCATING CONDUIT.
 5. CURVED LID J-BOX IN LIGHTPOLE. REFER TO DETAIL 10/T5.01.
 6. 1"C. STUB AND CAP FOR FUTURE USE.

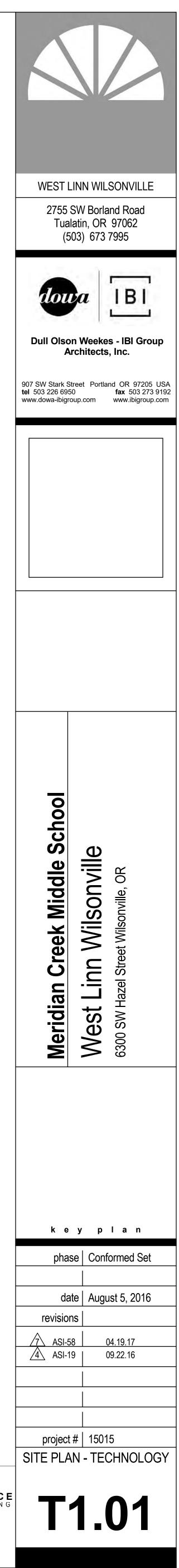
COMMUNICATIONS UTILITY CONTACTS

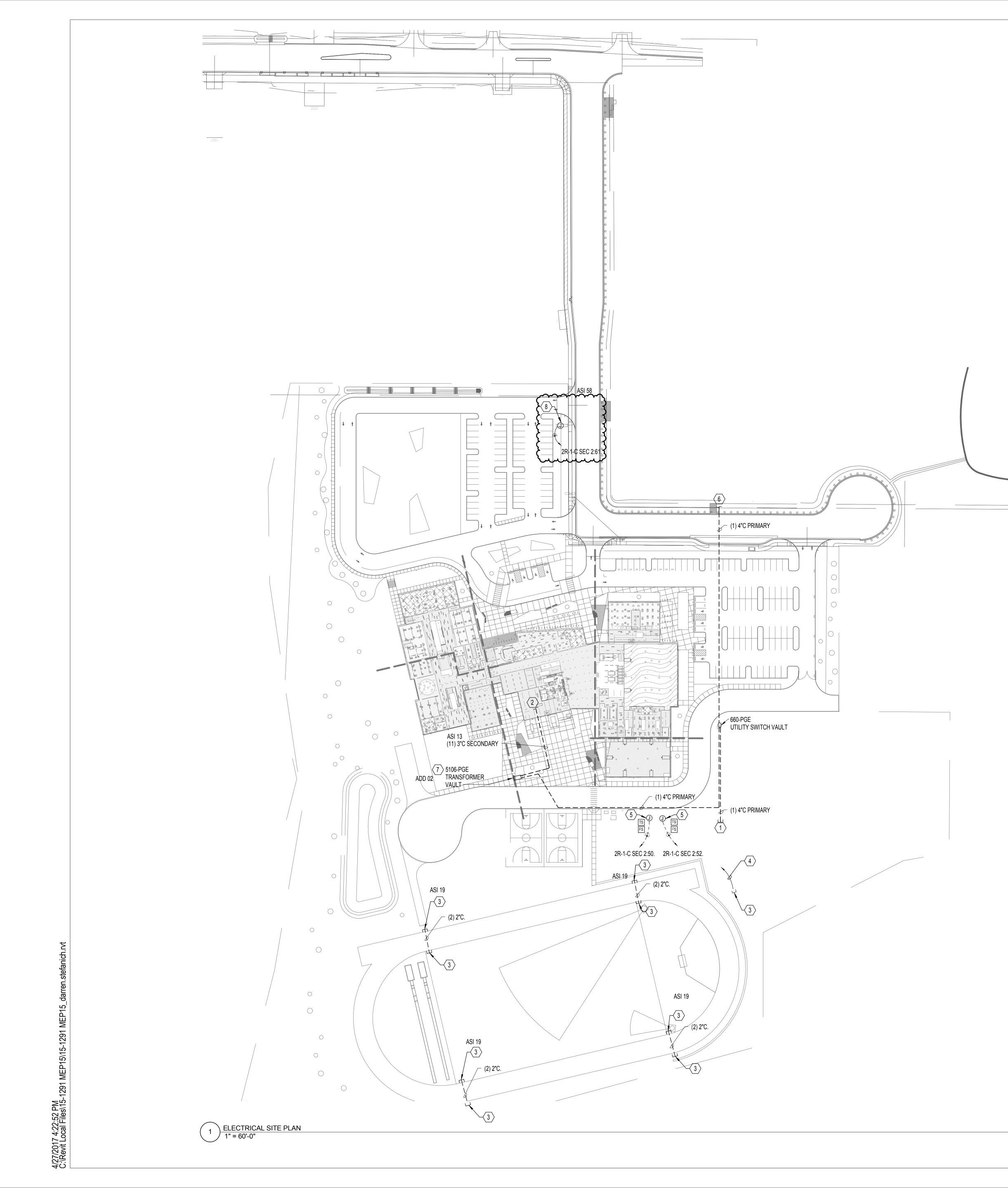
<u>COMCAST</u> Ken Parris

Office: 503-596-3811 Cell: 971-801-5699 kenneth_parris@cable.comcast.com

FRONTIER John Bielic Office: 503-643-1001 Cell: 503-367-5106 John.bielec@ftr.com

> PROJECT 2015-0405 CONTACT Darcy Tucker **INTERFACE** ENGINEERING 100 SW Main St. Suite 1600 Portland, OR 97204 TEL 503.382.2266 FAX 503.382.2262 www.interfaceengineering.com





GENERAL NOTES:

A. ELECTRICAL UTILITY INFRASTRUCTURE SHOWN ON PLANS IS BASED ON PRELIMINARY DISCUSSIONS WITH PGE. FINAL INSTALLATION OF PGE INFRASTRUCTURE SHALL BE PROVIDED PER PGE DESIGN DRAWINGS AND DETAILS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PGE REPRESENTATIVES FOR OBTAINING PGE DESIGN DRAWINGS AND SCHEDULING INSPECTIONS AT APPROPRIATE MILESTONES. COORDINATE WITH PGE FOR SCHEDULING OUTAGES AND SITE WORK REQUIRED BY PGE. EXACT LOCATIONS OF PGE INFRASTRUCTURE AND EQUIPMENT SHALL BE VERIFIED BY PGE PRIOR TO INSTALLATION.

B. COORDINATE INSTALLATION OF ELECTRICAL PROVISIONS WITH INSTALLATIONS OF OTHER TRADES. REFER TO CIVIL PLANS AND SURVEY INFORMATION AND COORDINATE WITH EXISTING AND NEW SYSTEMS. PROPER CLEARANCE BETWEEN SYSTEMS OF VARYING TRADES SHALL BE MAINTAINED. ROUTING AND INSTALLATION OF ELECTRICAL CONDUIT SHALL BE COORDINATED WITH STRUCTURAL ELEMENTS SUCH AS FOOTINGS, PILES, GRADE BEAMS, ETC. PENETRATIONS THROUGH STRUCTURAL ELEMENTS SHALL BE AS APPROVED BY THE STRUCTURAL ENGINEER.

)<u>NOTES:</u>

1. PRIMARY STUB OUT FOR FUTURE ELEMENTARY SCHOOL. STUB, CAP AND MARK WITH 11X17 CONCRETE PULL BOX, STAMP LID WITH "ELECTRICAL". LABEL CONDUIT AS "FUTURE PGE PRIMARY".

2. TO MAIN SWITCHBOARD <u>4MDP</u>. SEE ENLARGED ELECTRICAL PLAN AND ONE-LINE DIAGRAM FOR ADDITIONAL REQUIREMENTS.

3. 17"X30" CONCRETE PULL BOX. STAMP LID WITH "ELECTRICAL". VERIFY EXACT LOCATION WITH ARCHITECT (FOR FUTURE CONCESSIONS BUILDING/TRACK TIMERS).

4. (2) 2-1/2"C, HOMERUN AND STUB UP AT MAIN ELECTRICAL ROOM BELOW PANEL <u>4L-1-C</u>. LABEL EACH END "SPARE, CONCESSIONS BUILDING".

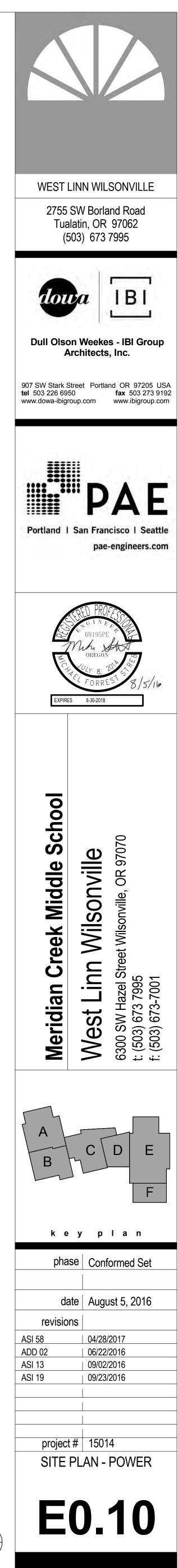
5. EQUIPMENT CONNECTION: CIVIL VAULT SUMP PUMP (1/3 HP, 120V). PROVIDE TAMPER SWITCH AND FLOW SWITCH AS REQUIRED BY CIVIL AND CONNECT TO SUMP PUMP CIRCUIT INDICATED. PROVIDE (1) 1"C EACH ROUTED FROM VAULT TO WORKSHOP C127 FOR SUMP PUMP ANNUNCIATOR. REFER TO CIVIL DRAWING C6.04 FOR EXACT LOCATION AND REQUIREMENTS.

6. TO UTILITY PROVISIONS, POINT OF CONNECTION. COORDINATE WITH WORK SHOWN IN OFF-SITE PACKAGE AND RELATED CONDUIT AND VAULT REQUIREMENTS.

7. COORDINATE EXACT LOCATION OF TRANSFORMER PAD-VAULT WITH ARCHITECT AND LANDSCAPING. DIMENSIONAL LOCATION SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. CLEARANCES SHALL BE MAINTAINED PER PGE REQUIREMENTS.

ᢧᠬ᠇᠇᠇᠇᠇᠇᠇᠇᠇᠇᠇᠇᠇᠇᠇ᢆ᠆᠇ᢇ 8. EQUIPMENT CONNECTION: DIGITAL SIGNAGE. PROVIDE #10 AWG PHASE, NEUTRAL, AND GROUNDING CONDUCTORS. UTILIZE EXISTING 1"C STUBBED UNDER PANEL 4L-1-C IN MAIN ELEC RM C142 AND RE-ROUTE TO PANEL 2R-1-C

SEC 2 IN THE SAME ROOM.



ASI 19

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JUNE 26, 2017 6:30 PM

VII. Board Member Communications: A. Recent City Council Action Minutes

City Council Meeting Action Minutes May 15, 2017

| COUNCILORS | STAFF | STAFF |
|--------------------|------------------|--------------------|
| Mayor Knapp | Bryan Cosgrove | Mark Ottenad |
| Councilor Starr | Barbara Jacobson | Jon Gail |
| Councilor Akervall | Jeanna Troha | Miranda Bateschell |
| Councilor Stevens | Sandra King | Zach Weigle |
| Councilor Lehan | Susan Cole | Adam Phillips |
| | Nancy Kraushaar | Delora Kerber |

| AGENDA ITEM | ACTIONS |
|---|--|
| WORK SESSION | |
| Joint work session with the Planning Commission Planning Commission Members present: Eric Postma – absent Phyllis Millan Albert Levit Gerald Greenfield Simon Springall – excused Kamran Mesbah Peter Hurley | • Staff presented an update on the status of the Town Center Master Plan, and received comments and suggestions from the Council and Commission about the Goals and Vision Statement. |
| REGULAR MEETING | |
| <u>Mayor's Business</u> National Public Works Week Proclamation: <i>Public Works Connects Us</i> | • Mayor Knapp read the proclamation into the record. |
| <u>Communications</u> 2016-17 Community Enhancement Program Project Report Wilsonville Police Annual Report | Staff reported on the status of the Community Enhancement projects. Chief Phillips presented the 2016 Annual Report which can be found on the City's website at this link: http://www.ci.wilsonville.or.us/police |
| | |
| <u>New Business</u> Resolution No. 2630 – adopting Wilsonville-Metro Community Enhancement Committee's 2017-18 Funding Recommendations | Resolution No. 2630 was adopted 5-0. (The list of award recipients is on the second page.) |
| City Manager's Business | The July 3 rd City Council meeting was cancelled due to the July 4 th Holiday falling on Tuesday. |
| Legal Business | Council was reminded of the Executive Session that would immediately follow adjournment. |
| Adjourn | 8:36 p.m. |

The community enhancement projects recommended for funding are, in descending dollar-amounts:

- 1. Art and Culture Survey and Strategic Plan: \$26,100
- 2. Beauty and the Bridge Interpretive Signs: \$20,000
- 3. Graham Oaks Nature Park Pedestrian Safety Crossing: \$20,000
- 4. Community Reader Board and Wilsonville Public Library Signage: \$15,000
- 5. Beauty and the Bridge Lighting Feasibility Study: up to \$10,000
- 6. 2017 Community Health Fair: \$5,000
- 7. Clackamas Community College–Wilsonville Campus Public Art Project: \$4,000

City Council Meeting Action Minutes June 5, 2017

| COUNCILORS | STAFF | STAFF | STAFF |
|---------------------------|------------------|-----------------|--------------------|
| Mayor Knapp | Bryan Cosgrove | Mark Ottenad | Nicole Hendrix |
| Councilor Starr - Excused | Barbara Jacobson | Jon Gail | Miranda Bateschell |
| Councilor Akervall | Jeanna Troha | Dwight Brashear | Jordan Vance |
| Councilor Stevens | Sandra King | Eric Loomis | Chris Neamtzu |
| Councilor Lehan | Susan Cole | Nancy Kraushaar | Michelle Marston |
| | Delora Kerber | | |

| AGENDA ITEM | ACTIONS |
|--|--|
| WORK SESSION | |
| Willamette River Water Treatment Plant Operations and Maintenance Contract Res. 2629 | • Staff recommended the contract agreement with Veolia Water be extended for an additional five years. The item is on the Consent Agenda. |
| Transit Master Plan Ord. 805 | • A high level overview of the Transit Master Plan was presented. The item is on the agenda for public hearing. |
| Transportation SDC Methodology Res. 2634 | • Changes to the SDC methodology calculations were explained. The item is on the agenda for public hearing. |
| Year 2000 URA Update | • Staff asked for direction on whether or not to proceed with a major amendment to the Year 2000 Plan to use that funding for the construction of the Boeckman Dip Bridge. The URA Task Force was reconvened to consider that action and recommended adding the major amendment for the bridge construction. Council directed Staff to proceed with the major amendment. |
| REGULAR MEETING | |
| Mayor's Business | |
| Historical Society decision to name the "Three Sister Oaks" as Heritage Trees – Councilor Lehan | • The Heritage Tree item was moved to the June 19 th agenda to allow the 4 th grade students to attend the meeting and make a presentation. |
| Recognition of Wilsonville High School's State Champion Girls Golf Team | • The Mayor read a proclamation declaring June 5-11 Wilsonville Wildcats Week and presented certificates to the Golf Team members. |
| Consent Agenda | |
| Resolution No. 2629 -A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute First Amendment Of Operations And Maintenance Contract Between The City Of Wilsonville, Tualatin Valley Water District, And Veolia Water North America – West, LLC. | The Consent Agenda was adopted 4-0. |
| Resolution No. 2631 A Resolution Of The City Of Wilsonville Amending The 2013 Official Zoning Map To Incorporate | |

| Previously Approved Quasi-Judicial Zoning Map Amendments And Editorial Corrections And Adopting A New 2017 Official Zoning Map. Resolution No.2635 A Resolution Of The City Of Wilsonville To Accept Transfer Of Roadway Authority On Portions Of Stafford Road And Advance Road From Clackamas County To The City Of Wilsonville. Minutes of the May 5, and May 15, 2017, Council Meetings. | |
|--|---|
| Public Hearing Ordinance No. 805 – 1st reading An Ordinance Of The City Of Wilsonville Adopting An Updated Transit Master Plan As A Sub- Element Of The Transportation System Plan, Replacing All Prior Transit Master Plans, And Repealing Ordinance No. 653. | Ordinance No. 805 was adopted on first reading by a vote of 4-0. |
| Resolution No.2634 A Resolution Of The City Of Wilsonville Adopting The Transportation System Development Charge Methodology Report And Establishing The Charge Rate | An amended Resolution was adopted by a vote of 4-0. |
| <u>New Business</u> Resolution No. 2633 A Resolution Adopting Collective Bargaining Agreement Between The City Of Wilsonville And Wilsonville Municipal Employees Association (WILMEA) | Resolution 2633 was adopted 4-0. |
| Resolution No.2632 A Resolution Of The City Of Wilsonville To Establish A Traffic Infraction Diversion Program As An Option Available Through The City's Municipal Court Violations Bureau. | Resolution 2632 was adopted 4-0. |
| Renewal of Art Tech High School Contract | This item has been added to the URA agenda for June 19 th . |
| <u>City Manager's Business</u> Republic Services – Recycling Household Waste | The CM is talking with Republic Services on the proposal to implement curbside household recycling of food waste. |
| Library Interactive Wall | The new interactive children's play wall at the Library was complimented. |
| Need direction from Council re: Council Compensation | The CM will need formal direction from council regarding the issue of Council Compensation. He will bring information from other cities to the Council at a future meeting. |
| Legal Business Tualatin Valley Water District Letter "Notice of Intent to Transfer Intake Facility Assets, Notice of Intent to Expand Intake Facility Assets. | Council moved to authorize the CM to send a letter to TVWD stating the City will waive its first right of refusal for the 59.7 mgd. |
| Adjourn | 10:02 p.m. |