



29799 SW Town Center Loop E, Wilsonville, OR 97070
 Phone: 503.682.4960 Fax: 503.682.7025
 Web: www.ci.wilsonville.or.us

**Planning Division
 Development Permit Application**

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

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: _____

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

Applicant:

Name: Tony McCormick
 Company: Meyer Sign Co. of Oregon
 Mailing Address: 15205 SW 74th Ave.
 City, State, Zip: Tigard, OR 97224
 Phone: 971-247-4325 Fax: _____
 E-mail: permits@meyersignco.com

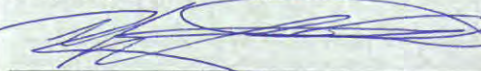
Authorized Representative:

Name: Jeff Chambers
 Company: WLWV School District
 Mailing Address: 2755 SW Berkeley Rd.
 City, State, Zip: Tualatin OR, 97062
 Phone: 503-673-9994 Fax: _____
 E-mail: Chamberj@WLWV.K12.OR.US

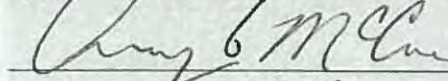
Property Owner:

Name: _____
 Company: Myrtle Cumberland
 Mailing Address: 22210 SW Stafford Rd
 City, State, Zip: Tualatin, OR 97062-7738
 Phone: _____ Fax: _____
 E-mail: _____

Property Owner's Signature:


 Printed Name: Jeff Chambers Date: 7-25-23

Applicant's Signature: (if different from Property Owner)


 Printed Name: Tony McCormick Date: 7/21/23

Site Location and Description:

Project Address if Available: 6700 SW Wilsonville Rd. Wilsonville, OR 97070 Suite/Unit _____
 Project Location: NW Corner
 Tax Map #(s): 31W13 Tax Lot #(s): 00100 County: Washington Clackamas

Request:

Removing existing cabinet and existing changeable copy message unit and replacing them with new like cabinet and Electronic message center using existing poles and footings.

Project Type: **Class I** **Class II** **Class III** **Public Facility**

Residential Commercial Industrial Other: _____

Application Type(s):

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Appeal | <input type="checkbox"/> Comp Plan Map Amend | <input type="checkbox"/> Parks Plan Review |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Major Partition | <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Request to Modify Conditions |
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Design Review |
| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension | <input checked="" type="checkbox"/> Signs | <input type="checkbox"/> Stage II Final Plan |
| <input type="checkbox"/> SROZ/SRIR Review | <input type="checkbox"/> Staff Interpretation | <input type="checkbox"/> Stage I Master Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Type C Tree Removal Plan | <input type="checkbox"/> Tree Permit (B or C) | <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (describe) |
| <input type="checkbox"/> Villebois SAP | <input type="checkbox"/> Villebois PDP | <input type="checkbox"/> Villebois FDP | |
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Waiver(s) | <input type="checkbox"/> Conditional Use | |



Class II Sign Permit Application Requirements

Excerpt from 4.156.02.(05)F:

F. Class II Sign Permit Review Criteria.

Class II Sign Permits shall satisfy the sign regulations for the applicable zoning district and the Site Design Review Criteria in Sections 4.400 through 4.421, as well as the following criteria:

- 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;*
- 2. The proposed signage will not create a nuisance or result in a significant reduction in the value or usefulness of surrounding development; and*
- 3. Special attention is paid to the interface between signs and other site elements including building architecture and landscaping, including trees.*

Class II Sign Permit Application Conformance

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;

Meyer Response:

Meyer's proposed sign is in conformance with base zone regulations, with exception of the use of a digitally changeable LED electronic message unit, of which the DRB may provide a Waiver for such use if they deem it necessary.

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

Meyer Response:

No negative impact is anticipated from the approval of the above mentioned Waiver from DRB with the proposed design.

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

Meyer Response:

The location of the sign is not changing and is essentially a refurbishment of the current sign. No new holes, footings, electrical dredging, etc. that would impact trees in the area is anticipated, and therefore compliant with the code.


	sales@meyersignco.com www.meyersignco.com phone: 503 620-8200 fax: 503 620-7074	Boeckman Creek Primary School 6700 SW Wilsonville Rd. Wilsonville, OR 97070	FILE INFO: DRAWING: _____ SHEET _____ OF _____	REVISIONS: <table border="1" style="font-size: small;"> <thead> <tr> <th></th> <th>DATE:</th> <th>BY:</th> </tr> </thead> <tbody> <tr><td>1-</td><td>0</td><td>0</td></tr> <tr><td>2-</td><td>0</td><td>0</td></tr> <tr><td>3-</td><td>0</td><td>0</td></tr> <tr><td>4-</td><td>0</td><td>0</td></tr> <tr><td>5-</td><td>0</td><td>0</td></tr> <tr><td>6-</td><td>0</td><td>0</td></tr> </tbody> </table>		DATE:	BY:	1-	0	0	2-	0	0	3-	0	0	4-	0	0	5-	0	0	6-	0	0	CUSTOMER APPROVAL: _____ INITIALS DATE LANDLORD APPROVAL: _____ INITIALS DATE	This is an original unpublished drawing created for Meyer Sign Company's customer and the project planned for the specific needs of Meyer Sign Customers. These drawings are not to be shown outside your organization nor used, copied, reproduced, or exhibited in any way unless authorized in writing by an officer of Meyer Sign Company of Oregon.	Attention: Colors shown on this artwork are for representational purposes only. An inkjet printer, printing on copier or computer monitor display cannot exactly duplicate the true color of the materials used in the actual sign making process.
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Meyer Sign Co. OF OREGON		LISTED																										

EXHIBIT A: City of Wilsonville Development Code Excerpts & Notes

Code Excerpts: Section 4.156.08. - Sign Regulations in the PDC, TC, PDI, and PF Zones.

(.01) Freestanding and Ground Mounted Signs:

A. One freestanding or ground mounted sign is allowed for the first 200 linear feet of site frontage. One additional freestanding or ground mounted sign may be added for through and corner lots having at least 200 feet of frontage on one street or right-of-way and 100 feet on the other street or right-of-way.

Site has approximately 1,830 lineal feet of property frontage, and therefore is allowed multiple freestanding/ground mounted signs.

B. The allowed height above ground of a freestanding or ground mounted sign is 20 feet except as noted in 1-2 below. ← Proposed sign does not exceed twenty (20) feet above grade.

1. The maximum allowed height above ground for signs along the frontage of Interstate 5, and parallel contiguous portions of streets, as identified in Figure S-4, associated with multiple tenants or businesses may be increased by three feet for each tenant space of 10,000 square feet or more of gross floor area up to a maximum of 35 feet. ← Not applicable in this scenario.

2. The allowed height above ground for signs in the TC Zone, Old Town Overlay Zone, and PDI Zone is eight feet, except those signs along the frontage of Interstate 5 and parallel contiguous portions of streets identified in Figure S-4.C. The maximum allowed area for each freestanding or ground-mounted sign is determined based on gross floor area and number of tenant spaces:

1. For frontages along streets other than those indicated in two below sign area allowed is calculated as follows: a. The sign area allowed ← Proposed sign is less than 64 sqft for signs pertaining to a single tenant:

Gross Floor Area in a Single Building	Maximum Allowed Sign Area
Less than 11,000 sq. ft.	32 sq. ft.
11,000--25,999 sq. ft.	32 sq. ft. + 2 sq. ft. per 1,000 sq. ft. of floor area greater than 10,000 rounded down to the nearest 1,000 sq. ft.
26,000 sq. ft. or more	64 sq. ft.

i. For PF (Public Facility) zoned properties adjacent to residential zoned land the maximum allowed area is 32 square feet. ← Proposed sign is 32 sqft, which is an additional requirement for signs with PDR zones neighboring the PF zone.

D. Pole or sign support placement shall be installed in a full vertical position.

E. Freestanding and ground mounted signs shall not extend into or above public rights-of-way, parking areas, or vehicle maneuvering areas.

F. The location of free standing or ground mounted signs located adjacent to or near the Public Right-of-Way shall be in compliance with the City's Public Works Standards for sight distance clearance. Prior to construction, the location of the sign shall be approved by the City of Wilsonville Engineering Division.

G. Freestanding and ground mounted signs shall be designed to match or complement the architectural design of buildings on the site.

H. For freestanding and ground mounted signs greater than eight feet in height, the width of the sign shall not exceed the height. I. Along street frontages in the TC Zone and Old Town Overlay Zone monument style signs are required.

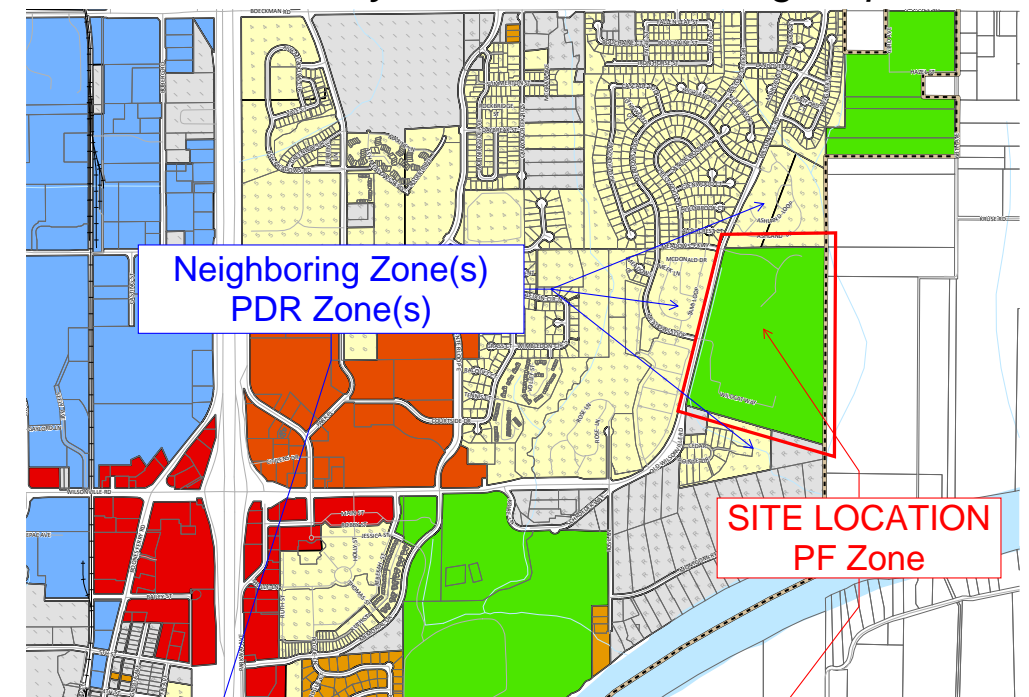
J. Freestanding and ground mounted signs shall be no further than 15 feet from the property line and no closer than two feet from a sidewalk or other hard surface in the public right-of-way.

K. Except for those signs fronting Interstate 5, freestanding and ground mounted signs shall include the address number of associated buildings unless otherwise approved in writing by the City and the Fire District.

L. When a sign is designed based on the number of planned tenant spaces it shall remain a legal, conforming sign regardless of the change in the number of tenants or configuration of tenant spaces.

Proposed sign conforms with all aspects of 4.156.08D-L

See Exhibit B - City of Wilsonville Zoning Map



sales@meyersignco.com
www.meyersignco.com
phone: 503 620-8200
fax: 503 620-7074

Boeckman Creek Primary School
6700 SW Wilsonville Rd.
Wilsonville, OR 97070

FILE INFO:
DRAWING:
SHEET _____ OF _____

REVISIONS:		
DATE:	BY:	
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CUSTOMER APPROVAL:

INITIALS _____ DATE _____

LANDLORD APPROVAL:

INITIALS _____ DATE _____

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EXHIBIT A: City of Wilsonville Development Code Excerpts & Notes

Code Excerpts:

Section 4.156.06. - Prohibited Signs.

(.01) Prohibited Signs. The following signs are prohibited and shall not be placed within the City:

A. Search lights, strobe lights, and signs containing strobe lights or other flashing lights, unless specifically approved in a sign permit.

B. Obstructing signs, a sign or sign structure such that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit, hydrant, standpipe, or the exterior of any window; any sign projecting more than 12 inches from a wall, except projecting signs that are specifically permitted through the provisions of this Code.

C. Changing image signs, including those within windows.

D. Changeable copy signs that use lighting changed digitally, unless specifically approved through a waiver process connected with a Class III Sign Permit or Master Sign Plan. In granting a waiver for a digital changeable copy signs the DRB shall ensure the following criteria will be met:

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 5,000 candelas per square meter between sunrise and sunset, and 500 candelas per square meter between sunset and sunrise.

Proposed sign has a digitally changeable EMC (Electronic Message Center), instead of the current manually changed readerboard. See following pages for narrative for Waiver Criteria.



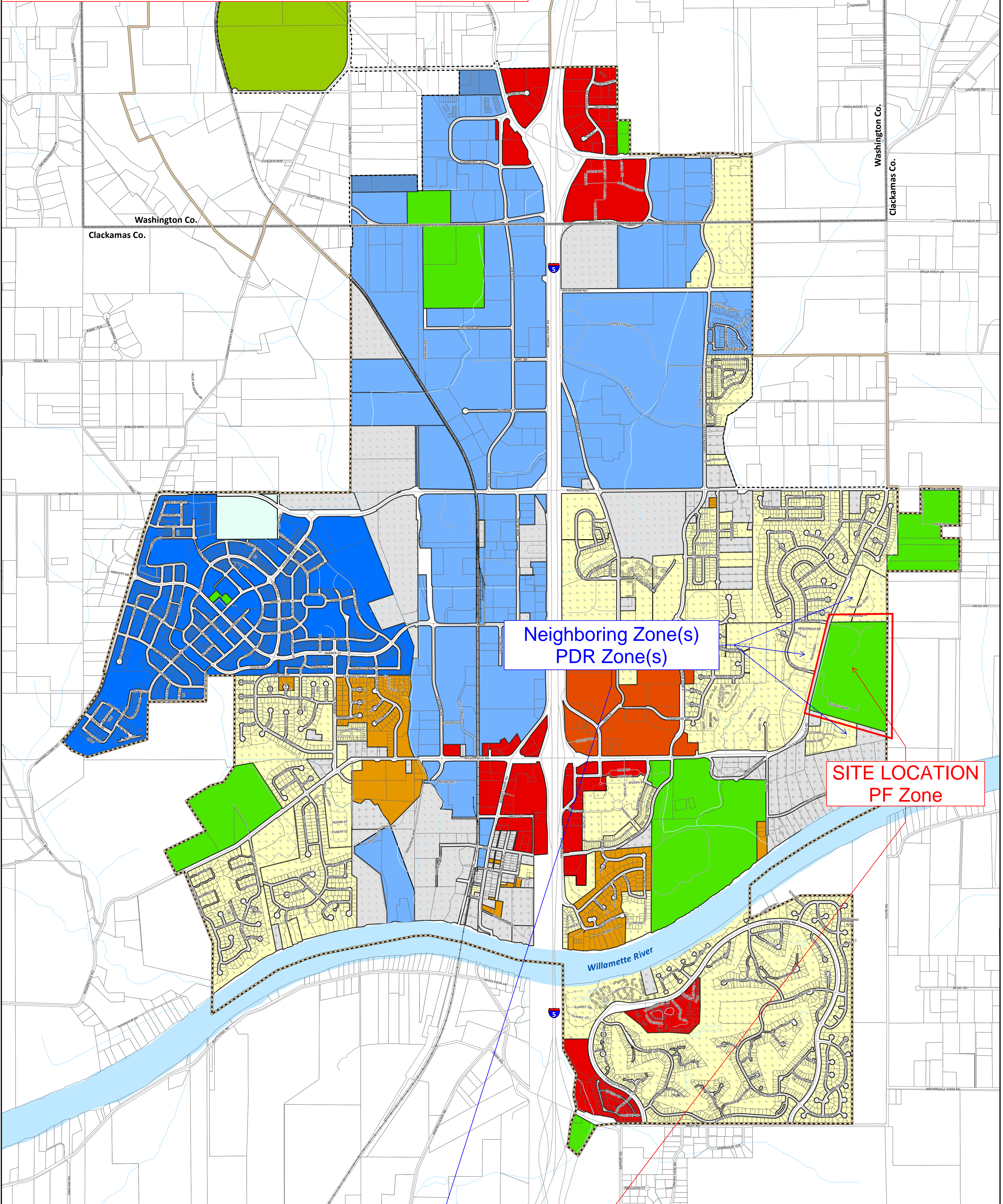
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EXHIBIT B CITY OF WILSONVILLE ZONING MAP



Zoning Map



0 Mile 0.5

June 5, 2017

Zoning Designations

- Residential Agricultural Holding (RA-H)
- Residential (R)
- Planned Development Residential (PDR)
- Village (V)
- Planned Development Commercial (PDC)
- Planned Development Commercial Town Center (PDC-TC)
- Planned Development Industrial (PDI)
- PDI - Regionally Significant Industrial Area (PDI-RSIA)
- Public Facility (PF)
- Public Facility - Corrections (PF-C)
- Exclusive Farm Use (EFU)
- County Boundary
- City Boundary
- Urban Growth Boundary
- Taxlots

Note: Refer to individual overlay zone maps for overlay district boundaries

Disclaimer: The City of Wilsonville makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. Data errors and omissions may exist in map and report. This map is not suitable for legal, engineering, or surveying purposes. Please contact the City of Wilsonville Planning Division to verify report information is complete and accurate.



Official Zoning Map

Mayor _____ Date _____
 City Recorder _____ Date _____
 Resolution Number: _____

Class III Sign Permit Application Narrative

Scope of Work:

Replacement of existing monument sign cabinet at Boeckman Creek Primary School. Existing sign has a manually changeable reader board, and the school is desiring to upgrade it to a digitally changeable reader board.

The existing footings and vertical pipe structure will remain in place. The cabinet (box) between the pipe structure will be modified to a new LED illuminated cabinet, and new LED electronic message unit, which offers remote changeability.

Compatibility With Existing Code & Considerations:

Please see Exhibit A on following pages, showing conformance with Base zone regulations for freestanding signs in the PF (Public Facility) zone.

All base zone regulations are being followed. Briefly:

-Size of the sign follows current code, and only modifies the existing sign to remain the same size as what is existing today, +/- 1".

-The school's logo will be refreshed and used in the upper section of the sign's design.

-Sign is relatively no different from the existing sign, with exception of the EMC (Electronic Message Center). This will not be a nuisance for drivers, as it will fit within the profile of the existing sign and employ dimming technology so the sign will not exceed 5,000 candelas per square meter between sunrise and sunset, and 500 candelas per square meter between sunset and sunrise.

-Similar to the Wilsonville High School sign next door, this sign's requested modifications are to improve the functionality of the school's ability to communicate with the public. More specifically:

1. Sharing information with parent, students and the community about unexpected school closures & delays.

2. Safety alerts can be communicated immediately to staff, students & parents. A recent example was an active shooter situation which would not have reached the public via alerts/emails, and having the sign be able to change right away can improve the speed of communication in these scenarios.

3. Reminders of planned events, early release days, etc. the school wants to communicate to the public.

4. Communications of praise for individual student/staff successes at various events, testing, awards, etc.


5. Improved pride in school and public perception due to an upgrade and functioning sign present on site, instead of the current sign which does not illuminate.

Distance to the Property Line

The distance from the Monument sign to the property line to the North is 65', and the distance from the property line to the West is 19'.

Distance to the Hard surface in the Right-of-Way

The distance from the Monument sign to the hard surface in the Right-of-Way is 9' to the North, and the distance from the Monument sign to the hard surface in the Right-of-Way to the West is 19'.

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Waivers Code Excerpt

Excerpt From Section 4.156.02. - Sign Review Process and General Requirements.

(.08)Waivers and Variances.

Waivers and variances are similar in that they allow deviation from requirements such as area, and height from ground. They differ in that waivers are granted by the DRB as part of a comprehensive review of the design and function of an entire site to bring about an improved design and variances are granted by either the Planning Director or DRB to relieve a specific hardship caused by the regulations.

A.Waivers. The DRB may grant waivers for sign area, sign height from ground (no waiver shall be granted to allow signs to exceed 35 feet in height), number of signs, or use of electronic changeable copy signs in order to better implement the purpose and objectives of the sign regulations as determined by making findings that all of the following criteria are met:

- 1.The waiver will result in improved sign design, in regards to both aesthetics and functionality.
- 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.
- 3.The waiver will result in a sign or signs that improve, or at least do not negatively impact, public safety, especially traffic safety.
- 4.Sign content is not being considered when determining whether or not to grant a waiver.

Waiver Narrative

The following information is presented to show conformance with 4.156.02.08:

Compatibility With Existing Code & Considerations:

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

Meyer Response:

Sign will be updated to have cellular communications with an electronic message center (EMC) which will functionally help the staff and parents communicate to parents, students and fellow staff. Additionally, the logo has been incorporated and the sign will light properly, giving a new and finished look, compared to the sign currently in place. The existing sign could use some "love".

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.

Meyer Response:

The new sign still falls within all existing code compliance, with exception of a digitally changeable LED electronic message unit being incorporated into the design. Per 4.156.02.08.A,the DRB may specifically grant a waiver for the incorporation of that design element.

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



Meyer Response:

No negative impact to the public safety is anticipated, especially traffic safety. Contrarily, public safety is anticipated to be improved due to increased messaging capability to the public via cellular communications, allowing for more real-time messaging to reach the public quickly.

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

Meyer Response:

No contest - all content for the message unit will be school/educationally motivated.

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