

PLANNING COMMISSION
Meeting Agenda
Monday – September 13, 2010
7:00 PM - Regular Meeting
City Council Chambers – 155 NW 2nd Avenue

Chair Dan Ewert – Vice Chair Janet Milne
Commissioners Sean Joyce, Charles Kocher, John Proctor, Misty Slagle and Randy Tessman

1. CALL TO ORDER

2. CITIZEN INPUT ON NON-AGENDA ITEMS

3. PUBLIC HEARINGS

a. Sign Code Revisions of Chapter 16.42 of Canby Municipal Code – The purpose of the proposed sign code amendments is to follow through on an evaluation commitment after working with the new code, address administrative issues, improve clarity and consistency, and incorporate recommendations for improvement collected from the business community since using the new code. Proposed revisions address: number and square footage of commercial tenant wall signage allowed, change to temporary sign limitations and establishment of system for registering same, change in marquee sign measurement, alteration to blade and awning size limitation and vertical clearance, add cross reference to design standards simplify and clarify sign right-of-way encroachment requirements, and improve consistency of graphic representation. **TA 10-03** – Staff – Bryan Brown, Planning Director; Matt Hastie, Consultant with Angelo Planning Group Page 2

4. NEW BUSINESS

5. FINAL DECISIONS

Note: These are final, written versions of previous oral decisions. No public testimony.

a. None

6. MINUTES

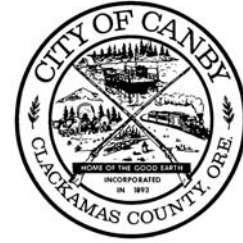
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7. ITEMS OF INTEREST/REPORT FROM STAFF

8. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION

9. ADJOURNMENT

*The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for person with disabilities should be made at least 48 hours before the meeting to Jill Thorn at 503-266-7001.
A copy of this agenda can be found on the City's web page at www.ci.canby.or.us
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For a schedule of the playback times, please call 503-263-6287.*



PLANNING COMMISSION STAFF REPORT

TITLE: A CANBY MUNICIPAL CODE AMENDMENT, specifically amending the Land Development & Planning Ordinance (Title 16.42) pertaining to Sign Code Regulations

APPLICANT: City of Canby

FILE #: TA 10-03

STAFF: Bryan C. Brown, Planning Director

REPORT DATE: September 1, 2010

HEARING DATE: September 13, 2010

I. APPLICATION SUMMARY

Text Amendment Objective: Planning staff initiated this proposed sign code amendment with acknowledgement from both the Planning Commission and City Council that their would need to be a follow through commitment for a review and evaluation of the new sign ordinance that was completed in December, 2008, adopted by Ordinance No. 1299, and implemented in 2009. This text amendment to the Land Development and Planning Ordinance (Title 16.42) was seen as a necessary and desirable way to address a variety of issues that have arose through the daily application of the regulations within the past year or so.

The stated project objectives of this sign code amendment was to follow through on an evaluation commitment after working with the new code, address administrative issues, improve clarity and consistency, and incorporate recommendations for improvement collected from the business community and residents since using the new code. The proposed revisions address: the number and square footage of commercial tenant wall signage allowed, a change to temporary sign limitations and establishment of a non-cost system for registering temporary signs, a change in marquee sign measurement, an alteration to blade and awning size limitations and to the vertical clearance standard, the addition of a cross reference to the design standards, simplification and clarification of sign right-of-way encroachment requirements, and an improvement and consistency of the graphic representations.

Process: The city obtained assistance in the crafting of the original new sign ordinance from the Angelo Planning consultant group. We felt it would be advantages to solicit their help in this timely follow-up review to address and resolve issues that have arose during implementation of the code. The revisions proposed have been reviewed and are supported by the Sign Code Committee members, citizens of which were drawn from the membership of the original sign code drafting committee. The

committee members included: Bev Doolittle, Bob Westcott, Ryan Oliver, and staff members Matilda Deas, Catherine Comer, Kari Iness, and Bryan Brown. Matt Hastie with Angelo Planning Group solicited a list of issues needing to be addressed from staff and the sign committee members and helped to formulate alternative solutions for evaluation. Upon agreement, he drafted proposed code language revisions for review. The committee met three times and five versions of the draft code amendments have been provided.

On July 26 the Planning Commission held a work session to review Draft 4 of the proposed code amendments. A revised final Draft 5 version was then produced reflecting the following input received by the Planning Commission, which was very positive in moving forward toward adoption:

1. Determine if we have any limits on the height of balloon signs. If we don't identify appropriate limitations.
2. Update Figure 7 (measurement of awning signs) to reflect the new size standards for those signs, including defining "primary surface" as needed.
3. Review proposed new graphics and provide a photo of the Canby Cinema marquee sign as an example of that type of sign.

II. APPLICABLE CRITERIA

A Title 16 text amendment is a legislative land use amendment. In judging whether or not Title 16 should be amended, the Planning Commission and City Council shall consider the following approval criteria:

1. The Comprehensive Plan of the city, and the plans and policies of the county, state, and local districts, in order to preserve functions and local aspects of land conservation and development;
2. A public need for the change;
3. Whether the proposed change will serve the public need better than any other change which might be expected to be made;
4. Whether the change will preserve and protect the health, safety and general welfare of the residents in the community; and
5. Statewide planning goals.

III. PUBLIC COMMENT

Notice of the September 13, 2010 Planning Commission meeting and public hearing for TA-10-03 was posted at City Hall and at the Canby Public Library on September 1, 2010. Notice of the public hearing was also published in the September 1, 2010 edition of the Canby Herald. No public comments have been received as of the date of preparation of this staff report.

IV. FINDINGS

Staff recommends that Planning Commission consider the following findings in its review of this proposed Text Amendment:

1. The proposed amendment complies with the Comprehensive Plan of the city, and the plans and policies of the county, state, and local districts, and will preserve functions and local aspects of land conservation and development.

Citizen Involvement: The proposed text amendment fine tunes the application of the existing sign code. The sign code standards are based upon non-discretionary standards or regulations. Citizen input was a major component of the original adoption of these regulations in December of 2008. Members of the original sign code committee were brought back to review the proposed “fixes” contemplated to the code at this time. No direct citizen involvement is necessary at the time that sign permits are applied for and issued since little to no discretion is involved in determining whether the regulations have been met. The amendment process has included a citizen input component and the sign permit process remains unchanged and continues to align with the Canby Comprehensive Plan citizen involvement policy that “Canby shall strive to eliminate unnecessarily costly, confusing, and time consuming practices in the development review process.” A new business friendly process will eliminate the separate requirement for encroachment permits that hang over the public sidewalk while retaining the ability to have them removed if necessary.

Land Use Planning: The proposed text amendment continues to provide a means for the permitting of signs in a manner unique to the particular base zoning district or overlay district involved. This is in line with the Canby Comprehensive Plan land use policy that “Canby shall guide the course of growth and development so as to separate conflicting or incompatible uses while grouping compatible uses.” The land use element of the Plan strives for land use development which is orderly, efficient, aesthetically pleasing, and suitably related to one another. The proposed amendments do not alter this goal of the original sign ordinance, but furthers it with standards unique to the zoning or location in town.

Environmental Concerns: The permitting of signage is not likely to impact environmental regulations, but is not exempt from meeting applicable environmental regulations. This is in line with all of the Canby Comprehensive Plan land use policies regarding environmental concerns.

Transportation: The proposed text amendment continues to regulate proposed signage in a manner that does not adversely impact the Comprehensive Plan transportation element to maintain a transportation system which is safe, convenient and economical. A new more administratively friendly process is proposed for handling signage which extends over the public right-of-way which eliminates an encroachment permit but retains the city’s right of removal and the property owner’s liability and responsibility for the signage over time. This is in line with the Canby Comprehensive Plan transportation policies that “Canby shall work to provide an adequate sidewalk and pedestrian pathway system clear of any obstructions to serve all residents.”

Public Facilities and Services: This comprehensive plan element is not particularly applicable to the proposed text amendment. The sign regulations remain to be designed to insure that they do not impact water, wastewater, storm drainage, or transportation facilities and services.

Economic: The proposed text amendment provides a process for allowing signage which is in line with the Canby Comprehensive Plan economic policy that “Canby shall encourage programs and projects which will lead to an increase in local employment opportunities.” The main issues which brought forward this code amendment was a desire to provide needed relief and greater flexibility to allow wall signs in certain circumstances where they were previously excluded. Through a proposed change that eliminates the maximum overall percentage and square footage limits for wall signs for multi-tenant buildings and specifically allowing each tenant space some signage the potential negative economic impacts of the sign regulations will be ameliorated.

Housing: This comprehensive plan element is not particularly applicable to the proposed text

amendment, because the manner in which signage is permitted in different zoning districts will not displace nor affect housing in the City.

2. There is a public need for the change. It was contemplated that with adoption of the new sign code in December, 2010 that it would be necessary to evaluate how it was achieving the desired goals that went along with its adoption along with an assessment in how responsive the code has been to serving the basic needs of the business community. An evaluation of its administrative efficiency was also deemed useful. The proposed amendments will significantly assist some businesses to obtain necessary wall signage in unique multi-tenant situations, significantly reduce permitting hassles when obtaining sign permits that hang over into the public right-of-way space (downtown sidewalks), improve the enforceability of temporary signage through a registration process, improve consistency and usability for applicants through improved graphics, increase the opportunity for use of temporary signs, allow two wall signs rather than one for large tenant spaces over 20,000 square feet in size, and alter the manner in which marquee signs are measured. The City finds that there is a public need to adopt these proposed sign code standards.
3. The proposed change will serve the public need better than any other change which might be expected to be made. The standards being altered and other adjustments to the code proposed are the best means of insuring that the City's sign code is carried out in a manner that is fair to business interests while enhancing the community without creating negative impacts. There is no other change which would better carry out these purposes, as recommended by staff and the sign code committee.
4. The proposed change will preserve and protect the health, safety, and general welfare of the residents in the community, by maintaining a permitting process and standards in place to regulate and control the type, size, and location of signage so that they are carried out in a manner that enhances the community and does not create negative impacts.
5. The proposed amendment complies with applicable Statewide Planning Goals, as it is considered to conform to the City's acknowledged Comprehensive Plan as indicated above. More specifically, this land use code text amendment complies with Goal #1 (Citizen Involvement), Goal #2 (Land Use Planning), Goal 9 (Economic Development), and Goal 12 Transportation.

Goal #1 Citizen Involvement: The proposed text amendment is a Type I application review process for sign permits is based solely upon non-discretionary regulations. Citizen involvement in this text amendment included a sign code review committee and has provided for a public hearing process when the regulations were originally created and as they are now proposing to be amended. This complies with the Statewide Planning Goal concerning citizen involvement. The proposed text amendment provides a means for permitting signs in a manner unique to the particular base zoning district or overlay district involved.

Goal #2 Land Use Planning: The proposed text amendment continues to provide a means for the permitting of signs in a manner unique to the particular base zoning district or overlay district involved. This is in line with the City's development preferences as represented with the land use zoning map and other elements of the Comprehensive Plan. The sign code in general assists in the orderly, efficient, and aesthetically pleasing allowance of signage within the community. This conforms to the intent of the State land use planning goal.

Goal #9 Economic Development: The proposed text amendment provides a process for allowing signage which is in line with the Canby Comprehensive Plan economic policy that “Canby shall encourage programs and projects which will lead to an increase in local employment opportunities.” The main issues which brought forward this code amendment was a desire to provide needed relief and greater flexibility to allow wall signs in certain circumstances where they were previously excluded. Through a proposed change that eliminates the maximum overall percentage and square footage limits for wall signs for multi-tenant buildings and specifically allowing each tenant space some signage the potential negative economic impacts of the sign regulations will be ameliorated. The primary impetus for the text amendment is to appropriately address the economic interests of the community with regard to how “wall signage” standards are applied. The results create a more flexible environment that will assist certain business operations in obtaining a wall sign that would have previously been prohibited.

Goal #12 Transportation: The proposed text amendment continues to regulate proposed signage in a manner that does not adversely impact the Comprehensive Plan transportation element to maintain a transportation system which is safe, convenient and economical. A new more administratively friendly process is proposed for handling signage which extends over the public right-of-way which eliminates an encroachment permit but retains the city’s right of removal and the property owner’s liability and responsibility for the signage over time. This is in line with the Canby Comprehensive Plan transportation policies that “Canby shall work to provide an adequate sidewalk and pedestrian pathway system clear of any obstructions to serve all residents.”

V. PROPOSED AMENDMENT

The proposed code amendment language is indicated in Exhibit A attached below. Deleted text is illustrated in ~~strikeout font~~, while added text is illustrated with a double underlined format.

VI. RECOMMENDATION

Based upon the findings and conclusions presented in this staff report, and without benefit of a public hearing, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for **TA 10-03**, an amendment to the sign ordinance regulations.

Recommended Motion:

I move that the Planning Commission recommend that City Council approve TA 10-03, based on the record of the September 13th Planning Commission public hearing and findings in the September 1, 2010 Planning Commission staff report.

VII. NEXT STEPS

1. Following close of public hearing, Planning Commission will make a recommendation to the City Council concerning adoption of the proposed text amendment, including recommended findings;

2. The City Council will make their decision based on the record of the Planning Commission's hearing and deliberations, and may do so without benefit of a new public hearing (though the Council may hold a public hearing with proper notice if it so chooses).

Exhibit A: Proposed Text Amendment Revisions for CMC Chapter 16.42



Chapter 16.42

SIGNS

Sections:

[16.42.010](#) Purpose.

[16.42.015](#) Definitions and interpretation.

[16.42.020](#) Administration and permit requirements.

[16.42.025](#) General sign standards.

[16.42.030](#) Temporary community event sign plan.

[16.42.040](#) Design standards for signs.

[16.42.045](#) Permanent signs permitted in the right-of-way.

[16.42.050](#) Size, type, and location of signs permitted by zoning district and use.

[16.42.060](#) ~~Automobile~~ Automobile service station sign standards.

[16.42.070](#) Measurements.

[16.42.140](#) Severability.

16.42.010 Purpose.

A. The purpose of this chapter is to:

1. Protect the health, safety, property and welfare of the public;
2. Provide a neat, clean, orderly and attractive appearance in the community;
3. Encourage well-designed and wisely located signs;
4. Provide for safe construction, location, erection and maintenance of signs;
5. Prevent proliferation of signs and sign clutter, minimize adverse visual safety factors to travelers in the public right-of-way;



6. Facilitate economic development and enhance the city's ability to retain and attract businesses and customers;
7. Contribute to a simple and efficient regulatory process; and
8. Achieve these purposes consistent with state and federal constitutional limits on the regulation of speech.

B. To achieve this purpose, it is necessary to regulate the design, quality of materials, construction, location, electrification, illumination, and maintenance of signs that are visible to the public.

C. Nothing in these regulations is intended to control the construction or location of directional or informational signs installed by the city, county or state for the purpose of controlling traffic, indicating street names, providing legal or public notice, or other public purposes.

(Ord 1299, 2008; Ord. 955 sections 13-16, 1996; Ord. 913 section 1, 1994; Ord. 830 section 13, 1989; Ord. 740 section 10.3.10(A), 1984)

16.42.015 Definitions and interpretation.

Words and phrases used in this chapter shall have the meanings set forth in this section. Words and phrases not defined in this section, but defined elsewhere in the Land Development and Planning Ordinance of the city, shall be given the meanings set forth in such ordinance. Principles for computing sign area and sign height are contained in section 16.42.070. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. Section headings or captions are for reference purposes only and shall not be used in the interpretation of this ordinance.

A. **A-Frame Sign.** A double-faced temporary sign composed of two sign boards attached at the top and separate at the bottom, not permanently attached to the ground.

B. **Abandoned Sign.** A sign or sign structure that has been damaged, and repairs and restoration are not started within 90 days of the date the sign was damaged, or are not diligently pursued once started.

C. **Alter.** To make a change to a sign or sign structure, including but not limited to, changes in area, height, projection, illumination, shape, materials, placement and location on a site. Altering a sign does not include ordinary maintenance or repair, repainting an existing sign surface, including changes of message or image, or exchanging the display panels of a sign.

D. **Automobile Service Station.** A retail place of business engaged primarily in the sale of motor fuels.

E. **Awning Sign.** A sign attached to or incorporated into an overhead cover extending above the sidewalk or ground (usually above windows and doors).

F. **Balloon Sign.** A sign consisting of a membrane that relies on internal gaseous pressure or a semi-rigid framework for maintaining its form.



- G. **Banner Sign.** A sign made of fabric or other non-rigid material with no enclosing framework. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.
- H. **Beacon.** Any light, excluding street lights and traffic signals, with one or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source; also, any light with one or more beams that rotate or move.
- I. **Bench Sign.** A sign on an outdoor bench.
- J. **Blade/Overhang Sign.** A sign, other than a wall sign, that projects from, and is supported by or attached to a roof or wall of a building or structure.
- K. **Building Elevation Area.** The area of a single side of a building, measured in square feet and calculated by multiplying the length of the side of the building by the height of the building to the roof line. If the roof line height varies along the side of the building, the average of the lowest and highest roof line height on that side shall be used in the calculation.
- L. **Building Frontage, Primary.** The ground floor lineal length of a building wall that faces a street, driveway, parking lot, courtyard or plaza and has an entrance or exit open to the general public.
- M. **Building Frontage, Secondary.** The ground floor lineal length of a building wall that faces a street, driveway, parking lot, courtyard or plaza and does not have an entrance or exit open to the general public.
- N. **Bulletin Board.** A board that provides information in a horizontal linear format, that can be changed either manually through placement of letters or symbols on tracks mounted on a panel, or electronically through use of an array of lights in a dot matrix configuration. A bulletin board is not a sign in itself, but rather is an element that is allowed as part of a monument sign, pole sign, marquee sign, blade/overhang sign, or wall sign.
- O. **Business Complex.** A site consisting of one or more lots sharing appurtenant facilities, such as driveways, parking and pedestrian walkways.
1. **Minor Business Complex.** A site proposed for or consisting of multiple uses and/or multiple tenants, where the building(s) contain a maximum of 14,999 square feet in gross floor area.
 2. **Major Business Complex.** A site proposed for or consisting of multiple uses and/or multiple tenants, where the building(s) contain 15,000 to 99,999 square feet in gross floor area.
 3. **Industrial/Research Business Complex.** A site proposed for or consisting of multiple uses and/or multiple tenants, where the building(s) contain a minimum of 100,000 square feet in gross floor area.
- P. **Canopy Sign.** A sign that is a part of or attached to a permanent roofed structure which may be freestanding or attached to a building and is not a completely enclosed structure.



Q. Community Event Sign Plan. A sign plan approved by City Council which permits temporary banners or seasonal holiday decorations to extend over a street, over a private road providing vehicle access into a property, or to be attached to utility or streetlight poles.

R. Directory Signs. Directory signs include signs that are attached to the building and are a directory of the occupants of the building, signs that provide vehicular clearance information, signs that identify parking lot sections or direct vehicles in a parking lot, and similar signs as determined by the City Planner. The sign face of each directory sign shall not exceed two (2) square feet, or in the case of an occupant directory, shall not exceed one (1) square foot per occupant listed on the directory sign.

S. Electronic Message Board. A board that, through the use of moving structural elements, flashing or sequential lights, or lights in a dot matrix or LED configuration which may be changed intermittently or by other automated method, results in a message or image display that changes, moves or appears to move. An electronic message board is not a sign in itself, but rather is an element that is allowed as part of a monument sign, pole sign, marquee sign, blade/overhang sign, or wall sign.

T. Flag. A rectangular piece of fabric of distinctive design that is displayed hanging free from a staff, halyard or building to which it is attached. A flag is often used to display the symbol of the United States, a nation, state, or other governmental entity.

U. Flashing Sign. A sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source.

V. Grade. For freestanding signs, "grade" is the average level of the ground measured five feet from either end of the base of the sign, parallel to the sign face. For signs mounted on buildings, the grade is the average level of the sidewalk, alley or ground below the mounted sign measured five feet from either end of the sign face.

W. Illuminated Sign. A sign illuminated by an internal light source or an external light source primarily designed to illuminate the sign. The illumination is "external" when the light source is separate from the sign surface and is directed to shine upon the sign and "internal" when the light source is contained within the sign, but does not include signs where the text or image is composed of dot matrix or LEDs. External illumination is "direct" when the lamp fixture is directly seen by the public, such as a floodlight, and "indirect" when the source of light is not directly seen by the public, such as cove lighting.

X. Lawn Sign. A temporary freestanding sign that is supported by a frame, pole, or other structure placed directly in or upon the ground without other support or anchor.

Y. Maintenance. Normal care or servicing needed to keep a sign functional or perpetuate its use, such as cleaning, changing light bulbs, and replacing or repairing a part made unusable by ordinary wear.

Z. Marquee Sign. A sign that is a permanent roof-like structure attached to and projecting from a building, that is used in part to display changeable sign copy.



AA. Menu Board Sign. A sign not designed to be viewed from any public right-of-way, and is placed near the public entrance to, or near the drive-up service lane of, a food service establishment. A menu board sign shall not exceed 12 feet in height.

BB. Monument Sign. A freestanding sign that is placed on a solid-appearing base that extends a minimum of 12 inches above the ground and extends at least 75 percent of the length and width of the sign. The above ground portion of the base is considered part of the total allowable height of a monument sign.

CC. Name Plate. A wall sign less than 2 square feet in size, permanently affixed to the front façade of a residential structure.

DD. Neon Sign. A sign internally illuminated by a light source consisting of neon or other gas contained in a tube, except for fluorescent lights.

EE. Owner. The person owning title to real property on which a sign is located, or the contract purchaser of the real property. "Owner" also includes the owner of a sign who has a continuing lease of the real property on which the sign is located.

FF. Pennant. A sign device made from a strip of flexible material intended to wave in the wind.

GG. Pole Sign. A sign that is a freestanding sign connected to the ground by one or more supports with the lower edge of the sign physically separated from the ground (in contrast to a monument sign).

HH. Portable Sign. A sign which is not affixed to a building, other permanent structure, or to the ground in a permanent manner, and which is designed to be moved from place to place.

II. Principal Use. The purpose for which land or a structure is designed, arranged, or for which it is occupied or maintained. Multiple principal uses may be located on a lot, a site, or in a business complex.

JJ. Public Sign. A sign erected, constructed, or placed within the public right-of-way or on public property by or with the approval of the governmental agency having authority over, control of, or ownership of the right-of-way or public property.

KK. Repair. Mending or replacing broken or worn parts with comparable materials.

LL. Roof Line. The top edge of a roof or a building parapet, whichever is higher, excluding any cupolas, chimneys or other minor projections.

MM. Seasonal Holiday Decorations. Every type of decoration displayed during and around a federally recognized holiday or on a seasonal basis, whether illuminated or not, and whether attached to utility poles, buildings or any other structure.

NN. Sign. Any writing, video projection, illumination, pictorial representation, illustration, decoration, emblem, symbol, design, trademark, banner, flag, pennant, captive balloon, streamer, spinner, ribbon, sculpture, statue, or any other figure or character that:



1. Is a structure or any part thereof (including the roof or wall of a building); or
2. Is written, printed, projected, painted, constructed, or otherwise placed or displayed upon or designed into a structure or an outdoor screen or monitor, or a board, plate canopy, awning, marquee, or a vehicle, or upon any material object, device, or surface whatsoever; and
3. Communicates, or is designed to communicate on any subject whatsoever. points of a sign, but excluding essential sign structure, foundations, or supports.

OO. Sign Copy. The message or image conveyed by a sign.

PP. Sign Face. The sum of the surfaces of a sign face as seen from one plane or elevation included within the outer dimensions of the sign board, frame or cabinet.

QQ. Site. The area, parcel, or lot of land owned by or under the lawful control of an owner. Abutting lots shall be considered one site when they share appurtenant facilities, such as driveways, parking and pedestrian walkways.

RR. Street Frontage. The length or width of a site, measured along the lot line separating the site from a street.

SS. Supporting Structure. A structure specifically intended for supporting or containing a sign.

TT. Temporary Sign. A sign that is temporarily attached or tethered to a building, structure, or the ground. Temporary signs include, but are not limited to, A-frames, banners, flags, pennants, balloons, blimps, streamers, lawn signs and portable signs.

UU. Utility Sign. A sign constructed or placed by a public utility on or adjacent to a pole, pipe, or other type of utility facility within a public right-of-way or utility easement.

VV. Vehicle Sign. A sign placed in or attached to a motor vehicle, trailer, or rail car that is parked on public or private property in a publicly visible location for more than 72 consecutive hours, the principal purpose of which is to display signage rather than to use the vehicle for transportation purposes. This is not meant to include signs and logos attached to any vehicle that is regularly used in the normal course of business for transportation purposes.

WW. Video Sign. A sign providing information in both a horizontal and vertical format (as opposed to linear), through use of pixel and sub-pixel technology having the capacity to create continuously changing sign copy in a full spectrum of colors and light intensities.

XX. Wall Sign. A sign that is painted on the wall of a building, or a sign attached to the wall of a building and extending no more than twelve inches from a wall, or attached to or erected against a roof with a slope not more than 20 degrees from vertical, with the exposed face of the sign in a plane that is vertical or parallel to the plane of that roof, and which does not project more than 18 inches from the wall or roof.



YY. Window Sign. A sign attached to, or painted on a window, or displayed inside the building in a manner so that it is clearly viewable from outside the building.

(Ord. 913 section 1[part], 1994; Ord. 955 sections 13-16, 1996; Ord. 1299, 2008)

16.42.020 Administration and permit requirements.

A. Permit Required. All signs erected after the effective date of this chapter, other than signs exempt from permit requirements per 16.42.025, shall require a sign permit. Application shall be made on forms provided by the Planning Director. Sign permits issued for signs which encroach into the public right-of-way are subject to the standards of 16.42.045.

B. Fee. A fee as established by resolution of the City Council shall be paid to the City of Canby upon the filing of an application. Such fees shall not be refundable.

C. Construction and Maintenance. Each sign shall be constructed to meet the requirements of applicable building, electrical, and mechanical codes.

1. All signs and component parts shall be kept in good repair and maintained in a safe, neat, clean and attractive condition.

2. No sign shall be erected or maintained in such a manner that any portion of its surface or its supports will interfere in any way with the free use of, or any access to, any fire escape, exit or standpipe. No signs shall be erected or maintained so as to obstruct any window so that light or ventilation is reduced below standards required by any applicable law or building code.

3. It is unlawful to erect or maintain a sign which, by reason of its size, location or placement, creates an immediate danger to the health, safety and welfare of the citizens of the city by blocking vision for either pedestrians or motorists, at public and/or private roadways, intersections, driveways, or railroad crossings.

D. Appeal. Appeals are governed by the procedures set forth in Chapter 16.89.

E. Permit Expiration. Every permit issued by the Building Official under the provisions of this chapter shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one-half of the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further, that such suspension or abandonment has not exceeded one year.

F. Permit Suspension or Revocation. The City Planner or duly authorized representative may, in writing, suspend or revoke a permit issued under provisions of this chapter whenever the permit is issued on the basis of incorrect information supplied, or in violation of applicable ordinance or regulation or any of the provisions of this chapter.



G. Variance. The procedures which allow variations from the strict application of the regulations of this Title, by reason of exceptional circumstances and other specified conditions, are set forth in Chapter 16.53.

H. Conditional Use Signs or Signs under Site and Design Review. Signs proposed at the time of a conditional use application or site and design review application shall be reviewed by the Planning Commission regarding size, height, and location at the time of conditional use review or site and design review. If sign review was not part of the original conditional use review or original site and design review, the applicant may apply for a sign permit under the normal sign review procedures and policies, provided the application is made at least six (6) months after the original review. In conditional use signs or signs reviewed under design review, provisions of this chapter shall apply.

I. Nonconforming Signs. Provisions for nonconforming signs are set forth in Chapter 16.52.

(Ord. 1237, 2007; Ord. 955 section 19, 1996; Ord. 913 section 1[part], 1994; Ord. 830 section 13[part], 1989; Ord. 740 section 10.3.40 (B), 1984; Ord 1299, 2008)

16.42.025 General sign standards.

A. Prohibited Signs. Except for legal nonconforming signs, the following signs are unlawful and are nuisances:

1. Abandoned sign.
2. Vehicle sign.
3. Video sign.
4. Sign that may be confused as a traffic control device.
5. Signs that impede movement or create a physical hazard.
6. Signs with rotating or other moving parts, except barber shop poles and clocks.
7. Signs illuminated by flashing lights.
8. Searchlights or beacons, except for temporary events such as grand openings, in which case a permit is required.
9. Signs affixed to power, utility, or traffic control poles, or other public utility structures, other than city-approved traffic control signs, utility signs, and pole identification placards.

B. Exempt Signs. The following signs are exempt from the provisions of this Chapter, except as specified below, and shall not be counted towards the amount or type of signage otherwise allowed by this Chapter. Such signs shall conform to all other applicable provisions of this title.



1. All signs which are placed inside a structure or building, and which are either not visible through windows or building openings, or are not intended to be visible from outside the structure or building, as determined by the City Planner.
2. Bench signs as defined in 16.42.015, provided that the bench sign copy does not exceed 15 square feet and the bench sign is approved by the bench owner.
3. Signs attached to mass transit shelters which are approved by the mass transit agency and the transit shelter owner.
4. Directory signs as defined in 16.42.015.
5. Menu board signs as defined in 16.42.015.
6. Nameplate signs as defined in 16.42.015.
7. Utility signs as defined in 16.42.015.
8. Flags as defined in 16.42.015.

C. ~~No Sign Permit Required for Temporary Signs.~~ The following temporary signs do not require a sign permit, shall not be counted towards the amount or type of signage otherwise allowed by this Chapter, and may be displayed only in compliance with the following standards. Such signs shall conform to all other applicable provisions of this title. Except as may be approved in accordance with 16.53.015, Minor Sign Variance, temporary signs in excess of the standards of this section are not permitted.

1. Except as approved in a Community Event Sign Plan, as set forth in 16.42.030, no temporary sign shall be internally illuminated or be illuminated by an external light source primarily intended for the illumination of the temporary sign.
2. A temporary sign shall be attached to a site or constructed in a manner that both prevents the sign from being easily removed by unauthorized persons or being blown from its location, and allows for the easy removal of the sign by authorized persons. Except as approved in a Community Event Sign Plan, as set forth in 16.42.030, temporary signs shall not be attached to trees, shrubbery, utility poles or traffic control signs or devices.
3. No temporary sign shall be erected or maintained that, by reason of its size, location or construction, constitutes a hazard to the public.
4. Temporary Signs Allowed in Residential Zones and Agricultural Zone (R-1, R-1.5, R-2, A).
 - a. One or more temporary signs no taller than 4 feet in height, and not exceeding 6 square feet in area each, may be displayed on a lot during the period from 120 days before a public election or the time the election is called, whichever is earlier, to five days after the public election.



b. One temporary sign no taller than 4 feet in height, and not exceeding 6 square feet in area, may be displayed on a lot for a maximum of 8 days in any calendar month, provided it is removed by sunset on any day it is erected.

c. One temporary sign no taller than 5 feet in height, and not exceeding 6 square feet in area, may be displayed on a lot during the time the property, or building or dwelling thereon, is for sale or lease, provided that the sign is removed within 14 days after the sale or lease is completed.

d. One temporary sign not exceeding 6 square feet in area may be displayed on a lot during the time that construction activities are occurring on site, provided that the sign is removed within 7 days of the completion of the construction activities. If the site has frontage on more than one street, one additional sign of the same size may be displayed facing the second street frontage, provided the signs are not visible simultaneously from either street. On lots of more than 2 acres, the sign area may be increased to no more than 32 square feet. In no case shall such sign be displayed for more than 12 months.

e. On property that has received tentative subdivision or partition approval from the City, from the time of that approval until issuance of a building permit for construction on the last lot, one temporary sign no taller than 8 feet in height, and not exceeding 32 square feet in area, may be displayed on a site less than 4 acres in size. If the site is greater than 4 acres in size, two temporary signs no taller than 8 feet in height, and not exceeding 64 square feet each, may be displayed.

f. Banner or Balloon Signs Allowed Twice Per Year for no Longer Than 30 Days Each Occurrence. On a lot used for a permitted or conditional use other than a single-family dwelling, one banner sign or balloon sign may be displayed up to 30 consecutive days only twice during a calendar year. A banner sign may not exceed 50 square feet in size. A balloon sign may not exceed 80 cubic feet in size.

f. Banner or Balloon Signs Allowed Twice Per Year for no Longer Than 30 Days Each Occurrence. On a lot used for a permitted or conditional use other than a single-family dwelling, one banner sign or balloon sign may be displayed up to 30 consecutive days only twice during a calendar year. A banner sign may not exceed 50 square feet in size. A balloon sign may not exceed 80 cubic feet in size. Temporary banner and balloon signs do not require a sign permit, but must be registered with the Planning Department, specifying the sign-owner's Canby business license number (if applicable), the start and stop dates, sign area and proposed location of each temporary banner or balloon sign. Temporary banner and balloon signs regulated by this subsection shall display a weatherproof label from the City that such sign is registered. Temporary banner and balloon signs displayed beyond dates provided to the City shall be in violation of this code.

5. Temporary Signs Allowed in Commercial and Industrial Zones (C-R, C-1, C-2, C-C, C-M, M-1, M-2).

a. One or more temporary signs no taller than 5 feet in height, and not exceeding 4 square feet in area each, may be displayed on a lot during the period from 120 days before a public election or the time the election is called, whichever is earlier, to five days after the public election.

b. One temporary sign no taller than 8 feet in height, and not exceeding 32 square feet in area, may be displayed on a lot during the time the property, or building or dwelling thereon, is for sale or lease, provided that the sign is removed within 14 days after the sale or lease is completed.



c. One temporary sign no taller than 8 feet in height, and not exceeding 32 square feet in area, may be displayed on a lot during the time that construction activities are occurring on site, provided that the sign is removed within 7 days of the completion of the construction activities. If the site has frontage on more than one street, one additional sign of the same size may be displayed facing the second street frontage, provided the signs are not visible simultaneously from either street. In no case shall such sign be displayed for more than 12 months.

d. One temporary sign not exceeding 32 square feet in area may be displayed on a lot during the period of a charitable fundraising event being conducted on the site where the sign is displayed. The sign shall not be displayed more than 7 days prior to the event, and must be removed within 2 days following the event.

e. ~~Banner or Balloon Signs Allowed Twice~~ Four Times Per Year for no Longer Than 30 Days Each Occurrence. One banner sign or balloon sign may be displayed on a lot by each business license holder who operates their business at that location per City business license records. A banner sign may not exceed 50 square feet in size. A balloon sign may not exceed 80 cubic feet in size. A balloon sign may not be taller than the maximum allowed height of a pole sign permitted in the same zone as prescribed in Section 16.42.050, Tables 1 through 7 of this code. Each business license holder may display such signage up to 30 consecutive days only ~~twice~~ four times during a calendar year. ~~A weatherproof label which displays the sign owner's Canby business license number shall be affixed to the backside of the banner or balloon sign in a manner that is readable by City personnel upon inspection at all times.~~ Temporary banner and balloon signs do not require a sign permit, but must be registered with the Planning Department, specifying the sign-owner's Canby business license number (if applicable), the start and stop dates, sign area and proposed location of each temporary banner or balloon sign. Temporary banner and balloon signs regulated by this subsection shall display a weatherproof label from the City that such sign is registered. Temporary banner and balloon signs displayed beyond dates provided to the City shall be in violation of this code.

f. Miscellaneous Small Signs. Miscellaneous small signs, such as those indicating hours of operation, with an aggregate area not to exceed 3 square feet and located either within a window or within 5 feet of an entrance to a building.

6. Temporary Signs Allowed in Right-of-Way in All Zones.

a. No temporary sign in the right-of-way shall interrupt the normal flow of vehicle, pedestrian or bicycle traffic, and shall provide for a minimum of 5 feet of clear passage for pedestrians on a sidewalk where a sidewalk exists. No temporary sign shall encroach into a vision clearance area.

b. As referenced in 16.42.010.C, signs installed by the city, county, or state for public purposes are allowed in the public right-of-way.

c. Temporary safety and directional signs installed by non-governmental persons, such as those displayed at or in close proximity to a road crew or construction project, shall get specific written approval from the Public Works Director prior to erecting the signs. Such signs shall be removed after the construction activity is complete.



d. A-frame signs and lawn signs no taller than 3 feet in height, and not exceeding 6 square feet in area, may be displayed by real estate brokers only on weekends and holidays in the right-of-way in relative close proximity to a property where an open house is being held for the sale or lease of the property.

e. Miscellaneous Small Signs. Miscellaneous small signs, such as those indicating hours of operation, with an aggregate area not to exceed 3 square feet and located either within a window or within 5 feet of an entrance to a building.

7. Temporary Signs Allowed in Right-of-Way Only in Commercial and Industrial Zones (C-R, C-1, C-2, C-C, C-M, M-1, M-2). A-frame signs may be displayed on public sidewalks provided they comply with the following standards:

- a. A-frame sign dimensions shall not exceed a maximum width of 3 feet, nor a maximum above-ground height of 4 feet. Each sign face shall not exceed 12 square feet.
- b. One A-frame sign per business license holder may be displayed on a public sidewalk in the right-of-way abutting the physical address that is on file with the City as the location where that business license holder operates the business. A weatherproof label which displays the sign-owner's Canby business license number shall be affixed to the backside of the A-frame sign. The business license must be current, and City personnel must be able to read the business license number upon inspection at all times.
- c. A-frame signs shall be displayed only during the business hours of the responsible enterprise.
- d. A-frame signs shall be placed so as to allow at least 5 feet of unimpeded pedestrian sidewalk maneuvering space. A-frame signs shall not encroach into any required vision clearance area. A-frame signs shall be set back from the curb so as not to interfere with on-street parking, or shall be set back a minimum of 10 feet from the edge of the street travel lane where no curb exists.
- e. The owner of the property abutting the right-of-way on which an A-frame sign is placed assumes all liability for incidents involving the sign.

(Ord. 1237, 2007; Ord. 1111 section 7, 2003; Ord. 1076, 2001; Ord. 955 section 17, 1996; Ord. 913 section 1[part], 1994; Ord. 830 section 13[part], 1989, Ord. 802 4, 1987; Ord. 740 section 10.3.40(C), 1984; Ord. 1299, 2008)

16.42.030 Temporary Community event sign plan.

Temporary banners or seasonal holiday decorations which extend over a street, over a private road providing vehicle access into a property, or are attached to utility or streetlight poles, shall be permitted only after the City Council has approved a Community Event Sign Plan.

A. Application for approval of a Community Event Sign Plan shall be made on forms provided by the Planning Director, and shall be accompanied by all required information and fees.



B. Applicant shall obtain all encroachment permits and other agency approvals required, prior to submitting an application for a Community Event Sign Plan. If signage is proposed within a right-of-way controlled by another agency, the applicant shall provide written consent from the appropriate agency regarding the signage prior to submitting an application for a Community Event Sign Plan. The consent shall identify any restrictions desired by the owner of the right-of-way.

C. The applicant shall assume all liability for incidents involving the sign by signing a document exempting the City from liability and providing liability insurance in the form required by the City Attorney and in an amount not less than the current tort liability limitations.

D. Applications for permanent geographic identification banners or signage which extend over a street, over a private road providing vehicle access into a property, or are attached to utility or streetlight poles, shall be submitted following the same application procedures as described for temporary signage, and shall be submitted by a neighborhood association that is officially recognized by the City, or shall be accompanied by a petition indicating the consent of at least 51 percent of the property owners in the geographic area delineated on the Sign Plan application.

E. Except for permanent banners or signage identifying a geographic area or district of the City, all banners and signage approved in a Community Event Sign Plan shall be removed within 2 days after the associated event or activity has ended, or no later than directed by City Council in the Sign Plan approval, whichever date is later.

16.42.040 Design standards for signs.

The following standards apply to signs in all zone districts.

A. Setbacks. Signs are required to meet the setback requirements of the applicable zone district, except however the street yard setback for signs may be reduced to fifty (50) percent of that required for other structures in the zone. Signs shall not obstruct a vision clearance area required in the applicable zone district.

B. Illumination.

1. External illumination is allowed. The external illumination may be either "direct" or "indirect", provided that the source of light (e.g., bulb) is shielded such that it is not directly seen by the public. External light sources shall be carefully located, directed, and shielded in order to avoid direct illumination of any off-site object or property.

2. Internal illumination is allowed.

3. External or internal sign illumination shall not result in glare onto neighboring properties or onto public right-of-way, such that due to level of brightness, lack of shielding, or high contrast with surrounding light levels, the sign illumination results in discomfort or visual disability for persons.

4. Sign illumination shall not appear to flash, undulate, pulse, or portray explosions, fireworks, flashes of light, or blinking or chasing lights.



C. Monument signs.

1. Monument signs shall have a distinct base, middle, and top. These elements of the sign shall vary from one another in terms of their thickness, materials, or color.

2. Monument signs shall incorporate the following materials, unless otherwise approved pursuant to subsection 4 of this section.

a. The base and top shall be constructed of stone, brick, or wood.

b. The middle shall be constructed of stone, brick, wood, metal with a matte/non-reflective finish, vinyl, or other materials as noted in subsection c.

c. Other materials may be used for bulletin board or electronic message board components in the middle portion of a monument sign, as needed to allow the bulletin board or electronic message board to function.

3. Monument signs shall provide street addresses when street addresses are not visible from the street.

4. A monument sign which does not meet one or more of the standards detailed above in subsections 1 through 3, may be approved by the Planning Director pursuant to the Type II land use application procedures set forth in Chapter 16.89. A discretionary monument sign application may be approved if the applicant demonstrates compliance with all of the following criteria:

a. The overall design of the sign exhibits a sense of structure; and

b. Timeless materials, similar to stone, brick, or wood are used; and

c. The proposed sign is in conformance with all other applicable city ordinances concerning its location, construction, and design.

D. A-Frame signs.

1. A-frame signs shall be constructed of wood, plastic, or metal with a matte/non-reflective finish.

2. A-frame signs shall not include any parts or attachments that extend beyond the edge of the sign dimensions established in Section 16.42.025.C.

3. A-frame signs shall not incorporate reflective materials.

4. A-frame sign structure shall not incorporate any neon colors.

5. An A-frame sign which does not meet one or more of the standards detailed above in subsections 1 through 4, may be approved by the Planning Director pursuant to the Type II land use application procedures



set forth in Chapter 16.89. A discretionary A-frame sign application may be approved if the applicant demonstrates compliance with all of the following criteria:

- a. The proposed materials, colors, and dimensions of the A-frame sign do not pose a hazard or nuisance to persons; and
- b. The proposed sign is in conformance with all other applicable city ordinances concerning ~~it's~~ its location, construction, and design.

E. Blade/Overhang signs.

- 1. Blade/overhang sign shall not extend more than 8 feet from the building face.
- 2. The outer edge of a blade/overhang sign shall be set back a minimum of 2 feet from a curb.
- 3. A minimum 8 1/2 foot clearance shall be provided between grade and the bottom of a blade/overhang sign. Blade/overhang signs which extend over the public right of way are subject to the standards of 16.42.045.

F. Wall signs. A wall sign shall not project more than 18 inches from the wall to which it is attached (or 12 inches from a wall directly abutting an alley). ~~An encroachment permit is required prior to encroachment into any public right of way.~~ Wall signs which extend over the public right of way are subject to the standards of 16.42.045.

G. Bulletin boards and electronic message boards are only allowed as part of a blade/overhang sign, marquee sign, monument sign, pole sign, or wall sign.

- 1. The rate of change for sign copy on a bulletin or electronic message board from one message to another message shall be no more frequent than every 8 seconds. Once changed, copy shall remain static until the next change.
- 2. Displays may travel horizontally or scroll vertically onto electronic message boards, but must hold in a static position after completing the travel or scroll.
- 3. Sign copy shall not appear to flash, undulate, pulse, or portray explosions, fireworks, flashes of light, or blinking or chasing lights. Copy shall not appear to move toward or away from the viewer, expand or contract, bounce, rotate, spin, twist, or otherwise portray graphics or animation as it moves onto, is displayed on, or leaves the electronic message board.
- 4. No electronic message board may be illuminated to a degree of brightness that is greater than necessary for adequate visibility.

(Ord. 1111 section 7, 2003; Ord. 913 section 1[part], 1994; Ord. 830 section 13[part] 1989; Ord. 802 4, 1987; Ord. 740 section 10.3.40(C), 1984; Ord 1299, 2008)



16.42.045 Permanent Signs Allowed in Right-of Way.

A. Except as allowed by this section, no permanent signs requiring sign permits shall be located within the public right-of-way.

B. Awning, canopy, marquee, blade/overhang and wall signs proposed in compliance with this chapter may be permitted to extend over an existing or future public sidewalk provided they comply with the criteria below:

1. The sign shall be placed so as to not to interfere with use of the public property for walkway, roadway, existing or proposed utilities, and other authorized uses.

2. The sign complies with all applicable city codes with regard to structural safety, traffic, and fire safety requirements.

3. The sign will not cause an adverse impact on adjoining properties.

4. The sign will be maintained in good order.

5. No encroachment permit shall be required; however, in requesting a sign permit for a sign which extends over an existing or future public sidewalk, the applicant acknowledges that:

a. Permission to allow the sign to extend over the public sidewalk shall be revocable by the city at any time the revocation would be in the public interest and that no grant of any permit, expenditure of money in reliance thereon or lapse of time shall give the permittee any right to the continued existence of an encroachment or to any damages or claims against the city arising from a revocation.

b. Upon revocation, the permittee or any successor permittee shall, at the permittee's own cost, remove the permitted sign within 30 days after written notice has been provided by the city, unless a shorter period is specified in the notice of revocation due to an emergency situation.

c. If the permittee does not remove the encroachment and return the right-of-way, easement or public property area to a condition satisfactory to the Director, the city may do so and the costs of returning the right-of-way, easement or public property to a satisfactory condition, shall be imposed as a lien upon the property on the city lien docket.

d. The permittee, and owner of the benefited property if different than the permittee, shall be liable to indemnify and defend any claim or legal action brought against the city by reason of the existence of any approved right-of-way, easement or public property encroachment.

16.42.050 Size, type, and location of signs permitted by zoning district and use.

In addition to the design standards for signs in Section 16.42.040, Table 16.42.050 sets forth standards for type, size, and location of permanent signs that are allowed in specific zoning districts. The table is arranged by section as follows:



[Table 1](#) Residential Zones and Agricultural Zone (R-1, R-1.5, R-2, A, C-R)

[Table 2](#) Industrial Zones and Heavy Commercial Manufacturing Zone (M-1, M-2, C-M)

[Table 3](#) Highway Commercial Zone (C-2) and Outer Highway Commercial Area in the Downtown Canby Overlay Zone (DCO-ohc)

[Table 4](#) Downtown Commercial Zone (C-1) and Core Commercial Area in the Downtown Canby Overlay Zone (DCO-cc)

[Table 5](#) Core Highway Frontage Sign Overlay Zone (CHFS)

[Table 6](#) Residential/Commercial Zone and Convenience Commercial Zone (C-R, C-C), and Transitional Commercial Area in the Downtown Canby Overlay Zone (DCO-tc)

[Table 7](#) Canby Industrial Area Overlay Zone (I-O)

- A. Where the standards in a base zoning district conflict with the standards in an overlay district, the standards in the overlay district prevail.
- B. Where the standards in the Canby Industrial Area Overlay (I-O) district conflict with the standards in another overlay district, the standards in the Canby Industrial Area Overlay (I-O) district prevail.
- C. Where the standards in the Core Highway Frontage Sign Overlay (CHFS) district conflict with the standards in another overlay district, the standards in the Core Highway Frontage Sign Overlay (CHFS) district prevail.
- D. Where an automobile service station is located on a lot, regardless of zoning district, the sign standards set forth in 16.42.060 apply.

TABLE 16.42.050

Table 1. Residential Zones and Agricultural Zone (R-1, R-1.5, R-2, A, C-R)

Monument Sign



A. Use on site: Property has been subdivided into more than 20 lots.

Size: maximum 16 square feet per sign face.	Maximum Height: 7 feet.	Location/Number: Maximum two signs; One sign may be located on either side of a public street or private street entrance to the subdivided property.
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B. Use on site: Multi-family development.

Size: maximum 16 square feet per sign face.	Maximum Height: 7 feet.	Location/Number: One sign may be located adjacent to the primary street frontage, on either side of a vehicle accessway; AND one sign may be located adjacent to a collector or arterial street frontage if it is not the primary street frontage, on either side of a vehicle accessway.
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C. Use on site: church, school, public/semi-public facility, or privately-owned community center.

Size: maximum 40 square feet per sign face.	Maximum Height: 7 feet.	Location/Number: Maximum one sign; No specific location requirement.
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D. Use on site: all other uses.

Size: not allowed.	Maximum Height: n/a.	Location/Number: n/a.
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Pole Sign



A. Use on site: church, school, public/semi-public facility, or privately-owned community center.

Size: maximum 40 square feet per sign face. Maximum Height: 8 feet. Location/Number: One sign may be located adjacent each street frontage.

B. Use on site: all other uses.

Size: not allowed. Maximum Height: n/a. Location/Number: n/a.

Wall Sign



A. Use on site: church, school, or public/semi-public facility.

Size: maximum 8 percent of building elevation area, with a maximum sign face of 60 square feet on a primary frontage or 30 square feet on a secondary frontage. Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher. Location/Number: One sign per building frontage.

B. Use on site: home occupation or permitted commercial use other than those listed above in subsection A.

Size: maximum sign face of 2 square feet. Maximum Height: shall not project above the roof line or top of the parapet. Location/Number: Maximum one sign; No specific location requirement.

wall, whichever is higher.

C. Use on site: all other uses.

Size: not allowed.

Maximum Height: Location/Number: n/a.
n/a.

Blade/Overhang Sign



A. Use on site: home occupation or permitted commercial use.

Size: maximum 2 square feet per sign face.

Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher.

Location/Number: One sign per building frontage.

B. Use on site: all other uses.

Size: not allowed.

Maximum Height: Location/Number: n/a.
n/a.

Bulletin Board



A. Use on site: church, school, or public/semi-public facility.

Size: bulletin board may encompass

Maximum Height:

Location/Number: Only allowed as part of a

up to 75 percent of sign face area. determined by height permitted sign, as set forth in 16.42.040.C.2. of sign.

B. Use on site: all other uses.

Size: bulletin board may encompass up to 50 percent of sign face area. Maximum Height: Location/Number: Only allowed as part of a determined by height permitted sign, as set forth in 16.42.040.C.2. of sign.

Electronic Message Board



A. Use on site: all uses.

Size: electronic message board may encompass up to 25 percent of sign face area. Maximum Height: Location/Number: Only allowed as part of a determined by height permitted sign, as set forth in 16.42.040.C.2. of sign.

Awning Sign or Canopy Sign

A. Use on site: not permitted for any use.

Marquee Sign

A. Use on site: not permitted for any use.

Window Sign



A. Use on site: all uses.

Size: maximum 15 percent of total window area.

Maximum Height: Location/Number: Only allowed in ground floor or determined by height 2nd floor windows. of window.

Table 2. Industrial Zones and Heavy Commercial Manufacturing Zone (M-1, M-2, C-M)

Monument Sign



A. Use on site: Church, school, or public facility.

Size: maximum 48 square feet per sign face (up to two faces). Maximum Height: 9 feet. Location/Number: One sign may be located adjacent each street frontage.

B. Use on site: Minor business complex.

Size: maximum 100 square feet per sign face (up to two faces). Maximum Height: 9 feet. Location/Number: One sign; except on a site abutting a collector or arterial street one sign may be located adjacent each collector/arterial street frontage; except on a site larger than 10 acres a total of two signs are allowed.

C. Use on site: Major business complex.

Size: maximum 150 square feet per sign face (up to two faces). Maximum Height: 9 feet. Location/Number: One sign; except on a site abutting a collector or arterial street one sign may be located adjacent each collector/arterial street frontage; except on a site larger than 10 acres a total of two signs are allowed.

D. Use on site: all other uses on a site that is less than or equal to 5 acres in size.

Size: maximum 48 square feet per sign face (up to two faces). Maximum Height: 9 feet. Location/Number: One sign; except on a site abutting a collector or arterial street one sign may be located adjacent each collector/arterial street frontage.

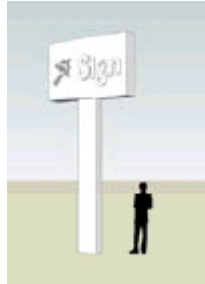
E. Use on site: all uses on a site greater than 5 acres.

Size: maximum 150 square feet per sign face (up to two faces). Maximum Height: 9 feet. Location/Number: One sign; except on a site abutting a collector or arterial street one sign may be located adjacent each collector/arterial street



frontage; except on a site larger than 10 acres a total of two signs are allowed.

Pole Sign



A. Use on site: church, school, or public facility.

Size: maximum 48 square feet per sign face (up to two faces). Maximum Height: 18 feet.

Location/Number: One sign may be located adjacent each street frontage.

B. Use on site: Minor business complex.

Size: maximum 100 square feet per sign face (up to two faces). Maximum Height: 20 feet.

Location/Number: One sign; except on a site with more than one street frontage one sign may be located adjacent each collector or arterial street frontage that is at least 500 feet in length. Where more than one sign is permitted on a site, the signs must be separated by at least 300 feet.

C. Use on site: Major business complex.

Size: maximum 130 square feet per sign face (up to two faces). Maximum Height: 26 feet.

Location/Number: One sign; except on a site with more than one street frontage one sign may be located adjacent each collector or arterial street frontage that is at least 500 feet in length. Where more than one sign is permitted on a site, the signs must be separated by at least 300 feet.

D. Use on site: All other uses on a site that is less than or equal to 5 acres in size.

Size: maximum 48 square feet per sign face (up to two faces). Maximum Height: 18 feet.

Location/Number: One sign; except one sign may be located adjacent each collector or arterial street frontage.

E. Use on site: All uses on a site greater than 5 acres.

Size: maximum 130 square feet per sign face (up to two faces). Maximum Height: 26 feet.

Location/Number: One sign; except one sign may be located adjacent each collector or arterial street frontage.



sign face (up to two faces).

18 feet.

located adjacent each collector or arterial street frontage; except if the use is a church, school, or public facility one sign may be located adjacent each street frontage.

Wall Sign



A. Use on site: All uses.

Size: The maximum sign face area of all wall signage allowed on a primary building frontage is 8 percent of the building elevation area of the primary building frontage. Except as allowed below, each sign is limited to up to a maximum of 120 square feet.

Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher.

Location/Number: One sign per building frontage for each business license on file with the City at that location.

The maximum sign face area of all wall signage allowed on a secondary building frontage is 6 percent of the building elevation area of the secondary building frontage. Except as allowed below, each sign is limited to a maximum of 60 square feet.

If the building elevation area of a primary or secondary building frontage exceeds 5,000 square feet, the total maximum sign face area of each sign allowed on that frontage is 190 square feet.



Blade/Overhang Sign



A. Use on site: All uses.

Size: Each sign shall have a maximum sign face area of 48 square feet.

Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher.

Location/Number: One sign per building frontage for each business license on file with the City at that location.

~~The total sign face area of all signs placed on a primary building frontage shall not exceed 12 percent of the building elevation area of the primary building frontage.~~

Bulletin Board



A. Use on site: church, school, or public/semi-public facility.

Size: bulletin board may encompass up to 75 percent of sign face area.

Maximum Height: determined by height of sign.

Location/Number: Only allowed as part of a permitted sign, as set forth in 16.42.040.C.2.

B. Use on site: all other uses.

Size: bulletin board may encompass up to 50 percent of sign face area.

Maximum Height: determined by height of sign.

Location/Number: Only allowed as part of a permitted sign, as set forth in 16.42.040.C.2.



Electronic Message Board



A. Use on site: all uses.

Size: electronic message board may encompass up to 25 percent of sign face area.

Maximum Height: Location/Number: Only allowed as part of a determined by height permitted sign, as set forth in 16.42.040.C.2. of sign.

Awning Sign or Canopy Sign



A. Use on site: all uses.

Size: Signs on awnings shall not cover more than 25 percent of the main area of the awning, or exceed 25 square feet in size, whichever is smaller. ~~The maximum sign face area of all signage allowed on a primary building frontage is 12 percent of the building elevation area of the primary building frontage, up to a maximum of 120 square feet.~~

Maximum Height: shall not project above the roof line.

Location/Number: One sign per awning or canopy. ~~building frontage for each business license on file with the City at that location.~~ Sign shall not project above the roof line. Sign shall not extend more than 8 feet from the building face. Outer edge of sign shall be set back a minimum of 2 feet from a curb. A minimum 8 ½-foot clearance shall be provided between grade and bottom of sign.

~~The maximum sign face area of all signage allowed on a secondary building frontage is 8 percent of the building elevation area of the~~



~~secondary frontage, up to a maximum of 60 square feet.~~

Marquee Sign

A. Use on site: not permitted for any use.

Window Sign



A. Use on site: all uses.

Size: maximum 15 percent of total window area.

Maximum Height: determined by height of window.
Location/Number: Only allowed in ground floor or 2nd floor windows.



Table 3. Highway Commercial Zone (C-2) and Outer Highway Commercial Area in the Downtown Canby Overlay Zone (DCO-ohc)

Monument Sign



A. Use on site: Church, school, or public facility.

Size: maximum 48 square feet per sign face (up to two faces).	Maximum Height: 9 feet.	Location/Number: One sign may be located adjacent each street frontage.
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B. Use on site: Minor business complex.

Size: maximum 100 square feet per sign face (up to two faces).	Maximum Height: 12 feet.	Location/Number: One sign; except on a site abutting a collector or arterial street one sign may be located adjacent each collector/arterial street frontage.
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C. Use on site: Major business complex.

Size: maximum 150 square feet per sign face (up to two faces).	Maximum Height: 12 feet.	Location/Number: One sign; except on a site abutting a collector or arterial street one sign may be located adjacent each collector/arterial street frontage.
--	--------------------------	---

D. Use on site: all other uses.

Size: maximum 48 square feet per sign face (up to two faces).	Maximum Height: 9 feet.	Location/Number: One sign; except on a site abutting a collector or arterial street one sign may be located adjacent each collector/arterial street frontage.
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Pole Sign



A. Use on site: church, school, or public facility.

Size: maximum 48 square feet per sign face (up to two faces).

Maximum Height: 18 feet.

Location/Number: One sign may be located adjacent each street frontage.

B. Use on site: Minor business complex.

Size: maximum 100 square feet per sign face (up to two faces).

Maximum Height: 20 feet.

Location/Number: One sign; except on a site with more than one street frontage one sign may be located adjacent each collector or arterial street frontage that is at least 500 feet in length. Where more than one sign is permitted on a site, the signs must be separated by at least 300 feet.

C. Use on site: Major business complex.

Size: maximum 130 square feet per sign face (up to two faces).

Maximum Height: 26 feet.

Location/Number: One sign; except on a site with more than one street frontage one sign may be located adjacent each collector or arterial street frontage that is at least 500 feet in length. Where more than one sign is permitted on a site, the signs must be separated by at least 300 feet.

D. Use on site: All other uses.

Size: maximum 48 square feet per sign face (up to two faces).

Maximum Height: 18 feet.

Location/Number: One sign; except one sign may be located adjacent each collector or arterial street frontage.

Wall Sign



A. Use on site: All uses.

Size: The maximum sign face area of all wall signage allowed on a primary building frontage is 8 percent of the building elevation area of the primary building frontage. Except as allowed below, each sign is limited to up to a maximum of 120 square feet.

Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher.

Location/Number: One sign per building frontage for each business license on file with the City at that location except that one major tenant per location may have up to two signs. For the purposes of this standard, a “major tenant” shall have more than 20,000 square feet of gross floor area.

~~The total combined area of marquee signs, awning or canopy signs, and wall signs on a primary frontage shall not exceed the maximum percentage of building elevation area allowed.~~

The maximum sign face area of all wall signage allowed on a secondary building frontage is 6 percent of the building elevation area of the secondary building frontage. Except as allowed below, each sign is limited to a maximum of 60 square feet.

If the building elevation area of a primary or secondary building frontage exceeds 5,000 square feet, the total maximum sign face area of each sign allowed on that frontage is 190 square feet.

Blade/Overhang Sign



A. Use on site: All uses.

Size: Each sign shall have a maximum sign face area of 48 square feet.

Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher.

Location/Number: One sign per building frontage for each business license on file with the City at that location.

~~The total sign face area of all signs placed on a primary building frontage shall not exceed 12 percent of the building elevation area of the primary building frontage.~~

Bulletin Board



A. Use on site: church, school, or public/semi-public facility.

Size: bulletin board may encompass up to 75 percent of sign face area.

Maximum Height: determined by height of sign.

Location/Number: Only allowed as part of a permitted sign, as set forth in 16.42.040.C.2.

B. Use on site: all other uses.

Size: bulletin board may encompass up to 50 percent of sign face area.

Maximum Height: determined by height of sign.

Location/Number: Only allowed as part of a permitted sign, as set forth in 16.42.040.C.2.



Electronic Message Board



A. Use on site: all uses.

Size: electronic message board may encompass up to 25 percent of sign face area.

Maximum Height: Location/Number: Only allowed as part of a determined by height permitted sign, as set forth in 16.42.040.C.2. of sign.

Awning Sign or Canopy Sign



A. Use on site: all uses.

Size: Signs on awnings shall not cover more than 25 percent of the main area of the awning, or exceed 25 square feet in size, whichever is smaller. ~~The maximum sign face area of all signage allowed on a primary building frontage is 12 percent of the building elevation area of the primary building frontage, up~~

Maximum Height: shall not project above the roof line.

Location/Number: One sign per awning or canopy, building frontage for each business license on file with the City at that location. ~~Sign shall not project above the roof line. Sign shall not extend more than 8 feet from the building face. Outer edge of sign shall be set back a minimum of 2 feet from a curb. A minimum 8 1/2-foot clearance shall be provided between grade and bottom of sign.~~

~~to a maximum of 120 square feet.~~

~~The total combined area of marquee signs, awning or canopy signs, and wall signs on a primary frontage shall not exceed the maximum percentage of building elevation area allowed.~~

~~The maximum sign face area of all signage allowed on a secondary building frontage is 8 percent of the building elevation area of the secondary frontage, up to a maximum of 60 square feet.~~

Marquee Sign



A. Use on site: all uses.

~~Size: The maximum sign face area for marquee signs of all signage allowed on a primary building frontage is 12 percent of the building elevation area of the primary building frontage, up to a maximum of is 120 square feet.~~

~~The total combined area of marquee signs, awning or canopy signs, and wall signs on a primary frontage shall not exceed the maximum percentage of building elevation area allowed.~~

Maximum Height: shall not project above the roof line or parapet wall, whichever is higher; however, the blade/overhanging portion of the sign may extend above the roof line or parapet wall.

Location/Number: One sign per primary building frontage ~~for each business license on file with the City at that location.~~ Outer edge of sign shall be set back a minimum of 2 feet from a curb. A minimum 8 ½-foot clearance shall be provided between grade and bottom of sign.

Window Sign



A. Use on site: all uses.

Size: maximum 15 percent of total window area.

Maximum Height: Location/Number: Only allowed in ground floor or determined by height 2nd floor windows. of window.

4. Downtown Commercial Zone (C-1) and Core Commercial Area in the Downtown Canby Overlay Zone (DCO-cc)

Monument Sign



A. Use on site: Church, school, or public facility.

Size: maximum 40 square feet per sign face (up to two faces). Maximum Height: 9 feet. Location/Number: One sign may be located adjacent each street frontage.

B. Use on site: Minor business complex.

Size: maximum 50 square feet per sign face (up to two faces). Maximum Height: 12 feet. Location/Number: One sign; except on a site abutting a collector or arterial street one sign may be located adjacent each collector/arterial street frontage.

C. Use on site: Major business complex.

Size: maximum 65 square feet per sign face (up to two faces). Maximum Height: 12 feet. Location/Number: One sign; except on a site abutting a collector or arterial street one sign may be located adjacent each collector/arterial street frontage.

D. Use on site: all other uses.

Size: maximum 40 square feet per sign face (up to two faces). Maximum Height: 9 feet. Location/Number: One sign; except on a site abutting a collector or arterial street one sign may be located adjacent each collector/arterial street frontage.

Pole Sign



A. Use on site: church, school, or public facility.

Size: maximum 40 square feet per sign face (up to two faces).

Maximum Height: 12 feet.

Location/Number: One sign may be located adjacent each street frontage.

B. Use on site: Minor business complex.

Size: maximum 50 square feet per sign face (up to two faces).

Maximum Height: 18 feet.

Location/Number: One sign; except on a site with more than one street frontage one sign may be located adjacent each collector or arterial street frontage that is at least 500 feet in length. Where more than one sign is permitted on a site, the signs must be separated by at least 300 feet.

C. Use on site: Major business complex.

Size: maximum 65 square feet per sign face (up to two faces).

Maximum Height: 18 feet.

Location/Number: One sign; except on a site with more than one street frontage one sign may be located adjacent each collector or arterial street frontage that is at least 500 feet in length. Where more than one sign is permitted on a site, the signs must be separated by at least 300 feet.

D. Use on site: All other uses.

Size: maximum 40 square feet per sign face (up to two faces).

Maximum Height: 12 feet.

Location/Number: One sign; except one sign may be located adjacent each collector or arterial street frontage.



Wall Sign



A. Use on site: All uses.

Size: The maximum sign face area of all wall signage allowed on a primary building frontage is 8 percent of the building elevation area of the primary building frontage. Each sign is limited to up to a maximum of 60 square feet.

Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher.

Location/Number: One sign per building frontage for each business license on file with the City at that location except that one major tenant per location may have up to two signs. For the purposes of this standard, a "major tenant" shall have more than 20,000 square feet of gross floor area.

~~The total combined area of marquee signs, awning or canopy signs, and wall signs on a primary frontage shall not exceed the maximum percentage of building elevation area allowed.~~

~~The total combined area of wall and blade/overhang signs on a primary frontage shall not exceed 12 percent of the building elevation area.~~

The maximum sign face area of all wall signage allowed on a secondary building frontage is 6 percent of the building elevation area of the secondary building frontage Each sign is limited to up to a maximum of 30 square feet.

Blade/Overhang Sign



A. Use on site: All uses.

Size: Each sign shall have a maximum sign face area of 20 square feet.

Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher.

Location/Number: One sign per building frontage for each business license on file with the City at that location.

~~The total combined area of wall and blade/overhang signs on a primary frontage shall not exceed 12 percent of the building elevation area.~~

Bulletin Board



A. Use on site: church, school, or public/semi-public facility.

Size: bulletin board may encompass up to 75 percent of sign face area.

Maximum Height: determined by height of sign.

Location/Number: Only allowed as part of a permitted sign, as set forth in 16.42.040.C.2.

B. Use on site: all other uses.

Size: bulletin board may encompass up to 50 percent of sign face area.

Maximum Height: determined by height

Location/Number: Only allowed as part of a permitted sign, as set forth in 16.42.040.C.2.



of sign.

Electronic Message Board



A. Use on site: all uses.

Size: electronic message board may encompass up to 25 percent of sign face area.

Maximum Height: determined by height of sign.

Location/Number: Only allowed as part of a permitted sign, as set forth in 16.42.040.C.2.

Awning Sign or Canopy Sign



A. Use on site: all uses.

Size: Signs on awnings shall not cover more than 25 percent of the main area of the awning, or exceed 25 square feet in size, whichever is smaller. ~~The maximum sign face area of all signage allowed on a primary building frontage is 12 percent of the building elevation area~~

Maximum Height: shall not project above the roof line or parapet wall, whichever is higher.

Location/Number: One sign per awning or canopy, building frontage for each business license on file with the City at that location. ~~Sign shall not project above the roof line. Sign shall not extend more than 8 feet from the building face. Outer edge of sign shall be set back a minimum of 2 feet from a curb. A minimum 8 1/2-foot clearance shall be provided between grade and bottom of sign.~~

~~of the primary building frontage, up to a maximum of 60 square feet.~~

~~The total combined area of marquee signs, awning or canopy signs, and wall signs on a primary frontage shall not exceed the maximum percentage of building elevation area allowed.~~

~~The maximum sign face area of all signage allowed on a secondary building frontage is 8 percent of the building elevation area of the secondary frontage, up to a maximum of 30 square feet.~~

Marquee Sign



A. Use on site: all uses.

~~Size: The maximum sign face area for marquee signs of all signage allowed on a primary building frontage is 12 percent of the building elevation area of the primary building frontage, up to a maximum of is 120 square feet.~~

~~The total combined area of marquee signs, awning or canopy signs, and wall signs on a primary frontage shall not exceed the maximum percentage of building elevation area~~

~~Maximum Height: shall not project more than 8 feet above the roof line or parapet wall, whichever is higher. The blade/overhang portion of the sign may extend above the roof line or parapet wall.~~

~~Location/Number: One sign per primary building frontage for each business license on file with the City at that location. Outer edge of sign shall be set back a minimum of 2 feet from a curb.~~

allowed.

Window Sign



A. Use on site: all uses.

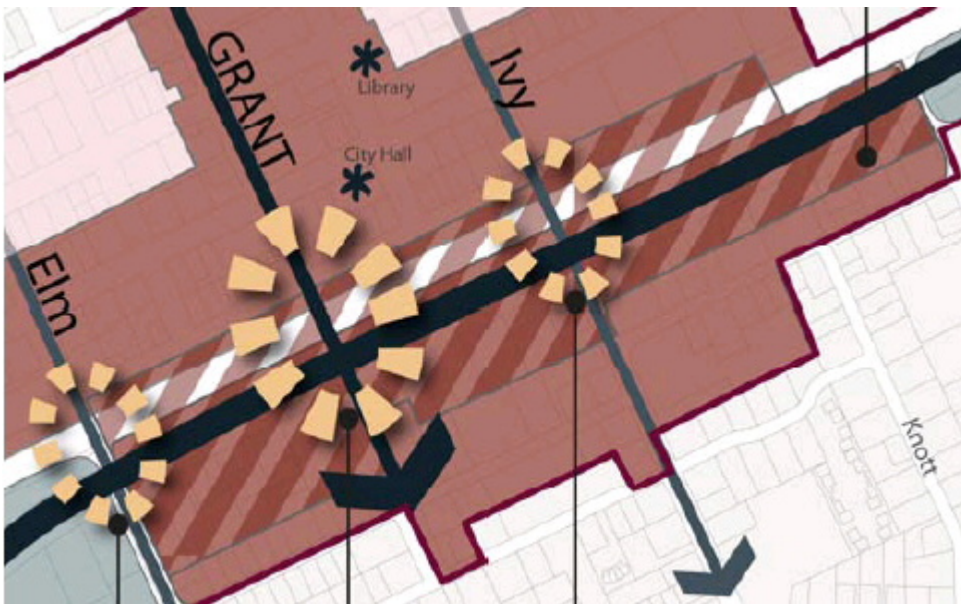
Size: maximum 15 percent of total window area.

Maximum Height: Location/Number: Only allowed in ground floor or determined by height 2nd floor windows. of window.

Table 5. Core Highway Frontage Sign Overlay Zone (CHFS)

A. The purpose of the Core Highway Frontage Sign Overlay is to have sign standards that are particularly applicable to properties in the Core Commercial sub-area of the Downtown Canby Overlay Zone that are located in close proximity to Hwy 99 E.

B. A Core Highway Frontage Sign Overlay Zone is established as illustrated by the striped pattern on the following map, and encompasses the following area:



Monument Sign



A. Use on site: Church, school, or public facility.

Size: maximum 48 square feet per sign face (up to two faces). Maximum Height: 9 feet. Location/Number: One sign may be located adjacent each street frontage.

B. Use on site: Minor business complex.

Size: maximum 100 square feet per sign face (up to two faces). Maximum Height: 12 feet. Location/Number: One sign; except on a site abutting a collector or arterial street one sign may be located adjacent each collector/arterial street frontage.

C. Use on site: Major business complex.

Size: maximum 130 square feet per sign face (up to two faces). Maximum Height: 12 feet. Location/Number: One sign; except on a site abutting a collector or arterial street one sign may be located adjacent each collector/arterial street frontage.

D. Use on site: all other uses.

Size: maximum 48 square feet per sign face (up to two faces). Maximum Height: 9 feet. Location/Number: One sign; except on a site abutting a collector or arterial street one sign may be located adjacent each collector/arterial street frontage.

Pole Sign



A. Use on site: church, school, or public facility.

Size: maximum 48 square feet per sign face (up to two faces).

Maximum Height: 18 feet.

Location/Number: One sign may be located adjacent each street frontage.

B. Use on site: Minor business complex.

Size: maximum 100 square feet per sign face (up to two faces).

Maximum Height: 20 feet.

Location/Number: One sign; except on a site with more than one street frontage one sign may be located adjacent each collector or arterial street frontage that is at least 500 feet in length. Where more than one sign is permitted on a site, the signs must be separated by at least 300 feet.

C. Use on site: Major business complex.

Size: maximum 130 square feet per sign face (up to two faces).

Maximum Height: 26 feet.

Location/Number: One sign; except on a site with more than one street frontage one sign may be located adjacent each collector or arterial street frontage that is at least 500 feet in length. Where more than one sign is permitted on a site, the signs must be separated by at least 300 feet.

D. Use on site: All other uses.

Size: maximum 48 square feet per sign face (up to two faces).

Maximum Height: 18 feet.

Location/Number: One sign; except one sign may be located adjacent each collector or arterial street frontage.

Wall Sign



A. Use on site: All uses.

Size: The maximum sign face area of all wall signage allowed on a primary building frontage is 8 percent of the building elevation area of the primary building frontage. Each sign is limited to up to a maximum of 60 square feet.

Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher.

Location/Number: One sign per building frontage for each business license on file with the City at that location except that one major tenant per location may have up to two signs. For the purposes of this standard, a “major tenant” shall have more than 20,000 square feet of gross floor area.

~~The total combined area of wall and blade/overhang signs on a primary frontage shall not exceed 12 percent of the building elevation area.~~

~~The total combined area of marquee signs, awning or canopy signs, and wall signs on a primary frontage shall not exceed the maximum percentage of building elevation area allowed.~~

The maximum sign face area of all wall signage allowed on a secondary building frontage is 6 percent of the building elevation area of the secondary building frontage. Each sign is limited to up to a maximum of 30 square feet.



Blade/Overhang Sign



A. Use on site: All uses.

Size: Each sign shall have a maximum sign face area of 20 square feet.

Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher.

Location/Number: One sign per building frontage for each business license on file with the City at that location.

~~The total combined area of wall and blade/overhang signs on a primary frontage shall not exceed 12 percent of the building elevation area.~~

Bulletin Board



A. Use on site: church, school, or public/semi-public facility.

Size: bulletin board may encompass up to 75 percent of sign face area.

Maximum Height: determined by height of sign.

Location/Number: Only allowed as part of a permitted sign, as set forth in 16.42.040.C.2.

B. Use on site: all other uses.

Size: bulletin board may encompass up to 50 percent of sign face area.

Maximum Height: determined by height of sign.

Location/Number: Only allowed as part of a permitted sign, as set forth in 16.42.040.C.2.



Electronic Message Board



A. Use on site: all uses.

Size: electronic message board may encompass up to 25 percent of sign face area.

Maximum Height: Location/Number: Only allowed as part of a determined by height permitted sign, as set forth in 16.42.040.C.2. of sign.

Awning Sign or Canopy Sign



A. Use on site: all uses.

Size: Signs on awnings shall not cover more than 25 percent of the main area of the awning, or exceed 25 square feet in size, whichever is smaller. The maximum sign face area of all signage allowed on a primary building frontage is 12 percent of the building elevation area of the primary building frontage, up to a maximum of 60 square feet.

Maximum Height: shall not project above the roof line or parapet wall, whichever is higher.

Location/Number: One sign per awning or canopy building frontage for each business license on file with the City at that location. Sign shall not project above the roof line. Sign shall not extend more than 8 feet from the building face. Outer edge of sign shall be set back a minimum of 2 feet from a curb. A minimum 8 ½-foot clearance shall be provided between grade and bottom of sign.

~~The total combined area of marquee signs, awning or canopy signs, and wall signs on a primary frontage shall not exceed the maximum percentage of building elevation area allowed.~~

~~The maximum sign face area of all signage allowed on a secondary building frontage is 8 percent of the building elevation area of the secondary frontage, up to a maximum of 30 square feet.~~

Marquee Sign



A. Use on site: all uses.

~~Size: The maximum sign face area for marquee signs of all signage allowed on a primary building frontage is 12 percent of the building elevation area of the primary building frontage, up to a maximum of is 120 square feet.~~

~~The total combined area of marquee signs, awning or canopy signs, and wall signs on a primary frontage shall not exceed the maximum percentage of building elevation area allowed.~~

Maximum Height: shall not project above the roof line or parapet wall, whichever is higher. The blade/overhang portion of the sign may extend above the roof line or parapet wall.

Location/Number: One sign per primary building frontage ~~for each business license on file with the City at that location.~~ Outer edge of sign shall be set back a minimum of 2 feet from a curb. A minimum 8 ½ foot clearance shall be provided between grade and bottom of sign.



Window Sign



A. Use on site: all uses.

Size: maximum 25 percent of total window area.

Maximum Height: Location/Number: Only allowed in ground floor or determined by height of window. 2nd floor windows.

Table 6. Residential/Commercial Zone and Convenience Commercial Zone (C-R, C-C), and Transitional Commercial Area in the Downtown Canby Overlay Zone (DCO-tc)

Monument Sign



A. Use on site: Church, school, or public facility.

Size: maximum 32 square feet per sign face (up to two faces).

Maximum Height: 7 feet. Location/Number: One sign may be located adjacent each street frontage.

B. Use on site: all other uses.

Size: maximum 32 square feet per sign face (up to two faces).

Maximum Height: 7 feet. Location/Number: One sign; except on a site abutting a collector or arterial street one sign may be located adjacent each collector/arterial street frontage.

Pole Sign



A. Use on site: church, school, or public/semi-public facility.

Size: maximum 32 square feet per sign face (up to two faces).

Maximum Height: 8 feet.

Location/Number: One sign may be located adjacent each street frontage.

B. Use on site: all other uses.

Size: maximum 32 square feet per sign face (up to two faces).

Maximum Height: 8 feet.

Location/Number: One sign; except on a site with more than one street frontage one sign may be located adjacent each collector or arterial street frontage.

Wall Sign



A. Use on site: church, school, or public/semi-public facility.

Size: The maximum sign face area for each wall sign is 60 square feet on a primary building frontage.

Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher.

Location/Number: One sign per building frontage.

The maximum sign face area for each wall sign is 30 square feet on a primary building frontage. The



~~maximum sign face area of all signage allowed on a secondary building frontage is 6 percent of the building elevation area of the secondary building frontage, up to a maximum of 30 square feet.~~

B. Use on site: All other uses.

Size: The maximum sign face area of all wall signage allowed on a primary building frontage is 6 percent of the building elevation area of the primary building frontage. Each sign is limited to up to a maximum of 16 square feet.

Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher.

Location/Number: One sign per building frontage for each business license on file with the City at that location. A wall sign shall not project more than 18 inches from the wall to which it is attached (or 12 inches from the wall on a building frontage abutting an alley).

The maximum sign face area of all wall signage allowed on a secondary building frontage is 4 percent of the building elevation area of the secondary building frontage. Each sign is limited to up to a maximum of 8 square feet.

Blade/Overhang Sign



A. Use on site: All uses.

Size: Each sign shall have a maximum sign face area of 6 square

Maximum Height: shall not project

Location/Number: One sign per building frontage for each business license on file with the City at that

feet. above the roof line location.
or top of the parapet
wall, whichever is
higher.

Bulletin Board



A. Use on site: church, school, or public/semi-public facility.

Size: bulletin board may encompass up to 75 percent of sign face area. Maximum Height: Location/Number: Only allowed as part of a determined by height permitted sign, as set forth in 16.42.040.C.2. of sign.

B. Use on site: all other uses.

Size: bulletin board may encompass up to 50 percent of sign face area. Maximum Height: Location/Number: Only allowed as part of a determined by height permitted sign, as set forth in 16.42.040.C.2. of sign.

Electronic Message Board



A. Use on site: all uses.

Size: electronic message board may encompass up to 25 percent of sign face area. Maximum Height: Location/Number: Only allowed as part of a determined by height permitted sign, as set forth in 16.42.040.C.2. of sign.



Awning Sign or Canopy Sign



A. Use on site: commercial use, church, school, or public/semi-public facility.

~~Size: Signs on awnings shall not cover more than 25 percent of the main area of the awning, or exceed 25 square feet in size, whichever is smaller. The maximum sign face area of all signage allowed on a primary building frontage is 12 percent of the building elevation area of the primary building frontage, up to a maximum of 50 square feet.~~

~~Maximum Height: shall not project above the roof line or parapet wall, whichever is higher.~~

~~Location/Number: One sign per awning or canopy. building frontage for each business license on file with the City at that location. Sign shall not extend more than 8 feet from the building face. Outer edge of sign shall be set back a minimum of 2 feet from a curb. A minimum 8 1/2-foot clearance shall be provided between grade and bottom of sign.~~

~~The maximum sign face area of all signage allowed on a secondary building frontage is 8 percent of the building elevation area of the secondary frontage, up to a maximum of 25 square feet.~~

B. Use on site: all other uses.

Size: not allowed.

Maximum Height: n/a.

Location/Number: n/a.

Marquee Sign

A. Use on site: all uses.

Size: not allowed.

Maximum Height: n/a.

Location/Number: n/a.

Window Sign



A. Use on site: all uses.

Size: maximum 15 percent of total window area.

Maximum Height: determined by height of window.
Location/Number: Only allowed in ground floor or 2nd floor windows.

Table 7. Canby Industrial Area Overlay Zone (I-O)

Monument Sign



A. Use on site: all uses in the M-1 zone or M-2 zone.

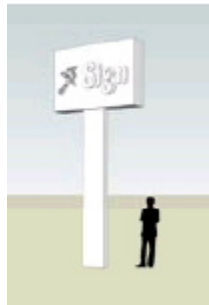
Size: may not exceed 32 square feet per sign face, or 64 square feet total. Maximum Height: 6 feet. Location/Number: One sign.

B. Use on site: all uses in the C-M zone.

Size: may not exceed 150 square feet per sign face, or 300 square feet total. Maximum Height: 30 feet.

Location/Number: One monument sign is allowed for a site up to 10 acres in size. Sites over 10 acres in size may be permitted a maximum of 2 signs, provided that only one sign per street frontage is allowed.

Pole Sign



A. Use on site: all uses.

Size: not allowed.

Maximum Height: n/a.

Location/Number: n/a.



Wall Sign



A. Use on site: all uses.

Size: The maximum sign face area of all wall signage allowed on a primary building frontage is 8 percent of the building elevation area of the primary building frontage Each sign is limited to up to a maximum of 300 square feet.

Maximum Height: shall not project above the roof line or top of the parapet wall, whichever is higher.

Location/Number: Painted wall signs are prohibited. Internally illuminated box-style signs, also called can signs, are prohibited.

For other types of wall signs, one sign is permitted per building frontage for each business license on file with the City at that location.

The maximum sign face area of all wall signage allowed on a secondary building frontage is 6 percent of the building elevation area of the secondary building frontage Each sign is limited to up to a maximum of 190 square feet.

Blade/Overhang Sign



A. Use on site: All uses.

Size: Each sign shall have a maximum sign face area of 48 square

Maximum Height: shall not project above the roof line

Location/Number: One sign per building frontage for each business license on file with the City at that location.

feet.

or top of the parapet wall, whichever is higher.

~~The total sign face area of all signs placed on a primary building frontage shall not exceed 12 percent of the building elevation area of the primary building frontage.~~

Bulletin Board



A. Use on site: All uses.

Size: bulletin board may encompass up to 50 percent of sign face area.

Maximum Height: determined by height of sign.

Location/Number: Only allowed as part of a permitted sign, as set forth in 16.42.040.C.2.

Electronic Message Board



A. Use on site: all uses.

Size: electronic message board may encompass up to 25 percent of sign face area.

Maximum Height: determined by height of sign.

Location/Number: Only allowed as part of a permitted sign, as set forth in 16.42.040.C.2.



Awning Sign or Canopy Sign



A. Use on site: all uses.

~~Size: Signs on awnings shall not cover more than 25 percent of the main area of the awning, or exceed 25 square feet in size, whichever is smaller. The maximum sign face area of all signage allowed on a primary building frontage is 12 percent of the building elevation area of the primary building frontage, up to a maximum of 120 square feet.~~

Maximum Height: shall not project above the roof line or parapet wall, whichever is higher.

Location/Number: ~~One sign per awning or canopy building frontage for each business license on file with the City at that location.~~ Sign shall not extend more than 8 feet from the building face. Outer edge of sign shall be set back a minimum of 2 feet from a curb. A minimum 8 1/2-foot clearance shall be provided between grade and bottom of sign.

The maximum sign face area of all signage allowed on a secondary building frontage is 8 percent of the building elevation area of the secondary frontage, up to a maximum of 60 square feet.

Marquee Sign

A. Use on site: all uses.

Size: not allowed.

Maximum Height: n/a.

Location/Number: n/a.



Window Sign



A. Use on site: all uses.

Size: maximum 15 percent of total window area.

Maximum Height: determined by height of window.

Location/Number: Only allowed in ground floor or 2nd floor windows.

(Ord 1299, 2008)

16.42.060 Automobile service station sign standards.

The purpose of service station sign requirements is to control sign clutter for service stations so the traveling public can clearly identify the service station and the services and goods it offers.

A. No sign other than detailed in this Section shall be displayed on a lot on which an automobile service station is located. In the event that a conflict exists between this Section and the sign standards set forth in other sections of this Chapter, the standards in this section shall prevail.

1. Permitted signage includes one of the following options:

- a. One pole sign, and one wall sign, and window signs, and temporary signs; or
- b. Two wall signs, and window signs, and temporary signs.

2. Pole sign standards:

- a. Maximum area: 48 square feet total for a single-faced sign; 96 square feet total for a double-faced sign.
- b. Maximum height: 18 feet.



c. A bulletin board or electronic message board may encompass up to 75 percent of the sign face area of a pole sign.

3. Wall sign standards:

a. Maximum area: 120 square feet per sign.

b. Maximum height: Sign shall not project above the roof line or parapet wall, whichever is higher.

c. A bulletin board or electronic message board may encompass up to 25 percent of the sign face area of a wall sign.

4. Window sign standards: Maximum of 25 percent of total window area.

5. Temporary sign standards: Except during a service station grand opening, which may occur only once during a single ownership, and for a period of time not to exceed 30 consecutive days, pennants, streamers, or lawn signs shall not be permitted. Other types of temporary signs are permitted as set forth in Section 16.42.025.C. (Ord. 1299, 2008)

16.42.070 Measurements.

The requirements described in the following subsections are illustrated further in Figures 1 through 8.

A. Area.

1. Sign area shall be measured within lines drawn between the outermost dimensions of the frame or cabinet surrounding the display area containing the sign copy.

2. When signs are not framed or on a base material, and are inscribed, painted, printed, or otherwise placed upon, or attached to a structure, the sign area is the smallest possible space enclosing the sign copy that can be constructed with straight lines.

3. Where a sign is of a three-dimensional, round, or irregular solid shape, the largest cross-section shall be used in a flat projection for the purpose of determining sign area.

4. Where signs are constructed in multiple separate pieces containing sign copy, sign face area for each piece is determined by a perimeter drawn in straight lines, as small as possible, around all pieces. The sum of the area of the separate pieces shall constitute the sign area.

B. Height. The height of a sign above grade is measured from the average level of the grade below the sign to the topmost point of the sign, including support structure.

C. Clearance. Clearance is measured from the average grade below the sign to the lowermost point of the sign.

D. Spacing. For the purposed of applying spacing requirements, distances shall be measured parallel to the centerline of the adjacent street or highway. (Ord 1299, 2008)

Figure 1

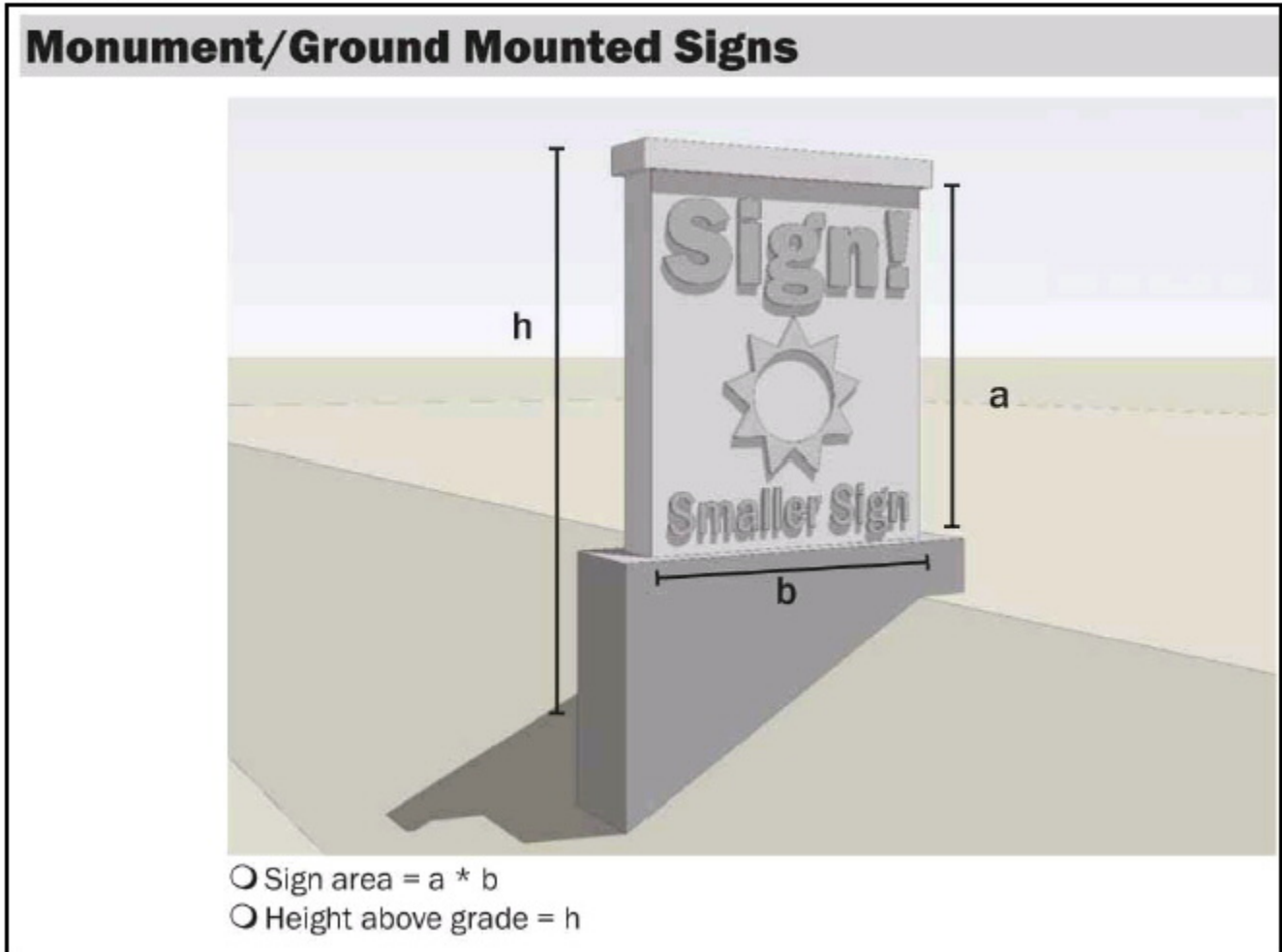


Figure 2

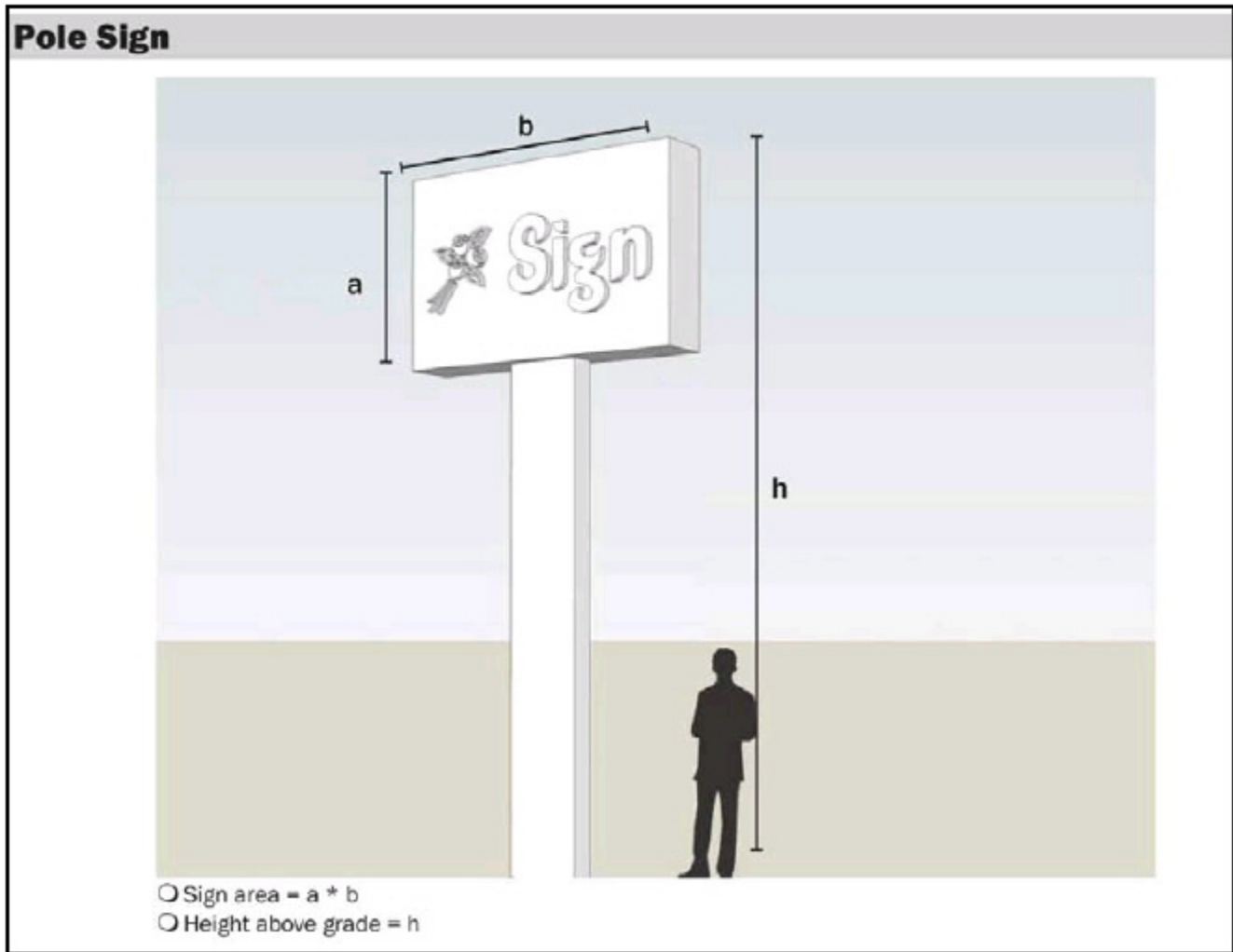


Figure 3

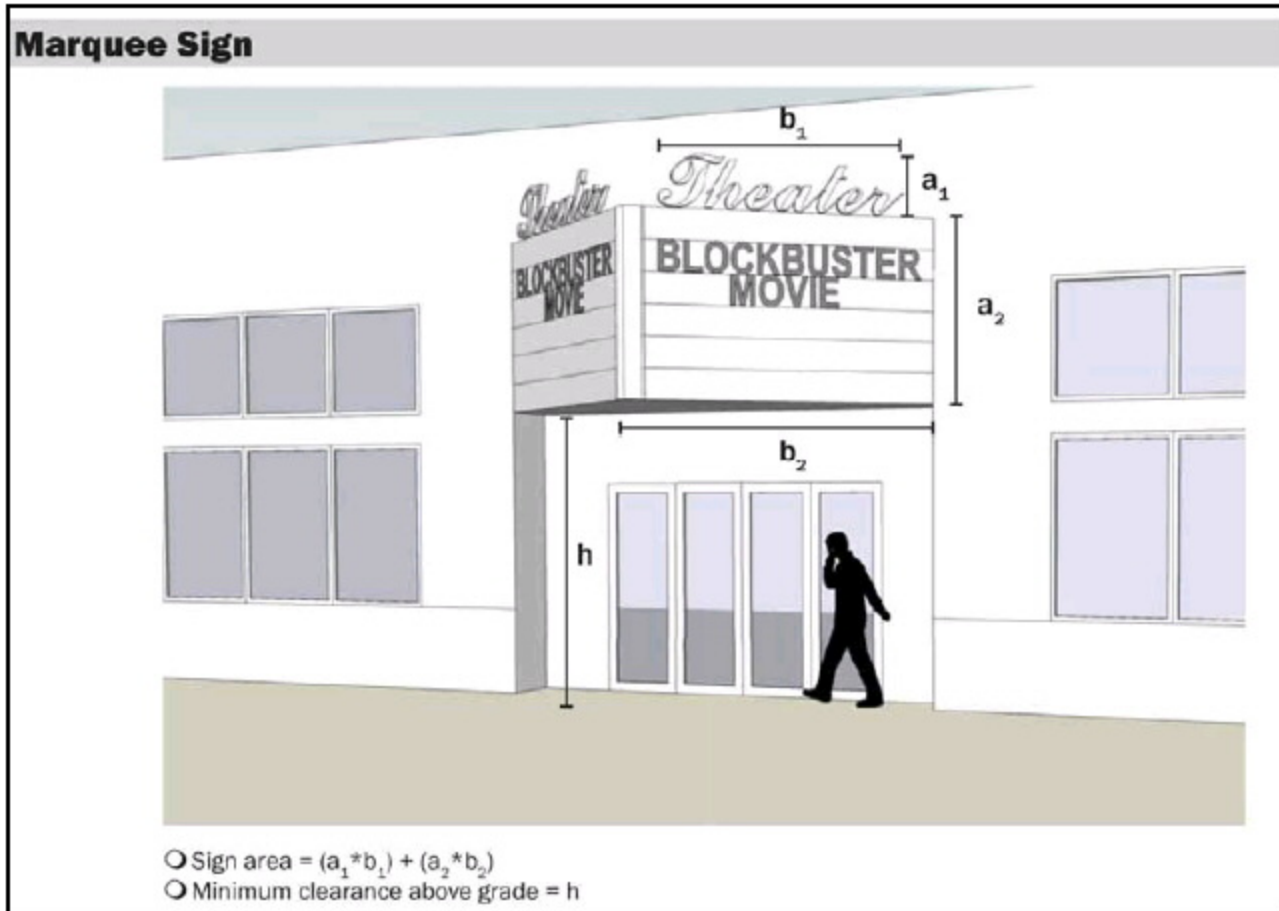


Figure 4



Figure 5

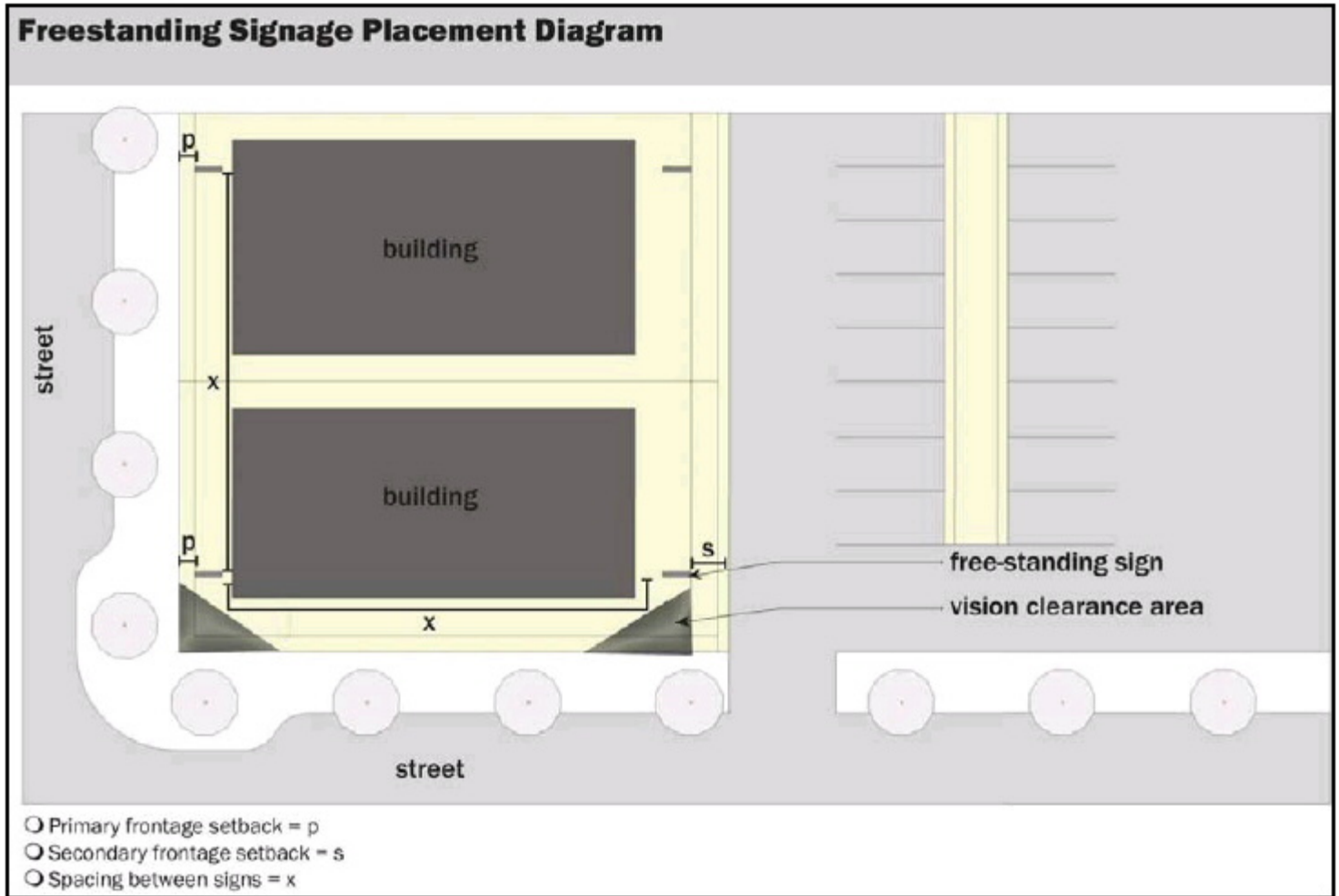


Figure 6

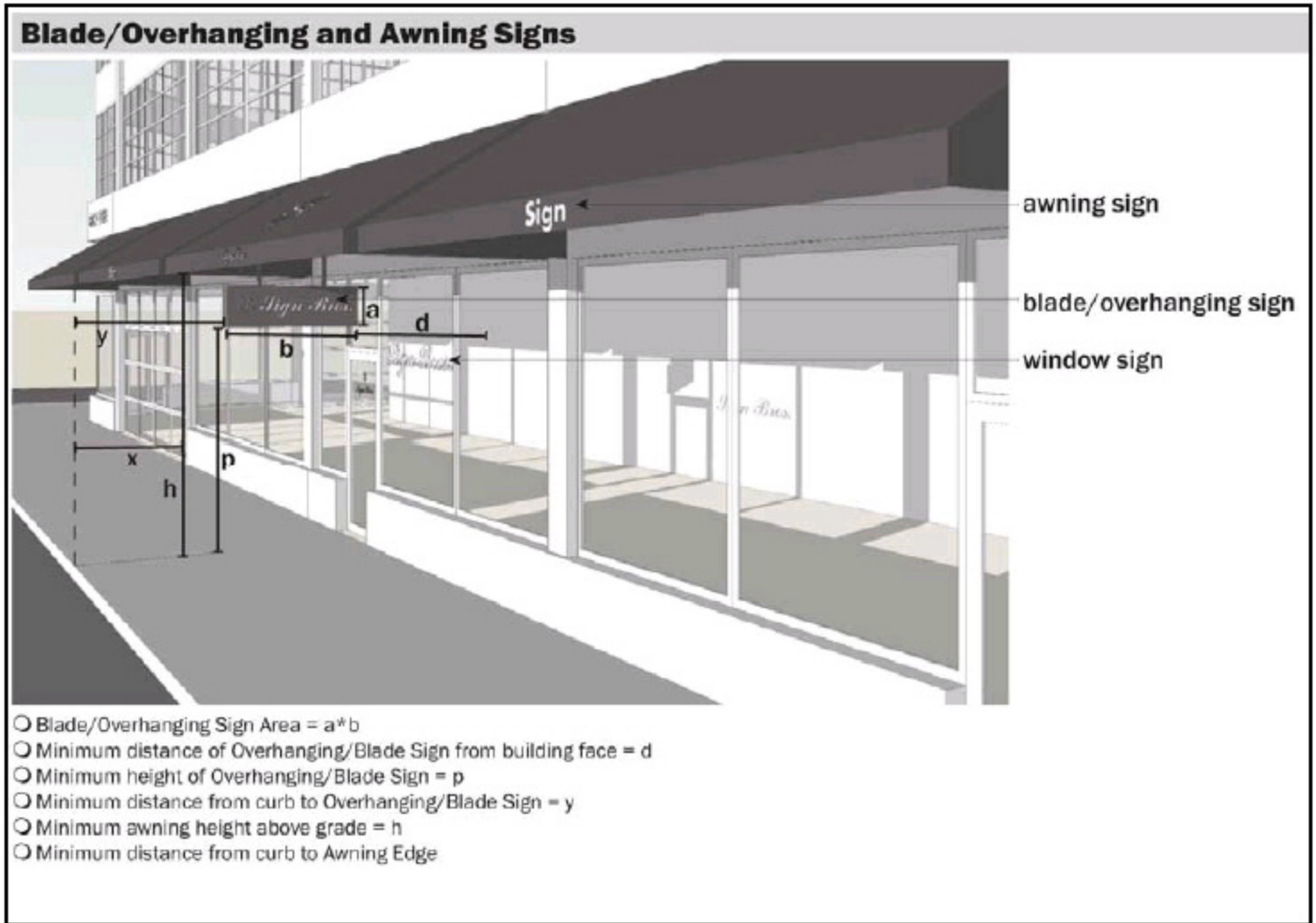


Figure 7

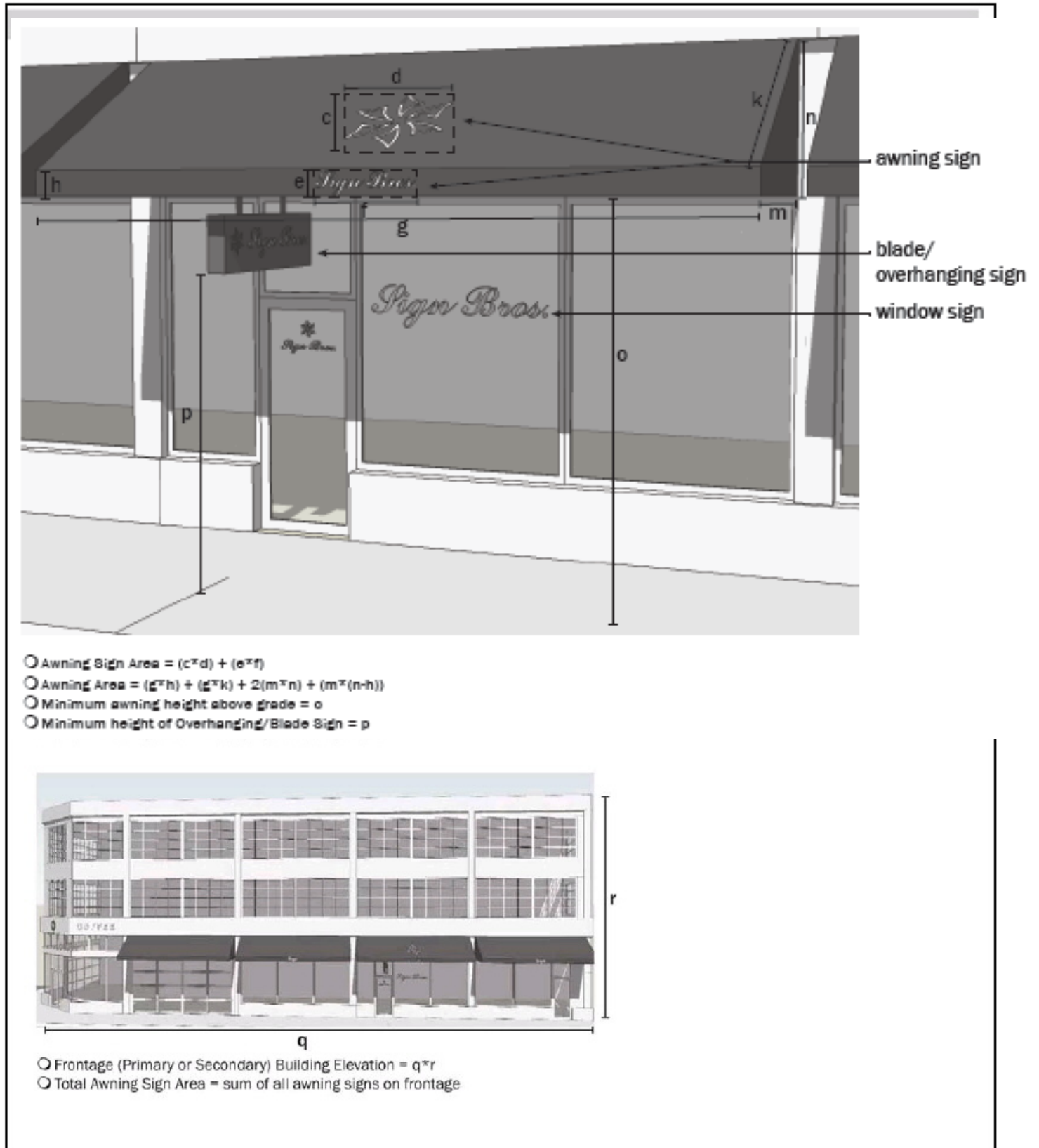


Figure 8



- Wall Sign Area = $a \cdot b$
- Height of Wall Sign above grade = h
- Window Sign area = $(c \cdot d) + (e \cdot f)$
- Total window area = $w_1 \cdot x_2 + w_2 \cdot x_2 + w_3 \cdot x_3 + w_4 \cdot x_4 \dots$





[Figures 1- 8 available as PDF document](#)

(Ord. 913 section 1[part], 1994; Ord. 830 section 13[part], 1989; Ord. 802 section 5, 1987; Ord. 840 section 10.3.40(J), 1984; Ord. 1299, 2008)

16.42.140 Severability

Invalidity of a section of this ordinance shall not affect the validity of the remaining sections or parts of sections. (Ord. 913 section 1[part], 1994; Ord 1237, 2007; Ord. 1299, 2008)



Chapter 16.53

VARIANCES

16.53.015 Minor Sign Variance.

A. Authorization. The City Planner may authorize a Minor Variance from the requirements of this title for signage where variation from the strict application of the regulations of this title is warranted by reason of exceptional circumstances and specified conditions. In granting a Minor Sign Variance, the City Planner may attach conditions which he finds necessary to protect the welfare of the City and otherwise achieve the purposes of this title.

B. Procedure. The following Minor Sign Variance requests shall be reviewed using a Type II procedure as set forth for minor variances in Chapter 16.89. Application shall be made on forms provided by the Planning Department. Following review, a Minor Sign Variance request shall be approved, approved with conditions, or denied, based upon findings of conformance with the criteria set forth in subsection C.

1. Up to a 10 percent variance from a single numeric standard regulating the location, height, or size of a sign.
2. Variance from more than one numeric standard regulating the location, height, or size of a sign, where the sum of all the variance percentages does not exceed ten.

C. Standards and Criteria. A Minor Sign Variance may be granted if the applicant demonstrates all of the following criteria are met:

1. The variance is required due to the lot configuration or other physical conditions of the site;
2. The variance is proposed in order to preserve trees, or will not result in the removal of significant natural resources, including trees;
3. The variance will not reduce allowable lot size, violate landscaping requirements, or result in a violation of other chapters or sections of this ordinance; and
4. The variance will no be materially detrimental to other property within the same vicinity.

D. Major Variance. A request for a variance in excess of the limitations set forth in 16.53.015.B shall be reviewed using a Type III procedure as set forth for major variances in this Chapter and in Chapter 16.89.

Proposed Replacement Graphics for Canby Sign Code





New sign graphic and source	Graphic
<p>Table 1 (residential) monument sign San Luis Obispo Sign Code</p>	
<p>Table 1 (residential) window sign MH image</p>	
<p>Table 2 (industrial) wall sign Canby sign inventory</p>	
<p>Table 2 (industrial) awning sign MH image</p>	

Table 2 (industrial) window sign
MH image from Southeast Portland (Central Eastside Industrial area)



Table 3 (highway commercial) monument sign
Image from previous Sign Code work
(Hayden, ID)



Table 3 (highway commercial) pole sign
Image from previous Sign Code work
(Canby)



Table 3 (highway commercial) wall sign
Image from previous Sign Code work
(Canby)



Table 3 (highway commercial) electronic message sign
Image from previous Sign Code work
(Canby)



Table 3 (highway commercial) awning sign
San Luis Obispo Sign Code



Table 3 (highway commercial) window sign
San Luis Obispo Sign Code



Table 4 (downtown commercial) monument sign
Internet site





<p>Table 4 (downtown commercial) pole sign Image from previous Sign Code work (Canby)</p>	
<p>Table 4 (downtown commercial) wall sign Image from previous Sign Code work (Canby)</p>	
<p>Table 4 (downtown commercial) blade sign San Luis Obispo Sign Code</p>	
<p>Table 4 (downtown commercial) bulletin board sign Image from previous Sign Code work (Canby)</p>	
<p>Table 4 (downtown commercial) electronic message board sign ??</p>	<p>Still need new image</p>
<p>Table 4 (downtown commercial) marquee sign Photo of Canby Cinema</p>	<p>Suggest using photo of Canby Cinema – Catherine send or I can take photo next time I'm there</p>

Table 5 (core highway frontage) monument sign
Image from previous Sign Code work
(Hayden, ID)



Table 5 (core highway frontage) pole sign
Image from previous Sign Code work
(Canby)



Table 5 (core highway frontage) wall sign
Image from previous Sign Code work
(unsure of community)



Table 5 (core highway frontage) blade sign
Image from previous Sign Code work
(Portland)



Table 5 (core highway frontage) bulletin board sign
Image from previous Sign Code work
(drawing)

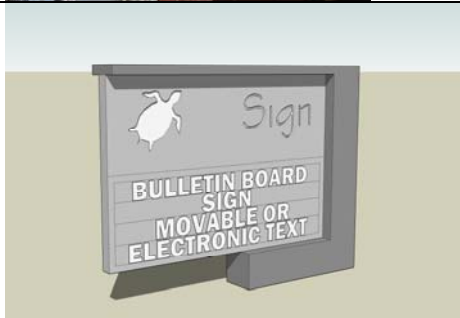


Table 5 (core highway frontage) electronic message sign
 Image from previous Sign Code work
 (Canby)



Table 5 (core highway frontage) awning sign
 San Luis Obispo Sign Code



Table 5 (core highway frontage) window sign
 San Luis Obispo Sign Code



Table 6 (residential/commercial and transitional commercial) monument sign
 Internet image



or



Table 6 (residential/commercial and transitional commercial) pole sign
San Luis Obispo Sign Code



Table 6 (residential/commercial and transitional commercial) wall sign
MH image



Table 6 (residential/commercial and transitional commercial) blade sign
MH image



Table 6 (residential/commercial and transitional commercial) awning sign
Image from previous Sign Code work (drawing)



Table 6 (residential/commercial and transitional commercial) window sign
MH image



Table 7 (industrial area overlay) monument sign
Canby sign inventory



Table 7 (industrial area overlay) wall sign
Canby sign inventory



Table 7 (industrial area overlay) blade sign
MH image



Table 7 (industrial area overlay) awning sign
MH image



Table 7 (industrial area overlay) MH image from Southeast Portland (Central Eastside Industrial area)



MINUTES
CANBY PLANNING COMMISSION
7:00 PM – August 23, 2010
Omni Room – Applied Technology Center
Canby High School - 721 SW 4th Avenue

PRESENT: Chair Dan Ewert, Vice Chair Jan Milne, Commissioners Sean Joyce, Chuck Kocher, John Proctor, Misty Slagle and Randy Tessman

ABSENT: None

STAFF: Bryan Brown, Planning Director; Matilda Deas, Project Planner; Jill Thorn, Planning Staff and Chris Maciejewski of DKS Associates; Consultant

OTHERS PRESENT: Brian Hodson, City Councilor and Planning Commission Liaison; Susan Myers, Cindy Harker, Marlin Harker, Melinda Montecucco, Matt English, Stephanie Boyce, Rebecca Boeckman, Charles Burden, Greg Ellis, Keith Galitz, Tom Vandehey, Gwen Schweitzer, Leroy Myers, Bob Maxwell, Marie Maxwell, Tim Dale, Kim Hayes, Mark Hayes, Alex Polgar, Troy Buzalsky, Bev Doolittle, Justin Boyce, Stan Herron, Lisa Weygandt, Jim Golden, Tom Butler, Yvonne Scott, John Peterson, Barb Peterson, Jan Galitz, Jackie Jones, Richard Davies, Randy Carson, Janet Kallstrom, Jeff Rose, Kathe Cutsforth, Clint Coleman, Mary Laudon-Flores, Bill Zweigart, Teresa Sasse, Millie Muff, Bonnie Goldan, Don Peterson, Peggy Peterson, Joan Perinchief, Alice Wallace, Roger Reif, William Foster, Brad Coy, Frank Cutsforth, John Masek, David May, Sonya Kazen, Brian Haines, Blaine Burnett

1. CALL TO ORDER

2. CITIZEN INPUT None

3. PUBLIC HEARINGS

a. Continuance of Transportation System Plan (TSP) CPA 10-01/TA 10-02 – Request for Recommendation to City Council for a Comprehensive Plan and Land Development and Planning Ordinance Amendment pertaining to adoption of the 2010 Transportation System Plan.

The TSP identifies existing and future transportation needs to guide future transportation investment in the City and determine how land use and transportation decisions can build on one another. It identifies specific transportation improvement projects and programs needed to support the City's goals and policies, serve planned growth through the year 2030, and improve safety and mobility for all travel modes in Canby.

Chair Ewert announced this hearing was a continuance from August 9, 2010. Commissioner Milne who was absent at the previous hearing had reviewed the video of the meeting. .

Joan Perinchief of 583 NE 10th Avenue asked how one way streets would decrease congestion and she felt this plan would affect Canby in a negative way.

Clint Coleman of 2114 N Vine Street said a plan should help the majority of people. He suggested that a task force of business people, citizens and planning commissioners should identify solutions.

Peggy Peterson of 1733 N Holly Street said the public had not had a voice in the plan. She felt the process had been inadequate and flawed.

Mary Lauden-Flores of 939 NW 3rd Avenue said she had had her business for three years and the business would die if the one-way street plan was implemented.

Tom Butler of 1433 N Hawthorne stated all businesses are hurting. He felt the solution was a seven day 52 week solution for a 1 hour per day problem.

Bill Zweigart of 1498 N Manzanita said he had been a school bus driver and read a letter from Sheri Ferrigno who opposed the one way street plan.

Tom Vandehey of 33904 S Needy Road suggested that dedicated right turn lanes at Grant, Ivy and Elm would eliminate the need for one-way streets. He asked why the Arndt Road bypass was not part of the plan. He stated that the city of Woodburn had implemented one-way streets and it killed the downtown.

Roger Reif of 273 N Grant Street stated he was familiar with all the streets involved and wanted a plan that the citizens would support.

John Masek of 268 NW 1st Avenue said nobody had approached him and agreed with many of the comments. He was opposed to the one-way solution and felt there was a disconnect between the city and the downtown revitalization program.

Alice Wallace of 282 SW 12th Avenue stated she didn't agree with the one-way proposal. She felt there was a need for an overpass for the fire department and the I5 connection should be built.

Cindy Harker of 573 NE 10th Avenue was not in favor of the solution and wanted the commission to take the time to find the right solution.

Don Peterson of 1733 N Holly Street said the school district and fire department had not signed off on the plan. He said that one-way streets will devastate the downtown businesses.

Chair Ewert thanked those who came out and gave input.

Matilda Deas, Project Planner, gave a review of the outreach that was done over the planning process of the plan. She went to the Chamber to seek business people for the committees. There was no response from members. She did send notices to the chamber executive of all the meetings. The Chamber did put information in their newsletters.

The Fire Department was on the committee and received all notices. The school district had two people on the committee and received all notices. Neighborhood associations were represented.

Five neighborhood meetings were held. Flyers in both English and Spanish were distributed and 8 ½ x 11 ads were placed in the Canby Herald. Notices of the meetings were placed at the library, city hall and the planning department. Ms Deas said she met with various stakeholders and the people at the fair ground.

Ms Deas stated that at the time of implementation notice will be sent to individual property owners.

Chair Ewert asked how many people were on the committees. Ms Deas said it was 15 people. She also said that she had personally dropped off flyers at all the businesses on Grant Street.

Commissioner Joyce asked if there had been verbal communication with the Chamber. Ms Deas said there had been and that information had been put in the chamber newsletters.

Commissioner Slagle suggested maybe the city could develop its own email list to communicate with the business community.

Chair Ewert asked for members of the audience to give suggestions on ways the city could communicate with the business community as well as citizens.

- Include information in Canby Utility and Canby Telcom bills
- Letters to property owners
- City Administrator meet with Chamber Executive
- Information was too generic need to use a bullet point system
- Full blown presentation to the Chamber and Rotary
- More prominent placement in the Canby Herald
- More exact information about the plan to the Fire Department

Chris Maciejewski of DKS Associates and consultant for the Transportation System Plan gave an overview. He said the growth rate of Canby had been 3 ½% per year while the Metro area was 3%. Ivy and Hwy 99E were the worse intersection in Canby. He said the committee had had a session brainstorming ideas and solutions. He suggested that the commission could recommend to the City Council to adopt the plan as presented and add that a refinement area process would occur in regard to the one-way streets.

Sonya Kazen a Senior Planner at the Oregon Department of Transportation discussed what a refinement process might look like.

Commissioner Joyce asked where there were examples of one-way streets working.

Ms Kazen said that Silverton and Bend were two examples. She also said it was Federal policy for the railroads to reduce the number of at grade crossings.

Troy Buzalsky of Canby Fire Department asked if there were plans to put dividers all along Hwy 99E like the one placed at Pine Street when Rite Aid was built.

Ms Kazen said there was no such plan.

Chris Maciejewski of DKS Associates presented an overview of the components of the proposed Transportation System Plan.

Commissioner Joyce asked for information about the Special Transportation Area designation in the staff report.

Mr. Maciejewski said it was similar to the new area on McLoughlin Blvd in Oregon City that allowed parking.

Commissioner Joyce inquired about the Otto Road extension.

Mr. Maciejewski said it was a new crossing if the Oregon Department of Transportation (ODOT) and Clackamas County agreed.

Commissioner Joyce asked what the impacts of high speed rail would be on the plan.

Mr. Maciejewski said that the ODOT rail staff had been involved in the development of the plan and to expect the number of trains to double during the life of the plan.

Commissioner Ewert asked if the Berg overpass would affect the downtown issues.

Mr. Maciejewski said it would take some off of Elm Street and only a one or two percent reduction in the downtown area.

Mr. Maciejewski said the plan included a Special Transportation Area (STA) designation for Hwy 99E. This could look like the new area in Oregon City along McLaughlin.

Commissioner Kocher asked if Cedar and Territorial could be used to get to I5.

Mr. Maciejewski said that Cedar would have to be widened, but in the end it wouldn't be faster.

Commissioner Joyce asked if the Otto Road project would relieve traffic in the Industrial Park.

Mr. Maciejewski said it was a second door to the Industrial Park.

Commissioner Tessman said the plan was a big document and he was willing to approve most of it.

Commissioner Slagle asked how many people would be willing to work on a committee to resolve the downtown area and four people raised their hand.

Commissioner Milne stated that the majority present were in opposition to the one-way street plan and she felt they were picturing it with today's screen, not the future. She said change was scary. She stated she was in favor of option 1 with language for a trigger.

Commissioner Joyce said he was disappointed with the communication on the project and felt that an economic impact study was needed in the refinement plan.

Commissioner Tessman said there was a need to refine the downtown plan but most of the plan could be forwarded to the Council with a recommendation for adoption.

Commissioner Joyce said the economic analysis should be done in six months to a year.

Commissioner Proctor said he liked option 1.

Commissioner Slagle said she like the idea of the refinement study with a deadline and hoped that more than four people would step forward to help.

Mr. Brown reminded the Commission that they could not encumber the City with the cost of the economic impact analysis, but could include a recommendation to the Council that it be considered.

Commissioner Milne moved that the Planning Commission recommend to the City Council approval of the Transportation System Plan with the implementation of the one-way circulation improvements for downtown streets only if and when needed to solve congestion issues (e.g. when the peak hour v/c ratios on Hwy 99E at Ivy Street and/or Grant Street reach 0.95, which is approximately 20% more congestion than under existing 2009 conditions). In addition, emergency response needs for the Canby Fire Department to reach the south district service area shall be addressed prior to converting Ivy Street to one-way northbound between SW 2nd Avenue and Hwy 99E (e.g. construction of a new fire station or circulation modifications that maintain or enhance the response times from the existing fire station on S Pine Street). An economic impact analysis should be completed showing the present and future projections before the City Council adopts the plan. It was seconded by Commissioner Proctor. The motion passed 5-2 with Commissioners Slagle and Tessman voting No.

4. NEW BUSINESS **None**

5. FINAL DECISIONS **None**

6. MINUTES

a. July 26, 2010 - Commissioner Slagle moved to approve minutes of July 26, 2010 as presented. Motion seconded by Commissioner Kocher and passed 5-0-2 with Commissioners Proctor and Tessman abstaining.

b. August 9, 2010 – Commissioner Tessman moved to approve minutes of August 9, 2010 as presented. Motion seconded by Commissioner Kocher and passed 6-0-1 with Commissioner Milne abstaining.

7. ITEMS OF INTEREST FROM STAFF **None**

8. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION **None**

9. ADJOURNMENT at 10:46 PM.