

RESOLUTION NO. P.C. 155-91

A RESOLUTION APPROVING VARIANCE NO 64-90
TO INSTALL AN OVERSIZED FREE-STANDING SIGN
AT MID-COLUMBIA MEDICAL OFFICE PLAZA
APPLICANT: RAMSEY SIGN, INC.

I. **RECITALS:**

A. The Planning Commission of the City of The Dalles has heretofore, on January 17, 1991, conducted a public hearing to consider Variance 64-90 relating to the following described property:

1810 East 19th Street and described as Township 1 North, Range 13 East, Section 11 BC, tax lot 100.

B. Said property is located in the "CF" Community Facility Zone.

C. Section 22 of Sign Ordinance No. 915 governs signs for public and quasi-public facilities.

II. **RESOLUTION:** Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

A. In all respects as set forth in Recitals, Part "I" of this Resolution,

B. Site Plan Review 64-90 is hereby approved with one condition based upon the following Finding of Fact and Conclusion of Law:

FINDING A-1: A variance is required to allow a 100 square foot second principle sign; sign "C" on the site plan.

FINDING A-2: The variance must include an exception to the 8' height limit for both existing sign "B" and proposed sign "C".

FINDING B-1: A condition limiting the height of sign "C" to 15' from the highest point at grade shall insure no grant of special privilege occurs.

FINDING B-2: The size of the complex presents a special circumstance and need for additional, and over-sized signage.

FINDING B-3: The medical offices across 19th Street enjoy adequate representation though the use of one 24 square foot sign per building (3). Because the applicant has more tenants in one large complex, the strict application of the sign code would deny the applicant equal representation.

FINDING B-4: No alternative materials or construction methods have been proposed.

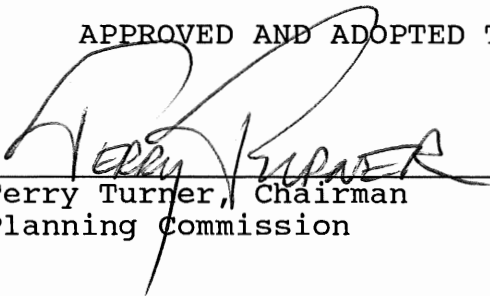
CONCLUSIONS:

1. Applicant request for a second principle sign for Mid-Columbia Medical Office Plaza requires a variance to Ordinance 915, Section 22.
2. Both existing sign "B" and proposed sign "C" require a variance to the 8' height restriction of Section 22.
3. With one condition, the variance criteria of Section 33 of the Zoning Ordinance are met.

CONDITION:

1. The height of sign "C" shall be limited to 15' from the highest point at grade.
- C. The Secretary of the Commission shall (a) certify to the adoption of the Resolution and (b) forthwith transmit a copy of the said Resolution to the City council of the City of The Dalles.

APPROVED AND ADOPTED THIS 18th DAY OF JANUARY 1991.



Terry Turner, Chairman
Planning Commission

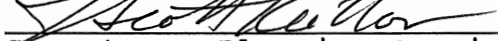
I, Scott Keillor, Secretary to the Planning Commission of the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the special meeting of the Planning Commission of the City of The Dalles, held on the 17th day of January, 1991.

AYES: Terry Turner, Ken Farner, Carol Cutler and Rod Runyon

NOES:

ABSENT: Walter Hoffman, Carri Ramsey and Steven Day

ABSTAIN:

ATTEST: 

Secretary, Planning Commission